

AGENDA
PLAN COMMISSION MEETING
Thursday, July 29, 2021 at 7:00 p.m.
Jackson Village Hall
N168 W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of May 27, 2021
3. Extra Territorial Plat/Certified Survey Map – Todd & Debra Weyker – 1991 Spring Valley Road
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, May 27, 2021 at 7:00 p.m.
Jackson Village Hall
N168 W20733 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

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

Members Present: Pres. Schwab, Tr. Brian Emmrich, Tr. Kruepke, and Jon Weil

Members Excused: Jon Molkentin and Dan Reik

Village Board Member Present: Tr. Heckendorf

Staff Present: Administrator Jen Keller, DPW Director/Engineer Brian Kober, and Administrative Assistant Tiffany Washburn; Building Inspector/Code Enforcement Officer Collin Johnson appeared telephonically.

2. Approval of Minutes for the Plan Commission Meeting of April 29, 2021

Motion by Tr. Emmrich, second by Jon Weil to approve the Plan Commission minutes of April 29, 2021 as presented.

Vote: 4 ayes, 0 nays. Motion carried.

3. Extra Territorial Plat/Certified Survey Map – Heckendorf Farms LLC – 2039 Sherman Road

Property owner, Mel Heckendorf, was present to answer any questions and briefly explain the request.

Motion by Pres. Schwab, second by Tr. Emmrich recommending Village Board not take exception to the Extra Territorial Plat/Certified Survey Map – Heckendorf Farms LLC – 2039 Sherman Road.

Vote: 4 ayes, 0 nays. Motion carried.

4. Conditional Use Permit – Anthony Jones/Auto Thirst LLC – N168W20069 Main Street, #1 – Pre-Owned Car Sales Establishment

Darrell Kinlow, business partner of Anthony Jones, was present to answer any questions. He explained that the vehicles will be parked in the garage, sales will be primarily online, test drives will be by appointment only, and no car repairs will be done on site.

Motion by Pres. Schwab, second by Tr. Emmrich recommending Village Board approve the Conditional Use Permit – Anthony Jones/Auto Thirst LLC – N168W20069 Main Street #1 – Pre-Owned Car Sales Establishment with the following conditions as noted in the Staff comments:

1. Vehicle sales may not occur on Sundays in accordance with State Law.
2. Vehicle repair of any kind are prohibited anywhere onsite.

3. Vehicles shall be stored within the building at all times, except when actively being shown to a potential customer.
4. A mechanical ventilation system shall be installed in the warehouse area in accordance with applicable code requirements.
5. Any proposed signage shall be submitted for Village review and permitting.
6. Must be compliant with Fire Department regulations, including fire walls and KNOX box.

Mark Flitsch, owner of the building, inquired about whether or not condition #2 would apply to all tenants of the building. Pres. Schwab advised that all codes would need to be enforced anywhere on site; if a tenant in the building expresses interest in conducting car repairs, a change to the conditions may be required. Building Inspector/Code Enforcement Official Collin Johnson agreed with Pres. Schwab.

Vote: 4 ayes, 0 nays. Motion carried.

5. Rezoning – Rod & Chantel Massie – A Petition to Rezone Property Located at N160W19220 Sherman Road, Parcel V3_020600A

Pres. Schwab commented that this comes with a request that the R-4 designation be applied to the property.

Motion by Pres. Schwab, second by Jon Weil recommending Village Board approve the R-4 designation Rezoning – Rod & Chantel Massie – A Petition to Rezone Property Located at N160W19220 Sherman Road, Parcel V3_020600A.

Vote: 4 ayes, 0 nays. Motion carried.

6. Extra Territorial Zoning – Lily Acres – Resolution #21-13

Administrator Keller provided background information.

Motion by Tr. Emmrich, second by Tr. Kruepke recommending Village Board approve the Extra Territorial Zoning – Lily Acres – Resolution #21-13.

Vote: 4 ayes, 0 nays. Motion carried.

7. Conditional Use Permit – Design 2 Construct/Houseware Distributors Inc. Northeast Corner of Caymus Court & Hwy P – Business Development

Representatives from Design 2 Construct were present and available to answer any questions. Discussion ensued to clarify the details of the request.

Motion by Pres. Schwab, second by Tr. Emmrich recommending Village Board approve the Conditional Use Permit – Design 2 Construct/Houseware Distributors Inc. Northeast Corner of Caymus Court & Hwy P – Business Development per the terms of the Developer's Agreement that will be established and with Fire Department Code compliance as mentioned in Staff comments.

Vote: 4 ayes, 0 nays. Motion carried.

8. Certified Survey Map – Design 2 Construct/Houseware Distributors Inc. Northeast Corner of Caymus Court & Hwy P – Business Development

Motion by Pres. Schwab, second by Jon Weil recommending Village Board approve the Certified Survey Map – Design 2 Construct/Houseware Distributors Inc. Northeast Corner of Caymus Court & Hwy P – Business Development. DPW Director/Engineer Brian Kober stated that although the current road name listed is Caymus Way, the road name of Caymus Court will be confirmed on a future CSM after further development of the property. This is done to avoid any confusion for Washington County.
Vote: 4 ayes, 0 nays. Motion carried.

9. Citizens to Address the Plan Commission
None.

10. Adjourn
Motion by Pres. Schwab, second by Tr. Emmrich to adjourn.
Vote: 4 ayes, 0 nays. Meeting adjourned at 7:18 p.m.

Respectfully submitted,

Tiffany Washburn
Village Administrative Assistant

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☒ CERTIFIED SURVEY MAP

☐ New ☐ New ☐ CONCEPT PLAN

☐ Amendment ☐ Amendment

☐ Special Use ☐ Special Use ☐ OTHER _____

(For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: 1991 SPRING VALLEY ROAD Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: 254,911 sq. ft. Building Area: _____ sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Todd & Debra Weyker

Mailing Address: 1991 Spring Valley Rd Jackson State WI Zip 53037

Home Office: (262) 677-2812 Cell: (414) 303-1862 Fax: (____) _____

Email: Weykes@aol.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

D/B/A: _____ FEIN #: _____ - _____

Mailing Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Todd & Debra Weyker

Address: 1991 Spring Valley Rd Jackson State WI Zip 53037

Home Office: (262) 677-2812 Cell: (414) 303-1862 Fax: (____) _____

Email: Weykes@aol.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Quam Engineering

Primary Contact: Scott Henkel

Address: 122 Wisconsin St. , West Bend State WI Zip 53095

Office: (262) 346-7800 Cell: (920) 400-0558 Fax: (____) _____

Email: Shenkel@quamengineering.com

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: Land addition

Provide a brief overview of proposed use(s) of entire property and/or lease space: Residential

Hours of Operation: _____

Provide a brief overview of proposed daily on-site operations: N/A

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: N/A

Describe all businesses, properties and other entities located adjacent to the proposed use: Residential,

Describe any proposed, development, on-site improvements or other construction/remodeling activities: NONE

Describe any proposed grading, and/or stormwater management plan: N/A

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: N/A

Describe any proposed on-site security measures including site lighting: N/A

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): N/A

Describe the projected traffic circulation and impacts: N/A

List all setbacks from rights-of-way and property lines and height limitations: N/A

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: N/A

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☐ No ☒ Yes If yes, explain: TOWN OF JACKSON

Describe any proposed signage including type, size, and location: N/A

If construction is proposed, describe proposed exterior building materials (type, color, etc.): N/A

Describe any site specific features/constraints, etc.: N/A

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: N/A

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): N/A

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: N/A

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

Projected Water Usage: N/A gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

Applicant Name (Print): Todd Weyker
Applicant Signature: Todd Weyker
Co-Applicant Name (Print): Debra Weyker
CO-Applicant Signature: Debra Weyker
Date of Application: July 9, 2021

You MUST sign and date this Application!

SUBMIT TO: Village of Jackson – Village Hall (Checks shall be made payable to Village of Jackson)
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Village Clerk: For all general questions related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning building codes, zoning, or technical questions.
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, 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. This approval 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 this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (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.

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

Letter of Intent

We are requesting the approval to add additional property to our original lot. This property is currently owned by Todd's parents that live next door.

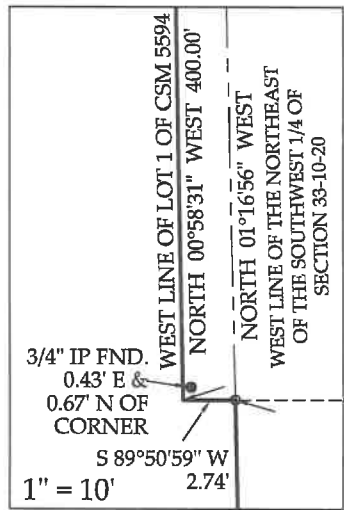
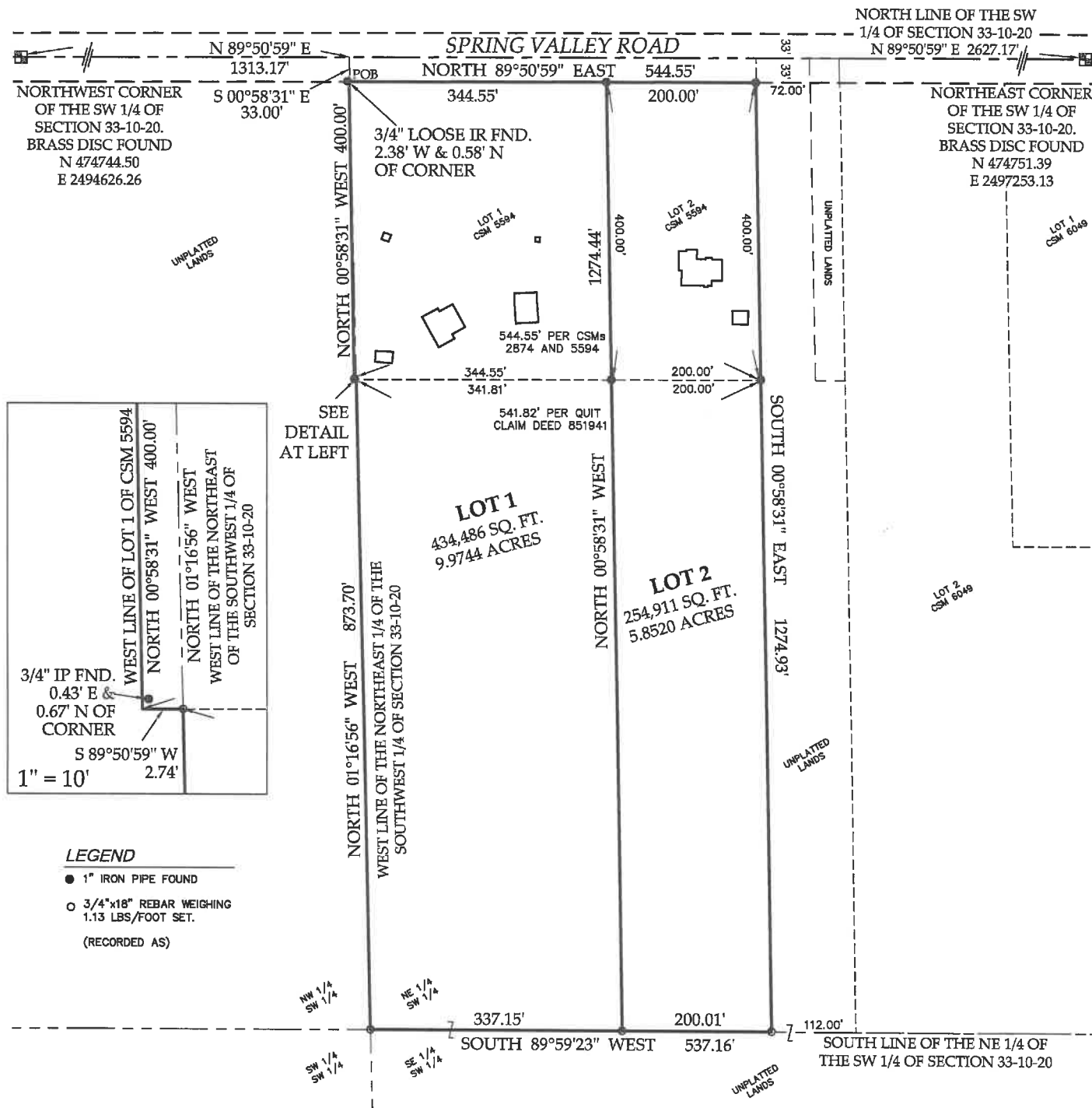
Todd and Debra Weyker

1991 Spring Valley Road

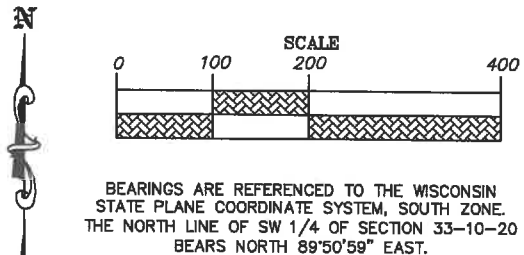
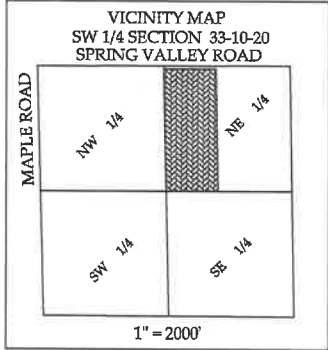
CERTIFIED SURVEY MAP #
LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 5594, RECORDED AS
DOCUMENT NO. 980939 AND UNPLATTED LAND IN THE NORTHEAST
1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 10 NORTH,
RANGE 20 EAST, TOWN OF JACKSON, COUNTY OF WASHINGTON,
STATE OF WISCONSIN.

OWNERS OF LOT 1:
DANIEL E. KASCHNER & MARY J. KASCHNER,
TRUSTEES OF THE TRUST AGREEMENT OF
DANIEL AND MARY KASCHNER
2001 SPRING VALLEY ROAD
JACKSON, WI 53037

OWNERS OF LOT 2:
TODD WEYKER
DEBRA K. WEYKER
1991 SPRING VALLEY ROAD
JACKSON, WI 53037



LEGEND
● 1" IRON PIPE FOUND
○ 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.
(RECORDED AS)



QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT # TW-16-21 Date: 6/02/21

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 5594, RECORDED AS DOCUMENT NO. 980939 AND UNPLATTED LAND IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS, DANIEL E. KASCHNER AND MARY J. KASCHNER, AS TRUSTEES OF THE TRUST AGREEMENT OF DANIEL AND MARY KASCHNER, AND TODD AND DEBRA K. WEYKER:

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 5594 RECORDED AS DOCUMENT NO. 980939, AND PART OF THE UNPLATTED LANDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 33;
THENCE NORTH 89°50'59" EAST, 1313.17 FEET, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4;
THENCE SOUTH 00°58'31" EAST, 33.00 FEET, TO THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 5594 AND
THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 89°50'59" EAST, 544.55 FEET, ALONG THE SOUTH LINE OF SPRING VALLEY ROAD TO THE NORTHEAST
CORNER OF LOT 2 OF SAID CERTIFIED SURVEY MAP;
THENCE SOUTH 00°58'31" EAST, 1274.93 FEET, ALONG THE EAST LINE OF SAID LOT 2 AND A SOUTHERLY EXTENSION
THEREOF TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4;
THENCE SOUTH 89°59'23" WEST, 537.16 FEET, ALONG SOUTH LINE OF SAID NORTHEAST 1/4 TO THE SOUTHWEST CORNER
OF SAID NORTHEAST 1/4;
THENCE NORTH 01°16'56" WEST, 873.70 FEET, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO THE SOUTH LINE OF SAID
LOT 1;
THENCE SOUTH 89°50'59" WEST, 2.74 FEET, ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID
LOT 1;
THENCE NORTH 00°58'31" WEST, 400.00 FEET, ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

CONTAINING 689,397 SQUARE FEET // 15.8264 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE TOWN OF JACKSON SUBDIVISION ORDINANCE.



AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236 AND THE TOWN OF JACKSON DIVISION ORDINANCE:

OWNERS OF LOT 1:

DANIEL E. KASCHNER AND MARY J. KASCHNER, AS TRUSTEES OF THE TRUST AGREEMENT OF THE DANIEL AND MARY KASCHNER

DANIEL E. KASCHNER

MARY J. KASCHNER

OWNERS OF LOT 2:

TODD WEYKER AND DEBRA K. WEYKER

TODD WEYKER

DERRA K. WEYKER

STATE OF WISCONSIN

:SS

COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021, _____

TO ME KNOWN AS THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: _____

QUAM ENGINEERING, LLC

122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.aquamengineering.com

PROJECT # TW-16-21 Date: 6/02/21

CERTIFIED SURVEY MAP # _____

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 5594, RECORDED AS DOCUMENT NO. 980939 AND UNPLATTED LAND IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

NATIONAL EXCHANGE BANK AND TRUST, EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF EXISTING LOT 2 OF THE ABOVE DESCRIBED LAND DOES HEREBY CONSENT TO THE SURVEYING, COMBINING, AND MAPPING OF THE LAND ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF TODD WEYKER AND DEBRA K. WEYKER, OWNERS.

IN WITNESS WHEREOF, THE SAID NATIONAL EXCHANGE BANK AND TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, ITS _____ AT _____, WISCONSIN,
THIS ____ DAY OF _____, 2021.

IN THE PRESENCE OF: NATIONAL EXCHANGE BANK AND TRUST
BY: _____

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS
____ DAY OF _____, 2021.

MIKE SCHWAB, CHAIRMAN JILLINE DOBRATZ, VILLAGE CLERK

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS
____ DAY OF _____, 2021.

MIKE SCHWAB, VILLAGE PRESIDENT JILLINE DOBRATZ, VILLAGE CLERK

TOWN OF JACKSON PARK & PLANNING COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE TOWN OF JACKSON PARK & PLANNING COMMISSION ON THIS
____ DAY OF _____, 2021.

DAVID KLUG, CHAIRMAN JIM MICECH, ZONING ADMINISTRATOR

TOWN OF JACKSON TOWN BOARD APPROVAL

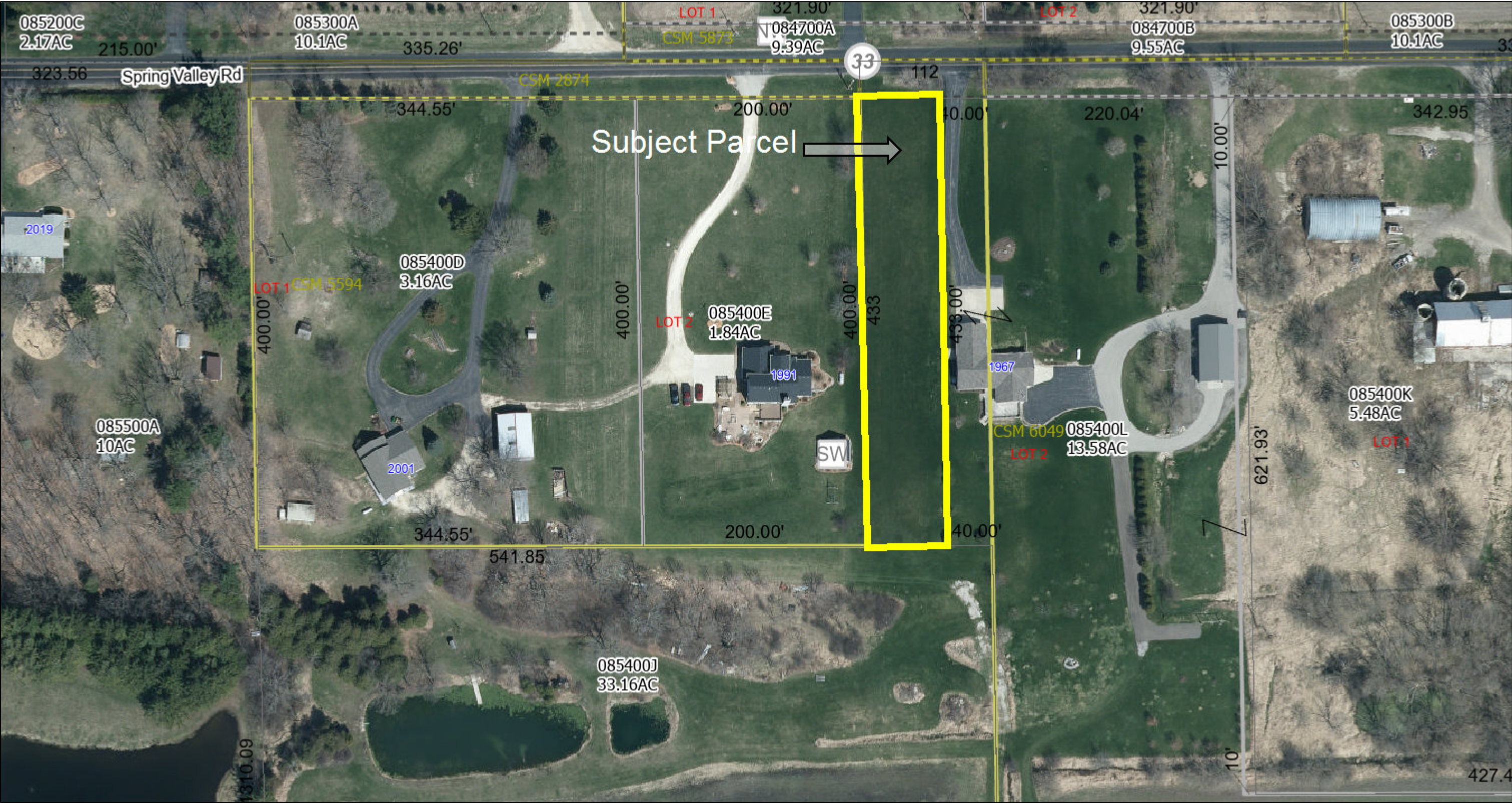
THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE TOWN OF JACKSON TOWN BOARD ON THIS
____ DAY OF _____, 2021.

ROBERT HARTWIG, TOWN CHAIRMAN JULIA OLIVER, TOWN CLERK



QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT # TW-16-21 Date: 6/02/21

1991 Spring Valley Rd.



7/22/2021, 1:47:22 PM

- Areas**

 - Override 1

Lines

 - Override 1
 - Current Parcel
 - Railroad Centerlines

Road Centerline I, USH

 - Interstate Highway, I-41
- Road Centerline STH, CTH**

 - On/Off Ramp
 - State Highway
 - County Highway
 - Address Point
 - Parcel Taxkey & Acreage
 - Leader Lines
- US Highway, FOND DU LAC AV; US Highway, HY 45**

 -

- Subdivision Name**

Condominium Name

Certified Survey Number

Lot Number

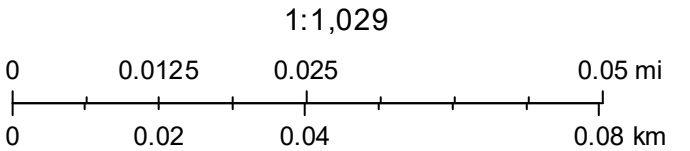
Landhook

Meander Line

PLSS Monument
- Local Road Labels**

 - Township Road
 - City/Village Street
 - Private Street
 - Municipality
 - Retired Parcel
 - Right-of-Way
- Plat**

 - Unknown
 - Certified Survey Map
 - Condominium
 - Assessor Plat; Cemetery Plat; Subdivision



STAFF REVIEW COMMENTS
Plan Commission Meeting – July 29, 2021

Agenda Item #3 – Extra Territorial Plat/Certified Survey Map – Todd & Debra Weyker – 1991 Spring Valley Road

Building Inspection

- No Comments

Public Works/Engineering

- The land division is located in the "Limited Water Service Area" in the Town of Jackson. There are no requested changes to the present water service to the existing property or for the newly created Lot 2. Recommend the Village of Jackson take no exception to the proposed CSM.

Police Department

- No Comments

Fire Department

- No Comments

Administrative/Planning

- No Comments