

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday – October 27, 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, Greg Winn, Jeff Dalton, Peter Habel, and Tr. Kruepke.
Members Absent: Tr. Emmrich
Others present: Tr. Kurtz

2. Minutes – September 29, 2016, Plan Commission Meetings.

Motion by Peter Habel, second by Jeff Dalton to approve the minutes of September 29, 2016.
Vote: 6 ayes, 0 nays. Motion carried.

3. Certified Survey Map – Peters – Pleasant Valley Road, Extraterritorial.

Mark Peters was present and had received staff comments. Motion by Peter Habel, second by Tr. Kruepke to Recommend the Village Board Approve the Certified Survey Map – Peters – Pleasant Valley Road, Extraterritorial, subject to staff comments.
Vote: 6 ayes, 0 nays. Motion carried.

4. Certified Survey Map – Holz – English Oaks.

Mr. Holz was present and had received staff comments. The developer agreement will be discussed at the Village Board Meeting. The size of the outbuilding was discussed. Motion by Peter Habel, second by Tr. Kruepke to Recommend the Village Board Approve the Certified Survey Map, Holz, English Oaks, subject to staff comments.
Vote: 6 ayes, 0 nays. Motion carried.

5. Conditional Use – Cathedral Builders, Inc. – Tower Dr. – Sign Permit & Front & West Elevation Alteration.

Dean and Jody Giacomini were present and had received staff comments. Motion by Peter Habel, second by Jeff Dalton to Recommend the Village Board Approve Conditional Use – Cathedral Builders, Inc. – Tower Dr. – Sign Permit & Front & West Elevation Alteration, per staff comments.
Vote: 6 ayes, 0 nays. Motion carried.

6. Planned Unit Development Amendment – Lumber Sales – Delaney Court – Containment Wall Height.

Brad Egan was present and had received staff comments. Brad gave background that originally the scrap from the business was going to be made into mulch. There was an enclosure for that with a fence. Since then the property owner has decided on in-floor heat with a log burner. He will not make mulch but use the scrape to feed the burner. In the summer when there is less heat he will store the wood.

The property owner wants to increase the height of the fence on the inside and berm around it with a six foot fence but eight feet inside. This is on the northeast corner of the property. There are pines along the east. Someone could see a six foot fence. The woodburner was questioned. The woodburner would be about 150 feet from the property line. Discussion of the woodburner ensued. The state plan review date is October 31. Steve Schoen commented that neighboring communities require a smoke study. Brad commented that the woodburner had went through staff for approval. Brad Egan commented that the additional change is that on the East edge of the property there was more green space and the property owner has made a hard surface of slag. The Fuel Island was moved toward the fenced enclosure area. The landscaping varies slightly but is quite nice and is more than shown on the drawings. Two outdoor lights have been added. The outdoor lights need to come before the plan commission. The fuel tanks were on the south property line, now they are on the north property line. Motion by Tr. Kruepke, second by Peter Habel to recommend approval of a six foot high fence and increasing the containment area with screen vegetation (evergreen) along the perimeter of the east property line westward to the far west edge of the containment area per the rough drawing.
Vote: 6 ayes, 0 nays. Motion carried.
Steve Schoen requested that the property owner come to the meetings.

7. Citizens to address the Plan Commission.

The November Plan Commission Meeting will be on December 1st and the December meeting will be on January 5, 2017.
Steve Schoen requested that in the future Jim Micech, John Walther and/or Brian Kober would attend the meetings.

8. Adjourn.

Motion by Peter Habel, second by Tr. Kruepke to adjourn.
Vote: 6 ayes, 0 nays. Meeting was adjourned at 7:34 p.m.

Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer

