

MINUTES
PLAN COMMISSION MEETING
Thursday, April 18, 2024 at 7:00 PM
Plan Commission Meeting

1. Call to Order and Roll Call

The meeting was called to order at 7:00 PM by Pres. Heckendorf.

Members Present: Pres. Heckendorf, Tr. Emmrich, Tr. Kruepke, Ryan Ganshow, Dan Reik, and Duane Hafemeister.

Members Excused: Jon Molkentin

Members Absent: None

Staff Present: Administrator Jen Keller, Inspections & Zoning Director Collin Johnson, and Clerk Anastasia Gonstead.

Trustees Present in Audience: None

2. Approval of Minutes for the Plan Commission Meeting of March 21, 2024

The motion to approve the minutes for the Plan Commission meeting of March 21, 2024, was made by Tr. Emmrich and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

3. Conditional Use Request - Football Field Lighting - 2230 Living Word Lane - Living Word High School

The motion to recommend to the Village Board to approve the Conditional Use request pertaining to installation of football field lighting for Living Word Lutheran High School, located at 2230 Word Lane, Jackson, Wisconsin, was made by D. Reik and seconded by Tr. Kruepke.

Discussion: Tr. Emmrich asked for information on feedback at their community meeting from Living Word representative. He stated there was low turnout, but all the feedback they received was positive.

Vote: 6 ayes, 0 nays. Motion carried.

4. Certified Survey Map - W197 N16961-63 Stonewall Drive - Juanita Nickelson

The motion to recommend to the Village Board to approve the two-lot certified survey map for parcel V3_046500C9994, located at W197 N16961-63 Stonewall Drive, Jackson, Wisconsin, was made by Tr. Kruepke and seconded by Pres. Heckendorf.

Vote: 6 ayes, 0 nays. Motion carried.

5. Ordinance #24-05 - Planned Unit Development Zoning District (PUD-06) and Site Plan Review for W223 N16601 Cedar Parkway - Ryttec Corporation, LLC

The motion to recommend to the Village Board to approve Ordinance #24-05 establishing Planned Unit Development District PUD-6 for Ryttec Corporation, LLC, located at W223 N16601 Cedar Parkway, Jackson, Wisconsin, was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Discussion: Tr. Emmrich asked for clarification if there are any renderings of what this project will look like. Director Johnson provided clarification as well as what is potentially being accomplished with this agenda item today. Tr. Kruepke asked for the basis for the 50-foot height of the proposed tower. Director Johnson provided clarification that this would be to maximize their space for efficiency.

The motion to recommend to the Village Board to approve the proposed site plan for Ryttec Corporation, LLC, located at W233 N16601 Cedar Parkway, Jackson Wisconsin, subject to the following conditions:

1. Exterior storage shall be permitted upon all existing paved surfaces located in the south side-yard area and the general area indicated on the approved site plan, except as outlined in #3 below.
2. Exterior storage shall not extend beyond the boundaries of the storage area as detailed on the approved site plan and shall not encroach within any yard setback area at any time.
3. The exterior storage area may be expanded, on a limited temporary basis, by the Village Board, for a time frame established by the Village Board.
4. Except for temporary exterior storage granted by the Village Board, all exterior storage areas shall be adequately screened from view, from the public road, by impervious fencing, high speed doors, sliding gates, a vegetative buffer with 75% density, or a combination thereof.
5. Violation of and/or receipt of a written complaint related to exterior storage shall be subject to review by the Village Board and may be subject to further regulation or revocation of the site plan.

The motion was made by Pres. Heckendorf and seconded by R. Ganshow.

Discussion: Director Johnson provided the information that the applicant would like to proceed with early start foundation work for the tower, prior to Village Board approval. This is for awareness, they are prepping the site. No objections from the Body. Pres. Heckendorf asked for clarification on the site plan. Director Johnson provided specifics of what was laid out on said site plan.

Vote: 6 ayes, 0 nays. Motion carried.

6. Citizens/Village Staff to Address the Plan Commission

None.

7. Adjourn

A motion to adjourn the meeting was made by Tr. Kruepke and seconded by Tr. Emmrich.

Vote: 6 ayes, 0 nays. Motion carried. The meeting was adjourned at 7:12 PM.

Respectfully Submitted,
Anastasia Gonstead - Village Clerk