

REVISED AGENDA**PLAN COMMISSION MEETING**

Thursday – March 30, 2017 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – February 23, 2017, and March 14, 2017, Plan Commission Meetings.
3. Planned Unit Development Amendment – Fechter, Fence Height – Currant Lane.
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 – February 23, 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, Tr. Emmrich, Jeff Dalton, Greg Winn, Peter Habel, and Tr. Kruepke.

Also Present: Tr. Kurtz, Tr. Lippold

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

2. Minutes – January 26, 2017, Plan Commission Meetings.

Motion by Peter Habel, second by Tr. Emmrich to approve the minutes of January 26, 2017.

Vote: 7 ayes, 0 nays. Motion carried.

3. Planned Unit Development Amendment – Anvil LLC North Center Street - Addition.

Mark Kohlwey and Roger Schregardus were present and had received staff comments. Motion by Pres. Schwab, second by Peter Habel to recommend approval of the Planned Unit Development Amendment – Anvil LLC North Center Street – Addition, per staff comments. There was a question on the drawings in regards to the truck dock. This is for a scrap metal dumpster.

Vote: 7 ayes, 0 nays. Motion carried.

4. Planned Unit Development Amendment – Three Dogs – Mary Frank – Ash Drive.

Mary Frank was present and had received staff comments. Motion by Pres. Schwab, second by Peter Habel to recommend approval of the Planned Unit Development Amendment – Three Dogs – Mary Frank – Ash Drive.

Vote: 7 ayes, 0 nays. Motion carried.

5. Planned Unit Development Amendment – ComForCare – Sign – Delaney Court.

Heidi Schaefer from Signworks was present and had received staff comments. Open discussion ensued whether or not to include the address on the sign by County Road P. The purpose of the sign is for advertising. The address will be on the sign adjacent to the driveway. ComForCare owner will work with the Village on the address requirements for the Village. Motion by Tr. Kruepke, second by Peter Habel to recommend approval of the Planned Unit Development Amendment – ComForCare – Sign – Delaney Court, without the address on the sign on County Road P and with the address on the sign on Delaney Court.

Vote: 7 ayes, 0 nays. Motion carried.

6. Certified Survey Map – Ehlke – Sherman Road – Extraterritorial.

Mr. Jerry Ehlke was present and had received staff comments. Motion by Peter Habel, second by Tr. Kruepke to recommend approval of the Certified Survey Map – Ehlke – Sherman Road – Extraterritorial.

Vote: 7 ayes, 0 nays. Motion carried.

7. Recommendation to the Village Board regarding action on annexation petition filed by Paloroma Farms, LLC, including temporary zoning designation of subject property.

Motion by Pres. Schwab, second by Peter Habel to recommend to the Village Board the approval of the annexation petition of the subject property filed by Paloroma Farms, LLC; to include a temporary zoning designation of Planned Unit Development (with underlying residential.) John Walther commented that this is the next step in the process. The Village has approved the concept plan. The petitioner wants Village Sewer and Water. The owner of Paloroma Farms, LLC also owns the outlots. Twin Creeks and Paloroma Farms, LLC are owned by the same entity.

Vote: 7 ayes, 0 nays. Motion carried.

8. Recommendation to the Village Board regarding action on annexation petition filed by Twin Creeks Associates, LLC, including temporary zoning designation of subject property.

Motion by Pres. Schwab, second by Greg Winn to recommend to the Village Board the approval of the annexation petition of the subject property filed by Twin Creeks Associates, LLC, to include a temporary zoning designation of Planned Unit Development (with underlying residential.)

Vote: 7 ayes, 0 nays. Motion carried.

9. Citizens to address the Plan Commission.

Winter Hess of Twin Creeks Subbdivision commented that he wanted to correct the statements of ownership. Mr. Hess claimed he owns 1/24th of the outlots, and two properties for the annexation are not owned by the same entity.

Bob Seidel of Twin Creeks Subdivision commented that he formed the JTAA. Mr. Seidel commented on the ownership of the lots and that the annexation is contiguous by about 100 feet. He claimed the Village is not bargaining in good faith; that it is a moral issue.

Jeff Dalton commented that the moral issue is the Town of Jackson backing out of the agreement from 1999, which both parties agreed to and signed in good faith.

10. Adjourn.

Motion by Peter Habel, second by Jeff Dalton to adjourn.

Vote: 7 ayes, 0 nays. Meeting was adjourned at 7:22 p.m.

Respectfully submitted by John M. Walther

DRAFT MINUTES

Village Board Meeting – in conjunction with Special Plan Commission Meeting

Tuesday, March 14, 2017 at 7:35 p.m.

Jackson Village Hall

N168W20733 Main Street

Jackson, WI 53037

1. Call to Order and Roll Call.

President Michael Schwab called the meeting to order at 7:35 p.m.

Members Present: Trustees Kruepke, Kufahl, Emmrich, Kurtz, Lippold, and Olson.

Plan Commission: Greg Winn, Steve Schoen, and Jeff Dalton.

Staff present: John Walther, Kelly Valentino, Brian Kober, Jim Micech, Police Chief Dolnick, and Fire Chief Swaney.

2. Pledge of Allegiance.

President Schwab led the assembly in the Pledge of Allegiance.

3. Any Village Citizen Comment on an Agenda Item.

None.

4. Public Hearing: Planned Unit Development Amendment – Anvil LLC North Center Street - Addition.

Pres. Schwab opened the Public Hearing. The hours of operation were questioned and discussed. The application shows that the hours of operation are 4 a.m. Monday morning until 5 p.m. Friday evening. It was stated that hours of operation are typically not on the weekend. Outdoor storage during construction was questioned. The outdoor construction will be that of normal construction. Pres. Schwab closed the Public Hearing. The Plan Commission recommended approval of the Planned Unit Development Amendment – Anvil LLC North Center Street – Addition, per staff comments.

Motion by Pres. Schwab, second by Tr. Kurtz to approve the Planned Unit Development Amendment – Anvil LLC North Center Street – Addition, per staff comments. Discussion of the hours of operation ensued. The hours of operation are 4 a.m. – 4 p.m. and then 4 p.m. to 4 a.m.

Vote: 7 ayes, 0 nays. Motion carried.

5. Public Hearing: Planned Unit Development Amendment – Three Dogs – Mary Frank – Ash Drive.

Pres. Schwab opened the Public Hearing. Mary Frank was present and had received staff comments. The Plan Commission recommended approval of the item. No one spoke. Pres. Schwab closed the Public Hearing.

Motion by Tr. Emmrich, second by Tr. Lippold to approve the Planned Unit Development Amendment – Three Dogs – Mary Frank – Ash Drive, per staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

6. Public Hearing: Planned Unit Development Amendment – ComForCare – Sign – Delaney Court.

Pres. Schwab opened the Public Hearing. Heidi Schaefer was present and had received staff comments. The Plan Commission recommended approval of the Planned Unit Development Amendment – ComForCare – Sign – Delaney Court, without the address on the pylon sign

on County Road P and with the address on the street sign, Delaney Court. No one spoke. Pres. Schwab closed the Public Hearing.

Motion by Tr. Emmrich, second by Tr. Olson to approve the Planned Unit Development Amendment – ComForCare – Sign – Delaney Court, without the address on the sign on County Road P and with the address on the sign on Delaney Court, per staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

7. Recess Village Board Meeting for the purpose of Convening a Special Plan Commission Meeting for the Presentation of the Village of Jackson Redevelopment Plan – Vandewalle & Associates.

Motion by Tr. Lippold, second by Tr. Kufahl to recess for the convening of the special plan commission meeting for the presentation of the Village of Jackson Redevelopment Plan by Vandewalle & Associates.

Vote: 7 ayes, 0 nays. Motion carried.

- **Call to Order and Roll Call of Plan Commission.**

Plan Commission members took their seat at the dais.

Pres. Schwab called the Special Plan Commission Meeting to order at 7:55 p.m.

Plan Commission Members Present: Pres. Schwab, Tr. Emmrich, Tr. Kruepke, Greg Winn, Steve Schoen, Jeff Dalton.

Plan Commission Members Absent: Peter Habel-excused.

- **Presentation of the Village of Jackson Redevelopment Plan – Vandewalle & Associates.**

Administrator Walther gave an introduction to the item. He reported that the Washington County Site Revitalization Coalition was formed in late 2013, with Washington County as the primary partner, Economic Development Washington County (EDWC), and the Cities of West Bend and Hartford, and the Villages of Jackson, Slinger, and Richfield.. The purpose of the coalition was to apply for a redevelopment / revitalization grant. Deb Sielski of Washington County is the lead for the grant and continues to be instrumental in the Redevelopment Planning process. A \$600,000 grant was awarded to the Coalition by the USEPA to be used to complete a community-wide inventory and prioritization of sites within the County having redevelopment potential. Each member's initial portion of the grant is approximately \$40,000. The remainder of the grant is to be shared by the coalition. The EPA allowed the Village of Jackson to use its funding for an Opportunity Analysis and Development Plan. Vandewalle & Associates was engaged to provide the plan. In November a public workshop was held at the Jackson Area Community Center for additional input and earlier this evening a final open house showcased the plan.

Jolena Presti of Vandewalle & Associates presented the completed plan. The purpose of the plan is to set the Village on a course with direction in targeted areas for potential redevelopment. The plan is intended to become a part of the required updated comprehensive plan. Jolena pointed out areas for growth, new development, redevelopment, community and recreation centers, and employment. She also focused on the positive points in the Village such as diversity of housing, parks, and employment.

Challenges to the community included not having our own school district. Also, STH 60 through-traffic can be a challenge as people move quickly through the Village; which

could also be a positive. The need for more of a downtown presence was commented on. A downtown civic area was suggested on as an opportunity.

The downtown “features of the four corners” was presented with a connection of the parks to Main Street. The Jackson School development, the downtown “Four Corners”, commercial conversions, and Village Square were discussed. Traffic calming on STH 60 was also discussed. Repurposing existing properties such as Coffeerville Company were pointed out. Deb Sielski mentioned that of the \$40,000 allocated to the Village; a portion of the funds remains, to continue with the project.

- **Possible Recommendation from Plan Commission to Village Board.**

Motion by Jeff Dalton, second by Greg Winn to recommend the Village Board to formally adopt the Opportunity Analysis & Development Plan as an amendment to the comprehensive plan.

Vote: 6 ayes, 0 nays. Motion carried.

- **Adjournment of Special Plan Commission Meeting.**

Motion by Tr. Emmrich, second by Jeff Dalton to adjourn the Plan Commission Meeting at 8:12 p.m.

Vote: 6 ayes, 0 nays. Meeting was adjourned.

8. Reconvene into Regular Village Board Meeting with Possible Action on Village of Jackson Redevelopment Plan – Vandewalle & Associates.

Motion by Tr. Emmrich, second by Tr. Olson to reconvene into the regular Village Board Meeting at 8:13 p.m.

Vote: 7 ayes, 0 nays. Motion carried.

Motion by Tr. Lippold, second by Tr. Olson to formally adopt the Opportunity Analysis & Development Plan as an amendment to the Comprehensive Plan.

Vote: 7 ayes, 0 nays. Motion carried.

9. Consent Agenda:

- Approval of Minutes for the Village Board Meeting of February 14, 2017.
- Licenses.

Operator Licenses:

Village Mart: Elizabeth McDougall; James Hornung; Joshua Manley

East Side Mart: Ashley Schulthess, Brianna Haefflinger

Walgreens: Nancy Lawrence

Motion by Tr. Kufahl, second by Tr. Kurtz to approve the Consent Agenda items of the Village Board Minutes of February 14, 2017, and the Operator’s Licenses.

Vote: 6 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

10. Budget & Finance Committee.

Playground Presentation for Hickory Lane, Northland Recreation.

Kelly Valentino gave the history and introduction of the Playground Presentation for Hickory Lane Park and Northland Recreation. She reported that the Hickory Park Playground Equipment will be almost twenty years old. There are maintenance issues with

the current equipment. This playground will be inclusive for all kids with all abilities and will surpass general ADA guidelines. The proposed playground will be adjacent to the Splash Pad. In December a proposal was brought before the Village Board. The request for proposals was sent to eleven potential vendors. Seven returned proposals. The Park & Recreation Committee recommended the Village Board move forward with the Hickory Lane Park All-Inclusive Playground proposal by Northland Recreation for an amount not to exceed of \$300,000. This amount includes the structures, surfacing, seating, additional concrete and miscellaneous project costs.

The pricing is for 2018. The funding will come from the impact fees, the fundraising efforts of the Friends Group, and the capital project fund. Kelly suggested to re address the item and funding at the end of the year.

The Budget & Finance Committee had recommended the Village Board approve the Hickory Lane Playground presentation by Northland Recreation as a concept and to review as funds become available.

Ericka Steltz from Northland Recreation / Little Tikes then gave a presentation of the features of the all-inclusive playground for Hickory Park. The playground has a tropical feel to blend with the Splash Park theme. The all-inclusive park includes poured in place surfacing, umbrellas, benches, swings, decks, tower, slides, climbing wall, multiple activity panels, braille panel, spinner, diamond climber, and rock-n-ship glider. The playground equipment also offers BIBA which is a digital play app for smart phones. The digital play also gathers data as far as popular dates and times for planning purposes. Chimes and bongos are also included. An animated rendering of the playground was shown and is also offered for fundraising efforts.

The concrete and excavation is included in the \$300,000, as the Village will complete the concrete work and excavation. Fundraising avenues were discussed. The equipment does have various warranties. The colors chosen are fade resistant.

Motion by Tr. Kufahl, second by Tr. Kurtz to approve the Hickory Lane Playground presentation by Northland Recreation as a concept and to review as funds become available. Vote: 7 ayes, 0 nays. Motion carried.

Review of Bids for Chateau Drive Reconstruction Project.

The Board of Public Works and the Budget & Finance Committee recommended approval of the Chateau Drive Reconstruction Project Bid from Buteyn-Peterson Construction in an amount not to exceed \$393,277.97. Discussion ensued of Buteyn-Peterson Construction and the Wilshire Drive project concrete issues. The sub-contractor for the Chateau Drive project is Zenith which is a different sub-contractor than the Wilshire Drive project. Discussion ensued of not allowing for the assessment of the driveways. Tr. Emmrich questioned if there could be references for the contractor. Discussion of the previous concrete sub-contractor ensued. This project will be completed by June 30th in order to meet the grant deadline. The project needs to be completed by Memorial Day. The pre-construction meeting is scheduled for Thursday. Motion by Pres. Schwab, second by Tr. Kufahl to approve the Chateau Drive Reconstruction Project Bid from Buteyn-Peterson Construction in an amount not to exceed \$393,277.97, and to use anyone but Sommers as the Concrete Sub-Contractor.

Vote: 6 ayes, 1 nays (Tr. Kurtz). Motion carried.

Resolution 17-05 Special Assessment Area Chateau Dr. Reconstruction Project.

The Board of Public Works and the Budget & Finance Committee recommended approval of Resolution 17-05 Special Assessment Area Chateau Dr. Reconstruction Project. Motion by Tr. Kufahl, second by Tr. Olson to approve the Resolution 17-05 Special Assessment

Area Chateau Dr. Reconstruction Project.

Vote: 7 ayes, 0 nays. Motion carried.

Mid-Moraine Water Quality Collect Contract.

The Board of Public Works and the Budget & Finance Committee recommended approval of the Mid-Moraine Water Quality Collective Contract in an amount not to exceed \$5,000. Last year's amount was under \$2,500. This year's increase is due to more involvement to decrease the TMDLs. Motion by Tr. Olson, second by Tr. Lippold to approve the Mid-Moraine Water Quality Collective Contract in an amount not to exceed \$5,000.

Vote: 7 ayes, 0 nays. Motion carried.

11. Plan Commission Certified Survey Map – Ehlke – Sherman Road, Extraterritorial.

Motion by Tr. Kruepke, second by Tr. Emmrich to approve the Certified Survey Map – Ehlke – Sherman Road, Extraterritorial.

Vote: 6 ayes, 1 nays (Tr. Olson). Motion carried.

The Village Board recessed at 9:05 p.m. for the signature of Mr. Ehlke's Certified Survey Map. Then reconvened at 9:15 p.m.

12. Ordinance 17-02 – An Ordinance Adopting and Enacting a New Code of Ordinances for the Village of Jackson, Wisconsin.

Deanna reported on the item. The new code has been reviewed by the Village Department Heads and the Village Attorney, in addition to the attorney from Municode. The new code is available at the Village Hall for Village Residents to inspect. Motion by Pres. Schwab, second by Tr. Kurtz to approve the introduction of An Ordinance Adopting and Enacting a New Code of Ordinances for the Village of Jackson, Wisconsin.

Vote: 7 ayes, 0 nays. Motion carried.

13. Casey Latz – Appointment to the Park & Recreation Committee.

Motion by Pres. Schwab, second by Tr. Kruepke to approve the appointment of Casey Latz – Appointment to the Park & Recreation Committee.

Vote: 7 ayes, 0 nays. Motion carried.

14. Recognition of Three Rivers for their Contribution toward the Fire Department Ambulance Computer Software.

Fire Chief Aaron Swaney reported that Three Rivers has waived their monthly fee as a contribution to the Fire Department's Ambulance Computer Software. Aaron reported that this is a donation of approximately \$1,500 - \$2,000. It was requested that Administrator Walther provide a thank you letter to Three Rivers for the donation.

15. Departmental Reports.

Certification of CORE Standards Verification Award – Jackson Police Department.

Police Chief Jed Dolnick reported that Jackson is the only department in Washington County to have received the Certification of CORE Standards. This is a completion of thirty nine standards. Chief Dolnick showed a plaque for display and the gallery applauded.

16. Washington County Board Report.

Supervisor Hartwig was present and reported that the reliever route was defeated. He had received over 200 letters that were mostly negative to the reliever route.

17. West Bend School District Liaison Report.

The school is discussing their strategic plan which includes the new school.

18. Greater Jackson Business Alliance Report.

Brian Heckendorf reported that the next meeting in April will be a presentation and discussion of social media.

19. Mid-Moraine Legislative Committee/Mid-Moraine Municipal Report.

The next Mid-Moraine Dinner Meeting is on March 22nd. The discussion topic will be the Wheel Tax by the Mayor of Sheboygan. Tr. Kurtz attended the Mid-Moraine Legislative Committee Meeting on March 8th. Senator Stroebel attended and discussed the Governor's Budget with respect to Transportation Aids and Shared Revenue. Also discussed was box store legislation. Deanna also attended.

20. Citizens to Address the Village Board.

Tr. Emmrich commented good job to the snow plowers and he did not have any complaints. Tr. Kufahl questioned when Lumber products outdoor debris will be cleaned up. Chief Aaron Swaney commented that they are donating the building to the Fire Department for training.

21. Closed session pursuant to Wis. Stats. § 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The topics are matters relating to the Village-Town Revenue Sharing Agreement and Cooperative Boundary Plan; Jackson Properties LLC; and Paloroma Farms LLC – Pending Annexation.

Motion by Pres. Schwab second by Tr. Olson to convene into closed session at 9:30 p.m. and to include the Village Board, John Walther, Brian Kober, John St. Peter, and Deanna Boldrey. Roll Call Vote: 7 ayes, 0 nays. Motion carried.

Reconvene into Open Session with possible action.

The Village Board reconvened into open session at 10:43 P.M.

22. Ordinance 17-03 Annexation of Paloroma Farms, LLC.

Motion by Tr. Lippold, second by Tr. Kurtz to refer Ordinance 17-03, Annexation of Paloroma Farms LLC to the next Village Board Meeting.

Vote: 7 ayes, 0 nays. Motion carried.

23. Adjourn.

Motion by Tr. Kufahl, second by Tr. Kruepke to adjourn.

Vote: 7 ayes, 0 nays. Motion carried. Meeting was adjourned at 10:44 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 Katelyn + matt Fechter
 Contact Address/ZIP 1164 W205th Warrant in Jackson Phone # 262 573 2602
 E-mail Address Katefechter@gmail.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Katelyn + matt Fechter Address/ZIP same Phone# same
 Owner Representative/Developer _____
 Proposed Use of Site Residential Present Zoning _____

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

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 Katelyn Fechter Signature Katelyn Fechter Date 3/3/13

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:

Name of Business/Applicant: Kate + Matt Fechter

For a property located at (address): 1104 W20504 Currant Lane Jackson, WI

Phone number of Business/Applicant: 262 573 2602

For (land use, activity, sign, site plan, other): the install of a scalloped cedar wood privacy fence. The post height will be 10ft with a scallop down to 5ft. The fence posts will be 7.5ft apart.

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): none

Hours of Operation: 24/7

Comprehensive/Master Plan Compatibility: none

Building Materials (type, color): 4x4 cedar posts and cedar slats. will be allowed to weather for 1 season and then stained a natural color (see images)

Setbacks from rights-of-way and property lines: 7.25 ft away from Marshland sidewalk, adjournment to neighbors fence + on the property line of our north neighbors

Screening/Buffering: N/A

Landscape Plan (sizes, species, location): in 7.25ft along Marshland, will place 2ft flower bed w/ paver border w/ shrubs + flowers (see images)

Signing (dimensions, colors, lighting, location): N/A

Lighting (wattage, style, pole location and height, coverage): N/A

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

Storm-water Management: Existing

Erosion Control: N/A

Fire Hydrant Location(s): Existing

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: Kate Fechter
262.573.2602

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: Scalloped cedar fence that is left high at posts with a scallop down to 5ft at the center. One, standard walk gate on southern (front) side of property.

Parking (no. of spaces, handicapped parking, and dimensions): N/A

Tree and shrub preservation: N/A

Setbacks/height limitations: 7.25 ft off of Marshland sidewalk, left fence at posts with scallop to 5ft at center. Posts 7.5 ft apart.

Wastewater Usage Projected: N/A gal/year Water Usage Projected: N/A gal/year

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

Kathryn Fechter

John Walther, Administrator

Kate Fechter, Owner
Please print name

Letter of Intent

This letter is to notify the Village of Jackson of our intent for Matt and Kate Fechter to build a 6ft privacy fence with scallop down to 5 ft in the backyard of their property located at N164W20564 Currant Lane Jackson, WI. As this is a corner lot, the village considers the property to have two front yard spaces and thus will require special permission:

- The fence will allow us to keep our extremely friendly dog Sully, a 70lb Goldendoodle pictured below, on our property. We installed an underground fence in May of 2016, however, it does not work to keep our dog enclosed in our yard, nor does it prevent the high amount of dogs being walked along Marshland Drive from entering our yard. A 36in fence (per the front yard guidelines) would be easily jumped by our dog or any other large dog walking by. A 36in fence also would not provide any privacy or peace of mind. Research has shown that a 48in fence can be jumped by an standard size Golden Retriever and would not be high enough to ensure Sully stays in our yard.
- Erecting a 6ft privacy fence with a scallop design down to 5ft at the center point between the posts located in the back of the property will not obstruct views as people are driving or walking through the intersection of Currant Lane and Marshland Drive (see additional images).
- Several homes in the neighborhood have 6ft wood privacy fences that are maintained, align with aesthetic and provide privacy within the neighborhood.
- The fence will be properly maintained at all times and will enhance the neighborhood with additional landscaping (see additional images).
- The fence will be located 7.25 feet from the sidewalk along Marshland drive to meet the appropriate WE Energies easement. This will ensure that the fence slats do not pose a safety hazard to children riding bikes, people walking, etc.

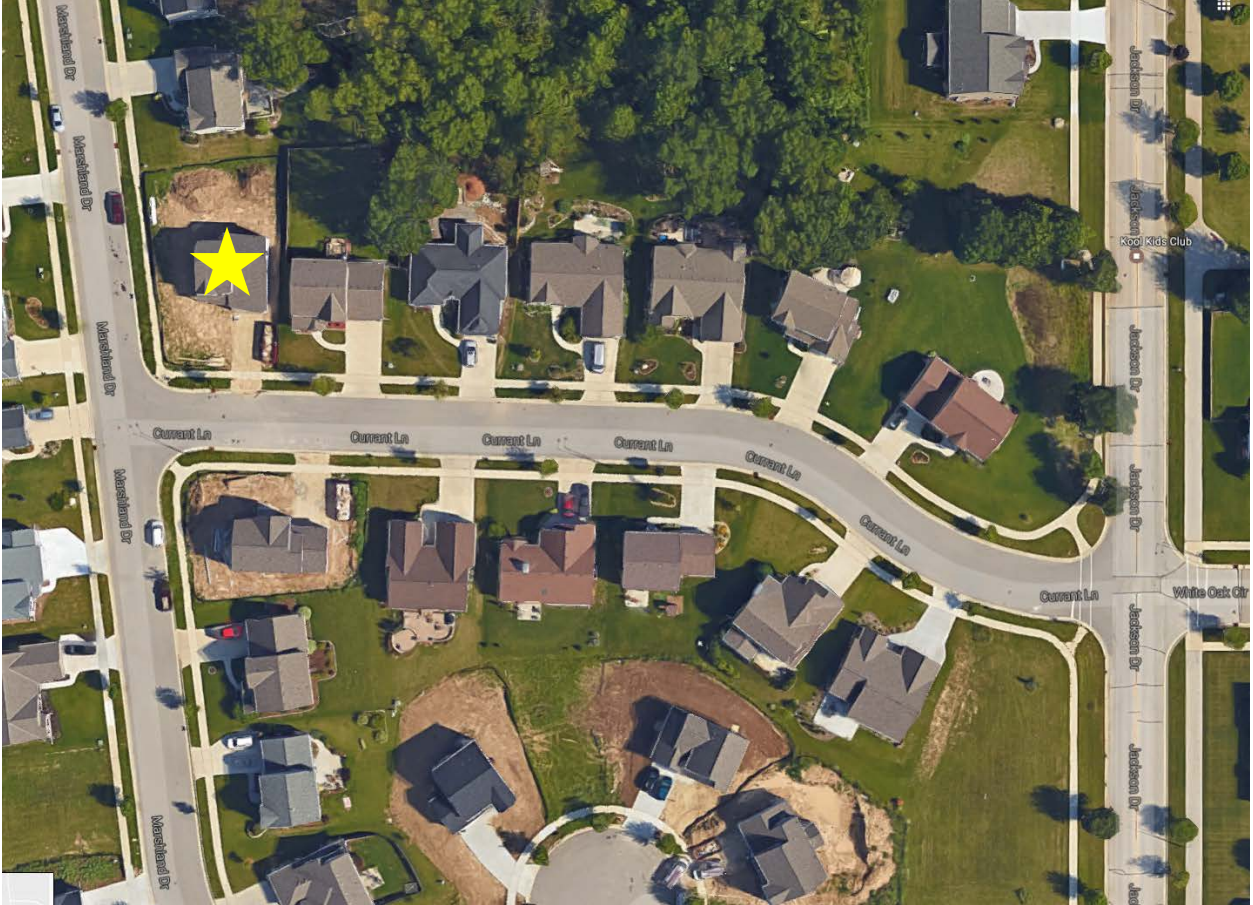


Impact Statement

The impact to our neighbors will be minimal, as construction is anticipated to take 1 working day to complete. This date is tentatively scheduled for the week of April 24, 2017 pending board approval.

The height of our fence being proposed is 3ft higher at the posts then the ordinance allows. This does not pose an impact to sight at the intersection of Marshland and Current nor does it pose a safety risk to those biking or walking due to the setback from the sidewalk.

Property Location



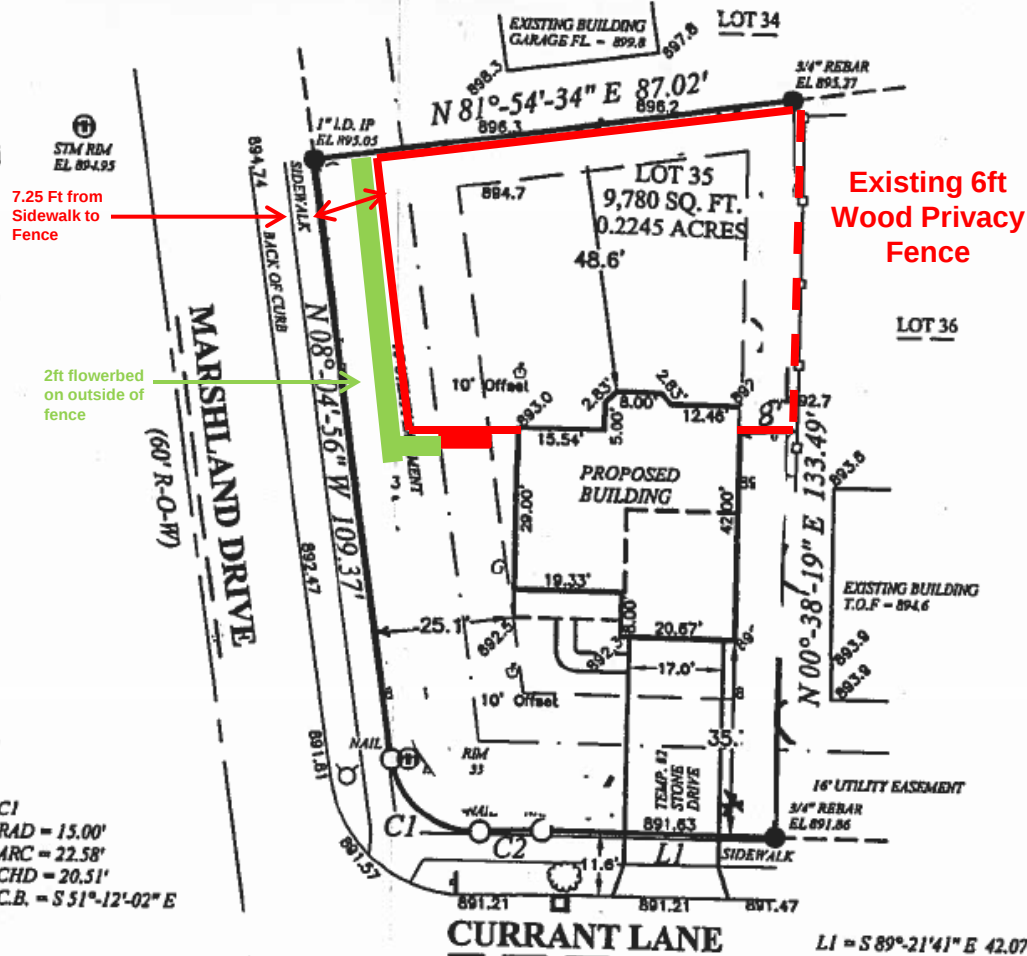
Fechter Fence Application
March 2017

HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305

PLAT OF SURVEY

FOR LOT 35 OF CRANBERRY CREEK, AND BEING A PART OF THE NE 1/4 OF THE SOUTHEAST QUARTER AND SE 1/4 OF THE NORTHEAST QUARTER OF SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



C1
RAD = 15.00'
ARC = 22.58'
CHD = 20.51'
C.B. = S 51°-12'-02\" E

C2
RAD = 130.00'
ARC = 11.25'
CHD = 11.24'
C.B. = S 88°-09'-35.5\" W

PROPOSED CONCRETE AREAS:
PROPOSED APPROACH AREA: 112.9 SQ. FT.
EXISTING SIDEWALK AREA: 81.4 SQ. FT.
PROPOSED DRIVEWAY AREA: 606.4 SQ. FT.
PROPOSED WALK AREA: 64.2 SQ. FT.

PROPOSED TOP OF FOUNDATION: 893.97
PROPOSED GARAGE FLOOR EL: 893.30
PROPOSED FINAL YARD GRADE: 893.30
PROPOSED TOP OF FOOTING: 885.97
DRIVEWAY SLOPE: 4.4% TO SIDEWALK
(ASSUMING 8\" WALL - CHECK PLAN)

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 19-10-20, WHICH IS ASSUMED TO BEAR N 01°-12'-36\" W.



IF THE SURVEYOR'S SEAL IS NOT WET STAMPED IN RED AND SIGNED IN OPPOSABLE INK, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UN-AUTHORIZED ALTERATIONS. THE CERTIFICATION ON THIS DOCUMENT DOES NOT APPLY TO ANY COPIES NOR DIGITAL FORMATS UNLESS VERIFIED DIGITAL CERTIFICATE BY SAME EXISTS UN-ALTERED.

State of Wisconsin }
County of Jefferson } SS.



I, Scott D. Thomas, R.P.L.S., do hereby certify that I have made this survey and that the information as shown on the above Plat of Survey is a true and correct representation thereof. Lots are drawn from subdivision plats/C.S.M.s; unplatted lands from recorded deeds/surveys. Boundary survey plats reflect field-located information; consult a title attorney to discover all the legal encumbrances attached to any property.

NOTE: EXCAVATOR AND MASON MUST VERIFY AT LEAST TWO BENCHMARKS SHOWN ABOVE.

LEGEND: These standard symbols may be found in the drawing.

PROJECT: 48-015

Supporting Images

Images of Proposed Fence Aesthetic

- 6ft Cedar posts placed approximately 7.5 ft apart
- Slats to be 6ft at the posts and scallop down to 5ft at the center
- Fence to be built with a natural finish, allowed to weather for 1 season and then stained a natural color



Images of Proposed Fence and Landscaping

- 2 ft flower beds to be placed on the outside of the fence along Marshland drive
- Flower beds be a combination of bushes and flowers to enhance the aesthetic and curb appeal
- **Pictured fences here are for example purposes only*



Images of Similar Fences

Property 1: Similar height, color, full privacy (approximately 4ft from sidewalk)

Address: Corner of 7th Ave & Maple Street West Bend, WI 53037

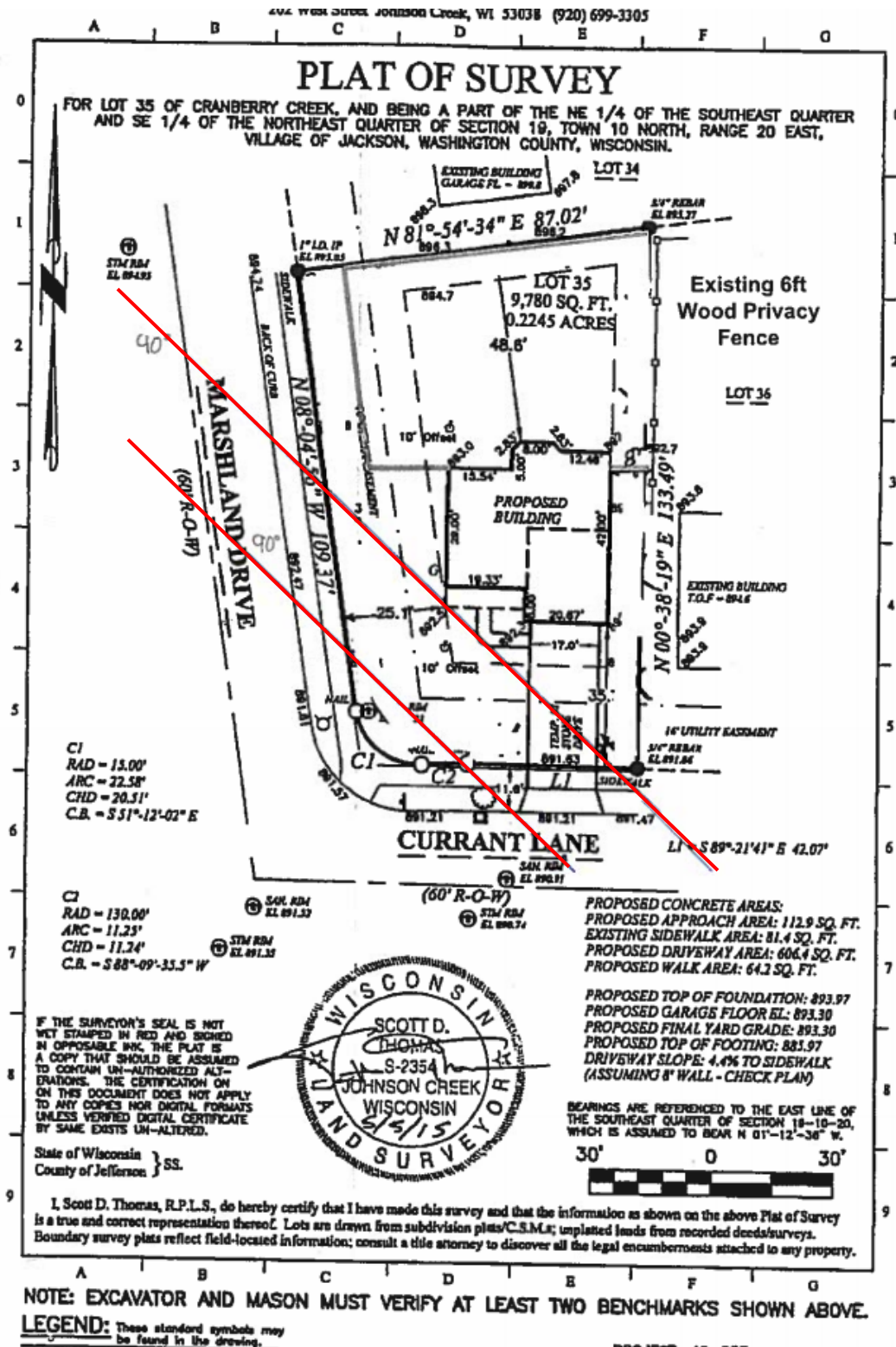


Property 2: Similar height, full privacy and flower bed (approximately 4ft from sidewalk)
Address: 707 Oak Street West Bend, WI 53037



Images of Angle of Sight

- A sight safety triangle is standard at corners to ensure that there is not an obstruction
- The red lines on the plat below clearly show that the fence will not impede the sight at the intersection





February 24, 2017

Ms. Kate Fechter

Lot 35 Cranberry Creek

Jackson, WI 53037

Dear Kate,

The location and materials used for your fence have all been reviewed and are approved pursuant to the Declaration of Restrictions for Cranberry Creek. We approve either choice of the 6 ft. tall Cedar privacy fence or the white 48 inch fence. Please just let us know what your final choice is so we can update our files.

Please submit your plans for the fence to the Village of Jackson for their approval before installation commences.

Thank you,

Melissa Bock

Neumann Developments, Inc.

Attachments

Melissa Bock

From: Kate Fechter <katefechter@gmail.com>
Sent: Thursday, February 23, 2017 3:11 PM
To: Eric Kiefer
Cc: Melissa Bock; Al & Jill Casper; Patrick and Jean Uselmann; Steve & Tiffany Voss
Subject: Re: Fence Plans for ACC

Hi HOA,

Just wanted to follow up on the plans I submitted earlier this week to Melissa. Please let me know if any additional information is needed for review. We will need a letter of approval from the HOA as part of our appeal to the village of Jackson in this manner due Monday. If the village of Jackson does not approve the privacy fence, but approves a 48in fence (as they have done for a few other lots nearby) the placement of the fence would remain the same and we would do a picket vinyl fence in almond to match the woodwork on our house (shown below).



Thank you!

On Tue, Feb 21, 2017 at 11:45 AM, <cranerrycreekhomes@gmail.com> wrote:
Hi Wendy,

If TOH's is ready to relinquish the ACC, then we can take it over. Please forward me the resolution you spoke of.

Thank you.

Eric Kiefer, CMCA
President
Cranberry Creek Homeowners Association, Inc.
[414-793-3741](tel:414-793-3741)

From: [Wendy Griffin](#)
Sent: Tuesday, February 21, 2017 10:30 AM
To: [Eric Kiefer](#)
Cc: [Melissa Bock](#)
Subject: FW: Fence Plans for ACC

Hello Eric –

Melissa

From: Kate Fechter [<mailto:katefechter@gmail.com>]
Sent: Tuesday, February 21, 2017 5:19 AM
To: Melissa Bock <melissa@neumanncompanies.com>
Subject: Re: Fence Plans for ACC

Hi Melissa,

Please see attached for the survey plans and below for styling images of the fence. It will be a 6 foot tall Cedar privacy fence with a concave pattern down to 5 feet at the middle of a panel. We are currently working with the village on an exception (as the village of Jackson considers a corner lot to have 2 front yards) and will need HOA approval of the fence as part of that exception request. We have an encroachment agreement with WE Energies as well with regard to the easement on our property. A to Z Fencing in West Bend will be installing the fence. Please let me know if you need any additional details for the review.



Thank you!

On Thu, Feb 9, 2017 at 1:22 PM, Kate Fechter <katefechter@gmail.com> wrote:

HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305

PLAT OF SURVEY

FOR LOT 35 OF CRANBERRY CREEK, AND BEING A PART OF THE NE 1/4 OF THE SOUTHEAST QUARTER AND SE 1/4 OF THE NORTHEAST QUARTER OF SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

6ft wooden privacy fence
approximately 6ft off
property line (due to
easement)

STM RIM
EL 894.95

EXISTING BUILDING
GARAGE FL. = 899.8

LOT 34

3/4" REBAR
EL 895.27

N 81°-54'-34" E 87.02'
896.3

LOT 35
9,780 SQ. FT.
0.2245 ACRES

Existing 6ft
Fence
LOT 36

MARSHLAND DRIVE
(60' R-O-W)

Gate

PROPOSED
BUILDING

EXISTING BUILDING
T.O.F. = 894.6

N 00°-38'-19" E 133.49'
893.8

16' UTILITY EASEMENT

3/4" REBAR
EL 891.86

C1
RAD = 15.00'
ARC = 22.58'
CHD = 20.51'
C.B. = S 51°-12'-02" E

CURRENT LANE

L1 = S 89°-21'-41" E 42.07'

C2
RAD = 130.00'
ARC = 11.25'
CHD = 11.24'
C.B. = S 88°-09'-35.5" W

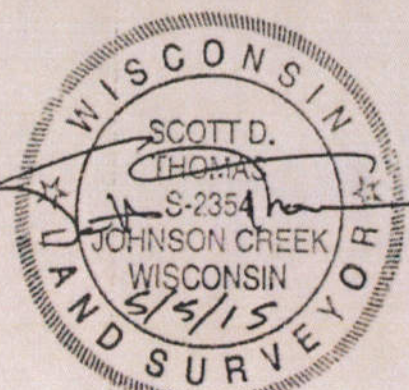
SAN. RIM
EL 891.52

STM RIM
EL 890.74

PROPOSED CONCRETE AREAS:
PROPOSED APPROACH AREA: 112.9 SQ. FT.
EXISTING SIDEWALK AREA: 81.4 SQ. FT.
PROPOSED DRIVEWAY AREA: 606.4 SQ. FT.
PROPOSED WALK AREA: 64.2 SQ. FT.

PROPOSED TOP OF FOUNDATION: 893.97
PROPOSED GARAGE FLOOR EL: 893.30
PROPOSED FINAL YARD GRADE: 893.30
PROPOSED TOP OF FOOTING: 885.97
DRIVEWAY SLOPE: 4.4% TO SIDEWALK
(ASSUMING 8' WALL - CHECK PLAN)

IF THE SURVEYOR'S SEAL IS NOT
WET STAMPED IN RED AND SIGNED
IN OPPOSABLE INK, THE PLAT IS
A COPY THAT SHOULD BE ASSUMED
TO CONTAIN UN-AUTHORIZED ALT-
ERATIONS. THE CERTIFICATION ON
ON THIS DOCUMENT DOES NOT APPLY
TO ANY COPIES NOR DIGITAL FORMATS
UNLESS VERIFIED DIGITAL CERTIFICATE
BY SAME EXISTS UN-ALTERED.



State of Wisconsin } SS.
County of Jefferson

BEARINGS ARE REFERENCED TO THE EAST LINE OF
THE SOUTHEAST QUARTER OF SECTION 19-10-20,
WHICH IS ASSUMED TO BEAR N 01°-12'-36" W.

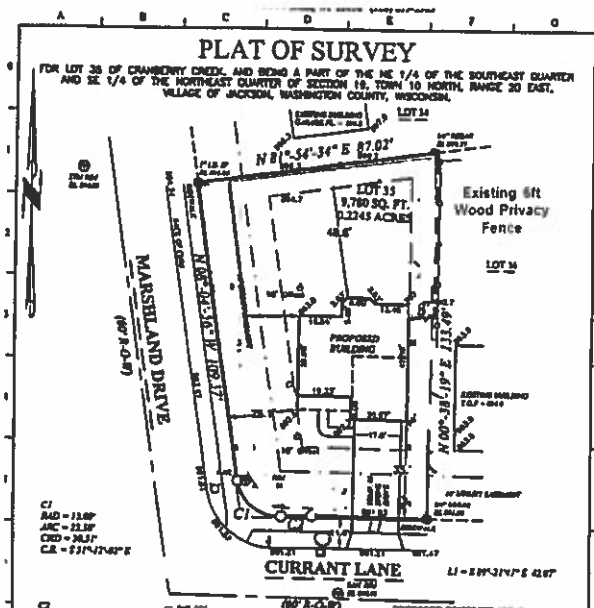
30' 0 30'

Letters of Support

This letter is to notify the Jackson Village Board of neighborhood support in the erection of a 6ft privacy fence at N164 W20564 Currant Lane Jackson, WI (Matt & Kate Fechter).

The current ordinance states that corner lots have 2 front yards and therefore, fences within that area must be 36 inches or shorter with open pickets. We support the exception to this ordinance with the building of a 6ft privacy fence as shown below.

My signature below documents my support in this exception to the existing ordinance.



Name Kaylee Rossman

Signature Kaylee Rossman

Address W20564 N16354 Marshland Dr. Jackson, WI 53037 Date 2-26-17

Name Amy Schode

Signature Amy Schode

Address W20564 N16333 Marshland Dr. Date 2-26-17

Name Andrea Martin

Signature Andrea Martin

Address N164 W20555 Currant Lane Date 2/26/17

Name Amy Killips

Signature Amy Killips

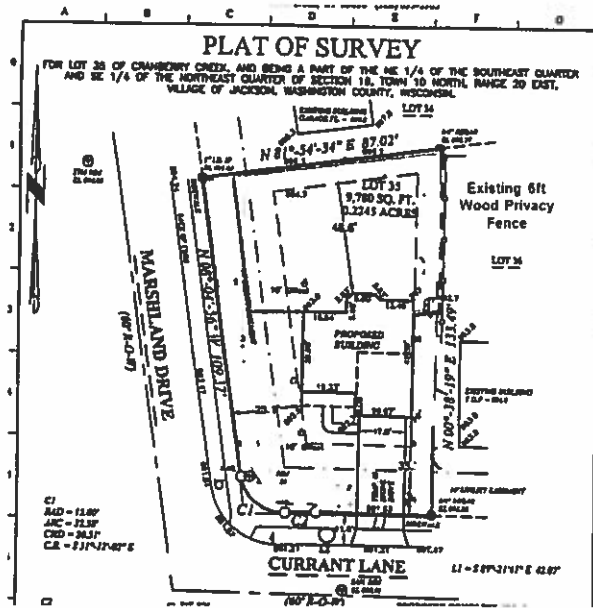
Address W20564 N16476 Marshland Dr. Date 2/26/17

Letters of Support

This letter is to notify the Jackson Village Board of neighborhood support in the erection of a 6ft privacy fence at N164 W20564 Currant Lane Jackson, WI (Matt & Kate Fechter).

The current ordinance states that corner lots have 2 front yards and therefore, fences within that area must be 36 inches or shorter with open pickets. We support the exception to this ordinance with the building of a 6ft privacy fence as shown below.

My signature below documents my support in this exception to the existing ordinance.



Name Sean Buxton

Signature A Buxton

Address W204 N16405 Marshland Dr

Date 2-26-2017

Name _____

Signature _____

Address _____

Date _____

Name _____

Signature _____

Address _____

Date _____

Name _____

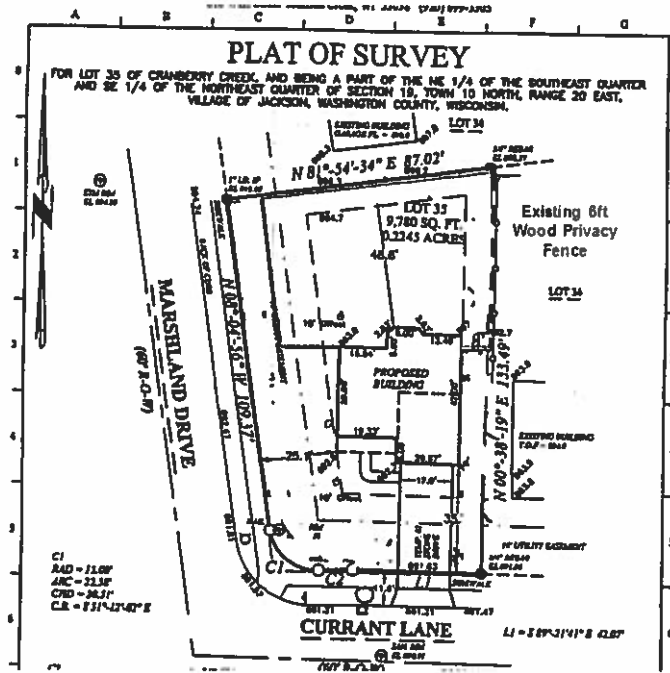
Signature _____

Address _____

Date _____

Fence Connection Agreement

We Aaron + Samantha Daul of N164W20544 Currant Ln agree to let Matt and Kate Fechter of N164W20564 Currant Lane Jackson, WI 53037 connect their fence to our existing fence (image below). Matt and Kate Fechter agree to maintain the 2ft of property located to the west of the existing fence.



Sign Samantha Daul

Date 2/26/17

Sign Aaron Daul

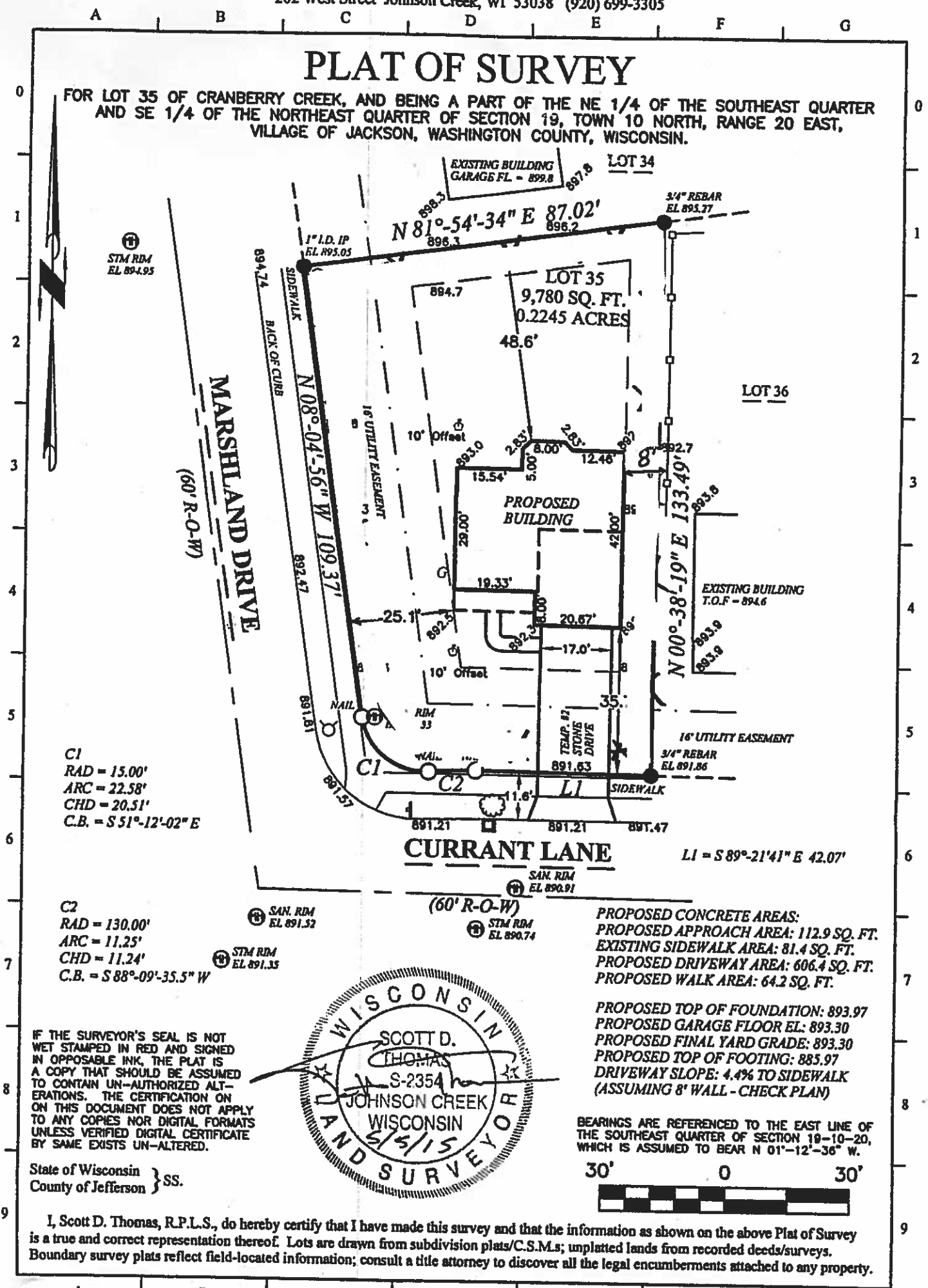
Date 2/26/17

HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305

PLAT OF SURVEY

FOR LOT 35 OF CRANBERRY CREEK, AND BEING A PART OF THE NE 1/4 OF THE SOUTHEAST QUARTER AND SE 1/4 OF THE NORTHEAST QUARTER OF SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



NOTE: EXCAVATOR AND MASON MUST VERIFY AT LEAST TWO BENCHMARKS SHOWN ABOVE.

LEGEND: These standard symbols may be found in the drawing.

PROJECT: 48-035

6510 Aurora rd suite c
West Bend, WI 53090
(414) 235 0173
(414) 328 4029

A to Z Quality Fencing

Professional Installation
Vinyl, Cedar, ornamental
CHAINLINK AND OTHER HIGH
QUALITY FENCE MATERIALS

CUSTOMER NAME : Kate Fechter

EMAIL : katefechter@gmail.com

PHONE# 262-573-2602

ADDRESS: N164W20564 Currant Lane

CITY: Jackson

ZIP CODE _53037 DATE : 2/8/17

TOP OF FENCE SHALL: FOLLOW GRADE ☒ BE LEVEL _____

☒ CONCRETE FOOTINGS ☐ DIG AND TAMP
☐ DRIVE ANCHORS ☐ DRIVEN POSTS

☒ NOTIFY DIGGERS HOTLINE ☐ HARD DIGS

161' LF Concave Scalloped Privacy Cedar 6' HIGH
LF HIGH

POSTS ☐ RAILS ☐ PICKETS
POSTS ☐ RAILS ☐ PICKETS

1 SINGLE GATE(S) _48" _ WIDE ELECTRIC ☒ YES ☐ NO

☐ SINGLE GATE(S) _____ WIDE H2O ☒ YES ☐ NO
☐ DOUBLE GATE(S) _____ WIDE TEAR OUT ☐ YES ☒ NO

☐ DOUBLE GATE(S) _____ WIDE
DISPOSAL ☐ YES ☒ NO

7.5 POST SPACING ☐ no ☐ REMOVE DIRT FROM SITE

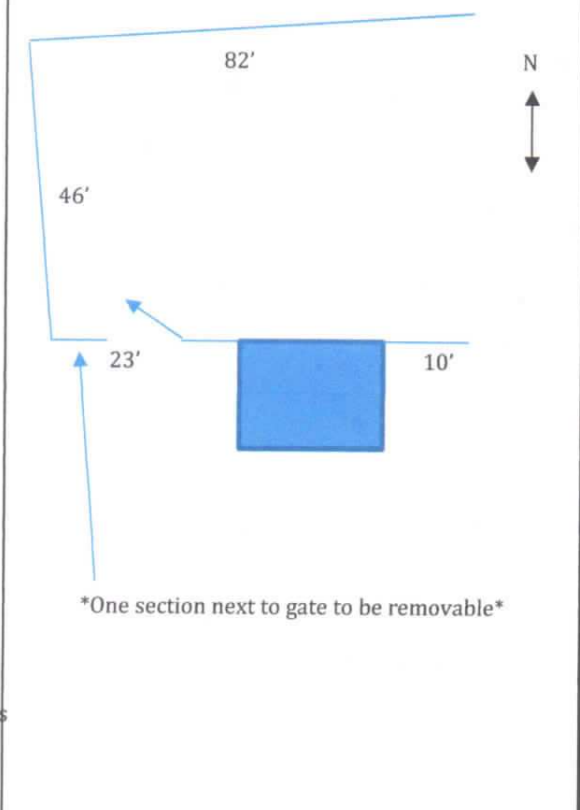
☐ LINE CLEARING ☐ 1 Hand Dig

Comment: All posts set 36" in ground

Northern White Cedar for greater thickness

Premium hand built gate w/24 ring shank nails, gorilla glue, and 7" screws

PROPOSED FENCE LAYOUT



WE PROPOSE HEREBY TO FURNISH MATERIALS AND LABOR- COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF:

All quotations are subject to conditions beyond Seller's control, customer agrees to establish Property lines, obtain all necessary permits and assumes responsibility for underground utilities. This proposal does not include charges for digging in rock, rubble, or underlying foundations or removal of obstructions from working area. Diggers Hotline will be called by us. We must stay 24" away from all buried utilities with our power digging equipment. If we go Closer than 24" we must hand dig. All hand digs will be charged an additional \$35 per hole, plus We can not assume responsibility for any damage to the line. All agreements contingent upon Strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. Labor guaranteed for 7 years Material guaranteed per manufactures specifications. ALL materials are property of A to Z Quality Fencing until final payment is made.

INSTALLED PRICE \$ 5330.00

DOWN PAYMENT \$ 2665.00

BALANCE DUE \$ 2665.00
due at completion

Terms: Net upon completion. Service charge of 1.5% per month
after due date.

CUSTOMER SIGNATURE _____ DATE _____

A to Z SIGNATURE _____ DATE _____

THIS PROPOASAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED IN 30 DAYS.

STAFF REVIEW COMMENTS
Plan Commission Meeting – March 30, 2017

1. Planned Unit Development Amendment – Fechter, Fence Height – Carrant Lane.

Building Inspection

- This is required to come before the Board due to fact that the full screen and height exceeds Village Code Section 10.09(C) which states “Fencing may enclose the rear yard, but not extend beyond the front yard setback, unless the fence height is no more than thirty-six (36) inches high and the height of the posts supporting the fence are not more than forty-two (42) inches high when measured from ground level. Such a fence shall not appear to be a total screen, when viewed at a 90-degree angle to the fence. All front yard fencing shall be viewed for sight line conflict by the Public Safety Department. Any deviation of these requirements shall require a conditional use permit (99-20).
- The fence will be 7.25 feet from the edge of the sidewalk along Marshland Drive and the owner is proposing a 24” wide planting bed(s) with bushes and flowers that will be more appealing and will break up the “tall wall” appearance.
- Written permission shall be provided from the northern neighbor at W206 N16410 Marshland Drive to locate the fence within the three (3) feet of the northern lot line. A copy of the agreement between We Energies and the homeowner shall also be submitted to the Inspection Department due to the fence location inside the Electrical Easement.
- Since the developer and neighboring homeowners have given their approval, the Inspection Department recommends approval of the 6 foot to 5 foot scalloped style fence with the 2 foot wide min. planting beds with flowers and varying height bushes to break up the solid wall surface.

Public Works/Engineering

- No additional comments.

Police Department

- No additional comments.

Fire Department

- No additional comments.

Administrative/Planning

- No additional comments.