

**APPROVED MINUTES**  
**Village Board Meeting**  
**Tuesday, June 11, 2019 at 7:30 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 7:30 p.m.

Members Present: Trustees Emmrich, Kruepke, Kurtz, Lippold, Malcolm and Olson.

Staff present: Brian Kober, Kelly Valentino, Chief Vossekuil, John Walther and Jilline Dobratz.

**2. Pledge of Allegiance.**

Pres. Schwab led the assembly in the Pledge of Allegiance.

Pres. Schwab requested to move #19 up on the agenda to follow item #8, all Board members agreed.

**3. Any Village Citizen Comment on an Agenda Item.**

None.

**4. Approval of Minutes for the Village Board Meeting of May 14, 2019.**

Motion by Tr. Olson, second by Tr. Lippold to approve the Village Board Minutes of May 14, 2019.

Vote: 7 ayes, 0 nays. Motion carried.

**5. Public Hearing – Planned Unit Development (PUD) – Culver’s / Springfield Sign – Sign**

Pres. Schwab opened the Public Hearing.

Vinnie Busalacchi with Culver’s, W227 N16880 Tillie Lake Court - Stated they would like to have a new sign as a lot has changed in the last 20 years. The owners of the center want a new sign and it will cut Culver’s current sign by half. They are willing to sell them some property for Culver’s to have their own sign.

Pres Schwab closed the Public Hearing. This came from Plan Commission with the recommendation to deny. Nothing has changed ordinance wise in the Village since the original sign was installed.

Motion by Pres. Schwab, second by Tr. Kruepke to deny the Planned Unit Development (PUD) – Culver’s / Springfield Sign – Sign.

Discussion ensued on proposed future sign, the sign ordinance and violation of ordinance.

Vote: 5 ayes, 1 nay (Tr. Kurtz), 1 abstain (Tr. Lippold). Motion carried.

**6. Public Hearing – Planned Unit Development (PUD) – Preliminary Plat – Sales Sign – Development Agreement – Dittmar Realty – Maplewood Farms Single Family Subdivision**  
Pres. Schwab stated the Development Agreement will not be considered. Pres. Schwab opened the Public Hearing.

Bob Seidel, 3244 Creekwood Circle - Spoke on behalf of the Twin Creeks Subdivision. The concerns of the subdivision are the entrance on Fenceline Road and the use of that road, particularly for heavy trucks. The road has been torn up from landscaping that was done. It is a sensitive road. He would like to know if it was settled on not having sidewalks.

Pres Schwab closed the Public Hearing.

Motion by Pres. Schwab, second by Tr. Lippold to approve the Planned Unit Development (PUD) – Preliminary Plat – Sales Sign – Dittmar Realty – Maplewood Farms Single Family Subdivision.

Vote: 7 ayes, 0 nays. Motion carried.

**7. Public Hearing – Planned Unit Development (PUD) – Premier Rosewood Jackson LLC – Development Agreement - Rosewood Lane Multi-Family Development**

Pres. Schwab stated the Development Agreement will not be considered. This came from Plan Commission with the recommendation to approve. Pres. Schwab opened the Public Hearing.

Barbara Carbine, N170 W21805 Rosewood Lane – Commented on her concern of the road Rosewood Lane, her special assessment, the number of vehicles on the road and problems with left hand turns from Rosewood onto Highway P. She stated if this passes, the residents should get a credit on their special assessments. She is totally against this plan.

Jared Schmidt with Robert E. Lee, 1250 Centennial Center Boulevard, Hobart – He is the engineer for the project and gave background information on the six buildings including improvements which were incorporated from the discussion at Plan Commission. They listened to the comments made by the Village.

Sherry Schumacher, N170 W21785 Rosewood Lane – Stated she agrees with what Barbara said and is concerned with who is living in the buildings. She has safety concerns, it is becoming more City.

Jim Blise, developer of the property from Design to Construct in Jackson, lives in the Town of Lisbon – Commented the road was designed as an industrial road so car or construction traffic access is not an issue. There are sidewalks and curb on both sides. They have been improving the entire area. This has been worked on for 15 months and from a development standpoint, they have addressed all the engineering aspects of the development.

Sara Hildenbrand with Pre3 – Spoke on the concerns of the residents. They screen their tenants and make sure they aren't causing any problems with the neighbors.

Rebecca Tinlin, N170 W21801 Rosewood Lane – Stated one of the reasons they moved to Jackson was because of the nice access to the City while still feeling like they live in the country. She would rather see residential than factory and hopes they will address things like berms, bushes and trees so they aren't staring at apartments.

Pres Schwab closed the Public Hearing.

Motion by Pres. Schwab, second by Tr. Kruepke to approve the Planned Unit Development (PUD) – Premier Rosewood Jackson LLC – Rosewood Lane Multi-Family Development.

Tr. Olson commented on the concerns of the residents, industrial zoned land and residential traffic. Tr. Lippold spoke on comments that were made and questioned Pre3 regarding the onsite manager not being responsive to issues. Sara Hildebrand stated this is the first she has heard of it and residents can always call the corporate office. Discussion ensued on Cranberry Creek complex issues. Casey Latz spoke on issues at Cranberry Creek; sidewalks were not shoveled last winter, and the bushes are overgrown over the sidewalk. She has spoken to the property manager.

Vote: 4 ayes, 3 nays (Tr. Lippold, Tr. Kurtz, Tr. Emmrich). Motion carried.

**8. Resolution #19-14 – Consideration of Resolution Creating Tax Incremental District No. 7, Approving its Project Plan and Establishing its Boundaries.**

Jonathon Schatz of Ehlers gave a brief overview of Tax Incremental District No. 7. The proposed Public Safety/Municipal building is not in the TID. There are no developers at this time. Development will be over 20 years and will support all the proposed expenditures. Motion by Pres. Schwab, second by Tr. Lippold to approve Resolution #19-14 - Creating Tax Incremental District No. 7, Approving its Project Plan and Establishing its Boundaries. Vote: 7 ayes, 0 nays. Motion carried.

**19. West Bend School District - Update**

Don Kirkegaard, Superintendent, commented on the next steps. The earliest a referendum would go forward is next April. The School Board will have to make a decision in January 2020. The issues are not gone, they are still there, and they have to be addressed. He took a tour of all the facilities and everything that is needed to be done to have safe buildings will be done. Last night, at the School Board meeting, there are a group of business people in West Bend that are going to look at the facilities and come up with a recommendation. The group will come back in September or October with information for the Board to consider. They were very pleased with the turnout and support with the last election in Jackson. If they go forward, they have to do a better job in uniting the entire district. He will keep the Village informed of what is happening and thanked everyone for their support.

**9. Resolution #19-12 – Authorizing the Sale of Fermented Malt Beverages in Village Parks by Village Officers and Employees.**

Kelly Valentino gave background information. The license had always been held through the Friends Group to provide alcohol in the parks. State Statue §125.06(6) allows any officials that work for the Village by resolution or ordinance to be able to serve alcohol. Motion by Pres. Schwab, seconded by Tr. Olson to approve Resolution #19-12 – Authorizing the Sale of Fermented Malt Beverages in Village Parks by Village Officers and Employees. Kelly Valentino commented all her staff has Operator Licenses. Chief Vossekuil has no objections.

Vote: 7 ayes, 0 nays. Motion carried.

**10. Resolution #19-13 – Discontinuing Portions of Right-of-Way – Laurel Springs Subdivision.**

John Walther provided information, the new development requires a different plat. The resolution will aid Bielinski Builders in replating the north half of the subdivision.

Motion by Pres. Schwab, seconded by Tr. Emmrich to approve Resolution #19-13 – Discontinuing Portions of Right-of-Way – Laurel Springs Subdivision.

Vote: 7 ayes, 0 nays. Motion carried.

**11. Approval of Developer Agreement – Laurel Springs Addition #1**

Motion by Pres. Schwab, seconded by Tr. Emmrich to approve the Developer Agreement – Laurel Springs Addition #1 as presented.

John Walther staff is comfortable with this and the letter of credit has been built in.

Vote: 7 ayes, 0 nays. Motion carried.

Pres. Schwab requested a recess to sign the documents. Reconvened at 8:35 PM.

**12. Approval of Licenses**

- Liquor Licenses:

**Class "B" Fermented Malt Beverages & "Class B" Intoxicating Liquors:**

Jon Zandi, DBA Jackson Pub LLC, N168W20594 Main St; Agent: Jon Zandi, 3207 Division Rd, Jackson WI 53037

KHD LTD, DBA Jimmys Restaurant & Bar, N168W21212 Main St; Agent: Angela Koutsios, N110W16867 Ashbury Cir #2, Germantown WI 53022

Martha E Nimkie, DBA Latest Edition Saloon, N168W20788 Main St; Agent: Martha Nimkie, N168W20788 Main St, Jackson WI 53037

Timothy Scott Holtz, DBA Pizza Station, N168W22224 Main St Ste D; Agent: Timothy Holtz, 1201 W Decorah Rd, West Bend WI 53095

**Class "A" Fermented Malt Beverages & "Class A" Intoxicating Liquors:**

Fox Bros Piggly Wiggly Inc, W194N16774 Eagle Dr; Agent: Lori M Byon Fox, N67W30952 Golf Rd, Harland WI 53029

K & A Petroleum LLC, DBA East Side Mart, N168W19490 Main St; Agent: Annette Kruepke, W205N17226 Colonial Ln Jackson, WI 53037

K & A Petroleum LLC, DBA Main Street Mart, N168W22224 Main St; Agent: Kurt Kruepke, W205N17226 Colonial Ln Jackson, WI 53037

J & M LTD, DBA The Village Mart, W213 N16770 Glen Brooke Dr; Agent: John H Kruepke, N166W21060 Parkway Dr Jackson, WI 53037

Walgreen Co, DBA Walgreens #11676, N168W21330 Main St; Agent: Michael Rodenkirch, 5205 Peaceful Hills Rd, Hartford WI 53027

• Operators Licenses:

- East Side Mart (2019-2020): Daniel Gugg, Jessica Gyuro, Amanda Howell, Bryon Larsh, Joshua Pfeiffer, John Robertson, Melissa Thornton, Lori Yochem
- Fox Bros. Piggly Wiggly (2019-2020): Timothy Gauger, Ronald Limbach, Sita Ly, Haley Roos, Peter Schroeder, Paul Williams
- Jackson Pub (2019-2020): Debra Egerer, Susa Hoppe, Gregory Kitner, Samantha Koenig, Lisa La Pine, Angela Meeks, Michelle Meyer, Jennifer Miller, Christine Sauer
- Jimmy's Restaurant (2019-2020): Bridget Baehring, Eleni Efremidis, Bonnie Ford, Nichole Kassner, Kaitlyn Martell, Dorene McIntosh, Brittany Sturtz, Agnes Turner, Pamela Wolf
- Latest Edition (2019-2020): Dennis Nimkie, Jodi Kulis
- Main Street Mart (2019-2020): Bryan Chuebeyang, Pamela Hildebrandt-Klein, John Linton, Toriano McAfee, Joshua Patten, Keri Schmidt
- Pizza Station (2019-2020): Amber Doede, Amber Wallace
- Village Mart (2019-2020): Shawnie Baerber, Stephanie Cooley, Jeremy Howard, Olivia Huntowski, James Janka, Stephanie Koby, Stephen Mott, Maureen Ott, Carol Purgett, Anthony Schultz, Tanya Zasada
- Walgreen's (2019-2020): Kathleen Brown, Joan Christian, Jennifer Diels, Nancy Edyvean, Kristen Fassbender, Austin Fitzgerald, Diane Gibas, Emily Goddard, David Grandinetti, David Klein, Jennifer Matasek, Dakota Morsovillo, Renata Oswald, Pranitha Patlolla, Rina Ristic, Timothy Schultz, Mark Seip, Rachel Uhren, Robert Woldt

Motion by Tr. Olson, second by Tr. Kurtz to approve all the licenses as presented with the exception of the denial recommended by the Chief of Police.  
Vote: 6 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

**13. Budget & Finance Committee**

- No Recommendations

**14. Plan Commission**

- **Concept Plan – Morning Meadows – Single Family Subdivision**

Bill Carity was present and gave background information. The property is currently located in the Town. The parcel has Cedar Creek going through it and the wetlands have been delineated. He would like to develop about 50 acres. This would have to be annexed into the Village. The adjoining 21-acre parcel is owned by the DNR and it would also have to be brought into the Village. He would like to do this in open ditch with 66-foot-wide streets. The green space would be owned by the HOA.

Motion by Pres. Schwab, second by Tr. Emmrich to approve Concept Plan – Morning Meadows – Single Family Subdivision per Plan Commission recommendation.

John Walther stated he spoke to the DNR. They have no problems with the annexation and they will be a party to it. Water and sewer are already on Sherman Road to the west. He will work with Bill Carity and the DNR on the annexation.

Vote: 7 ayes, 0 nays. Motion carried.

- **Certified Survey Map – Premier Rosewood Jackson LLC – Rosewood Lane Multi-Family Development**

Motion by Pres. Schwab, second by Tr. Kruepke to approve Certified Survey Map – Premier Rosewood Jackson LLC – Multi-Family Development.

John Walther commented this is due to the process of the vacation to Sylvester Cir.

Vote: 5 ayes, 2 nays (Tr. Lippold and Tr. Emmrich). Motion carried.

**15. Board of Public Works**

- **Review of Maplewood Subdivision Phase 1 – Utility Plans**

Motion by Tr. Olson, second by Tr. Emmrich to approve Review of Maplewood Subdivision Phase 1 – Utility Plans.

Brian Kober commented this is allowing the connection, extending utility to serve the subdivision.

Vote: 7 ayes, 0 nays. Motion carried

**16. Joint Parks & Recreation.**

- No Recommendations

**17. Proposed Public Safety Building - Update**

John Walther read a memo from Cedar Corporation. They continue to work with the Option 5 floor plan as approved. The layout has been revised and they continue to work with the departments. Tours have been scheduled for June 18th and the week of June 24th.

**18. Departmental Reports.**

Parks and Recreation Director Kelly Valentino thanked everyone who helped with Action in Jackson, it was a really successful year. A big thanks to the Kruepke Family for sponsoring an incredible fireworks show. As of yesterday, they had 16,756 views on Facebook that the

Splash Pad is open. The playground is open and Little Tikes has chosen Jackson to be in their catalog spread, they will do a photo shoot in September. Thank you to the Board, the Friends Group and all the departments for their help.

Police Chief Ryan Vossekuil commented Action in Jackson went well for the Police Department, thank you Kelly and her team. Officer Justin Brinks has been promoted to the rank of Sergeant. Grant DeMaa has been hired as a Police Officer, he will start on Thursday.

**20. Mid-Moraine Municipal Association Report**

No report.

**21. Washington County Board Report**

County Supervisor Marcy Bishop was present and gave the monthly report from the last meeting on May 8, 2019. They approved to apply for grants for the brown fields and approved the Capital Improvement Program for 2020 to 2024. Assistance at Silver Lake with invasive species was approved. The County is bringing forward, for consideration, to go from an administrative form of government to a County Executive. If it passes County Board by majority vote, we would be voting on a County Executive in the April election.

**22. Greater Jackson Business Alliance Report**

Brian Heckendorf thanked everyone who helped out at Action in Jackson. The final numbers aren't in yet, but it was one of the best in years. It was very well planned. Thank you to the Kruepkes for the fireworks. The chainsaw art auction worked out very well and they will be back next year. Pres. Schwab thanked the Great Jackson Business Alliance for all their hard work and for all the volunteers. Kelly Valentino thanked Tim Meffert and Randy Matter who got the Business Alliance involved. It's a nice family event.

**23. Citizens to Address the Village Board**

Casy Latz commented on an article in the West Bend News on the Administrator vs a County Executive. She thinks it will take away from the Board, it's too much power for one person.

Gloria Teifke commented on Premier and Cranberry Creek. Premier takes better care of the outskirts and the lands than the apartment complex. Premier has taken care of trimming numerous times. They have a traffic problem and they have created enough places to park. She feels a good choice was made by allowing them to be there.

Brian Heckendorf commented a County Executive would have too much power. It would be easier to run an agenda item through and he is in favor of maintaining the Administrator.

**24. Adjourn.**

Motion by Pres. Schwab, second by Tr. Emmrich to adjourn.  
Vote: 7 ayes, 0 nays. Meeting was adjourned at 9:09 p.m.

Respectfully submitted:

Jilline Dobratz, *CMC/WCMC*  
Village Clerk