

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday, December 2, 2021 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168 W19851 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

Pres. Schwab called the meeting to order at 7:07 p.m.

Members Present: Tr. Kruepke, Sarah Mleziva, Jon Molkentin, Dan Reik, and Jon Weil

Member Excused: Tr. Emmrich

Staff Present: Building Inspector/Code Enforcement Officer Collin Johnson,
Administrator Jen Keller and Clerk Jilline Dobratz

2. Approval of Minutes for the Plan Commission Meeting of October 28, 2021 and Special Plan Commission Meeting of November 18, 2021

Motion by Jon Weil, second by Jon Molkentin to approve the Plan Commission minutes of October 28, 2021 and Special Plan Commission meeting of November 18, 2021 as submitted.

Vote: 6 ayes, 0 nays. Motion carried.

3. Conditional Use Permit – Holly and Maxwell Krajnik – Three Dogs – W207N17349 Parkview Drive

Motion by Pres. Schwab, second by Sarah Mleziva recommend Village Board approve the Conditional Use Permit – Holly and Maxwell Krajnik – Three Dogs – W207N17349 Parkview Drive.

Discussion on number of animals per Ordinance and expiration of Conditional Use Permit.

Motion amended by Pres. Schwab, second by Sarah Mleziva recommend Village Board approve the Conditional Use Permit – Holly and Maxwell Krajnik – Three Dogs – W207N17349 Parkview Drive per staff comment the approval would expire upon on the animal passing and it would not be extended.

Vote: 6 ayes, 0 nays. Motion carried.

4. Preliminary Plat – Neumann Developments, Inc. – Maple Fields Subdivision 3245 Maple Road

Bryan Lindgren, Neumann Developments, Inc., was present to answer any questions. They are not proposing any changes and will be phasing the development. They have no concerns with any of the staff comments.

Motion by Jon Weil, second by Jon Molkentin recommend the Village Board approve the Preliminary Plat – Neumann Developments, Inc. – Maple Fields Subdivision – 3245 Maple Road as presented.

Jon Weil inquired on signage and renaming East Gate Court. Easement discussion ensued.

Motion amended by Jon Weil, second by Jon Molkentin recommending the Village Board approve the Preliminary Plat – Neumann Developments, Inc. – Maple Fields Subdivision – 3245 Maple Road to include Staff comments general conditions of approval (1-4) and specific conditions of approval (1-12).
Vote: 6 ayes, 0 nays. Motion carried.

5. Covenants – Maple Fields Subdivision Discussion Only

Comments and questions included:

- Sidewalks are the Homeowners Responsibility
- Outline Maintenance Sidewalk Costs
- Potential Rental Restrictions
- Supply the Village with the Recorded Declarations
- East Gate Drive Finished Culverts
- Standardized Culverts

6. Developer's Agreement – Draft – Maple Fields Subdivision – Discussion Only

Comments and questions included:

- Developer's Agreement Specific to Phase One
- Developer's Agreement Consistent with the Project
- Updated Drawings for the Phase

7. Citizens to Address the Plan Commission

None.

8. Adjourn

Motion by Pres. Schwab, second by Tr. Kruepke to adjourn.

Vote: 6 ayes, 0 nays. Meeting adjourned at 7:37 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCPC*
Village Clerk