

**APPROVED MINUTES  
PLAN COMMISSION MEETING  
Thursday – January 5, 2017 – 7:00 pm  
Jackson Village Hall  
N168W20733 Main St  
Jackson, WI 53037**

**1. Call to Order & Roll Call.**

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

Members present: Steve Schoen, Greg Winn, Tr. Emmrich, Jeff Dalton, Peter Habel, and Tr. Kruepke.

Also Present: Tr. Kurtz.

Staff present: John Walther, Brian Kober, Jim Micech.

**2. Minutes – December 1, 2016, Plan Commission Meetings.**

Motion by Jeff Dalton, second by Tr. Emmrich to approve the minutes of December 1, 2016.

Vote: 7 ayes, 0 nays. Motion carried.

**3. Concept Plan – Maplewood Farms, Dittmar Realty, Inc.**

Kevin Dittmar was present and had received staff comments. Chris from Trio Engineering was also present. Kevin and Chris presented the concept plan to the Plan Commission. This development will have sewer and water and will fit in with surrounding developments and with buyers today. Kevin commented that he will partner with area builders. He has no issues with the staff comments of road width. Discussion ensued of the street width; it is larger to allow for walkability. Steve Schoen commented that he talked to neighbors to the development and they would prefer sidewalks. John Walther commented that the size of the streets would allow for the walkability. Chris commented that the development is similar to that in the Menomonee Falls Parade of Homes. Discussion of lighting ensued with a hybrid rural feel and lighting at the intersections. The lighting discussion detail will be part of the planned unit development amendment. Motion by Peter Habel, second by Tr. Emmrich to recommend approval of the Concept Plan – Maplewood Farms – Dittmar Realty, Inc., subject to staff comments, with the inclusion of future sidewalks identified on subdivision plans.

Vote: 7 ayes, 0 nays. Motion carried.

**4. Planned Unit Development Amendment – Morning Star Church – Banner Signs Highland Road.**

Tom Banaszak was present and had received staff comments. Motion by Pres. Schwab, second by Peter Habel, to recommend approval of the Planned Unit Development Amendment – Morning Star Church – Banner Signs Highland Road, subject to staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

**5. Citizens to address the Plan Commission.**

Steve Schoen questioned the water tower on the Concept Plan Map. Brian reported that this is a maybe.

Justin Zunker of Ash Dr. approached the commission in regards to chickens. He distributed information from the City of Milwaukee. This would be an ordinance change.

**6. Adjourn.**

Motion by Peter Habel, second by Tr. Emmrich to adjourn.

Vote: 7 ayes, 0 nays. Meeting was adjourned at 7:35 p.m.

Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer