

**APPROVED MINUTES  
PLAN COMMISSION MEETING  
Thursday – February 23, 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, Tr. Emmrich, Jeff Dalton, Greg Winn, Peter Habel, and Tr. Kruepke.

Also Present: Tr. Kurtz, Tr. Lippold

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

**2. Minutes – January 26, 2017, Plan Commission Meetings.**

Motion by Peter Habel, second by Tr. Emmrich to approve the minutes of January 26, 2017.

Vote: 7 ayes, 0 nays. Motion carried.

**3. Planned Unit Development Amendment – Anvil LLC North Center Street - Addition.**

Mark Kohlwey and Roger Schregardus were present and had received staff comments. Motion by Pres. Schwab, second by Peter Habel to recommend approval of the Planned Unit Development Amendment – Anvil LLC North Center Street – Addition, per staff comments. There was a question on the drawings in regards to the truck dock. This is for a scrap metal dumpster.

Vote: 7 ayes, 0 nays. Motion carried.

**4. Planned Unit Development Amendment – Three Dogs – Mary Frank – Ash Drive.**

Mary Frank was present and had received staff comments. Motion by Pres. Schwab, second by Peter Habel to recommend approval of the Planned Unit Development Amendment – Three Dogs – Mary Frank – Ash Drive.

Vote: 7 ayes, 0 nays. Motion carried.

**5. Planned Unit Development Amendment – ComForCare – Sign – Delaney Court.**

Heidi Schaefer from Signworks was present and had received staff comments. Open discussion ensued whether or not to include the address on the sign by County Road P. The purpose of the sign is for advertising. The address will be on the sign adjacent to the driveway. ComForCare owner will work with the Village on the address requirements for the Village. Motion by Tr. Kruepke, second by Peter Habel to recommend approval of the Planned Unit Development Amendment – ComForCare – Sign – Delaney Court, without the address on the sign on County Road P and with the address on the sign on Delaney Court.

Vote: 7 ayes, 0 nays. Motion carried.

**6. Certified Survey Map – Ehlke – Sherman Road – Extraterritorial.**

Mr. Jerry Ehlke was present and had received staff comments. Motion by Peter Habel, second by Tr. Kruepke to recommend approval of the Certified Survey Map – Ehlke – Sherman Road – Extraterritorial.

Vote: 7 ayes, 0 nays. Motion carried.

**7. Recommendation to the Village Board regarding action on annexation petition filed by Paloroma Farms, LLC, including temporary zoning designation of subject property.**

Motion by Pres. Schwab, second by Peter Habel to recommend to the Village Board the approval of the annexation petition of the subject property filed by Paloroma Farms, LLC; to include a temporary zoning designation of Planned Unit Development (with underlying residential.) John Walther commented that this is the next step in the process. The Village has approved the concept plan. The petitioner wants Village Sewer and Water. The owner of Paloroma Farms, LLC also owns the outlots. Twin Creeks and Paloroma Farms, LLC are owned by the same entity.

Vote: 7 ayes, 0 nays. Motion carried.

**8. Recommendation to the Village Board regarding action on annexation petition filed by Twin Creeks Associates, LLC, including temporary zoning designation of subject property.**

Motion by Pres. Schwab, second by Greg Winn to recommend to the Village Board the approval of the annexation petition of the subject property filed by Twin Creeks Associates, LLC, to include a temporary zoning designation of Planned Unit Development (with underlying residential.)

Vote: 7 ayes, 0 nays. Motion carried.

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

Winter Hess of Twin Creeks Subbdivision commented that he wanted to correct the statements of ownership. Mr. Hess claimed he owns 1/24<sup>th</sup> of the outlots, and two properties for the annexation are not owned by the same entity.

Bob Seidel of Twin Creeks Subdivision commented that he formed the JTRAA. Mr. Seidel commented on the ownership of the lots and that the annexation is contiguous by about 100 feet. He claimed the Village is not bargaining in good faith; that it is a moral issue.

Jeff Dalton commented that the moral issue is the Town of Jackson backing out of the agreement from 1999, which both parties agreed to and signed in good faith.

**10. Adjourn.**

Motion by Peter Habel, second by Jeff Dalton to adjourn.

Vote: 7 ayes, 0 nays. Meeting was adjourned at 7:22 p.m.

Respectfully submitted by John M. Walther