

AGENDA

PLAN COMMISSION MEETING

Thursday – January 26, 2017 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – January 5, 2017, Plan Commission Meeting.
3. Conditional Use – Kurtz – Three Dogs – Wilshire Dr.
4. Citizens to address the Plan Commission.
5. Adjourn.

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting. It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – January 5, 2017 – 7:00 pm
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037**

1. Call to Order & Roll Call.

Chairperson Mike Schwab called the meeting to order at 7:00 p.m.

Members present: Steve Schoen, Greg Winn, Tr. Emmrich, Jeff Dalton, Peter Habel, and Tr. Kruepke.

Also Present: Tr. Kurtz.

Staff present: John Walther, Brian Kober, Jim Micech.

2. Minutes – December 1, 2016, Plan Commission Meetings.

Motion by Jeff Dalton, second by Tr. Emmrich to approve the minutes of December 1, 2016.

Vote: 7 ayes, 0 nays. Motion carried.

3. Concept Plan – Maplewood Farms, Dittmar Realty, Inc.

Kevin Dittmar was present and had received staff comments. Chris from Trio Engineering was also present. Kevin and Chris presented the concept plan to the Plan Commission. This development will have sewer and water and will fit in with surrounding developments and with buyers today. Kevin commented that he will partner with area builders. He has no issues with the staff comments of road width. Discussion ensued of the street width; it is larger to allow for walkability. Steve Schoen commented that he talked to neighbors to the development and they would prefer sidewalks. John Walther commented that the size of the streets would allow for the walkability. Chris commented that the development is similar to that in the Menomonee Falls Parade of Homes. Discussion of lighting ensued with a hybrid rural feel and lighting at the intersections. The lighting discussion detail will be part of the planned unit development amendment. Motion by Peter Habel, second by Tr. Emmrich to recommend approval of the Concept Plan – Maplewood Farms – Dittmar Realty, Inc., subject to staff comments, with the inclusion of future sidewalks identified on subdivision plans.

Vote: 7 ayes, 0 nays. Motion carried.

4. Planned Unit Development Amendment – Morning Star Church – Banner Signs Highland Road.

Tom Banaszak was present and had received staff comments. Motion by Pres. Schwab, second by Peter Habel, to recommend approval of the Planned Unit Development Amendment – Morning Star Church – Banner Signs Highland Road, subject to staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

5. Citizens to address the Plan Commission.

Steve Schoen questioned the water tower on the Concept Plan Map. Brian reported that this is a maybe.

Justin Zunker of Ash Dr. approached the commission in regards to chickens. He distributed information from the City of Milwaukee. This would be an ordinance change.

6. Adjourn.

Motion by Peter Habel, second by Tr. Emmrich to adjourn.

Vote: 7 ayes, 0 nays. Meeting was adjourned at 7:35 p.m.

Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer

VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM
(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Debra Kurtz
 Contact Debbie Kurtz Address/ZIP 11694 20375 Wilshire Dr Phone # 262 677-4989
 E-mail Address debra.kurtz5@gmail.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner _____ Address/ZIP _____ Phone# _____
 Owner Representative/Developer _____
 Proposed Use of Site _____ Present Zoning _____

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 8)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages) 2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') * 4) Owner acknowledgement of the request	Labels* 1	XXX
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement 6) Location Map		XXX
REZONING	\$200	1,2,3,4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan 8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat 10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition 12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan 14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan 16) Water / Sewer / Storm Sewer Plans	4 (24x36) 4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	17) Street / Right of Way cross sections 18) Erosion Control Plan	4 (24x36) 4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials 20) Developers Agreement		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (includes pre-annex agreements) 22) other		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal & prepared by the Village.		

I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

Name Debbie Kurtz Signature Debra Kurtz Date 12/13/16
 Office Use: Date Received _____ Date Paid _____ Receipt # _____ Amount Paid \$ _____

VILLAGE OF JACKSON

☐ Special Use

☒ Conditional Use

☐ Planned Unit Development

Permit # _____

The Village of Jackson, hereby grants a ☐ Special Use ☐ Conditional Use ☐ Planned Unit Development

Permit to: House 3rd dog

Name of Business/Applicant: Debbie Kurtz

For a property located at (address): N 169 W 20375 Wilshire Dr. Jackson

Phone number of Business/Applicant: (262) 677-4989

For (land use, activity, sign, site plan, other): Approval to have 3 dogs total

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): _____

NA

Hours of Operation: _____

NA

Comprehensive/Master Plan Compatibility: _____

NA

Building Materials (type, color): _____

NA

Setbacks from rights-of-way and property lines: _____

NA

Screening/Buffering: _____

NA

Landscape Plan (sizes, species, location): _____

NA

Signing (dimensions, colors, lighting, location): _____

NA

Lighting (wattage, style, pole location and height, coverage): _____

NA

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), sidewalk/pedestrian way width and material): _____

NA

Storm-water Management: ✓

Erosion Control: _____

Fire Hydrant Location(s): ✓

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: _____

Hazardous Material Storage: ✓

Alarm Systems: _____

Site Features/Constraints: _____

Parking (no. of spaces, handicapped parking, and dimensions): _____

Tree and shrub preservation: ✓

Setbacks/height limitations: ✓

Wastewater Usage Projected: ✓ gal/year Water Usage Projected: _____ gal/year

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):

CONTINUOUS AND REVIEWED UPON COMPLAINT

TERMS OF THIS PERMIT

1. This permit shall become effective upon the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. The permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of the use permit shall be in strict conformity to the approval site, building, and operation plans which were filed in connection with the application for this permit (as attached and /or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

Granted by: Village Board _____ Date _____ Over the Counter _____ Date _____

John Walther, Administrator

Debbie Kurtz, Owner
Please print name

RECEIVED

January 3, 2017

To Whom It May Concern:

I am asking permission to own and maintain a third dog.

I am a bird hunter and while I do have one hunting dog at this time, she is 11 and has cancer. It takes some time to train a dog for hunting, and therefore, I need to work on that now.

I look forward to your response and thank you for your consideration.

Debbie Kurtz
N169W20375 Wilshire Drive
Jackson, WI 53037

(262) 677-4989





Jackson Pet Hospital, LTD.
3370 Jackson Drive
Jackson, WI 53037-9795
(262) 677-3112

VACCINATION CERTIFICATE

Scott Kurtz 7433
N169 W20376 Wilshire Dr.
Jackson, WI 53037
(262) 677-4989

Gunney C

SPECIES: Canine
SEX: M
AGE: 7 months old
BREED: German Shorthair Pointer
COAT COLOR:
WEIGHT: 30 lbs.
RABIES TAG NUMBER: 688-16
RABIES SERIAL NUMBER: 4160419A
RABIES BRAND NAME: Rabvec3
MICROCHIP #:

Vaccines Due

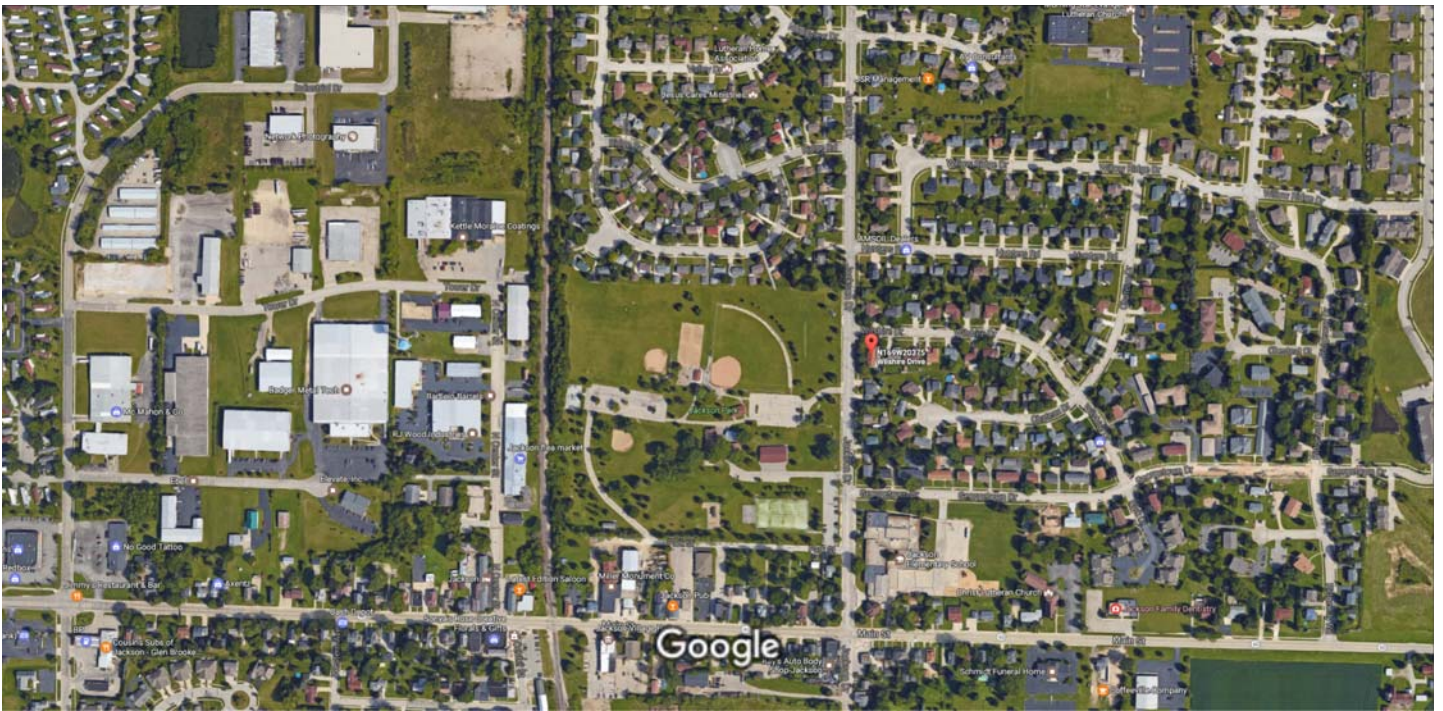
Rabies: 10/31/2017
DALPP Booster: 01/28/2017
DAP 3yr. Booster:
Lepto 1-yr. Booster:
Lyme 1-yr. Booster: 12/12/2017
Bordetella:
Heartworm Test:
Fecal Exam: 02/28/2017

I hereby certify that I have vaccinated this animal in accordance with the company's recommendation for the vaccine used on the above date.

Amy Spaeth DVM

Signature of licensed veterinarian administering vaccine.
Dr. Amy Spaeth

Google Maps N169W20375 Wilshire Dr



Map data ©2017 Google 200 ft



N169W20375 Wilshire Dr

Jackson, WI 53037



STAFF REVIEW COMMENTS
Plan Commission Meeting – January 26, 2017

1. Conditional Use – Kurtz – Three Dogs – Wilshire Dr.

Building Inspection

- No complaints have been received to date regarding the three dogs.
- Please verify if this will be a temporary approval for three until the dog with cancer passes or if the intention is to have three at all times in the future.

Public Works/Engineering

- The request is to have a third dog during the training of a new hunting dog. The dog being replaced has cancer and the three dog number will be reduced sooner than later.
Recommend approval with the understanding the third dog is a temporary approval.

Police Department

- There's no history of any problems with dogs at the residence, so the police department has no objections to the request.

Fire Department

- No Objection.

Administrative/Planning

- No additional comments.