

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday, August 29, 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: Tr. Kruepke, Dan Reik and Jon Weil.

Member Excused: Keith Berben and Tr. Emmrich.

Staff present: Collin Johnson, John Walther and Jilline Dobratz.

2. Approval of Minutes for the Plan Commission Meeting of July 25, 2019

Motion by Jon Weil second by Tr. Kruepke to approve the Plan Commission minutes of July 25, 2019.

Vote: 4 ayes, 0 nays. Motion carried.

3. Comprehensive Plan Update - SEWRPC

Ben McKay was present and gave an update on the progress of the Comprehensive Plan. The Village of Jackson is getting assistance with this plan update as part of the Washington County multi-jurisdictional planning process to update the County plan which was adopted in April. The plan includes two parts. Part one is minor updates. Every community has chosen to do a minor plan update which focuses on the land use plan map, making any adjustments to that map for things that have occurred over the last 10 years and for known changes that may be in the works in the community. Some of the things that have been incorporated into the proposed draft map include updates related to the Village Opportunity Analysis and Redevelopment Plan. A mixed-use area was added to the downtown to reflect the plan that was adopted in 2017. Some natural features have been updated on the map; wetlands and primary environmental corridors to match the commissions most recent inventory of them which was done in 2015. The lands that have been identified in the Mediated Cooperative Plan Agreement with the Town of Jackson to be attached to the Village have been updated. The Village and Town have decided not to have a Joint Comprehensive Plan. Part two of the plan is the year 2035 plan as it pertains specifically to the Village and considers it all one plan with all nine elements covered, including an updated land use plan map. A timeline of future steps was given which includes a Public Hearing before adopting by ordinance.

4. Resolution #19-23 – Terminating the Village of Jackson’s Participation in the Joint Village of Jackson/Town of Jackson Planning Group

John Walther commented on a revision in the resolution.

Motion by Pres. Schwab, second by Dan Reik to recommend the Village Board approve Resolution #19-23 – Terminating the Village of Jackson’s Participation in the Joint Village of Jackson/Town of Jackson Planning Group.

Vote: 4 ayes, 0 nays. Motion carried

5. Resolution #19-24 – Adopting Public Participation Procedures for Amending the Comprehensive Plan for the Village of Jackson

John Walther stated in Exhibit A there was a revision.

Motion by Pres. Schwab, second by Tr. Kruepke to recommend the Village Board approve Resolution #19-24 – Adopting Public Participation Procedures for Amending the Comprehensive Plan for the Village of Jackson.

Vote: 4 ayes, 0 nays. Motion carried

6. Planned Unit Development – J & M Ltd. – Storage Buildings

Mark Hertzfeldt, Design to Construct, was present and gave information on the development. The proposal is for two separate phases of storage buildings. The initial phase is one taller building for RV storage, minor storage and additional parking. The second phase is three smaller buildings to the west, they are identical in footprint. The whole area will be paved, and the pond is sized appropriately to take the additional hard surface. Signage will be a separate submittal as they are not sure what it will be at this point. The slope will be increased, and trees will be relocated to the perimeter. The security lighting requested by the Police Department has been addressed. The plan shows the entire perimeter of the buildings are completely illuminated – no dark spots. Additionally, there are some existing tall pole fixtures on-site that will also illuminate the area. The doors facing Highway 60 will be removed and decorative faux windows will be added.

Motion by Pres. Schwab, second by Jon Weil to recommend the Village Board approve the Planned Unit Development – J & M Ltd. – Storage Buildings, to bring the item to the table.

Collin Johnson inquired about security lighting on the South side of the first building. Mark stated they will light it, so it won't be dark, but not as bright as security lighting. Collin questioned the elimination of the one stormwater inlet, if the intent is to sheet flow all the water east to the retention pond. Mark explained the majority of it does sheet flow and regrading the property allows that to function. They are exploring the options of tying down-spouts into a storm system. Jon Weil inquired about the lights on the building. Mark stated all light energy is directed at a downward angle with full cut-off fixtures. Pres. Schwab asked about timeframe of the phasing. The first building would be this fall and the second building would be next year. Collin commented on the vegetative screening or buffering required by Village Ordinance, between commercial property and residential property. Mark stated they are not removing the buffering but relocating it to the top of the slope. The aesthetics of the buildings were discussed. Pres. Schwab mentioned WE Energies installed a building on Jackson Drive and was required to use a structure sided with exposed aggregate rather than just a metal building and adding a brick or faux stone façade wouldn't be inconsistent with that requirement, considering the visibility of the development. He stated it wouldn't be necessary all the way around but on the southern visible side to dress it up and help match the existing buildings. Dan Reik said would be nice to see the decorative windows, with an actual picture of what they would look like to see what the appearance would be. Mark said they will explore the options.

Pres. Schwab amended his motion to include exploring the options discussed, prior the Village Board meeting. The second concurred with the amendment. The options to be

explored are; the amount of trees and shrubs, exposed aggregates on the buildings to have a higher standard than a standard metal shed, faux stone or brick and windows to help improve the look and complement the look of the other attractive buildings on site.

Vote: 3 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried

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

Motion by Pres. Schwab, second by Dan Reik to recommend the Village Board approve the Planned Unit Development – Final Plat – Bielinski Homes Inc. – Laurel Springs Addition #1.

John Walther reported there are no changes from the preliminary plat. John Donovan, Bielinski Homes Inc., commented the State has reviewed and approved the final plat.

Vote: 4 ayes, 0 nays. Motion carried

8. Annexation – Morning Meadows – Temporary Zoning

Motion by Pres. Schwab, second by Tr. Kruepke to recommend the Village Board approve the Annexation – Morning Meadows – Temporary Zoning.

John Walther explained the 22 acres of DNR property, while not being developed, is part of the annexation. The DNR property is what gains the contiguity with the Village of Jackson as it currently is in the Town of Jackson. Jon Weil inquired on DNR input on their portion and how it would be rezoned. John Walther replied it will stay DNR property and will stay zoned the way it is. It is the Highway P Streambank Protection Area and that is not going to change, the zoning won't affect that at all. Pres. Schwab withdrew his motion.

Motion by Pres. Schwab, second by Tr. Kruepke to recommend the Village Board approve Temporary Zoning for the Morning Meadows portion of the area to be annexed as residential.

Jon Weil questioned the DNR area for deer and gun hunting. John Walther stated it will not change, that is on the State level.

Vote: 4 ayes, 0 nays. Motion carried

9. Citizens to Address the Plan Commission

None.

10. Adjourn

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

Vote: 4 ayes, 0 nays. Meeting adjourned at 7:34 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*
Village Clerk