

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday – August 25, 2016 – 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, and Peter Habel.
Members excused: Tr. Kruepke.
Staff present: Jim Micech, John Walther.

2. Minutes – July 28, 2016, Plan Commission Meetings.

Motion by Peter Habel, second by Jeff Dalton to approve the minutes of July 28, 2016.
Vote: 6 ayes, 0 nays. Motion carried.

3. Concept Plan – Condo Style Apartment Development – Sherman Road.

Peter Habel questioned the condo apartment style. Peter commented on his concern of large apartment complexes. Motion by Peter Habel, second by Tr. Emmrich to recommend denial of the Condo Style Apartment Development – Sherman Road. Nathan Bernstein of Robert Joseph Development was present. His development has the neighboring project and owns the property. Joseph Merkel arrived at 7:05 p.m. and had received staff comments.

Jim Micech reported that this is multi-family and had been previously approved as multi-family. Peter commented that large apartment complexes can cause headaches for law enforcement. Discussion of the project ensued.

Nathan commented that the environment for condos is different and as a neighbor of these condos, Twin Creeks, they do not want a public nuisance property. These properties live like a condo not like an apartment. The residents will be vetted.

Joseph Merkel commented that the condos will be high end apartments. The rent will be \$1,200 or more per month. There will be an on-site manager to keep an eye on the property and tenants. This is not low income housing. It is meant for financially stable renters.

Steve Schoen questioned the residential balance of rented apartments to homeowners. It was reported that the Village is in alignment of this balance. Joe plans to build one building per year for four years. Joe expects occupancy to be two-three per building. Joe commented that there would not be basements.

The Motion to deny was then withdrawn.

Staff comments were discussed. Joe Merkel had received staff comments. The addition of the Knox box verbiage from the Fire Department was pointed out.

This will not be part of the Town Bridges Home Owners Association. Each apartment will be individually metered as in the staff comments.

Motion by Pres. Schwab, second by Jeff Dalton to Recommend the Village Board Approve the Concept Plan – Condo Style Apartment Development – Sherman Road, per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

4. Citizens to address the Plan Commission.

Gloria Teifke of Cranberry Creek questioned the balance of apartments and single family. Jeff Dalton commented on PW Walsh property in the Industrial Park and Alcan. It needs to be cleaned up. Jim Micech will follow up.

5. Adjourn.

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

Vote: 6 ayes, 0 nays. Meeting was adjourned at 7:46 p.m.

Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer