

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday, April 28, 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: Ryan Ganshow, Tr. Kruepke, Jon Molkentin, Dan Reik and Doug Wilcox.

Excused Absent: Tr. Emmrich

Village Board Member Present: Tr. Heckendorf

Staff Present: Building Inspector Collin Johnson and Administrator Jen Keller

Also Present: Kevin Anderson - Neumann Development, Inc.

2. Approval of Minutes for the Plan Commission Meeting of March 31, 2022

Motion by Doug Wilcox, second by Tr. Kruepke to approve the Plan Commission minutes of March 31, 2022.

Vote: 5 ayes, 0 nays, 1 abstain (Doug Wilcox). Motion carried.

3. Conditional Use Permit – Request to exceed the maximum number of dogs per residence – N162W19241 Cedar Run Drive – David Starich

Motion by Jon Molkentin, second by Doug Wilcox to recommend to the Village Board the approval of Conditional Use Permit request to exceed the maximum number of dogs per residence at N162W19241 Cedar Run Drive until such a time that any one of the current dogs passes away.

Vote: 6 ayes, 0 nays. Motion carried.

Doug Wilcox requested information from Staff regarding any complaints on file for the property related to the three current pets. No complaints were known to Staff.

David Starich provided the Plan Commission additional background information.

4. Conditional Use Amendment – Signage – N160W19170 Sherman Road – Sigma Engineering

Motion by Dan Reik, second by Doug Wilcox to recommend to the Village Board the approval of a Conditional Use Amendment for the installation of signage at N160W19170 Sherman Road conditioned upon the following terms:

1. Inclusion of the street address located on both sides of the main sign base.
Address letters shall contrast against the background on which they are placed and shall be no smaller than three (3) inches in height.
2. The applicant is required to return to the Village Plan Commission and Village Board for necessary zoning approvals prior to issuance of permits to construct

the signage.

Discussion regarding the Village Code of Ordinances related to street address signage ensued.

Vote: 6 ayes, 0 nays. Motion carried.

5. Certified Survey Map (CSM) – Tax Parcels: V3_011400A, V3_009600B – For Property Located at N168W20733-53 Main Street

Motion by President Schwab, second by Dan Reik to recommend to the Village Board the approval of the Certified Survey Map (CSM) for properties identified by Tax Keys: V3_011400A, V3_009600B for property located at N168W20733-53 Main Street.

President Schwab inquired whether the interested buyers were aware of the addition of Outlot #1 as presented on the CSM. Administrator Keller stated the potential buyers were not yet aware of the proposed Outlot, and Staff would be meeting with the potential buyers prior to Village Board review for approval.

Vote: 6 ayes, 0 nays. Motion carried.

Trustee Kruepke left the dais at 7:13 p.m.

6. Conditional Use Amendment – PUD-03 – Additional Storage Use and Tractor/Trailer Parking – Tax Parcel: V3_047700K for property located at N168W19490 Main Street – KARM Properties

Motion by President Schwab, second by Doug Wilcox to recommend to the Village Board the approval of the Conditional Use Amendment for PUD-03 to allow additional storage use and Tractor/trailer parking for Tax Parcel: V3_047700K for property located at N168W19490 Main Street for property owner KARM Properties conditioned upon the following term of approval:

1. Use of the Storage Units conform to hours of operation, 5AM-11PM.

Discussion regarding the number of tractor/trailer stalls on site and the type of storage the new structure would be utilized for ensued.

Vote: 5 ayes, 0 nays. Motion carried.

Trustee Kruepke joined the dais at 7:16 p.m.

7. Phase I Development Agreement – Maple Fields Subdivision – Neumann Developments, Inc.

Administrator Keller provided background on the topic.

Motion by President Schwab, second by Doug Wilcox to recommend to the Village Board the approval of the Phase I Development Agreement for Maple Fields Subdivision owned by Neumann Developments, Inc. conditioned upon Staff review and approval of the forthcoming plans to satisfy requirements for Exhibit B plans.

Kevin Anderson of Neumann Development, Inc. provided requested information regarding the plan for installation of T-turnarounds to ensure motorists and first responders had the capability to turn around on roads incomplete due to phasing of the subdivision development.

Vote: 6 ayes, 0 nays. Motion carried.

8. Draft Ordinance amending public hearing notification requirements for re-zoning, conditional use, planned unit development and street easement/vacation requests

Administrator Keller gave background information.

Motion by President Schwab, second by Ryan Ganshow to recommend to the Village Board the approval of the draft Ordinance establishing public hearing notification requirements for re-zoning, conditional use, planned unit development and street easement/vacation requests.

Vote: 6 ayes, 0 nays. Motion carried.

9. Citizens to Address the Plan Commission

Karl Springler, 2333 Fenceline Drive appeared to ask about the A&R gas pipeline. It was believed to be an issue to his neighbors that live in the Twin Creeks Subdivision.

10. Adjourn

Motion by President Schwab second by Tr. Kruepke to adjourn.

Vote: 6 ayes, 0 nays. Meeting adjourned at 7:26 p.m.

Respectfully submitted,

Jen Keller
Village Administrator