

**APPROVED MINUTES
PLAN COMMISSION MEETING (March Meeting)
Thursday – April 5, 2018 – 7:00 p.m.
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037**

1. Call to Order & Roll Call

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

Members present: Tr. Kruepke, Steve Schoen, Jeff Dalton, and Tr. Emmrich.

Members absent: Peter Habel.

Staff present: Brian Kober and John Walther.

Others present: Tr. Kurtz.

2. Minutes – February 22, 2018, Plan Commission Meeting

Motion by Jeff Dalton, second by Tr. Emmrich to approve the minutes of the February 22, 2018 Plan Commission meeting.

Vote: 6 ayes, 0 nays. Motion carried.

3. Conditional Use – Jackson Self-Storage Buildings – Dittmar Realty

Jason Bickert was present to provide an explanation of the project.

Motion by Pres. Schwab, second by Jeff Dalton to recommend to the Village Board the approval of the Conditional Use for Jackson Self-Storage Buildings, as presented and per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

4. Planned Unit Development Amendment – Building Addition – Infinity EDM, LLC – Design 2 Construct

Jordon O'Connor of Design 2 Construct was present to provide a summary explanation of the project.

Motion by Pres. Schwab, second by Jon Weil to recommend to the Village Board the approval of the PUD Amendment – Building Addition for Infinity EDM, as presented and per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

5. Concept Plan – Neumann Developments – Maplewood Farms

Steve DeCleene of Neumann Developments was present to provide an

explanation of the project in order to be able to proceed with the engineering.

This subdivision is proposed to be a rural cross-section with ditches, the homes would have culverts, and that there would be no sidewalks. Pres Schwab recalled from a previous meeting that the concern was not that sidewalks be installed immediately, but that if sometime in the future sidewalks would be required, it wouldn't be a surprise to the landowners of the potential requirement. Mr.

DeCleene would rather match the surrounding community and would designate

(by painted line) a five foot bike lane on the street in lieu of a sidewalk. Pres Schwab believes it is a good compromise. Tr. Kruepke said we are starting to get a hodgepodge of developments and that outside certain lines; maybe we should come up with a standard. He believes the subdivision should have curb and gutter. He asked about plans for lighting. There were no plans, but that he would match the other developments. Mr. Dalton asked about parking. There would be no parking on the bike lane side of the street. Tr. Emmrich grew up in a subdivision like this and would prefer this type of subdivision. Mr. Dalton would be in favor of the walking path but would prefer curbing.

Motion by Tr. Kruepke, second by Mr. Dalton to recommend to the Village Board the concept plan for Neumann Developments to match Sherman Parc with curb and gutter, allowing the bike/walking path and some type of outdoor lighting to match Sherman Parc also.

Vote: 4 ayes, 2 nays (Schwab and Emmrich) Motion carried.

6. Concept Plan – Center St. Milling Co. – Restoration – Retail/Assembly

Kristine Jacklin and Shelley Bennett were present to explain the project. They have the property under contract and hope to close by June 1. They hope to keep the historic milling company and renovate it into a venue/event center possibly to be completed by January. It will have an outside bar area in the future – the project to be done in phases. All food will be catered in. There will be a kitchen area, but not a full kitchen. It will have a bar for events only and not for the general public. It will host ceremonies, celebrations of life, baby and bridal showers, do-it-yourself classes. Motion by Pres Schwab, second by Tr. Emmrich to recommend to the Village Board the concept plan for Center St. Milling Co. as presented and per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

7. Planned Unit Development – Sign – Kettle Moraine Glass & Shower Door

This is for a new business located in Scheunemann Appliance Building and also for the sign.

Motion by Pres Schwab, second by Tr. Emmrich to recommend to the Village Board the PUD Amendment and sign as presented and per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

8. Citizens to Address the Plan Commission

None.

9. Adjourn

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

Vote: 6 ayes, 0 nays. Meeting adjourned at 7:35 p.m.

Respectfully submitted by John M. Walther, Administrator.