

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday – February 22, 2018 – 7:00 p.m.
Jackson Village Hall
N168 W20733 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: Peter Habel, Tr. Kruepke, Steve Schoen, Jeff Dalton, and Tr. Emmrich.

Members absent: Jon Weil (excused).

Staff present: Brian Kober and John Walther.

2. Minutes – January 25, 2018 Plan Commission Meeting.

Motion by Peter Habel, second by Pres. Schwab to approve the minutes of the January 5, 2018 Plan Commission meeting.

Vote: 6 ayes, 0 nays. Motion carried.

3. Concept Plan – Storage Buildings – Dittmar Realty.

Carla Dunn from Dittmar Realty was present for any questions. She addressed the concerns for lighting and the grade (slope) on the east side of the property.

Motion by Pres. Schwab, second by Steve Schoen to recommend to the Village Board the approval of the Concept Plan – Storage Buildings – Dittmar Realty, as presented and per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

4. Planned Unit Development Amendment – Final Plat – Bielinski Homes Inc. – Laurel Springs Addition #1.

John Donovan of Bielinski Homes was present for any questions.

Motion by Pres. Schwab, second by Peter Habel to recommend to the Village Board the approval of the PUD Amendment – Final Plat – Bielinski Homes Inc – Laurel Springs Addition #1 as presented and per staff comments. Mr. Schoen asked if the path was being extended. Mr. Donovan responded that the path would extend to the north along the east side of the property and to west at the north side of the property. He also explained that the street names were incorrect on the plat but will be changed, and that they are correct on the civil plat.

Vote: 6 ayes, 0 nays. Motion carried.

5. Planned Unit Development Amendment – Final Engineering and Development Agreement – Bielinski Homes Inc– Laurel Springs Addition #1.

John Donovan of Bielinski Homes was present for any questions.

Motion by Peter Habel, second by Jeff Dalton to recommend to the Village Board the approval of the PUD Amendment – Final Engineering and Development Agreement – Bielinski Homes Inc – Laurel Springs Addition #1. Discussion followed regarding the handling of the development agreement. The existing agreement will be amended to

include the addition. Mr. Kober explained the negotiations that will be finalized with the developer regarding pathways, roadways, curbing, and drainage along the perimeter of the property. He also explained how the water and sewer infrastructure installations and improvements will be handled (to be fully discussed in the Board of Public Works meeting.)

Vote: 6 ayes, 0 nays. Motion carried.

6. Concept Plan – Two-Family Condominiums – Bielinski Homes Inc.

John Donovan of Bielinski Homes was present for any questions and for explanation. Motion by Pres. Schwab, second by Peter Habel to recommend to the Village Board the approval of the Concept Plan – Two Family Condominiums – Bielinski Homes Inc per staff comments. Discussion followed regarding this proposed complementary development to the Laurel Springs addition. Wetland delineation has been completed. Proposed are nine ranch-style condos in this private type development. The property will be required to be annexed to the Village and would ultimately be zoned PUD once it is annexed.

Vote: 6 ayes, 0 nays. Motion carried.

7. Planned Unit Development Amendment – U-Haul Co. of Wisconsin

Mike Schulz of U-Haul Co. was present to answer any questions.

Motion by Pres. Schwab, second by Brian Emmrich to recommend to the Village Board the approval of the PUD Amendment – U-Haul Co. of Wisconsin, as presented and per staff comments. Mr. Dalton asked if they had a temporary permit as he had seen the trucks and trailers there for weeks. Mr. Schulz apologized and replied that the owner of the building was not aware that a special use permit was required. He just assumed it was all right just to relocate the business to this location, as it had been in the Village for some time. Tr. Kruepke reiterated the staff comment that the parking lot would be delineated with striping according to the diagram presented. Mr. Schulz said that they would stripe the area to include a maximum of seven vehicles and trailers per the submitted diagram, and that the owner of the building would ensure that the vehicles and trailers were neatly organized within the striped spaces. U-Haul would move any excess vehicles and trailers to the rear of the building until such time of relocation to U-Haul in Saukville or the rerouting of customers to this facility to pick up the rental unit; all of which would happen within a period of twenty-four hours.

Vote: 6 ayes, 0 nays. Motion carried.

8. Citizens to Address the Plan Commission.

None.

9. Adjourn.

Motion by Pres. Schwab, second by Peter Habel to adjourn.

Vote: 6 ayes, 0 nays. Meeting adjourned at 7:23 p.m.

Respectfully submitted by John M. Walther, Administrator.