

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday – March 31, 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, Tr. Kruepke, Doug Alfke, and Peter Habel.

Members excused: All Present.

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

2. Minutes – February 25, 2016, Plan Commission Meetings.

Motion by Doug Alfke, second by Peter Habel to approve the minutes of February 25, 2016.

Vote: 7 ayes, 0 nays. Motion carried.

3. Conditional Use – Piggly Wiggly – Alteration & Addition of Parking Lot, Eagle Drive.

Mark from Design to Construct was present and had received staff comments.

The Piggly Wiggly is proposing to regrade and resurface the existing parking lot and update the parking lot lay out. The current entry will be relocated so that it is more centrally located with the entrance. The rain water and swampy area issue will be addressed. Rain gardens are in the proposal with the regrading of the ditches and new culverts. There will be additional parking in the back.

Brian Kober commented that the Board of Public Works reviewed the plan as well and recommended to allow for the regrading and to have a management plan for cleaning of the ditch and maintenance of the rain gardens. Brian continued that a vertical barrier is needed.

Motion by Peter Habel, second by Tr. Kruepke to Recommend the Village Board Approve the Conditional Use for Piggly Wiggly in regards to Alteration & Addition of Parking lot, per staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

4. Extraterritorial - Living Word Lutheran High School – Construction of Dorms, Living Word Lane.

Todd Wagner from Quasius was present and had received staff comments. Dave Miskimen was also present. The proposal is for a college dorm for international students. The building would be used in the summer for different camps. This is a basic college dorm style building. They are seeking approval for the sanitary sewer and water lines. The proposed building looks to tie in/match with the existing school.

Motion by Peter Habel to recommend the Village Board approve the Extraterritorial - Living Word Lutheran High School – Construction of Dorms, Living Word Lane, per Staff Comments. Second by Doug Alfke.

Discussion of the fees of the REUs ensued, one versus two. The one REU should be paid up front and then if deemed necessary then the second would be charged. Brian commented that they have to make the request and the paperwork predicts two REUs in the first year. A payment plan can be worked out. John Walther commented that the projection is 219,000 gallons which is two REUs. There are 21 beds in the dorm. They may not have 21 students the first year.

Living Word is an existing customer and adding an additional lateral. They are also within the 2015 boundary agreement.

Vote: 7 ayes, 0 nays. Motion carried.

5. Discussion and Review of Comprehensive Plan.

Chairperson Schwab started the discussion of the Comprehensive Plan. Chairperson Schwab had previously highlighted portions of the plan to lead the discussion. Discussion began by starting with the first sections. Tr. Kruepke commented that an addendum had been discussed for the changes. The information will be superseded with inserts.

The Mission Statement on Section 1-8, page 25 was discussed. It will be replaced with the attached language.

Affordable Housing on Section 2-12 & 2-13; page 42 was discussed. Discussion ensued to leave the detail in as it exists. It was commented that the Village has a good mix of residential.

Property Maintenance on Section 2-13; page 43 was discussed. Discussion of removing the property maintenance area ensued. This is due to legislation enacted by the state. The Village has never stood in the way of the home being sold. The property maintenance code was a way to keep the housing stock value up. Discussion ensued to keep the language and add “due to state legislation the property maintenance inspections are on hold”. Currently the code is if there is a complaint.

Peter Habel commented that the property maintenance code is a tool that was used successfully in the past.

Chairperson Schwab added that, The Village of Jackson has an interest in seeing that homes in its jurisdictions are well maintained. While we are unable to require an exterior and interior inspection we would welcome the opportunity to do so. Tr. Emmrich suggested add the verbiage “in an effort to keep the housing stock market up to code”.

Federal, State, and Regional Housing Programs, paragraph 2, Section 2-13, page 43 was discussed. There were no changes. John Walther will investigate.

Inventory of Transportation Changes, fourth paragraph, section 3-2, page 45 was discussed. It was commented on to remove the entire paragraph.

Section 3-3, page 46 was then discussed. It was commented to removed Parkside, Georgetown, and Center. The items have been done. The Village of Jackson Village Board has a five year capital improvement program to support street improvements.

Washington County Bus System was noted. The Park & Ride was discussed. The County installed a park & ride. The purpose of a park & ride ensued. The bus system does exist but there is no impact on the Village. It was commented on to remove the sentence for the fifth pick up; then discussed to leave in.

Trucking of Section 3-6, page 49 was discussed. The truck entrance is on P rather than 60. Rytec has expanded and added loading docks.

Planned Pathways of 3-6, page 37 was discussed. Use Lake Hasmer Fishing Access rather than the Pier. It was commented to remove the properties that have not been completed.

Official Map of Section 3-7, page 37 was discussed. The Official Map will be adjusted with the boundary agreement. The official maps will continue to be updated. Take the street names out.

Washington County Planning of Section 3-18, page 61 was discussed. It was noted to remove what has been completed.

Additionally stated was that the extension of Spruce Street depends on Schnall property.

Signal issues have been solved; the second paragraph can be removed. In addition South Center Street and mention of the Aurora medical facility can be removed.

Discussion of the CMAQ grant has been completed.

It was commented to leave the Washington County plan have been constructed/have been completed. It was commented to include information on a roundabout on Hwy 60 and Eagle as it will slow traffic to the appropriate speed.

6. Citizens to address the Plan Commission.

Gloria Telfke commented that individuals need to come to the meetings in order to know what is going on in the Village.

7. Adjourn.

Motion by Peter Habel, second by Tr. Emmrich to adjourn.
Vote: 7 ayes, 0 nays. Meeting was adjourned at 8:07 p.m.

Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer