

**AGENDA**  
**PLAN COMMISSION MEETING**

Thursday – October 25, 2018 at 7:00 p.m.  
Jackson Village Hall  
N168W20733 Main St  
Jackson, WI 53037

1. Call to Order & Roll Call
2. Minutes – September 27, 2018
3. Planned Unit Development – J & M LTD dba Village Mart - Sign
4. Chicken Ordinance
5. Citizens to Address the Plan Commission
6. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.  
It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

**DRAFT MINUTES**  
**PLAN COMMISSION MEETING**  
**Thursday – September 27, 2018 – 7:00 p.m.**  
**Jackson Village Hall**  
**N168W20733 Main Street**  
**Jackson, WI 53037**

**1. Call to Order & Roll Call**

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

Members present: Tr. Kruepke, Steve Schoen and Jon Weil.

Members excused: Keith Berben and Tr. Emmrich

Members absent: Peter Habel

Also present: Tr. Lippold

Staff present: John Walther and Jilline Dobratz.

**2. Minutes – August 30, 2018, Plan Commission Meeting**

Motion by Jon Weil, second by Tr. Kruepke to approve the minutes of the August 30, 2018 Plan Commission meeting.

Vote: 6 ayes, 0 nays. Motion carried.

**3. Chicken Ordinance – Continued Discussion and Action**

Pres. Schwab stated this came back from the Village Board with direction to prepare an ordinance for submittal to the board. The ordinance should include; 25' from a property line and 40' from the neighboring residence, one accessory building on a lot, set a number of total chickens, maximum of five animals on the property, registered with the State, all hens, no roosters, no slaughter, no sale of eggs or birds, neighbors permission of every adjoining properties with review upon complaint.

John Walther inquired if this should be handled from a permit stand point to a Conditional Use or a Planned Unit Development (PUD) Amendment, depending on location of the home that wouldn't require annual permitting. This would be done with a Public Hearing, paying the fee for Conditional Use or for a PUD Amendment and the neighbors get letters that there may be chickens next to them. If the neighbors choose to comment, they can do so at a Public Hearing. It could be written in a way so that it stays with the owner. These are really considered livestock and an exception to the rule. Mandatory registration is with DATCP. They have to know if there are chickens in the event there is any kind of virus, they need to know where it came from.

Discussion continued with the size, 4 square feet in the coop, 16 square feet minimum with the fenced in area outside the coop, one roost per bird and the door has to be secure at night. John Walther asked who enforces this. Pres. Schwab stated maybe a Code Enforcement Officer should be looked at. Steve Schoen commented on the inspector having assistance. Currently, the Building Inspector is the Code Enforcement Officer. Tr. Kruepke spoke on starting with three chickens as a maximum, and then they could come back with a variance if looking for additional.

Motion by Pres. Schwab, second by John Weil to direct staff to assemble an ordinance based on the discussion, notes and City of Plymouth's ordinance as a model and present back to Plan Commission.

Vote: 4 ayes, 0 nays. Motion carried.

#### 4. **Citizens to Address the Plan Commission**

Lyle Alft – N167 W20899 South Street spoke on structure, an accessory building, coyote concern if they are already here, they are feeding on other animals, not a source of food. Inquired on neighbors permission, how chickens compare to what is already in place. Pres. Schwab replied dogs and cats are pretty common, this is an exception and out of the norm for the community. Chickens are considered livestock. A Planned Unit Development Amendment has an application process and the neighbors know when to show up for a meeting.

John Walther stated the applicant may live in a subdivision that prohibits accessory structures. The Village will not check on it, the home owner association will have to understand that. The applicant has to check with their home owners association to see if they allow accessory structures in the rear yard. Pres. Schwab would like to include in the ordinance exclusions of the convenience of various subdivisions.

Jack Lippold commented there are fox and coyotes around the Village and inquired on what vermin they might attract. Pres. Schwab said the food needs to be kept in a metal container.

Steve Schoen encouraged Village Board members to walk Ridgeway Drive before any other checks are written. It is way behind schedule, it's not level, the storm sewer is cocked, sidewalks dip in the driveways, and curb and gutter are subpar. He has a rock fence around his yard, which now he has to tear out as half the rocks are buried with dirt. It's not acceptable. Asphalt work to the East, a section is like a washboard. A lot of money is spent on these projects.

#### 5. **Adjourn**

Motion by Pres. Schwab, second by Tr. Kruepke to adjourn.  
Vote: 6 ayes, 0 nays. Meeting adjourned at 7:35 p.m.

Respectfully submitted,

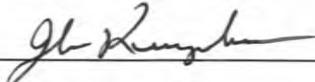
Jilline Dobratz, *CMC/WCMC*  
Village Clerk/Treasurer

**VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM**  
 (Due 1<sup>st</sup> Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Jom LTD  
 Contact JOHN KRIVICKI Address/ZIP W213 N16770 GLEN BROOKS Phone # 262-677-4901  
 E-mail Address jmkapetro@gmail.com Fax # where Agenda/Staff comments are to be faxed 262-677-4801  
 Name of Owner JOHN KRIVICKI Address/ZIP N166W21060 PARKWAY Phone# 262-677-4901  
 Owner Representative/Developer \_\_\_\_\_  
 Proposed Use of Site \_\_\_\_\_ Present Zoning PUD

<u>ACTION REQUESTED</u>	<u>FEE</u>	<u>SUBMITTAL REQUIREMENTS</u>	<u>TYPE OF INFORMATION DESCRIBED</u> <u>(See page 5)</u>	<u>PAPER COPIES</u>	<u>CD</u>
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages) 2) Describe what you intend to do (paragraph)		XXX XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500'/ 200') * 4) Owner acknowledgement of the request	Labels* 1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement 6) Location Map		XXX XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan 8) Preliminary Plat		XXX XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat 10) Certified survey Map		XXX XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition 12) Annexation Map	1	XXX XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan 14) Landscape Plan	4 (24x36)	XXX XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	<u>Engineering Review - Infrastructure</u>		
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan 16) Water / Sewer / Storm Sewer Plans 17) Street / Right of Way cross sections	4 (24x36) 4 (24x36) 4 (24x36)	XXX XXX XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan 19) Proposed colors / materials	4 (24x36)	XXX XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement 21) Annexation Agreement (includes pre-annex agreements)		XXX XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal & prepared by the Village.		

I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

Name JOHN KRIVICKI Signature  Date 9/26/18

Office Use: Date Received \_\_\_\_\_ Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_ Amount Paid \$ \_\_\_\_\_

# VILLAGE OF JACKSON

Special Use     Conditional Use     Planned Unit Development    Permit # \_\_\_\_\_

The Village of Jackson, hereby grants a  Special Use  Conditional Use  Planned Unit Development

Permit to:

Name of Business/Applicant: J + M LTD dba VILLAGE MARKET

For a property located at (address): W 213 N 16770 GLEN BROOKIE JACKSON WI

Phone number of Business/Applicant: 262-677-4901

For (land use, activity, sign, site plan, other): SIGN

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): NO CHANGE

Hours of Operation: 5 AM - 10 PM

Comprehensive/Master Plan Compatibility: SAME AS EXISTING

Building Materials (type, color): N/A

Setbacks from rights-of-way and property lines: SAME AS EXISTING

Screening/Buffering: N/A

Landscape Plan (sizes, species, location): N/A

Signage (dimensions, colors, lighting, location): PER DRAWING

Lighting (wattage, style, pole location and height, coverage): NO CHANGE

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s)), (sidewalk/pedestrian way width and material): NO CHANGE

Storm-water Management: NO CHANGE

Erosion Control: N/A

Fire Hydrant Location(s): N/A

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: N/A

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: \_\_\_\_\_

Parking (no. of spaces, handicapped parking, and dimensions): NO CHANGE

Tree and shrub preservation: NO CHANGE

Setbacks/height limitations: NO CHANGE

Wastewater Usage Projected: \_\_\_\_\_ gal/year      Water Usage Projected: \_\_\_\_\_ gal/year

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):

REVIEW ON COMPLAINT

## TERMS OF THIS PERMIT

1. This permit shall become effective upon the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. The permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of the use permit shall be in strict conformity to the approval site, building, and operation plans which were filed in connection with the application for this permit (as attached and /or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

Granted by: Village Board \_\_\_\_\_ Date \_\_\_\_\_ Over the Counter \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
John Walther, Administrator

\_\_\_\_\_, Owner  
Please print name

**J&M Ltd**  
**Db a The Village Mart**

John Kruepke  
N166 W21060 Parkway  
Jackson, WI 53037

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Telephone 262-677-4901  
Fax 262-677-4401  
E-mail: jmkapetro@gmail.com  
Sept 10, 2018

Village of Jackson  
Jackson, WI 53037

It is my intention to replace the current Mobil sign at The Village Mart with  
a new AMOCO sign,

  
John Kruepke

Waltrust Properties Inc.  
104 Wilmot Rd.  
Deerfield, IL 60015

Associated Bank  
N168 W21367 Main St.  
Jackson, WI 53037

Patrick and Julie Bloy  
W213 N16755 Glen Brooke Dr.  
Jackson, WI 53037

Delmore and Ruth Beaver  
W213 N16731 Glen Brooke Dr.  
Jackson, WI 53037

Robert and Angela Feest  
W213 N16733 Glen Brooke Dr.  
Jackson, WI 53037

Frederick And Mary Kubiak  
W213 N16721 Glen Brooke Dr.  
Jackson, WI 53037

John And Lorraine McCauley  
W213 N16723 Glen Brooke Dr.  
Jackson, WI 53037

Cary And Vicki Trzebiatowski  
W213 N16690 Glen Brooke Dr.  
Jackson, WI 53037

Mark Duell  
N167 W21211 Scot Ct.  
Jackson, WI 53037

Angela Ohnesorge  
N167 W21209 Scot Ct.  
Jackson, WI 53037

Duane and Patricia Toennes  
N167 W21288 South St.  
Jackson, WI 53037

Ronald and Laura Buechler  
N168 W21169 Main St..  
Jackson, WI 53037

Mark and Kathleen Mayer Family  
843 Badger Ln.  
West Bend, WI 53095

Merlin and Judith Walker  
N168 W21209 Main St..  
Jackson, WI 53037

Trent and Kathleen Schwanda  
N168 W21172 Main St..  
Jackson, WI 53037

Quinton and Erica Hines  
8730 Maple Dr.  
Caledonia, WI 53108

Jeff and Casey Latz  
N168 W21190 Main St..  
Jackson, WI 53037

Steven Holland  
9286 Fawn Lane  
Cedarburg, WI 53012

Randall Hader  
N167 W21290 South St..  
Jackson, WI 53037

Mary Kuebler  
N167 W21278 South St..  
Jackson, WI 53037

Joyce and Wendly Schauer  
N167 W21280 South St..  
Jackson, WI 53037

Ruby Matthies and Bonnie Zovar Etal  
N167 W21202 Scot Ct.  
Jackson, WI 53037

Joyce Freundorfer  
N167 W21150 Scot Ct.  
Jackson, WI 53037

Dale and Pamela Jung  
N167 W21152 Scot Ct.  
Jackson, WI 53037

Jack and Sylvia Laack  
N167 W21180 Scot Ct.  
Jackson, WI 53037

Kenneth and Sharon Jaeck  
N167 W21200 Scot Ct.  
Jackson, WI 53037

Robert and Linda Blair  
N167 W21182 Scot Ct.  
Jackson, WI 53037

**STATE OF WISCONSIN--WASHINGTON COUNTY  
PROPERTY TAX BILL FOR 2005  
REAL ESTATE**

TREASURER-VILL OF JACKSON  
N168 W20733 MAIN ST  
P.O. BOX 147  
JACKSON WI 53037

J & M PROPERTIES LLC  
Parcel No. **V3 0172 00C**  
Bill No. 44396

Important: Be sure this description covers y  
property. Note that this description is for tax  
only and may not be a full legal description.  
reverse side for important information.

J & M PROPERTIES LLC  
N166 W21060 PARKWAY DR  
JACKSON WI 53037

Legal Description/Location of Property  
W213 N16770 INDUSTRIAL DR  
V OF JACKSON ASSRS PLAT NE NV  
OL 47-48-49+PT E1/2 NW DESC  
IN CSM 2699+V841 P9+V1613 P577  
OF RECORDS (HWY V1165 P381  
+DOC 825602)  
(STREET V1327 P49)

Please inform the treasurer of any address change

**\* Deadline for claiming Lottery Credit is Jan 31st**

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT RATIO	NET ASSESSED VALUE RATE <small>(Does NOT Reflect Lottery Credit)</small>	NET PROPERTY TAX 10,235.7
65,200	419,200	484,400	.7723	21.1307/M	
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School taxes also reduced by school levy tax credit	\$426.57
84,400	542,800	627,200			
TAXING JURISDICTION	2004 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	2005 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	2004 NET TAX	2005 NET TAX	%TAX CHANGE
STATE TAX			120.06	119.30	-6%
COUNTY TAX	92,732	96,724	2,119.93	2,104.15	-7%
VILLAGE TAX	579,369	593,533	3,435.82	3,485.46	1.4%
WEST BEND SC 6307	2,880,049	3,174,419	3,858.20	3,618.68	-6.2%
MPTC	102,846	104,174	884.53	908.11	2.7%
<b>TOTALS</b>	<b>3,654,996</b>	<b>3,968,850</b>	<b>10,418.54</b>	<b>10,235.70</b>	<b>-1.8%</b>
LOTTERY AND GAMING CREDIT(0)					
<b>NET TAX</b>			<b>10,418.54</b>	<b>10,235.70</b>	<b>-1.8%</b>

**TOTAL DUE: 10,235.7**

For Full Payment, Pay to Local Treasurer by  
**JANUARY 31, 2006**

**WARNING:** If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and applicable penalty (See reverse)

**AND PAY 2ND INSTALLMENT OF: \$5,117.00  
BY JULY 31, 2006**

Balance Due \_\_\_\_\_  
**TO COUNTY TREASURER**

Make Check Payable to:  
**WASHINGTON COUNTY TREASURER**  
JANICE GETTELMAN  
432 E. WASHINGTON ST  
PO BOX 1986  
WEST BEND WI 53095

Parcel No. V3 0172 00C

Bill No. 44396

J & M PROPERTIES LLC

Include This Stub With Your Payment

**OR PAY FULL AMOUNT OF: \$10,235.70  
BY JANUARY 31, 2006**

**TO LOCAL TREASURER**

Make Check Payable to:  
TREASURER-VILL OF JACKSON  
N168 W20733 MAIN ST  
P.O. BOX 147  
JACKSON WI 53037

Parcel No. V3 0172 00C

Bill No. 44396

J & M PROPERTIES LLC

Include This Stub With Your Payment

John Kruepke  
N166 W21060 Parkway  
Jackson, WI 53037

**J&M Ltd**  
**Db a The Village Mart**

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Telephone 262-677-4901  
Fax 262-677-4401

Village of Jackson  
Planning Commission

- A Water consumption – no change
- B Wastewater generation – no change
- C Vehicle trips – no change
- D Estimated number of vehicles – no change
- E Signage – New sign, same location
- F Hours of operation – no change
- G Proposed date of construction – October 15, 2008



B MID  
PP238452

# Mobil

## Cousins SUBS

Regular

Diesel

### Car Wash

### Oil Change Center

10" LED



CURRENT



**DISCLAIMER:** Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.

These drawings and designs are the exclusive property of Everbrite, Inc. Use of, or duplication in any manner without express written permission of Everbrite, Inc. is prohibited.

Customer: Exxon Mobil

Project No: pp238452.FS

Date: 2/19/2008

Drawn By: D. Jacobson

Location & Site No:

Description:

Revised:

Revised:

Revised:

**Customer Approval:** NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.

Please read carefully, check appropriate  Sketch OK as is  
box and fax back to Everbrite:  New sketch required

Signature \_\_\_\_\_

Date \_\_\_\_\_



BLAIR COMPANIES  
ARCHITECTURAL IMAGING  
SIGNS • PICTURES • LIGHTING

address: 5107 Kissell Avenue  
Altoona PA 16601  
telephone: 814.949.8287  
fax: 814.949.8293  
web: blaircompanies.com

project information

client: Amoco  
address: W213 N16770  
Glen Brooke Dr.,  
Jackson, WI 53037  
store #: xxxx  
m number: 1816362  
date: 09.01.18  
rendered: FD  
file name: AMO 1816362\_18  
category: xxxx

revisions

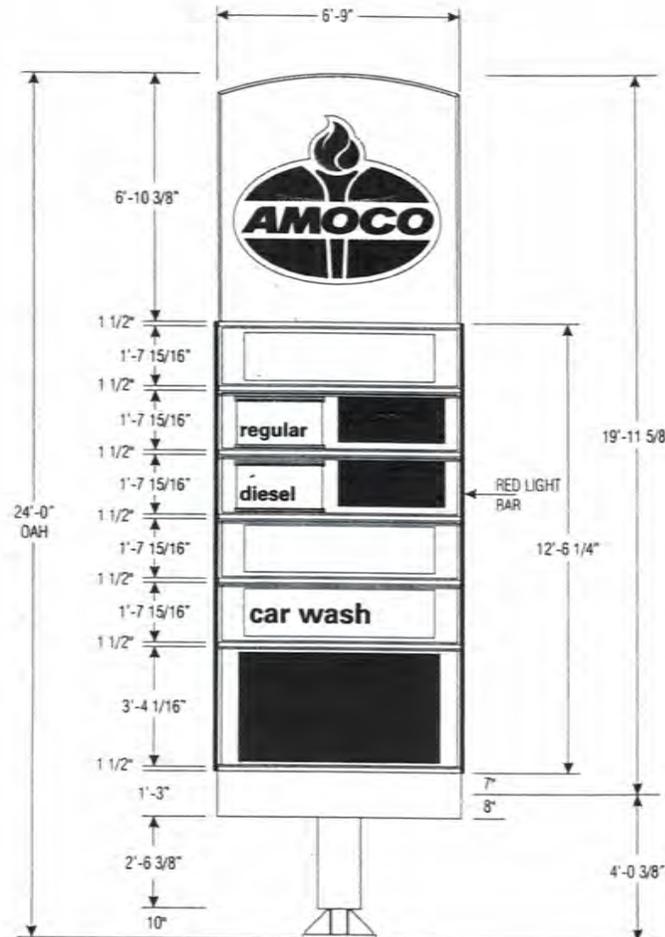
a.

note:

Drawing will expire 90 days  
after date on cover. If production  
request is sent in after 90 days  
24 hours is required to review  
approval.

These drawings are not for  
construction. The information  
contained herein is intended to  
express design intent only.

This original design is the sole  
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first obtaining written consent  
from the Blair Companies.



NEW 81" MID CENTER POLE @ 24' OAH ON NEW FOUNDATION  
SCALE : 1:40

ACTION ITEMS NEEDED BEFORE PRODUCTION CAN START

- 1. ENGINEER APPROVAL FOR NEW FOUNDATION.

CONCEPTUAL LAYOUT

PROPOSED

FUTURE

M A I N S T R E E T ( H W Y . 6 0 )

SIDEWALK

SIDEWA

118.26'

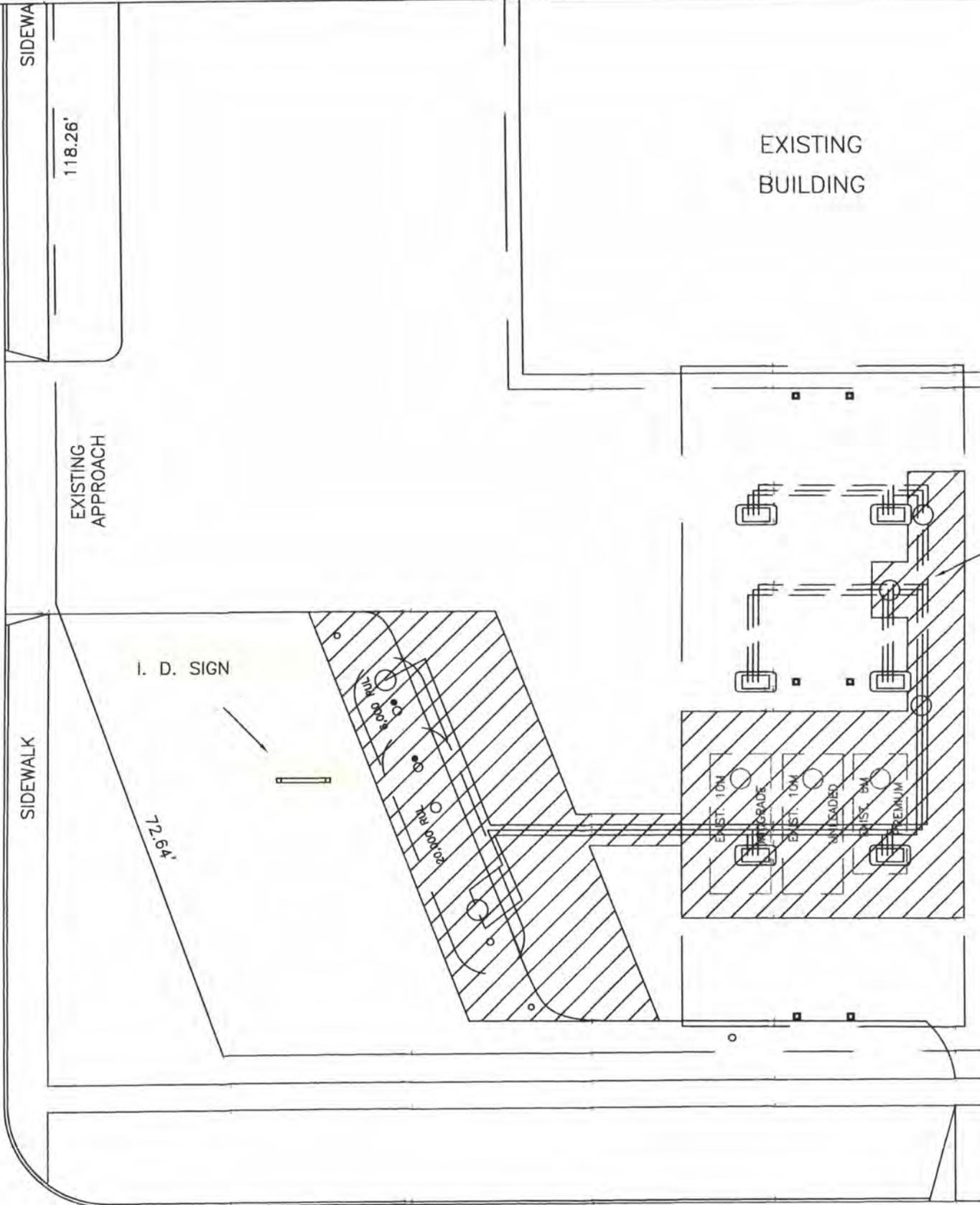
EXISTING  
APPROACH

I. D. SIGN

172.64'

EXISTING  
BUILDING

G L E N B R O O K E D R I V



**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – October 25, 2018**

**1. Planned Unit Development – J & M LTD DBA Village Mart - Sign**

**Building Inspection**

- No comments.

**Public Works/Engineering**

- No comments.

**Police Department**

- No comments.

**Fire Department**

- No comments.

**Administrative/Planning**

- A new foundation is proposed. Recommend Approval.