

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday, January 28, 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. Kruepke, Jon Molkentin, Dan Reik and Jon Weil

Members Absent: Keith Berben and Tr. Emmrich

Village Board Member Present: Tr. Heckendorf

Staff Present: Collin Johnson, Jen Keller and Jilline Dobratz

2. Approval of Minutes for the Plan Commission Meeting of December 3, 2020

Motion by Dan Reik, second by Jon Molkentin to approve the Plan Commission minutes of December 3, 2020.

Vote: 5 ayes, 0 nays. Motion carried.

3. Certified Survey Map – Rod & Chantel Massie – N160 W19270 Sherman Road

Pres. Schwab commented this was referred from the last Plan Commission meeting. Additional information has not been submitted.

Motion by Pres. Schwab, second by Tr. Kruepke refer the Certified Survey Map – Rod & Chantel Massie – N160 W19270 Sherman Road to a future meeting as information as submitted.

Vote: 5 ayes, 0 nays. Motion carried.

4. Planned Unit Development – Final Plat – Home Path Financial LP-Morning Meadows Subdivision – Phase 1

Ed Woodland, Home Path Financial LP, was present to answer any questions. The site improvements are complete, and they are ready to start building homes.

Motion by Jon Weil, second by Dan Reik to recommend Village Board approve the Planned Unit Development – Final Plat – Home Path Financial LP-Morning Meadows Subdivision – Phase 1.

The timeline for the subdivision phases were given by Ed Woodland.

Vote: 5 ayes, 0 nays. Motion carried.

5. Planned Unit Development – Special Use – Joseph & Jennifer Serio – Attached Garage

Joseph Serio was present to answer questions. Collin Johnson gave background information.

Motion by Jon Molkentin, second by Pres. Schwab to recommend Village Board approve the Planned Unit Development – Special Use – Joseph & Jennifer Serio – Attached Garage.

Vote: 5 ayes, 0 nays. Motion carried.

6. Concept Plan – Andrew & Stacey Loosen – Attached Garage & Detached Garage

Andrew Loosen was present and provided background information. Garages are all for personal use vehicles and equipment. Collin Johnson summarized the three variances; one to build a secondary garage, two to exceed the height of an accessory structure and three to exceed the maximum square footage of a garage.

Motion by Pres. Schwab, second by Dan Reik to recommend Village Board approve the Concept Plan – Andrew & Stacey Loosen – Attached Garage & Detached Garage as presented.

Discussion ensued on the detached garage, when it would be built, the size of the lot and the height of the garage.

Motion amended by Pres. Schwab, second by Dan Reik to recommend Village Board approve the Concept Plan – Andrew & Stacey Loosen – Attached Garage and Detached Garage as presented with a sunset that the permit would be pulled by February 1, 2024 along with Plan Commission and Village Board approval prior to construction.

Vote: 5 ayes, 0 nays. Motion carried

7. Conditional Use Permit – Special Use – Design to Construct – Custom Service Hardware

Mark Hertzfeldt, Design 2 Construct, was preset and provided background information. The building was purchased from Quality Stamping and the building will be brought back to its full capacity it was originally designed for. This is a large expansion of the business; they are relocating from Cedarburg.

Motion by Jon Weil, second by Tr. Kruepke to recommend Village Board approve the Conditional Use Permit – Special Use – Design to Construct – Custom Service Hardware as presented.

Vote: 5 ayes, 0 nays. Motion carried

8. Planned Unit Development – Design to Construct – Spec Building - N172 W21843-53 Northwest Passage

Mark Hertzfeldt, Design 2 Construct, was preset and provided information. It is a multi-tenant building with truck access on both sides and will be painted precast.

Motion by Pres. Schwab, second by Tr. Kruepke to recommend Village Board approve the Planned Unit Development – Design to Construct – N172 W21843-53 Northwest Passage as presented.

Mark Hertzfeldt explained the lighting of the building and parking area.

Vote: 5 ayes, 0 nays. Motion carried

9. Citizens to Address the Plan Commission

None.

10. Adjourn

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

Vote: 5 ayes, 0 nays. Meeting adjourned at 7:33 p.m.

Respectfully submitted,
Jilline Dobratz, *CMC/WCMC*
Village Clerk