

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday, May 26, 2022 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

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

Members Present: Tr. Kruepke, Tr. Emmrich, Dan Reik and Doug Wilcox

Excused Absent: Ryan Ganshow, Jon Molkentin

Village Board Member Present: Tr. Heckendorf

Staff Present: Director of Inspections Collin Johnson

Also Present: John Lamm

2. Approval of Minutes for the Plan Commission Meeting of April 28, 2022

Motion by Tr. Emmrich, second by Doug Wilcox to approve the Plan Commission minutes of April 28, 2022.

Vote: 5 ayes, 0 nays. Motion carried.

3. Certified Survey Map – Tax Parcel V3_0776 – Mark Hauser

Motion by Doug Wilcox, second by Tr. Kruepke to recommend to the Village Board the approval of the Certified Survey Map for Tax Parcel V3_0776 – Mark Hauser.

Vote: 5 ayes, 0 nays. Motion carried.

4. Conditional Use Permit – W225N16720 Cedar Park Court – Ernisse Distributors, LLC

Motion by Doug Wilcox, second by Tr. Emmrich to recommend to the Village Board the approval of the Conditional Use Permit for Ernisse Distributors, LLC located at W225N16720 Cedar Park Court, Unit 1 conditional upon operation of the business as presented by the applicant.

Tr. Kruepke noted the address listed in the proposed motion in the Staff Memo was incorrectly noted as Cedar Creek Court. Tr. Emmrich amended his motion to reflect the correct address of Cedar Park Court.

Vote: 5 ayes, 0 nays. Motion carried.

5. Conditional Use Amendment – Signage – W225N16712 Cedar Park Court #3 – St. Vincent de Paul

Motion by Doug Wilcox, second by Tr. Emmrich to recommend to the Village Board the approval of the Conditional Use Amendment relating to signage for the St.

Vincent de Paul retail and processing location at W225N16712 Cedar Park Court.

Vote: 5 ayes, 0 nays. Motion carried.

- 6. Conditional Use Amendment – Signage – W220N16712 County Road P – Kettle Marine**
Motion by Tr. Emmrich, second by Doug Wilcox to recommend to the Village Board the approval of a Conditional Use Amendment for Kettle Marine W220N16712 County Road P, to place the proposed signage at their County Road P facility and to exceed the 300 square foot maximum signable area by an additional 475 square feet for a total of 775 square feet of signage. Approval shall not include any future signage intended for the pole/ground sign located along the south side of the driveway or banner signs.
A brief discussion occurred relating to the pole sign and future signage requests for this property.
Vote: 5 ayes, 0 nays. Motion carried.
- 7. Re-Zoning of Tax Parcels V3_055100A & V3_020700A, Conditional Use Permit, and Site Plan approval – N160W19170 Sherman Road – Sigma Engineering**
Re-Zoning Action:
Motion by Doug Wilcox, second by President Schwab to recommend to the Village Board the approval of the rezoning for Tax Parcels V3_055100A and V3_020700A from Planned Unit Development to M-1, Light Manufacturing District.
Vote: 5 ayes, 0 nays. Motion carried.
- Conditional Use Action:
Motion by Doug Wilcox, second by President Schwab to recommend to the Village Board the approval of the Conditional Use permit for Sigma Engineering, N160 W19170 Sherman Road.
Vote: 5 ayes, 0 nays. Motion carried.
- Site Plan Action:
Motion by Doug Wilcox, second by President Schwab to recommend to the Village Board the approval of the Site Plan for Sigma Engineering, N160W19170 Sherman Road to operate a foundry and related operations as submitted and outlined in the application.
Vote: 5 ayes, 0 nays. Motion carried.
- 8. Preliminary Plat and Developers Agreement – Little Lambs Corner Subdivision – John Lamm/Matt Hahm**
Preliminary Plat Action:
Motion President Schwab, second by Tr. Kruepke to recommend to the Village Board the approval of the Preliminary Plat as presented.
Vote: 5 ayes, 0 nays. Motion carried.
- Development Agreement Action:
Motion President Schwab, second by Tr. Emmrich to recommend to the Village Board the approval of the Little Lamb's Corner Development Agreement conditional upon the following:

1. Submittal of all necessary plans outlined in Section 2a. of the Development Agreement and attached to the Development Agreement as "Exhibit B".
2. Submittal of the Letter of Credit as required by Section 2f. of the Development Agreement.

Director Johnson explained that the developer is still gathering quotes which is why the Letter of Credit was not included in the Draft Development Agreement at this time. It was further explained that there will likely be a small change to the rear lot line for Lot 6. Furthermore, as the cost estimates continue to come in, there is potential for additional changes to the overall plat being that the overall development is subject to feasibility. Mr. Lamm also spoke briefly about his vision for the development.

Vote: 5 ayes, 0 nays. Motion carried.

9. Citizens to Address the Plan Commission

None

10. Adjourn

Motion by President Schwab, second by Tr. Emmrich to adjourn.

Vote: 5 ayes, 0 nays. Meeting adjourned at 7:19 p.m.

Respectfully submitted,

Collin Johnson
Director of Inspections