

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday, September 26, 2019 at 7:00 p.m.
Jackson Village Hall
N168 W20733 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, Tr. Kruepke, Jon Molkentin, and Dan Reik.

Member Absent: Jon Weil

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

Pres. Schwab requested to move Item #8, Village of Jackson Comprehensive Update 2050 – Preliminary Draft – Discussion/Action to the next item, all members agreed.

8. Village of Jackson Comprehensive Update: 2050 – Preliminary Draft – Discussion/Action

Ben McKay and Rochelle Brien of SEWRPC were present and gave updates on the Comprehensive Plan. Ben McKay gave an overview and stated the draft plan is split in two parts. Part one includes the land use plan map which shows how the Village is planning to develop in the future and includes a description of land use categories. Part two of the plan is the year 2035 plan, which is right now a joint plan with the Town of Jackson, that has been separated out so portions specific to the Village are included. Having one Comprehensive Plan will cover all nine elements of the comprehensive planning law and has a map that updates the plan for 2050. Rochelle Brien explained the updates on the land use plan map which includes the Carity Morning Meadows subdivision, changed plan land use classifications in the Town of Jackson areas to reflect density and included plan land uses in the Town of Polk. The land use table was updated to reflect the changes.

Motion by Pres Schwab, second Tr. Emmrich by adopt Resolution #19-27 to Approve an Amendment to the Village of Jackson Comprehensive Plan to Create a Year 2050 Village of Jackson Comprehensive Plan.

Vote: 5 ayes, 0 nays. Motion carried

2. Approval of Minutes for the Plan Commission Meeting of August 29, 2019

Motion by Tr. Emmrich, second by Keith Berben to approve the Plan Commission minutes of August 29, 2019.

Vote: 5 ayes, 0 nays. Motion carried.

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

Pres. Schwab explained this item was before the Plan Commission last month. The Plan Commission recommended approval to the Village Board, the Village Board considered it, several citizens made comments during the Public Hearing and it was referred back to the Plan Commission for further discussion. The developers did

make the changes that were recommended by the Plan Commission at the last meeting.

Keith Berben questioned the current lighting. John Kruepke stated it has always been the same; it was upgraded to LED lights but none of the fixtures changed. The heads have not been adjusted yet and a contractor has to come in the evening to adjust them. Dan Reik commented the vehicles have been stored there and the lights have all been there for years. Keith Berben inquired on when it was first approved, what the stipulations were on the land. John Walther stated the minutes would need to be checked but there was a concern about idling trucks overnight. It's been 11 to 12 years ago. Pres. Schwab reviewed the items that were brought up at the Village Board meeting.

Mark Hertzfeldt, Design to Construct, was present and stated number of things can be done to adjust the lighting. The hill is being cut back substantially to make it steeper which will create a barrier at the backside. The front side has full access. The lighting on the sides of the buildings are completely shielded and cast down, not vertical. For screening, 36 blue spruce trees will go in at the top of the hill. The trees will be six to eight feet tall and four feet wide to create a substantial barrier on the top of the hill. The hill will be taller than the buildings. Currently, campers and trucks are being parked and stored on the site. The property has been there for 11 years, developed in this state. It was commercial property before it was developed and was always intended to be used in a commercial nature. Tr. Emmrich inquired on comments made by the Police Department regarding safety issues. Mark Hertzfeldt stated the site is very visible from Highway P, a lot of traffic passes by and has visual contact with neighbors. Their preference is not to install the fencing. There will be cameras on the buildings. Collin Johnson clarified the fence comments came from him. Pres. Schwab's concern with the lighting is the existing lighting and encouraged it to be taken care of as quickly as possible. John Kruepke commented on the lighting, it is basically exactly the same as the parking lot lighting at the Village Mart. When it was put in, he didn't have any complaints from anybody and it's next to residential on two sides. Some of the parking lot lights are not being used as there is no need. When they do something, they try to do it right. They have three stations in Jackson. The oldest station is 35 years old, they spend a lot of money in updating their facilities and it will be the same way with these buildings. Drainage of the site was discussed.

Motion by Pres. Schwab, second by Dan Reik to recommend the Village Board approve the Planned Unit Development – J & M Ltd. – Storage Buildings given the changes that have been discussed including the addition of trees and the adjustments to the lighting.

Pres. Schwab stated, hopefully the changes will be made well before the Village Board meeting so that the changes could be seen for consideration at that point as well. This item will come again before the Village Board. There will not be a Public Hearing but there is a time at the beginning of the agenda for citizens to comment on an agenda item at the Village Board meeting.

Vote: 4 ayes, 1 nays (Tr. Emmrich). Motion carried

Tr. Kruepke joined the Plan Commission at the dais at 7:30 p.m.

4. Planned Unit Development – Pack & Ship International LLC. – Exterior

Renovation

Huy Tran, Pack & Ship International LLC., was present and gave an explanation of the project. He would like to reopen the exit to have access on to Highway 60. The TV displays would be static words, nonmoving and nonanimation.

Collin Johnson stated on the overhead garage door there was no size specification, the scope of the installation of glass windows isn't know, the digital advertising could have potential size limits. Also, the Police Chief is in favor of not reopening the drive onto Highway 60. Tr. Kruepke commented the State did not tell him to close the access onto Highway 60, he closed it. Pres. Schwab stated we will find out who actually has the authority to restrict or not restrict access.

Motion by Pres. Schwab, second by Keith Berben to recommend the Village Board approve the Planned Unit Development – Pack & Ship International LLC. – Exterior Renovation with the following caveats; the overhead door be limited to 9' x 8', follow the Police Chief recommendation that access not be granted onto Highway 60 and look into it to see whose jurisdiction it is, the TV screens will have to comply with code, per staff comments.

Vote: 6 ayes, 0 nays. Motion carried

5. Planned Unit Development – Jackson Development – Four Family Condo Development

Kurt Henning was present and gave background information on the development. The purposed development is for seven four family buildings for a total of 28 units. There will be more green space and less asphalt. All of the utilities are in and they are using the existing storm sewer laterals. The ones that are not being used will be terminated at their cost. They plan on putting slabs in this fall.

Motion by Tr. Emmrich, second by Keith Berben to recommend the Village Board approve the Planned Unit Development – Jackson Development – Four Family Condo Development, per staff comments.

Vote: 6 ayes, 0 nays. Motion carried

6. Planned Unit Development – Greg Beaudry – Warehousing / Transportation Facility

Mark Hertzfeldt, Design to Construct, was present to provide an explanation of the project. The warehouse will be used only for industrial products, no commercial goods or hazardous materials. There will be a small office at the front of the building with the majority of the use being for storage. The trash enclosure will be inside the fenced area. Landscaping will meet the requirements of the business park.

Motion by Tr. Emmrich, second by Jon Molkentin to recommend the Village Board approve the Planned Unit Development – Greg Beaudry – Warehousing / Transportation Facility, per staff comments.

Vote: 6 ayes, 0 nays. Motion carried

7. Planned Unit Development – Bielinski Homes Inc. – Laurel Springs Villas – Two Family Condos

Jon Donovan, Bielinski Homes Inc., was present to explain the purposed development at the corner of Jackson Drive and Cedar Creek Road. They are looking at starting the project early next year. The condominiums will be of stone/vinyl siding, aluminum fascia and soffit and will be stepless from the garages and front doors. There will be a

Developer's Agreement and a Storm Water Management Agreement to be approved. Regarding the floodplain, it's zoned a floodplain designation. The engineer is not aware of a floodplain elevation that FEMA puts on this for the creek area. The buildings are two feet above and are built outside the floodplain that's there established. He does not know the elevation. Collin Johnson commented on the floodplain issue, it has to do with the adjacent grade next to each of the buildings. Making sure that the purposed elevations have enough safety built in and the properties do not end up in the floodplain should something change within that delineated floodplain that is currently established. Jon Donovan stated they are willing to figure that out and finalize where the floodplain is. He doesn't see this as a big concern and will work with Village staff and their engineer, designing it properly so there are no issues. Motion by Pres Schwab, second by Tr. Emmrich to recommend the Village Board approve the Planned Unit Development – Bielinski Homes Inc. – Laurel Springs Villas – Two Family Condos, per staff comments. Vote: 6 ayes, 0 nays. Motion carried

9. Citizens to Address the Plan Commission

None.

10. Adjourn

Motion by Pres. Schwab, second by Tr. Emmrich to adjourn.

Vote: 6 ayes, 0 nays. Meeting adjourned at 8:06 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*
Village Clerk