

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday, April 25, 2019 at 7:00 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

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

Members present: Keith Berben, Tr. Emmrich, Dan Herro, Tr. Kruepke and Jon Weil.

Staff present: Brian Kober and Jilline Dobratz.

Pres. Schwab announced the next Plan Commission meeting will not be on the last Thursday of May, it will be on May 23, 2019 to allow the necessary time for a Public Hearing on the proposed creation of Tax Incremental District No. 7.

2. Approval of the Plan Commission minutes of March 28, 2019

Motion by Tr. Emmrich second by Keith Berben to approve the Plan Commission minutes of March 28, 2019.

Vote: 6 ayes, 0 nays. Motion carried.

3. Concept Plan – Maplewood Farms – Single Family Subdivision

Kevin Dittmar from Dittmar Realty, Inc. was present and spoke on the project. The previously approved plan for this project had to be abandoned due to significant infrastructure costs. The new subdivision design retains the same density, 125 lots, as the previous plan while offering a more efficient layout for roadway, grading and utility installation. Chris Hitch, Senior Project Manager with raSmith, gave an overview of the project with the new street pattern. It's a traditional neighborhood, with 90-degree intersections and straighter stretches of streets. This plan has almost 1,800 lineal feet less of roadway. The street and utility patten are designed to blend in with the existing topography to avoid deep sewer lines and minimize grading. There are three difference lot sizes, larger lots are at the perimeter. Three different sizes of lots give a broader range in the home lot packages that can be offered. The street concept is two different types of street sections, urban and rural roads. A trail system will provide linkages to the sidewalks in the public right away.

Tr. Kruepke asked who would maintain the trail system. Kevin Dittmar stated the home-owners association would maintain it. John Weil inquired if they are fully paved cul-de-sacs. Chris Hitch stated fully paved with center snow storage, no islands. Discussion on gravel shoulders ensued. Kevin Dittmar commented they would like to get in the ground late June and start selling lots this Fall. There will be four phases of the lots, West to East and North to South. It is a mix of lot sizes in each phase. Brian Kober commented the subdivision will have Village Street lights, 30-foot pole street lights. Dan Herro commented on the power lines. Kevin Dittmar stated here is one tower that will be well marked.

Motion by Pres. Schwab, second by Tr. Emmrich to recommend the Village Board approve the Concept Plan for Maplewood Farms – Single Family Subdivision per staff comments and per discussion.

Vote: 6 ayes, 0 nays. Motion carried.

Kevin Dittmar addressed the concern in the staff comments on lot dimensions to be two to one and the whole interior of the subdivision achieves that. There are some lots that are deeper and have green space, they are more like two and a half to one.

4. Conditional Use Permit – Event Horizon Tattoos / Richard Malnory

Richard Malnory was present and had received staff comments.

Motion by Pres. Schwab, second by Tr. Kruepke to recommend the Village Board approve the Concept Use Permit – Event Horizon Tattoos/Richard Malnory per staff comments.

Richard Malnory explained the tattoo industry. He would like to open a tattoo studio with illustration graphics and all forms of art. The industry is fine tuning itself. Jon Weil asked where they are at in the State Licensing application process. Richard Malnory stated they are currently working on it and submitting it this week. Scott Roth, shop manager, commented the Health Inspector will not approve them until they are close to completing the shop.

Vote: 6 ayes, 0 nays. Motion carried.

5. Citizens to Address the Plan Commission

None.

6. Adjourn

Motion by Pres. Schwab, second by Jon Weil to adjourn.

Vote: 6 ayes, 0 nays. Meeting adjourned at 7:34 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*
Village Clerk