

Agenda
Village Board Meeting
Tuesday, January 12, 2016 at 7:30 p.m.
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037

1. Call to Order and Roll Call.
2. Pledge of Allegiance.
3. Any Village Citizen Comment on an Agenda Item (Please sign in).
4. Consent Agenda:
 - Approval of Minutes for the Village Board Meetings of December 3, 2015 and December 8, 2015.
 - Licenses.
Operator Licenses:
Main Street Mart – Janel Gassner
Village Mart – Emily Nordquist, Adam Kassner, Matthew Rooney
Massage License:
Charley Horse – Kerry Zemlicka
5. Ordinance #15-04 – An Ordinance Establishing Parking of Vehicles on Setbacks.
6. Plan Commission.
 - Concept Plan – Double “J” Trucking – Delaney Court.
 - Concept Plan – Lumber Sales – Delaney Court
 - Certified Survey Map – Novotny – Mayfield Road, Extraterritorial Area.
 - Certified Survey Map – Filzen – Mayfield Road, Extraterritorial Area.
7. Agreement for 2016 Jackson Fire Department Services – Town of Jackson.
8. Departmental Reports.
9. Washington County Board Report.
10. West Bend School District Liaison Report.
11. Greater Jackson Business Alliance Report.
12. Mid-Moraine Legislative Committee/Mid-Moraine Municipal Report.
13. Citizens to Address the Village Board.

14. Closed session pursuant to Wis. Stats. § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; Wis. Stats. § 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governing body has jurisdiction or exercises responsibility; administrator; and Wis. Stats. § 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The topics are matters relating to the Village-Town Revenue Sharing Agreement and Cooperative Boundary Plan; Jackson Properties LLC and Walgreens lawsuit.

Reconvene into Open Session with Possible Action.

15. 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.

DRAFT MINUTES
Village Board Meeting
Tuesday, December 8, 2015, at 7:30 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call.

President Michael Schwab called the meeting to order at 7:30 p.m.
Members Present: Trustees Lippold, Mittelsteadt, Olson, Kruepke, Emmrich, and Kufahl.
Members Absent: None.
Staff present: John Walther, Brian Kober, Jim Micech, Chief John Skodinski, and Kelly Valentino.

2. Pledge of Allegiance.

President Schwab led the assembly in the Pledge of Allegiance.

3. Any Village Citizen Comment on an Agenda Item.

None.

4. Public Hearing – Planned Unit Development Amendment – Construction of Oversized Garage – Marshland Drive.

Pres. Schwab opened the public hearing. No one spoke. Pres. Schwab closed the public hearing. The item came from Plan Commission with recommendation of approval per staff comments. Jackie Guansing of Tim O'Brian homes and the future home owner Kevin Kunstek were present at the meeting and had received staff comments. Motion by Tr. Kufahl, second by Tr. Lippold to Approve the Planned Unit Development Amendment – Construction of Oversized Garage – Marshland Drive per staff comments.
Vote: 6 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

5. Consent Agenda:

- Approval of Minutes for the Village Board Meeting of November 10, 2015 and November 30, 2015.
- Licenses.
Operator Licenses:
Main Street Mart – Jeannine Waterson
Village Mart – Russell Comer, Liana Dronso
Walgreens – Trevor Mosey, Marie Sawyer, Surra Basterash, Maureen Ott,
Kreshnite Ismajli

Motion by Tr. Olson, second by Tr. Lippold to approve the Consent Agenda items of the Village Board Minutes of November 10, 2015, and November 30, 2015 and the Operator's Licenses.

Vote: 6 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

6. Ordinance #15-04 – An Ordinance Establishing Parking of Vehicles on Setbacks.

Motion by Tr. Mittelsteadt, second by Tr. Olson to introduce Ordinance #15-04 – An Ordinance Establishing Parking of Vehicles on Setbacks.

Vote: 7 ayes, 0 nays. Motion carried.

7. Appointment of Election Inspectors.

Motion by Tr. Kufahl, second by Tr. Emmrich to approve the list of Election Inspectors.

Vote: 7 ayes, 0 nays. Motion carried.

8. Budget & Finance Committee.

- **Review of Bids for Stonewall Connector Trail Project with Possible Action.**

The Budget and Finance Committee recommended approval of the bid for Stonewall Connector Trail Project in an amount not to exceed \$96,459. Brian reported that the DNR issues have been resolved. The project no longer affects the wet lands associated with the drainage ditch. The trail project is still eligible for the DNR grant. The project may start this year weather permitting. Motion by Tr. Olson, second by Tr. Mittelsteadt to approve the Bid for the Stonewall Connector Trail Project in an amount not to exceed \$96,459.

Vote: 6 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

- **Pay Request #3 – Georgetown Dr. Reconstruction Project.**

The Board of Public Works and Budget and Finance Committee recommended approval of pay request #3 for the Georgetown Drive Reconstruction Project in an amount not to exceed \$147,684.66. Motion by Tr. Mittelsteadt, second by Tr. Kruepke to approve the pay request #3 to Advance Construction Company for the Georgetown Drive Reconstruction Project in an amount not to exceed \$147,684.66.

Vote: 7 ayes, 0 nays. Motion carried.

- **Pay Request #2 – Jackson Dr. Sidewalk Project.**

The Board of Public Works and Budget and Finance Committee recommended approval of pay request #2 for the Jackson Drive Sidewalk Project in an amount not to exceed \$39,325.28. Brian Kober reported that after walking the concrete the first time, pit holes were noticed. The brooming during the finishing process had caused pit holes in the top of the concrete. Also, having fly ash in the concrete did not help the finishing process. The concrete now has a two year warranty, instead of a one year warranty. Motion by Tr. Kufahl, second by Tr. Olson to approve the pay request #2 to DC Burbach for the Jackson Dr. Sidewalk Project in an amount not to exceed \$39,325.28.

Vote: 6 ayes, 1 nays (Tr. Emmrich). Motion carried.

- **Review of Jackson Sewer Utility Pumper Truck Upgrade.**

The Board of Public Works and Budget and Finance Committee recommended approval of Jackson Truck Body Quote in an amount not to exceed \$5,535. The Jackson Truck Body proposal is to shorten the axle and drive train. The flat bed portion will be used as a trade-in to reduce the cost. The conversion proposal will be at \$5,535 or less. This is a

good fix for the next 35 years. The replacement fund will be used for the truck and the upgrade item and will then be reimbursed with the 2016 budget.
Motion by Tr. Olson, second by Tr. Kruepke to approve the Jackson Truck Body Quote in an amount not to exceed \$5,535.
Vote: 7 ayes, 0 nays. Motion carried.

- **Purchase of Hurco Spin Doctor Valve Turner.**

The Board of Public Works and Budget and Finance Committee recommended approval of the Hurco Spin Doctor Quote in an amount not to exceed \$11,675. The piece of equipment has an automatic counter on it so that the operator knows if the valve is all the way open or closed. Motion by Tr. Kufahl, second by Pres. Schwab to approve the Hurco Spin Doctor Quote in an amount not to exceed \$11,675.
Vote: 7 ayes, 0 nays. Motion carried.

9. Plan Commission.

- **Certified Survey Map – We Energies – Jackson Drive – Sub Station.**

Brian Kober reported on the item. He did extensive research on the item. We Energies is requesting that the Village pay their assessment for the easement. The recommendation is to request an easement from We-Energies for the new sidewalk installed on Jackson Drive. No action will be necessary from the Village.

10. Park & Recreation.

- **Community Center: Jackson Area Youth Baseball Association, Pancake Breakfast Family Fun Day, January 30, 2016.**

Kelly Valentino reported on the item. Because this is a fundraiser it needs to come before the Village Board. This is an annual event. Motion by Tr. Kufahl, second by Tr. Mittelsteadt to approve the Jackson Area Youth Baseball Association, Pancake Breakfast Family Fun Day, January 30, 2016.
Vote: 6 ayes, 0 nays, 1 abstain (Tr. Olson). Motion carried.

11. Departmental Reports.

- **Operation FINALLY HOME Community – Update.**

John Walther reported that the construction continues. The families should be able to move into their homes in the spring.

12. Washington County Board Report.

No Report.

13. West Bend School District Liaison Report.

No Report.

14. Greater Jackson Business Alliance Report.

Tr. Mittelsteadt reported that the Greater Jackson Business Alliance general membership meeting will be on January 20th. The speaker is yet to be announced. They are working to organize an open forum for the businesses to introduce themselves to each other. The new board will be seated at the January 6th meeting. They are still working on the scholarship committee. Brian Heckendorf reported on the scholarship funds and scholarship committee. He stated that the previous Jackson Area Business Association had funds left over in the scholarship fund prior to dissolving from the scholarship fund, and they turned that money over to the Jackson Firefighters Association, which continued the scholarship fund. Now

the Jackson Firefighters Association is turning the funds back over to business alliance to the new scholarship committee.

15. Citizens to Address the Village Board.

Pres. Schwab thanked everyone for showing up to the Village Board visioning session. Tr. Emmrich wished everyone happy holidays.

16. Closed Session.

Closed session pursuant to Wis. Stats. § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; Wis. Stats. § 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governing body has jurisdiction or exercises responsibility; administrator; and Wis. Stats. § 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The topics are matters relating to the Village-Town Revenue Sharing Agreement and Cooperative Boundary Plan; Jackson Properties LLC and Walgreens lawsuit.

Motion by Pres. Schwab, second by Tr. Kufahl, to convene into closed session at 7:59 p.m. to include the Village Board, John Walther, John St. Peter, Brian Kober, and Deanna Boldrey.

Vote: 7 ayes, 0 nays. Motion carried.

Reconvene Into Open Session.

The Village Board convened into open session at 8:51 p.m.

17. Adjourn.

Motion by Tr. Mittelsteadt, second by Tr. Emmrich to adjourn at 9:15 p.m.

Vote: 7 ayes, 0 nays. Motion carried.

Respectfully submitted by Deanna L. Boldrey, Clerk/Treasurer

DRAFT MINUTES

Special Village Board Meeting

Thursday, December 3, 2015 at immediately following the Plan Commission.

Jackson Village Hall

N168 W20733 Main Street

1. Call To Order & Roll Call

President Schwab called the meeting to order at 7:12 pm.

Members present: Trustee Olson, Trustee Mittelsteadt, Trustee Kruepke, and Trustee Kufahl.

Members absent: Tr. Emmrich and Trustee Lippold.

Staff present: John Walther, Jim Micech, Chief John Skodinski, Chief Jed Dolnick, Brian Kober, Kelly Valentino.

Others Present: Paul Roback, UW Extension Associate Professor.

2. Discussion and Review of Comprehensive Plan with Focus on Mission / Vision Statement.

President Schwab introduced Paul Roback from the UW Extension. Paul facilitated the meeting and distributed a handout of the overview of the visioning process that included the current vision statement and items from the September 2010 session.

The comprehensive plan was adopted in 2009. The implementation portion of the plan states that every five years the Village should review its vision, objectives, goals, policies, and programs. The state statute states that the comprehensive plans are to be reviewed every ten years.

Paul reviewed the handout. The current vision statement was read. The items from the September 2010 Visioning Session was noted from the handout. The relevance of the current vision statement was discussed.

Discussion ensued questioning if the vision in the comprehensive plan is still relevant or does it need to be updated? Discussion of the vision ensued. It was discussed to eliminate the word "technology" from the infrastructure sentence as it references the telecom. It was noted that the Village is not standing in the way of the providers in the free market. The telecom provided a catalyst for technology in the community. The suggestion was to remove the word technology.

Discussion ensued of the reconstruction of State Hwy 60 and keeping a small town feel on Main Street. Tr. Olson commented on changing the wording to "small town characteristics" rather than "residential characteristics". John Walther pointed out that the PUD zoning allows the Village to retain the residential character.

Pres. Schwab commented that most of the traffic concerns have been solved. The Village now has stop lights with a turn lane on Main Street and Jackson Drive. The park and ride was mentioned.

Pres. Schwab commented that the long-range plan for the public school system is well on its way via the school board. Peter Habel interjected that the Village Board had communication with the West Bend School in regards to a long-range planning.

The long range plan and capital plan is on-going for the capital improvements.

The redevelopment of the downtown area and Main Street was noted in conjunction with the Brownfield Redevelopment Grant.

Discussion ensued of retail development. Peter Habel suggested the change the word of “encourage” to “be open to” retail development. Tr. Kufahl commented on the limitation of property for retail development. Tr. Kruepke reported on his previous research on retail franchises. The Village is on the hub of the wheel and it would take too much business away from existing businesses in surrounding communities.

John Walther commented on the Community Center was really in its infancy when the Comprehensive Plan was developed. The Community Center has since become a focal point in the community. The Community Center now has the anticipation of the opening of the 4K program.

Discussion of the Village identity ensued. The identity of the Village was discussed and the lack of a water feature or architecture. The quality of life in the Village was noted. Pres. Schwab commented that the Village Police Department has done an excellent job upholding the law which allows the Village to maintain a quality of life. Chief Dolnick commented that the police department tries to be sensitive to contemporary pressures and expectations.

Discussion of the community involvement and volunteerism ensued. Kelly Valentino commented on the volunteerism with the Greater Jackson Business Alliance involvement, the Friends of the Park and Rec, and the Jackson Festivals with the Action in Jackson and Operation Finally Home Tailgate.

Tr. Kruepke commented on the changes and updates in the community over the past years.

The Comprehensive Plan will be placed on the plan commission agenda for future discussion. Peter Habel commented that he has not seen the paperwork in a while. The first meeting should set up how much to tackle at a time. Tr. Kufahl commented that the Village Board should be involved.

The Village Board expressed interest in the demographics of the Village. Discussion ensued of the demographics and comparison data. Paul will return the information to John Walther in approximately three months.

3. Adjourn.

Motion by Tr. Mittelsteadt, second by Tr. Kruepke to adjourn at 8:14 p.m.
Vote: 5 ayes, 0 nays. Motion carried.

Respectfully submitted by Deanna L. Boldrey, Clerk/Treasurer

NAME

POLICE CHIEF
RECOMMENDATION

Operator's License Application:

Adam Kassner	Village Mart	Approve
Emily Nordquist	Village Mart	Approve
Janel Gassner	Main Street Mart	Approve
Matthew Rooney	Village Mart	Denial

Massage License Application:

Kerry Zimlicka	Charley Horse LLC	Approve
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ORDINANCE #15-04

**AN ORDINANCE ESTABLISHING PARKING OF VEHICLES ON SETBACKS
OF THE VILLAGE OF JACKSON MUNICIPAL CODE**

THE VILLAGE BOARD OF THE VILLAGE OF JACKSON, WASHINGTON COUNTY,
WISCONSIN, does ordain as follows:

SECTION I.

The following Chapter, 4.04 (M), (42-87), of the Municipal Code of the Village of Jackson,
Wisconsin as pertains to Parking on Private Property is hereby created as follows:

4.04 Parking Vehicles in Setbacks.

(M) *Parking Vehicles in Setbacks.*

Vehicles (including recreational vehicles, campers, trailers, boats,
motorcycles, snowmobiles) are not permitted to be parked or to placed in the
front yard or side yard setback, in residential, commercial or industrial areas,
except on the owner's driveway or parking lot on a continuous poured
concrete or asphalt surface. Parking in all other areas require a conditional
use or a planned unit development amendment.

SECTION II. This ordinance shall take effect from and after its passage and posting.

Introduced by: _____

Seconded by: _____

Passed and Approved: _____

Vote: _____ Aye: _____ Nay

Michael E. Schwab – Village President

Attest: _____
Deanna L. Boldrey – Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted this Resolution on bulletin boards at the Village Hall, Post
Office, and one other location in the Village.

Village Official

Date

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

Name of Applicant JOE HAIDER
 Contact _____ Address/ZIP N173 W21010 NORTHWEST PASSAGE WAY Phone # 262-677-9933
 E-mail Address JHAIDER@DESIGNZCONSTRUCT.COM Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner DOUBLE 'S' TRUCKING Address/ZIP N171 W21055 INDUSTRIAL DR. Phone# 262-677-9330
 Owner Representative/Developer DESIGN Z CONSTRUCT
 Proposed Use of Site INDUSTRIAL Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)		XXX
			3) Address Labels of adjacent owners to be notified (500'/ 200')	labels	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	4) Owner acknowledgement of the request	1	
			5) Impact Statement		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	6) Location Map		XXX
			7) Development Plan / Site Plan		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	8) Preliminary Plat		XXX
			9) Final Plat		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	10) Certified survey Map		XXX
			11) Annexation Petition		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	12) Annexation Map	1	XXX
			13) Sketch Plan		XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	14) Landscape Plan	4 (24x36)	XXX
			Engineering Review - Infrastructure		XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan	4 (24x36)	XXX
			16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	17) Street / Right of Way cross sections	4 (24x36)	XXX
			18) Erosion Control Plan	4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials		XXX
			20) Developers Agreement		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (includes pre-annex agreements)		XXX
			22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			

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 _____ Signature _____ Date _____

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: DOUBLE 'S' TRUCKING

For a property located at (address): DELANY ST

Phone number of Business/Applicant: 262-677-9330

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

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): NONE

Hours of Operation: TBD

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): MASONRY & METAL SIDING

Setbacks from rights-of-way and property lines: SEE PLANS

Screening/Buffering: SEE PLANS

Landscape Plan (sizes, species, location): SUBMITTED AT LATER DATE

Signage (dimensions, colors, lighting, location): SUBMITTED AT LATER DATE

Lighting (wattage, style, pole location and height, coverage): SEE PLAN

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s)), (sidewalk/pedestrian way width and material): SEE PLAN

Storm-water Management: SEE PLAN

Erosion Control: SEE PLAN

Fire Hydrant Location(s): _____

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: KNOX BOX ON BUILDING

Hazardous Material Storage: NONE

Alarm Systems: _____

Site Features/Constraints: SEE PLAN

Parking (no. of spaces, handicapped parking, and dimensions): SEE PLAN

Tree and shrub preservation: NONE

Setbacks/height limitations: SEE PLAN

Wastewater Usage Projected: TBD gal/year

Water Usage Projected: TBD gal/year

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

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 _____

_____, Owner

Please print name

John M. Walther, Administrator



N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

December 7th, 2015

Village of Jackson
N168 W20733 Main St
Jackson, WI 53037
Attn: Plan Commissions

Dear Plan Commissions,

Double 'J' Trucking is a transportation company providing services for multiple large companies within the Wisconsin area. The company transports products throughout the nation with eight tractors currently. The company is currently located on Industrial Drive in the Village of Jackson. This new location will provide the company with much needed expansion space to store tractors and trailers for continuing growth.

The façade of the building will be a combination of rough and smooth surface masonry, vertical metal siding, and capped with a standing seam metal roof. The site development will include a new asphalt parking lot, lighting within the parking lot and walk areas, and proposed landscaping to conceal dock area and to enhance the building entrance. The landscaping will include tall and low deciduous trees and shrubs.

This use will not create a nuisance to the surrounding development and will comply with all city building requirements. The nature of this business does not allow us to specify a projected peak and normal water use or sanitary/sewer loading. The use of these utilities will need further evaluation after Lumber Sales has occupied the site for a period of time.

The development of the site is as follows:

- Site area: 450,371 s.f. (10.001 acres)
- Area of proposed building 16,780 s.f.
- Hard surface area 158,695 s.f. (21.02% of site)
- Green space area 274,896 s.f. (50.12% of site)
- Allowable bldg. height 50'-0"
- Actual bldg.. height 26'-0"

Please refer to the provided drawings and renderings for additional clarification. If you have any questions or concerns regarding this proposed development please contact my office.

Sincerely,

Joe Haider
Architect
Design 2 Construct



BUILDING DESIGN FOR:
DOUBLE J TRANSPORT LLC
 VILLAGE OF JACKSON, WISCONSIN 53037

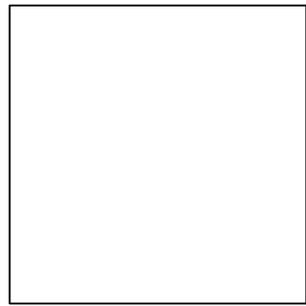
PROJECT DATA: SHEET INDEX:

TS	TITLE SHEET
	ARCHITECTURAL
A1.0	SITE PLAN
A2.1	FIRST FLOOR PLAN
A4.0	EXTERIOR ELEVATIONS

PROJECT CONTACTS

<u>CIVIL CONSULTANT</u>	<u>ARCHITECT</u>	JOE HAIDER
	<u>PROJECT MANAGER</u>	
	<u>PROJECT NO.</u>	14.00203
	<u>DATE</u>	12.07.2015
<u>LANDSCAPE CONSULTANT</u>	<u>SEAL</u>	

STRUCTURAL CONSULTANT



PREV. TRANS. NO.:
 NEW TRANS. NO.:
 REVIEWER:

DESIGN
 •
 CONSTRUCTION

PHONE (262) 677-9933
 FAX (262) 677-9934

N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

DESIGN
2
CONSTRUCT
 DEVELOPMENT CORPORATION

N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

PHONE 262.677.9933
 FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
DOUBLE J TRANSPORT LLC
 VILLAGE OF JACKSON, WI 53037

SHEET TITLE
 TITLE SHEET

REVISIONS

PROJECT DATA	
DATE	12.07.2015
JOB NO.	14-00203
SET USE	PRELIMINARY
FILE NAME	A1-TS
DRAWN BY	JWH
SHEET NO.	TS

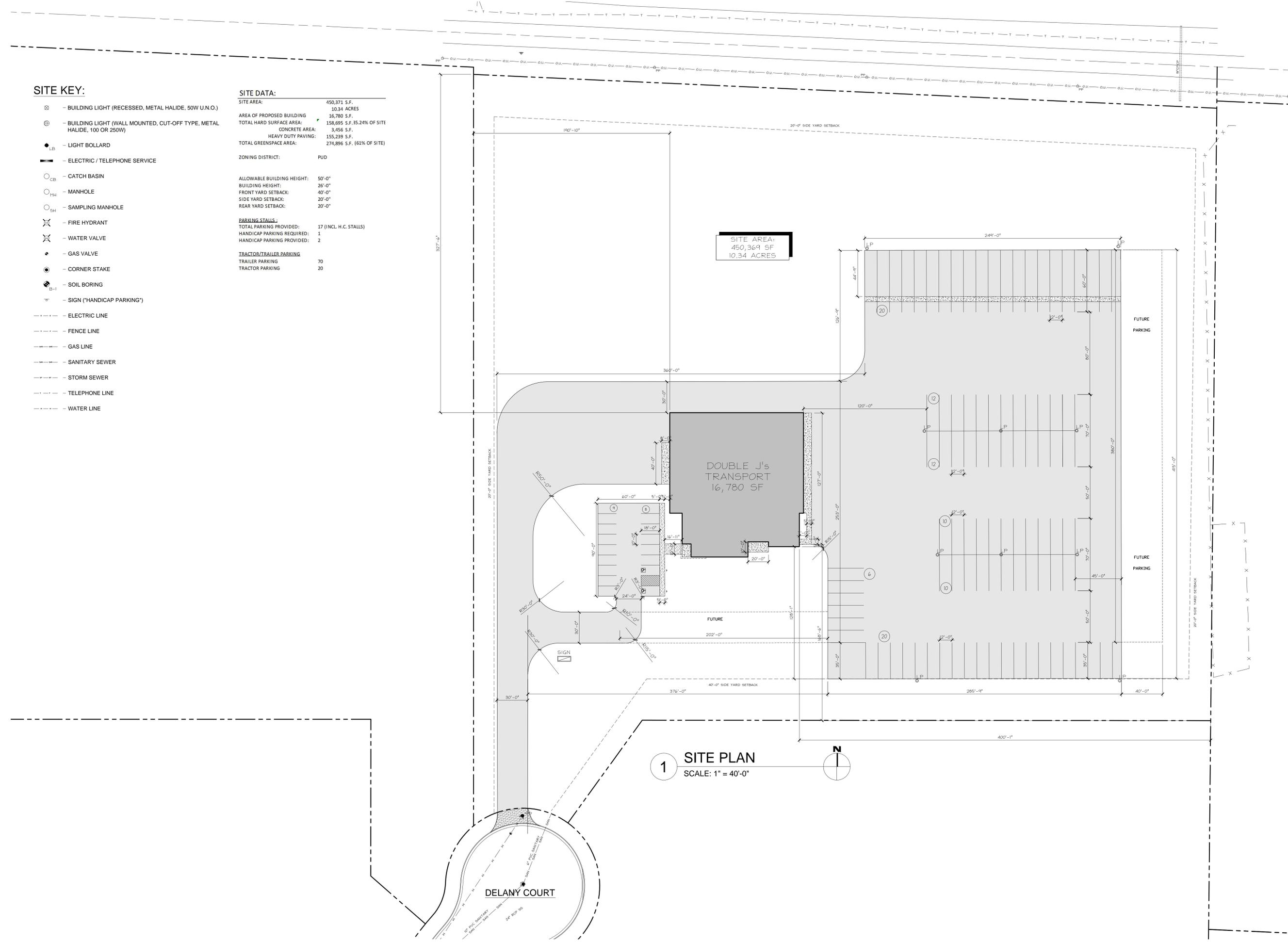
TS

SITE KEY:

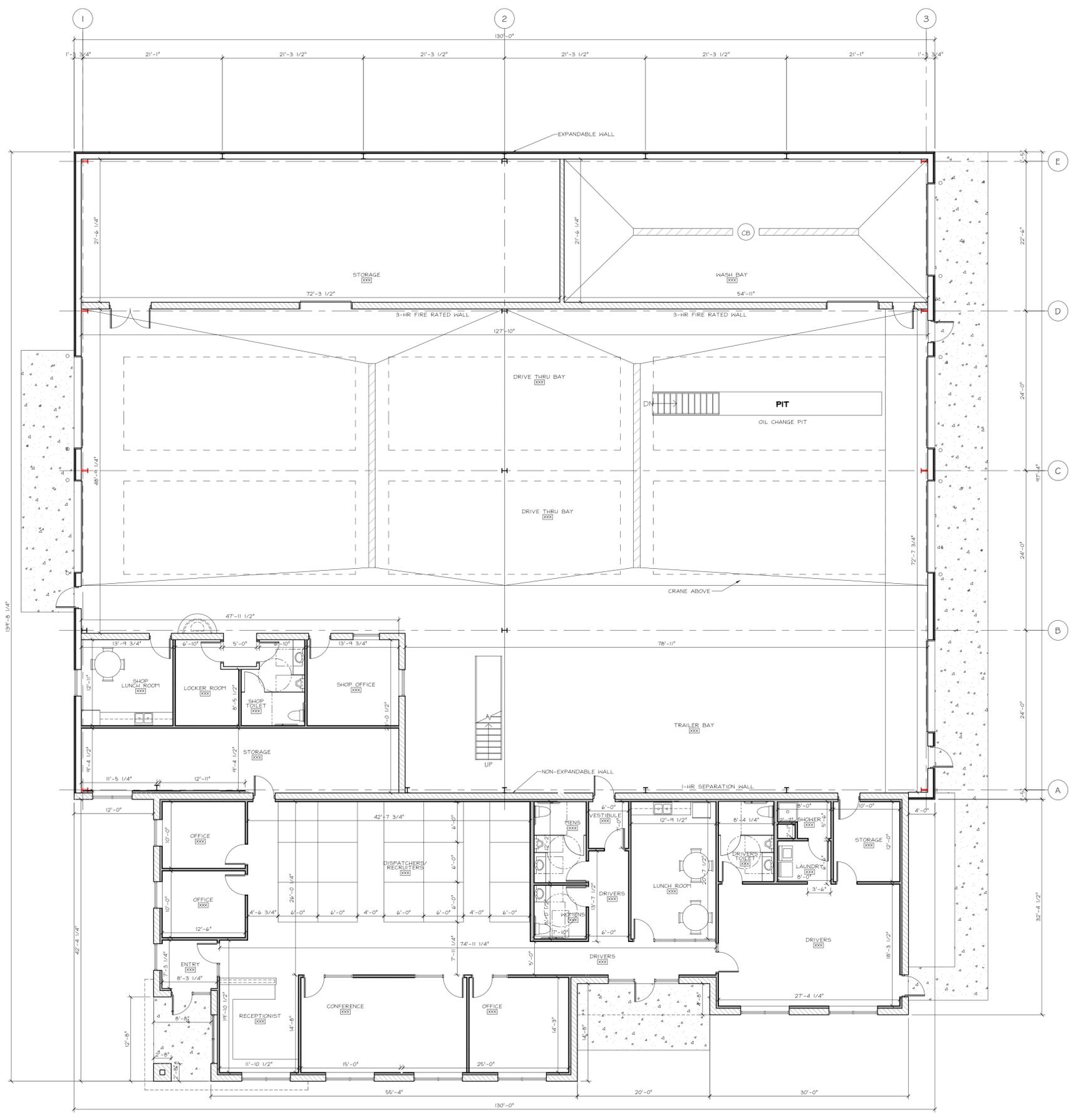
- ⊗ - BUILDING LIGHT (RECESSED, METAL HALIDE, 50W U.N.O.)
- ⊕ - BUILDING LIGHT (WALL MOUNTED, CUT-OFF TYPE, METAL HALIDE, 100 OR 250W)
- _{LB} - LIGHT BOLLARD
- - ELECTRIC / TELEPHONE SERVICE
- _{CB} - CATCH BASIN
- _{HM} - MANHOLE
- _{SH} - SAMPLING MANHOLE
- ⊗ - FIRE HYDRANT
- ⊗ - WATER VALVE
- - GAS VALVE
- ⊙ - CORNER STAKE
- ⊕_{B-1} - SOIL BORING
- ⊕ - SIGN ("HANDICAP PARKING")
- - ELECTRIC LINE
- - FENCE LINE
- - GAS LINE
- - SANITARY SEWER
- - STORM SEWER
- - TELEPHONE LINE
- - WATER LINE

SITE DATA:

SITE AREA:	450,371 S.F.
	10.34 ACRES
AREA OF PROPOSED BUILDING:	16,780 S.F.
TOTAL HARD SURFACE AREA:	158,695 S.F. 35.24% OF SITE
CONCRETE AREA:	3,456 S.F.
HEAVY DUTY PAVING:	155,239 S.F.
TOTAL GREENSPACE AREA:	274,896 S.F. (61% OF SITE)
ZONING DISTRICT:	PUD
ALLOWABLE BUILDING HEIGHT:	50'-0"
BUILDING HEIGHT:	28'-0"
FRONT YARD SETBACK:	40'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	20'-0"
PARKING STALLS:	
TOTAL PARKING PROVIDED:	17 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	1
HANDICAP PARKING PROVIDED:	2
TRACTOR/TRAILER PARKING	
TRAILER PARKING	70
TRACTOR PARKING	20



1 SITE PLAN
 SCALE: 1" = 40'-0"



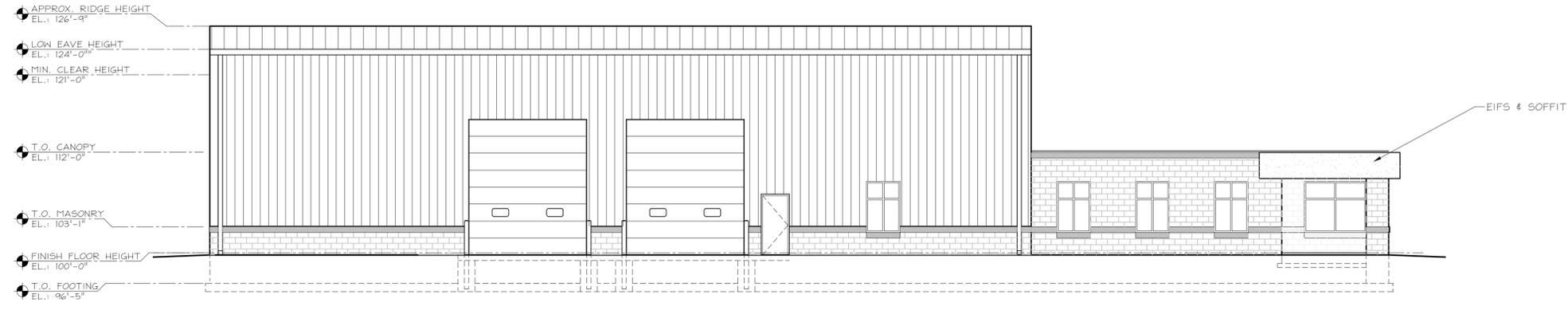
1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SHEET TITLE
EXTERIOR ELEVATIONS

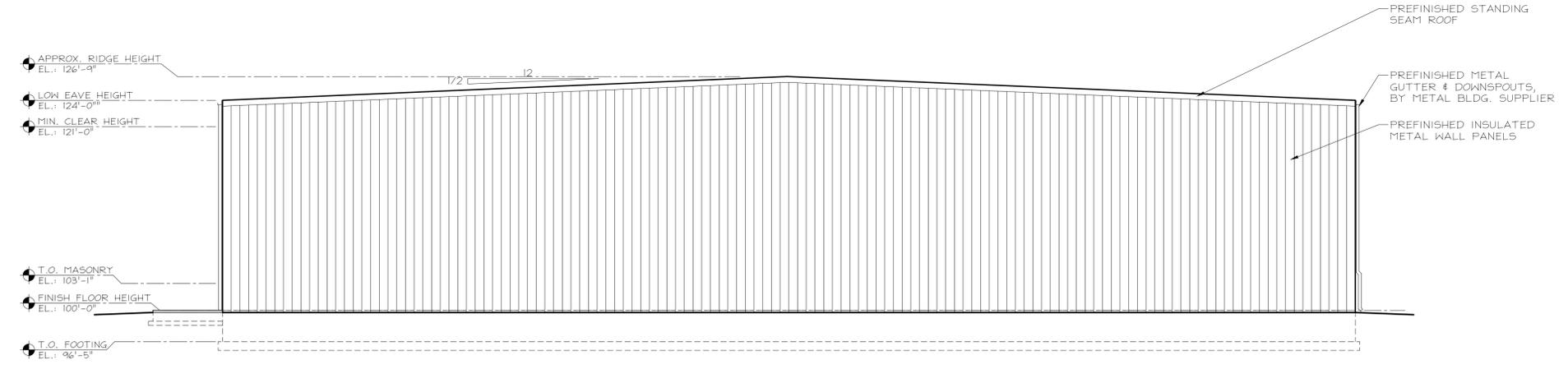
REVISIONS

PROJECT DATA	
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JOB NO.	14-00203
SET USE	PRELIMINARY
FILE NAME	G2-A4.0
DRAWN BY	BW
SHEET NO.	

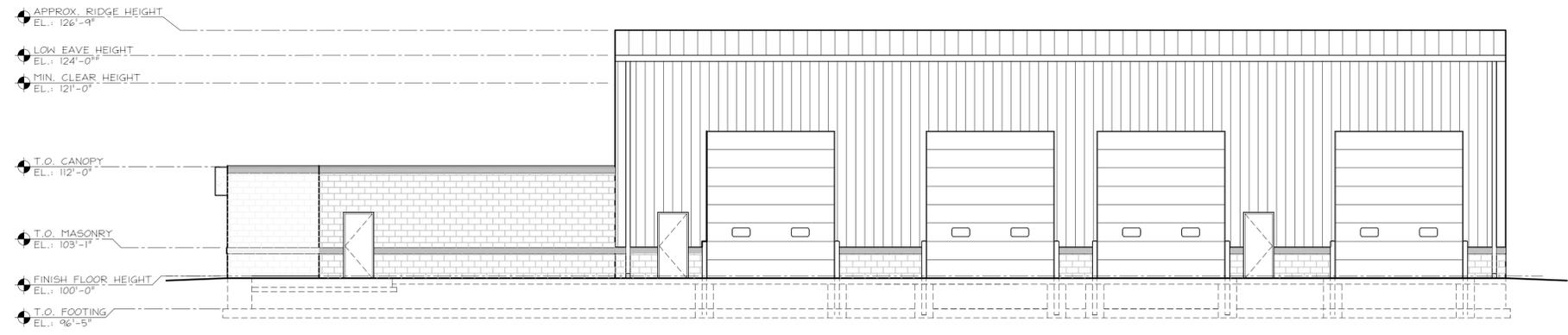
A4.0



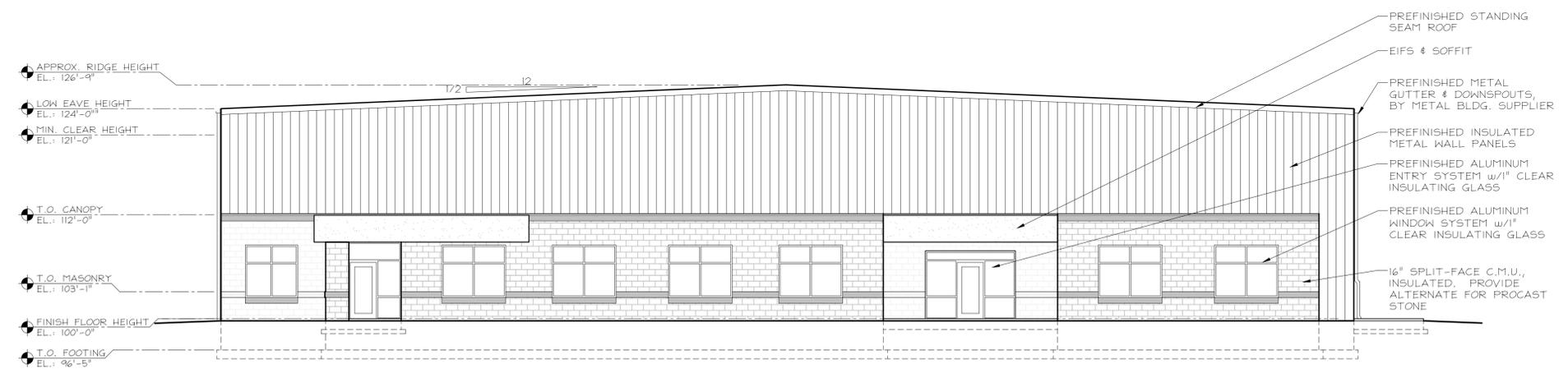
1 NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
 SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
 SCALE: 3/32" = 1'-0"



Google earth



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

Name of Applicant JOE HAIDER
 Contact _____ Address/ZIP N173 W21010 NORTHWEST PASSAGE WAY Phone # 262-677-9933
 E-mail Address JHAIDER@DESIGNZCONSTRUCT.COM Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner DOUBLE 'S' TRUCKING Address/ZIP N171 W21055 INDUSTRIAL DR. Phone# 262-677-9330
 Owner Representative/Developer DESIGN Z CONSTRUCT
 Proposed Use of Site INDUSTRIAL Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)		XXX
			3) Address Labels of adjacent owners to be notified (500'/ 200')	labels	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	4) Owner acknowledgement of the request	1	
			5) Impact Statement		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	6) Location Map		XXX
			7) Development Plan / Site Plan		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	8) Preliminary Plat		XXX
			9) Final Plat		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	10) Certified survey Map		XXX
			11) Annexation Petition		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	12) Annexation Map	1	XXX
			13) Sketch Plan		XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	14) Landscape Plan	4 (24x36)	XXX
			Engineering Review - Infrastructure		XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan	4 (24x36)	XXX
			16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	17) Street / Right of Way cross sections	4 (24x36)	XXX
			18) Erosion Control Plan	4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials		XXX
			20) Developers Agreement		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (includes pre-annex agreements)		XXX
			22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			

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 _____ Signature _____ Date _____

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: LUMBER SALES

For a property located at (address): DELANY CT

Phone number of Business/Applicant: 262-677-9033

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

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): NONE

Hours of Operation: TBD.

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): MASONRY & MTL SIDING

Setbacks from rights-of-way and property lines: SEE PLANS

Screening/Buffering: SEE PLANS

Landscape Plan (sizes, species, location): ~~SUBMITTED~~ N/A & TO BE SUBMITTED LATER

Signing (dimensions, colors, lighting, location): SUBMITTED AT LATER DATE

Lighting (wattage, style, pole location and height, coverage): SUBMITTED AT LATER DATE

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s)), (sidewalk/pedestrian way width and material): SEE PLAN

Storm-water Management: SEE PLAN

Erosion Control: SEE PLAN

Fire Hydrant Location(s): _____

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: KNOX BOX ON BUILDING

Hazardous Material Storage: NONE

Alarm Systems: _____

Site Features/Constraints: SEE PLAN

Parking (no. of spaces, handicapped parking, and dimensions): SEE PLAN

Tree and shrub preservation: NONE

Setbacks/height limitations: SEE PLAN

Wastewater Usage Projected: TBD gal/year Water Usage Projected: TBD gal/year

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

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 M. Walther, Administrator

_____, Owner

Please print name



N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

December 7th, 2015

Village of Jackson
N168 W20733 Main St
Jackson, WI 53037
Attn: Plan Commissions

Dear Plan Commissions,

Lumber Sales & Products, Inc. is a family owned and operated business which manufactures pallets for the southeastern Wisconsin area. The business is currently located on Highway 60 in the Village of Jackson. The company has been in business since 1960. Each pallet includes custom pallet design, high quality materials, and quality control. The company purchases unused pallets, as well, to improve recycling needs of the industry.

The façade of the building will be a combination of rough and smooth surface masonry, vertical metal siding, and capped with a standing seam metal roof. The site development will include a new asphalt parking lot, lighting bollards along walk areas, and proposed landscaping to conceal dock area and to enhance the building entrance. The landscaping will include tall and low deciduous trees and shrubs.

This use will not create a nuisance to the surrounding development and will comply with all city building requirements. The nature of this business does not allow us to specify a projected peak and normal water use or sanitary/sewer loading. The use of these utilities will need further evaluation after Lumber Sales has occupied the site for a period of time.

The development of the site is as follows:

- Site area: 256,003 s.f. (10.001 acres)
- Area of proposed building 42,500 s.f.
- Hard surface area 88,900 s.f. (21.02% of site)
- Green space area 124,603 s.f. (50.12% of site)
- Allowable bldg. height 50'-0"
- Actual bldg.. height 26'-0"

Please refer to the provided drawings and renderings for additional clarification. If you have any questions or concerns regarding this proposed development please contact my office.

Sincerely,

Joe Haider
Architect
Design 2 Construct



BUILDING DESIGN FOR:

LUMBER SALES

VILLAGE OF JACKSON, WISCONSIN 53037

PROJECT DATA: SHEET INDEX:

TS	TITLE SHEET
<i>ARCHITECTURAL</i>	
A1.0	SITE PLAN
A2.1	FIRST FLOOR PLAN
A4.0	EXTERIOR ELEVATIONS

PROJECT CONTACTS

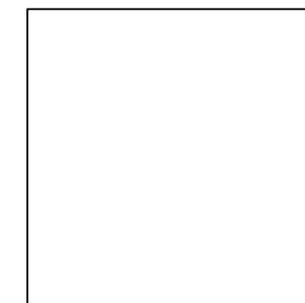
CIVIL CONSULTANT _____ ARCHITECT _____ JOE HAIDER

PROJECT MANAGER

PROJECT NO. _____ 15.00170

LANDSCAPE CONSULTANT _____ DATE _____ 12.07.2015

SEAL



STRUCTURAL CONSULTANT

PREV. TRANS. NO.:
NEW TRANS. NO.:
REVIEWER:

DESIGN
2
CONSTRUCT
 DEVELOPMENT CORPORATION

N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

PHONE 262.677.9933
 FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
LUMBER SALES
 VILLAGE OF JACKSON, WISCONSIN 53037

SHEET TITLE
 TITLE SHEET

REVISIONS

PROJECT DATA	
DATE	12.07.2015
JOB NO.	15-00170
SET USE	PRELIMINARY
FILE NAME	A1-TS
DRAWN BY	JWH
SHEET NO.	

TS

DESIGN
 •
 CONSTRUCTION

PHONE (262) 677-9933
 FAX (262) 677-9934

•
 N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

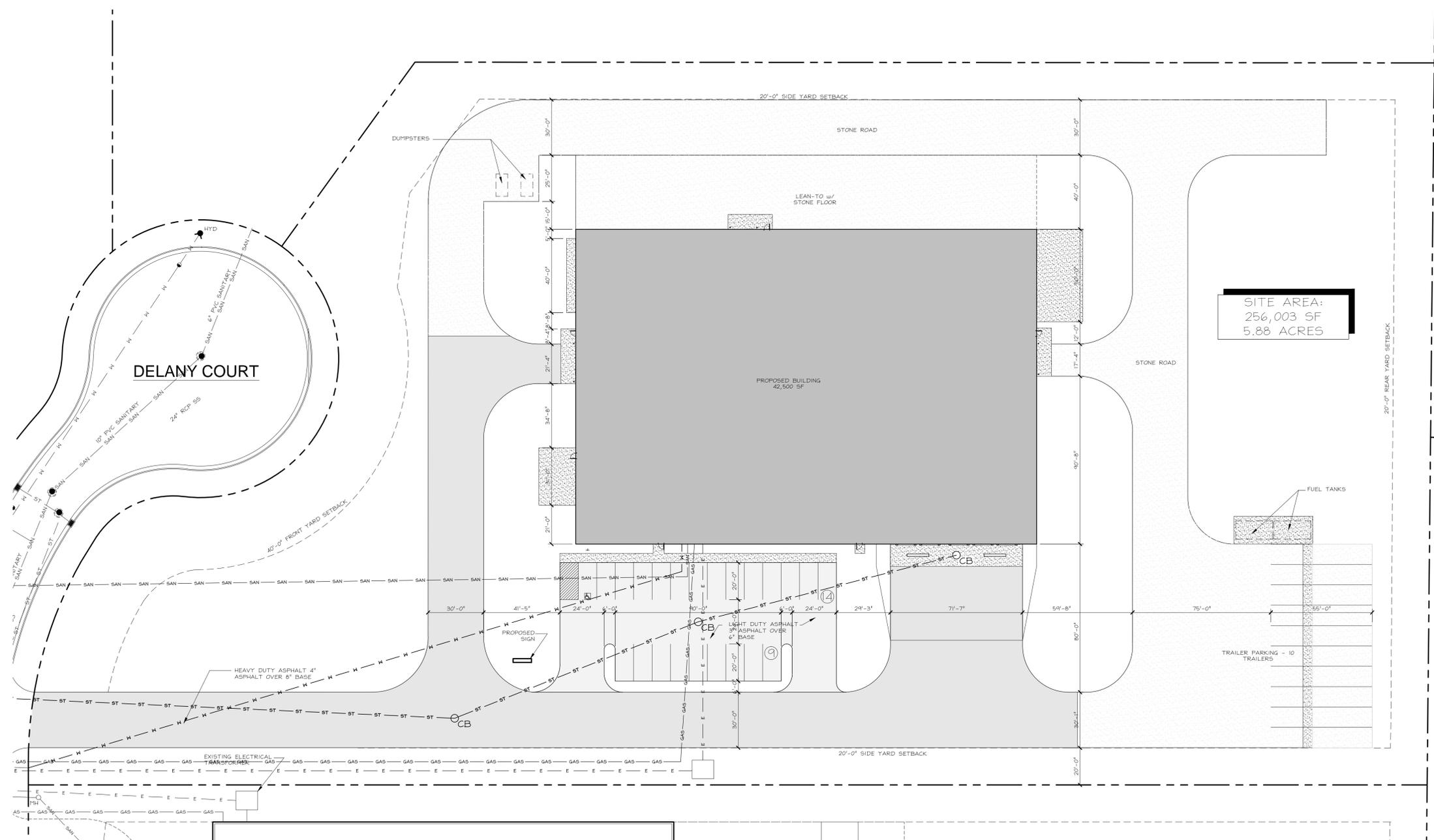
SITE DATA:

SITE AREA:	256,003 S.F.
	5.88 ACRES
AREA OF PROPOSED BUILDING	42,500 S.F.
TOTAL HARD SURFACE AREA:	88,900 S.F. (34.73% OF SITE)
CONCRETE AREA:	5,472 S.F.
HEAVY DUTY PAVING:	23,513 S.F.
LIGHT DUTY PAVING:	9,753 S.F.
STONE DRIVE AREA:	50,162 S.F.
TOTAL GREENSPACE AREA:	124,603 S.F. (48.67% OF SITE)

ALLOWABLE BUILDING HEIGHT:	50'-0"
BUILDING HEIGHT:	26'-0"
FRONT YARD SETBACK:	40'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	20'-0"

PARKING STALL REQUIREMENTS:

TOTAL PARKING PROVIDED:	23
HANDICAP PARKING REQUIRED:	1
HANDICAP PARKING PROVIDED:	1



SITE AREA:
 256,003 SF
 5.88 ACRES

BUILDING DESIGN FOR:
LUMBER SALES
 JACKSON, WISCONSIN 53037

SHEET TITLE
 SITE PLAN

REVISIONS

PROJECT DATA

DATE	11.24.2015
JOB NO.	15-00170
SET USE	PRELIMINARY
FILE NAME	C1-A1.0
DRAWN BY	JWH
SHEET NO.	

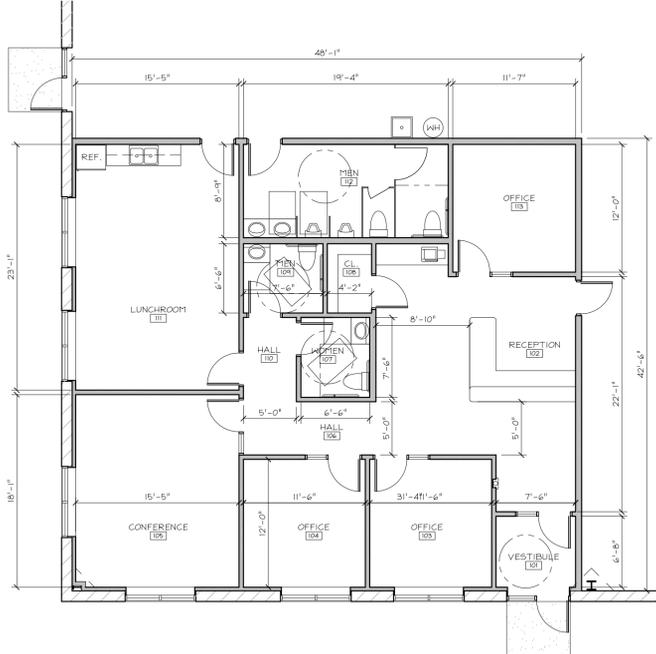
A1.0

1 SITE PLAN
 SCALE: 1" = 30'-0"

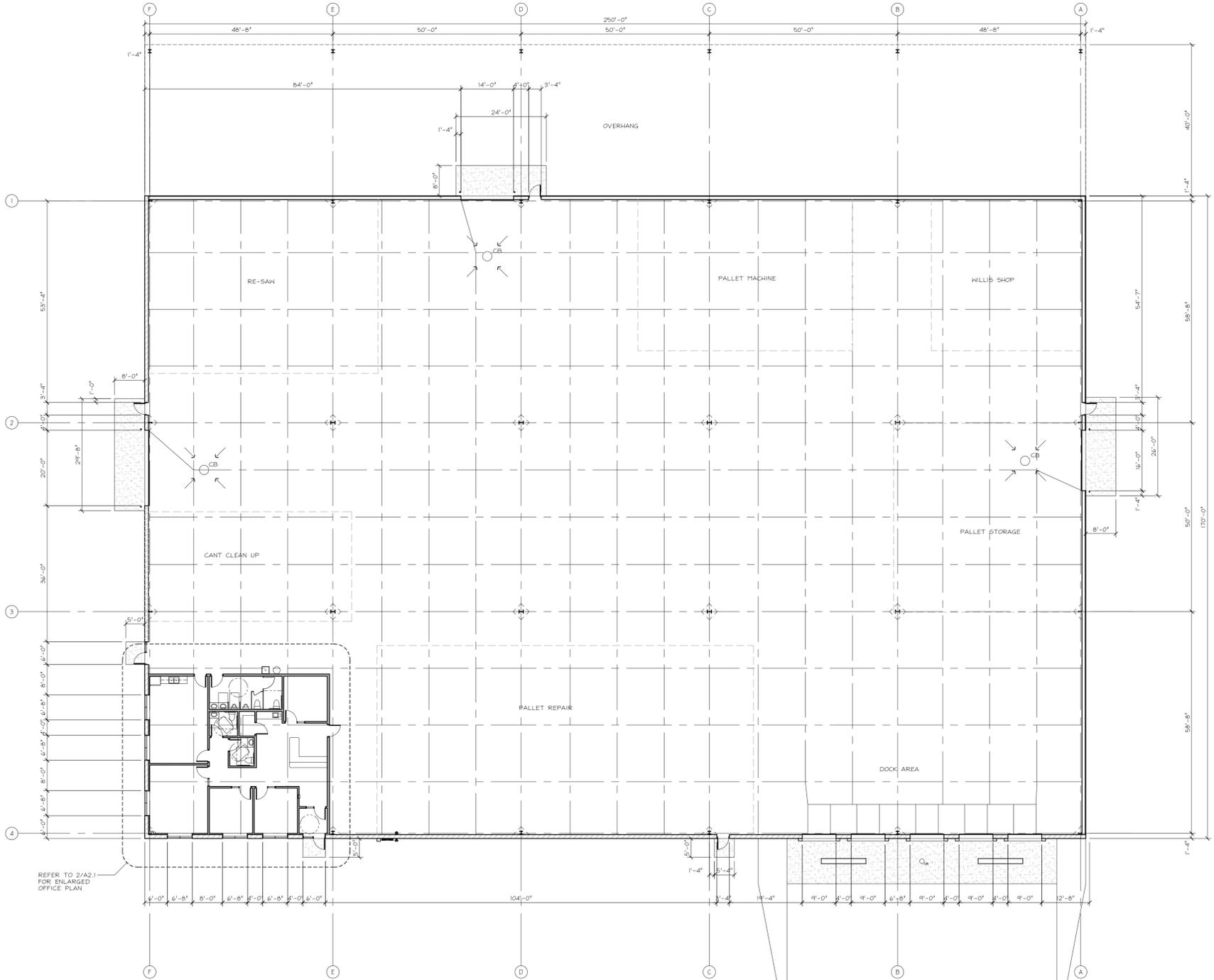
SHEET TITLE
FIRST FLOOR PLAN

REVISIONS

PROJECT DATA	
DATE	09.10.2015
JOB NO.	15-00170
SET USE	PRELIMINARY
FILE NAME	E4-A2.1
DRAWN BY	JWH
SHEET NO.	A2.1

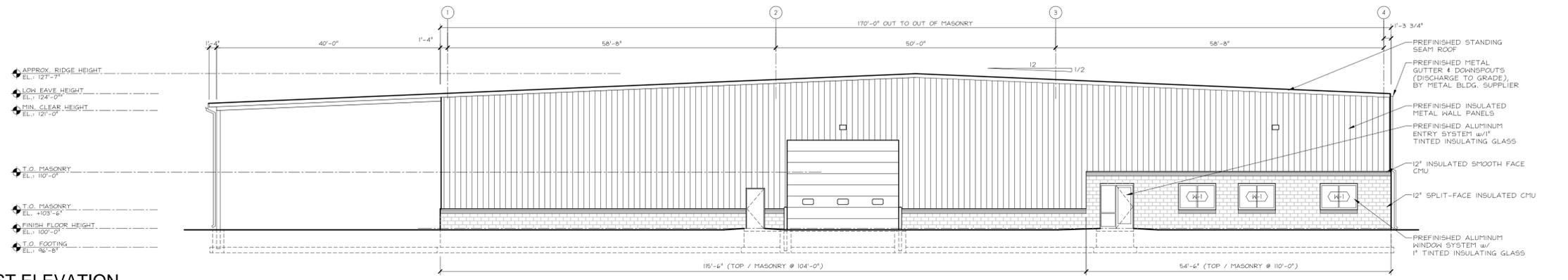


2 ENLARGED OFFICE PLAN
 SCALE: 1/8" = 1'-0"

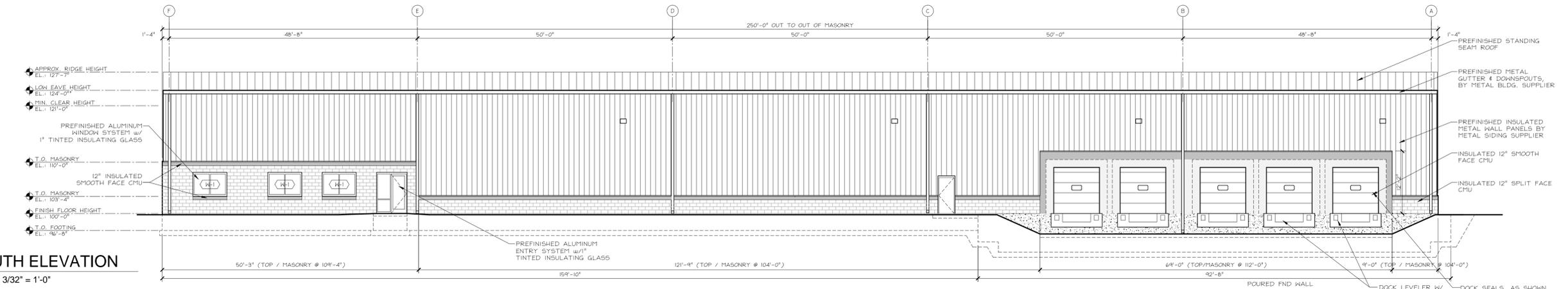


1 FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"

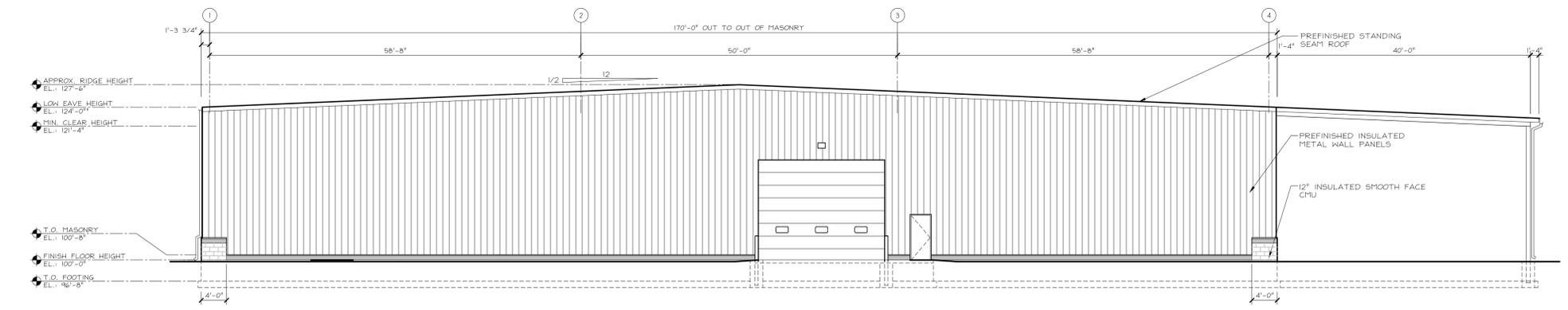
BUILDING AREA:
 OFFICE: 2,195 SF
 WAREHOUSE: 21,937 SF
 SHOP: 15,428 SF



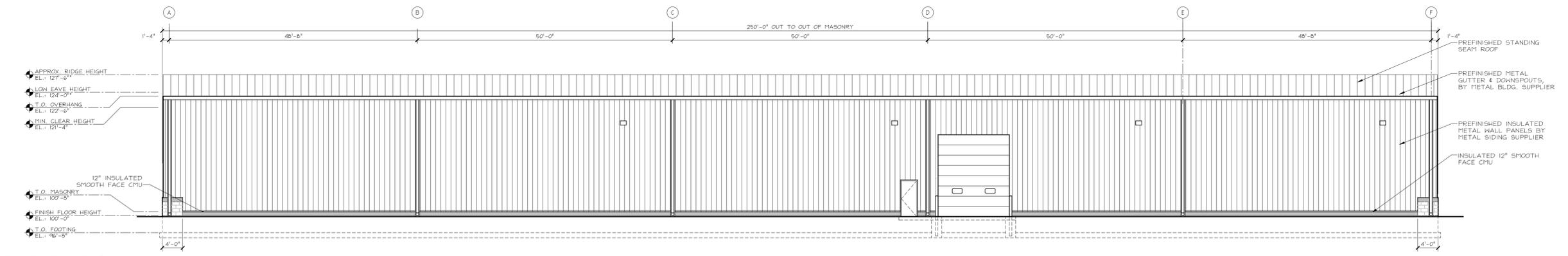
1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

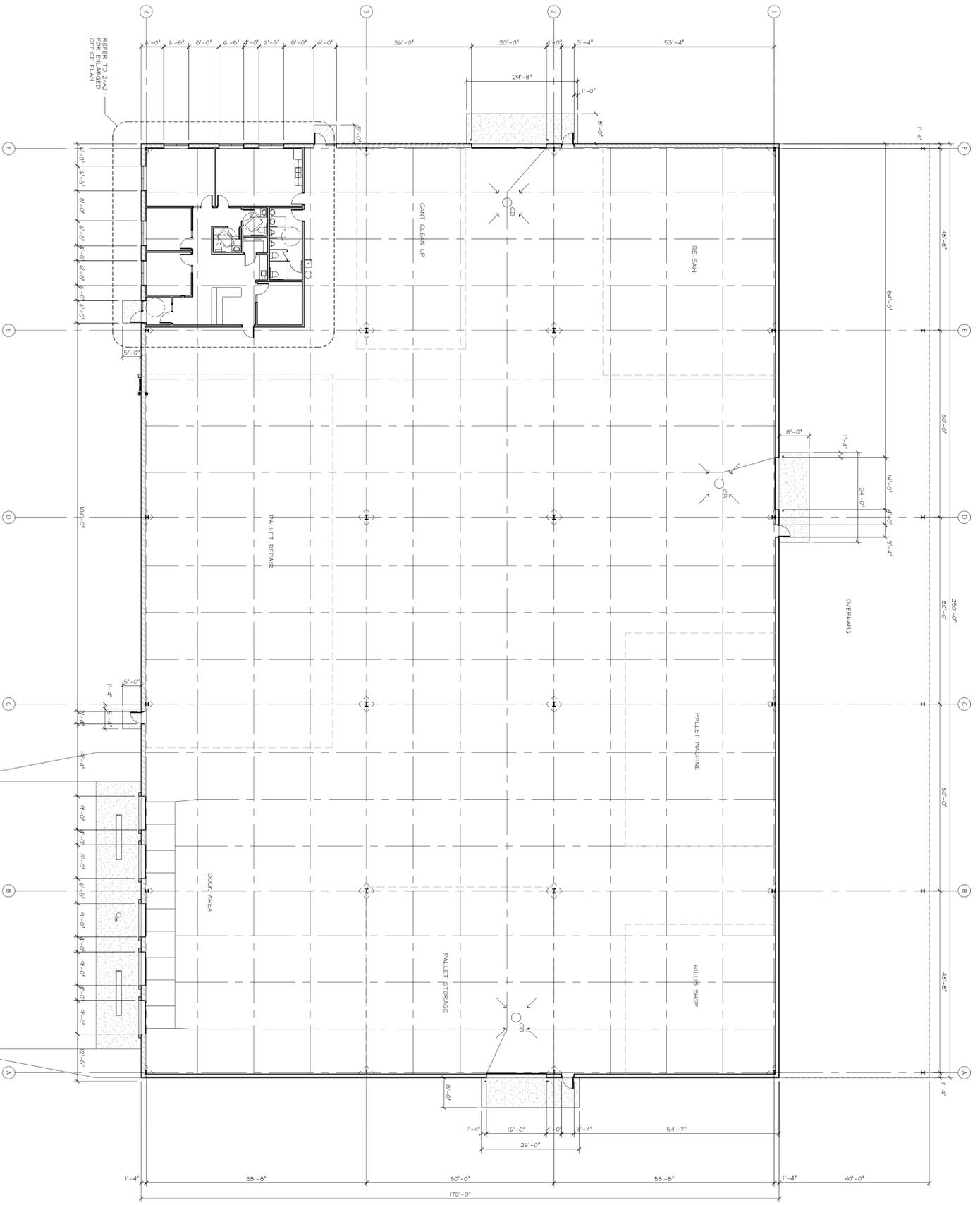
BUILDING DESIGN FOR:
LUMBER SALES
 JACKSON, WISCONSIN 53037

SHEET TITLE
 FIRST FLOOR
 PLAN

REVISIONS

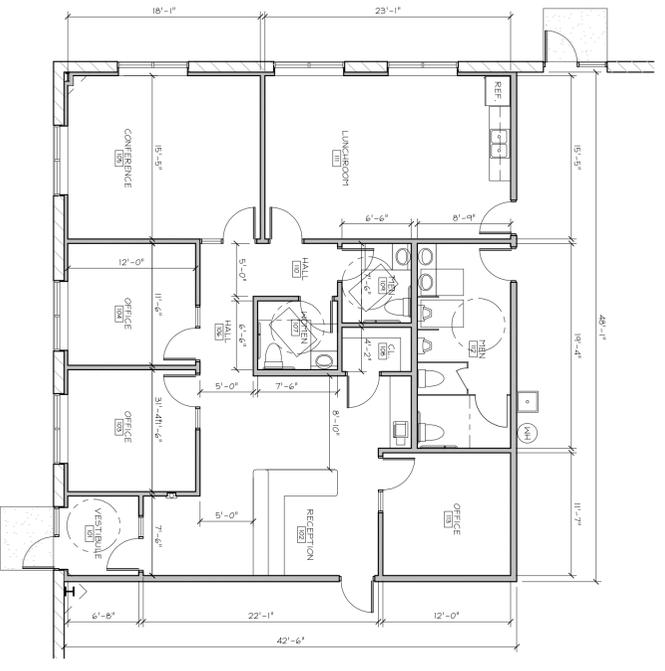
PROJECT DATA	
DATE	09.10.2015
JOB NO.	15-00170
SET USE	PRELIMINARY
FILE NAME	E4A2.1
DRAWN BY	JWH
SHEET NO.	

A2.1



1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

BUILDING AREA: 43,747 SF
 MARKET VALUE: 2,197,500
 SHEET: 18,428 SF



2 ENLARGED OFFICE PLAN
 SCALE: 1/8" = 1'-0"

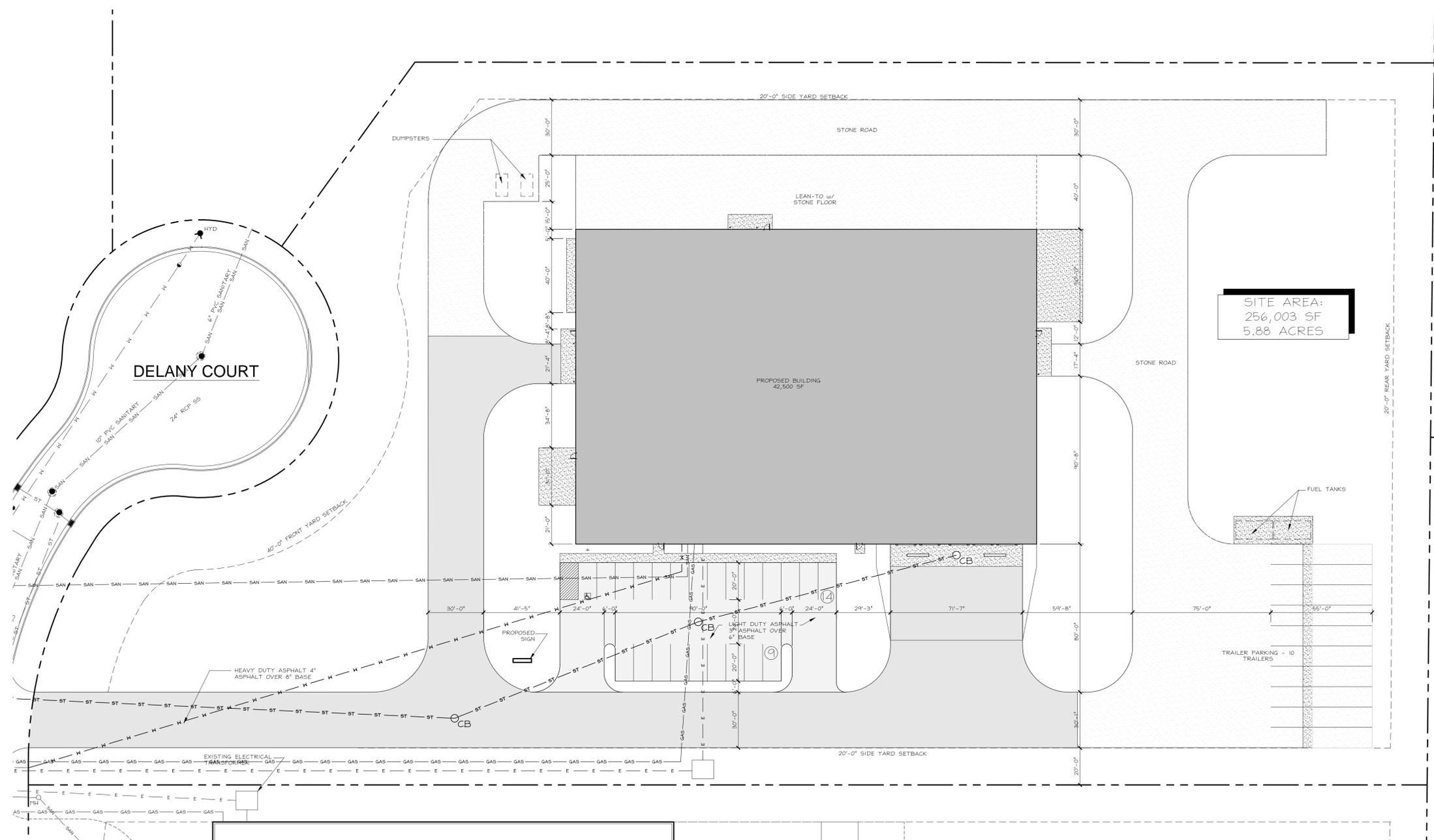
SITE DATA:

SITE AREA:	256,003 S.F.
	5.88 ACRES
AREA OF PROPOSED BUILDING	42,500 S.F.
TOTAL HARD SURFACE AREA:	88,900 S.F. (34.73% OF SITE)
CONCRETE AREA:	5,472 S.F.
HEAVY DUTY PAVING:	23,513 S.F.
LIGHT DUTY PAVING:	9,753 S.F.
STONE DRIVE AREA:	50,162 S.F.
TOTAL GREENSPACE AREA:	124,603 S.F. (48.67% OF SITE)

ALLOWABLE BUILDING HEIGHT:	50'-0"
BUILDING HEIGHT:	26'-0"
FRONT YARD SETBACK:	40'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	20'-0"

PARKING STALL REQUIREMENTS:

TOTAL PARKING PROVIDED:	23
HANDICAP PARKING REQUIRED:	1
HANDICAP PARKING PROVIDED:	1



SITE AREA:
 256,003 SF
 5.88 ACRES

BUILDING DESIGN FOR:
LUMBER SALES
 JACKSON, WISCONSIN 53037

SHEET TITLE
 SITE PLAN

REVISIONS

PROJECT DATA

DATE	11.24.2015
JOB NO.	15-00170
SET USE	PRELIMINARY
FILE NAME	C1-A1.0
DRAWN BY	JWH
SHEET NO.	

A1.0

1 SITE PLAN
 SCALE: 1" = 30'-0"



DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
JACKSON DEVELOPMENT

*
DELANEY COURT
JACKSON, WISCONSIN 53037

SHEET TITLE
SITE PLAN

REVISIONS

PROJECT DATA

DATE 12.03.2015

JOB NO. 15-00***

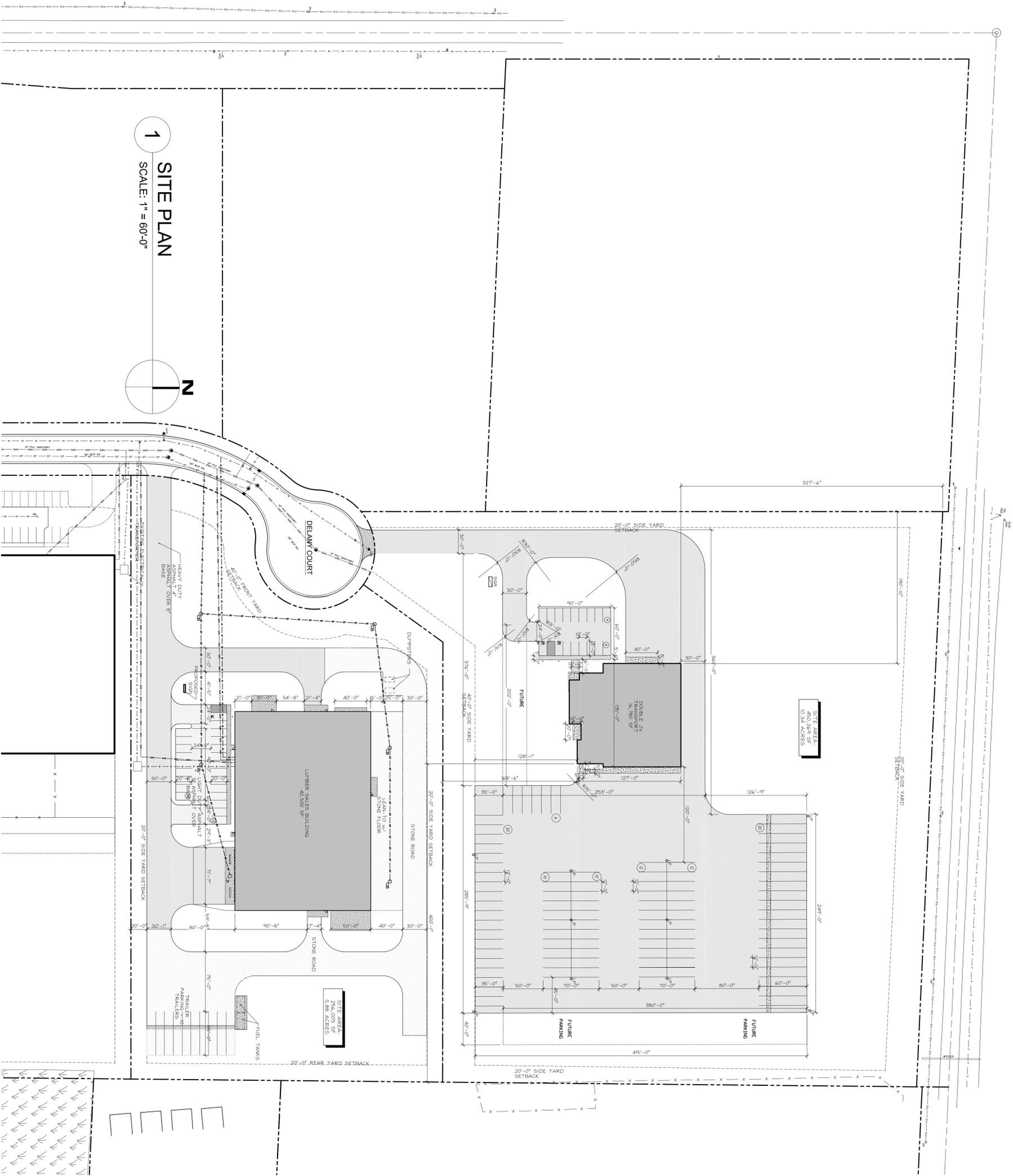
SET USE PERMIT & BIDDING

FILE NAME CHA1.0

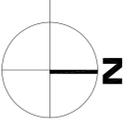
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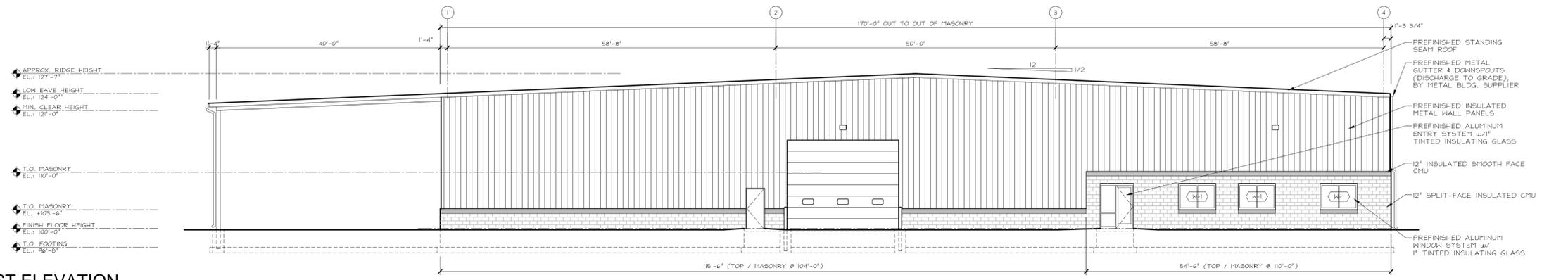
SHEET NO.

A1.0

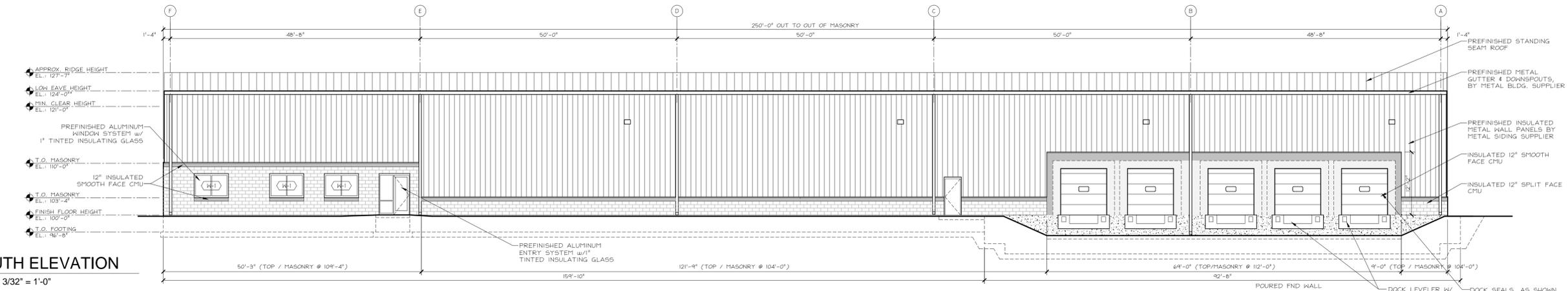


1
SITE PLAN
SCALE: 1" = 60'-0"

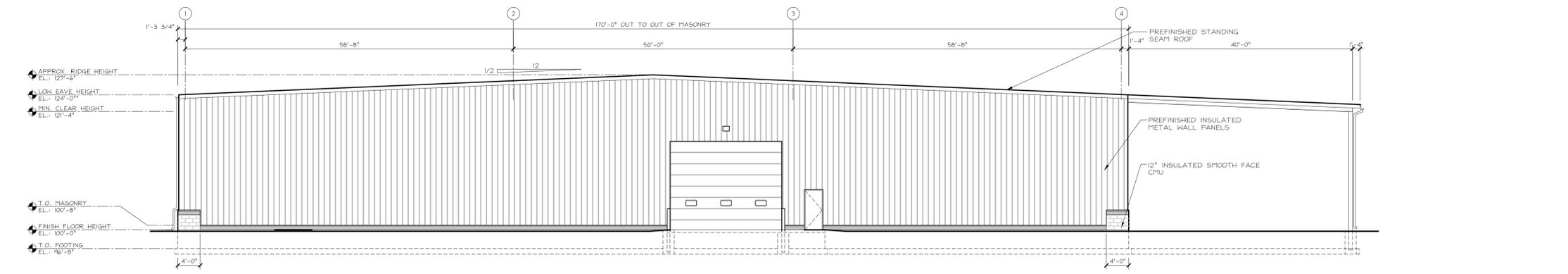




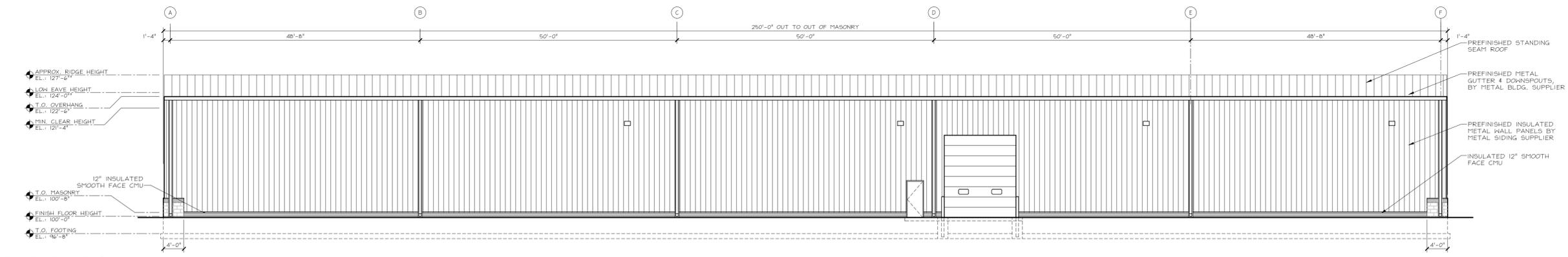
1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



Google earth



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

Name of Applicant Keith and Nicole Novotny
 Contact Keith Novotny Address/ZIP 4301 Mayfield Rd. W.B. Phone # 262-573-8468
 E-mail Address KNovotny@cousinssubs.com Fax # where Agenda/Staff comments are to be faxed 262-334-5606
 Name of Owner Keith Novotny Address/ZIP _____ Phone# _____
 Owner Representative/Developer _____
 Proposed Use of Site _____ Present Zoning _____

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
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) X	\$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	Engineering Review - Infrastructure 15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans 17) Street / Right of Way cross sections	4 (24x36) 4 (24x36)	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			

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 Keith Novotny Signature [Signature] Date 12/9/15

Office Use: Date Received 12/9/15 Date Paid 12/9/15 Receipt # 108407 Amount Paid \$ 150.00

VILLAGE OF JACKSON

Special Use Conditional Use Planned Unit Development *NA* Permit # _____

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

Permit to:

Name of Business/Applicant: Keith Novotny

For a property located at (address): _____

Phone number of Business/Applicant: NA

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

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): NA

Hours of Operation: NA

Comprehensive/Master Plan Compatibility: NA

Building Materials (type, color): NA

Setbacks from rights-of-way and property lines: NA

Screening/Buffering: NA

Landscape Plan (sizes, species, location): NA

Signage (dimensions, colors, lighting, location): NA

Lighting (wattage, style, pole location and height, coverage): NA

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s)), (sidewalk/pedestrian way width and material): NA

Storm-water Management: NA

Erosion Control: NA

Fire Hydrant Location(s): NA

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

Hazardous Material Storage: NA

Alarm Systems: NA

Site Features/Constraints: NA

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

Tree and shrub preservation: NA

Setbacks/height limitations: NA

Wastewater Usage Projected: NA gal/year

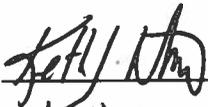
Water Usage Projected: NA gal/year

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

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 _____



Keith J. Novotny, Owner
Please print name

John M. Walther, Administrator

Applications shall be submitted by 4:00 PM of the first Friday of the month to be considered by the Planning Commission that month. In some cases, more than the number of copies on the face of this form will be required. Only complete applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay by being incomplete.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month, and will conduct a public hearing. A decision on the request could be made at that meeting.

EXPLANATION OF TYPES OF INFORMATION (from face of application form):

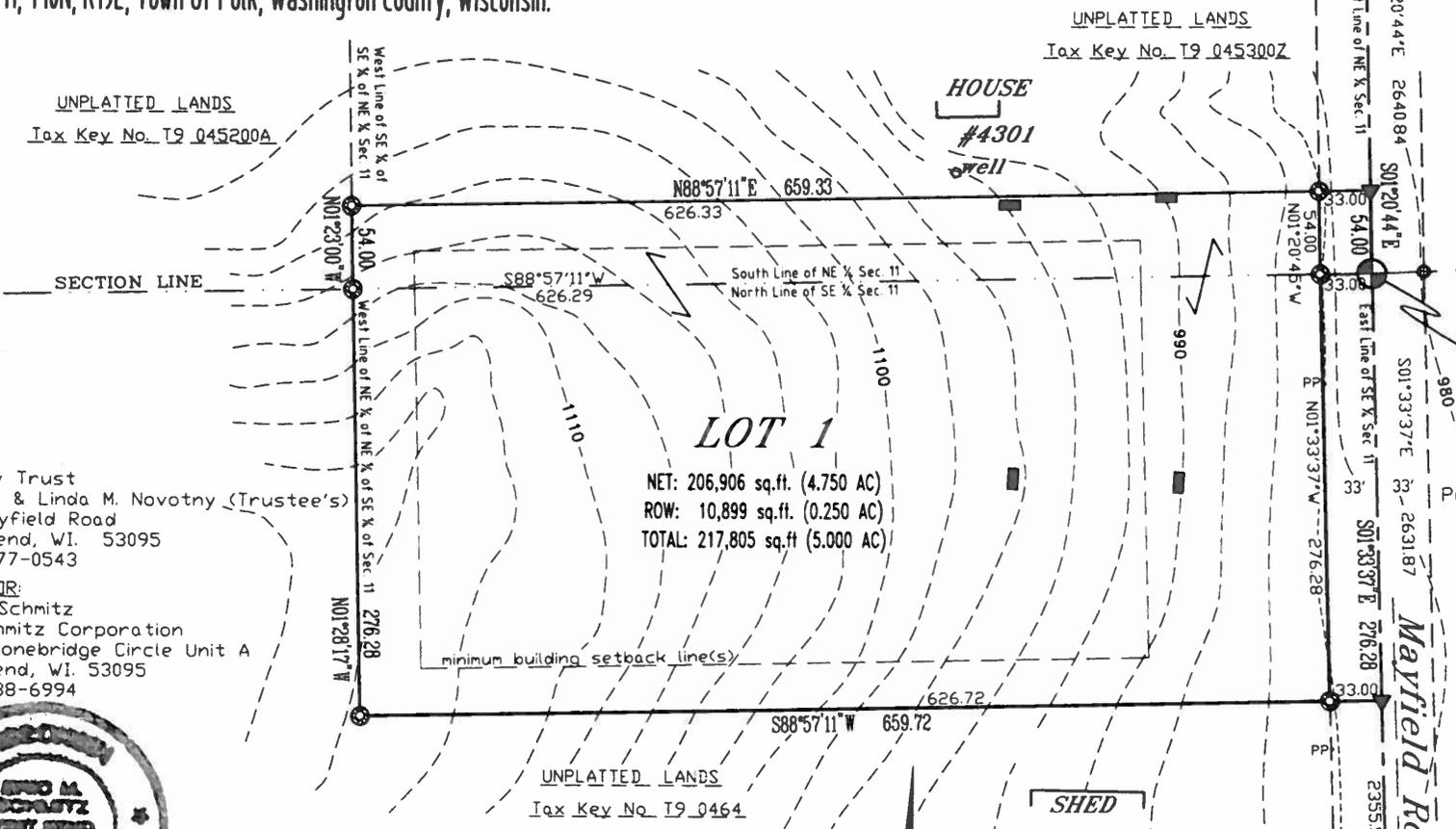
1. **Application Form: Must be submitted on CD.**
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address may cause you a delay.
4. Proof of Property Ownership: a copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. Impact Statement: In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. Annual water consumption estimate (100% occupancy and build-out)
 - B. Annual sewage generation estimate (100% occupancy and build-out)
 - C. Vehicle trip generation (trips per day per unit x number of units)
 - D. Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site.
 - E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - F. General hours of operation
 - G. Anticipated User profiles (for residential developments)
 - H. Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.)
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of curb line, sidewalks (existing and proposed), footprints of the structure, drives, parking spaces and fencing, locations of accessory uses, dimensions, etc. Landscape plans and Water/Sewer/Storm plans may be shown combined on this plan if the composition is easily read and understood.
- 8/9. Plat Map: Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. Certified Survey Map: A recordable instrument showing the legal and mapped description of the land division.
11. Annexation Petition/Attachment Request: Shows owner is supporting the annexation.
12. Annexation Map: A recordable map having the legal and mapped description of the parcel to be annexed.
13. Sketch Plan: An informal drawing depicting the proposal for discussion purposes.
14. Landscape Plan: Shows location, size, type, botanical name, and common name of proposed trees and shrubs. Also calls out surface treatments. Shows walls, fences, and details.
15. Grading/Drainage Plan: Shows original and proposed grades and runoff calculations based on a 10-year storm. Is usually combined with a Storm Sewer Plan (storm sewer system, ditches, culverts, etc.)
16. Water/Sewer/Storm Sewer Plans: Shows size and location of proposed water mains and fire hydrants; size and location of the proposed sanitary sewer collection system with gradient profiles and invert elevations; shows the proposed storm drainage system as in 15.
17. Street Cross-Sections: Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. Erosion Control Plan: A map of existing site conditions on a scale of at least 1 inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. Proposed Colors and Materials: Submit samples of exterior colors and materials.
20. Improvement Agreement: An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. Annexation Agreement.

**MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED
BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO
QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS.**

Certified Survey Map

Part of the NE 1/4, of the SE 1/4, and part of the SE 1/4, of the NE 1/4, of Section 11, T10N, R19E, Town Of Polk, Washington County, Wisconsin.

(Conc. Monument w/brass cap) NE Corner Sec. 11-10-19
 N 498,345.32
 (State Plane Coordinates) E 2,478,345.25



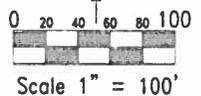
LOT 1
 NET: 206,906 sq.ft. (4.750 AC)
 ROW: 10,899 sq.ft. (0.250 AC)
 TOTAL: 217,805 sq.ft (5.000 AC)

OWNERS:
 Novotny Trust
 Ralph A & Linda M. Novotny (Trustee's)
 4301 Mayfield Road
 West Bend, WI. 53095
 (262) 677-0543

SURVEYOR:
 Eric M. Schmitz
 Eric Schmitz Corporation
 2334 Stonebridge Circle Unit A
 West Bend, WI. 53095
 (262) 338-6994



- LEGEND**
- DENOTES A SOIL BORING
 - DENOTES AN IRON PIPE FOUND
 - ▼ DENOTES A MAG NAIL SET (in asphalt pavement)
 - ⊙ DENOTES 1 1/2"(O.D.) x 18" IRON PIPE SET WEIGHTING NOT LESS THAN 113 LBS./FT.



Eric M. Schmitz (S-1660) DATE 12-2-2015

(Conc. Monument w/brass cap) SE Corner Sec. 11-10-19
 N 493,074.94
 (State Plane Coordinates) E 2,478,478.92
 This instrument was drafted by Eric M. Schmitz, S-1660 SHEET 1 of 3

East 1/4 Corner Sec. 11-10-19
 N 495,705.52 (Conc. Monument w/brass cap)
 E 2,478,407.26 (State Plane Coordinates)
 33' Dedicated To The Public For Road Purposes (10,899 sqft total)

NOTES

Zoning A-1 (General Agriculture District) Minimum Building Setback Requirements, 150' from centerline of a public road, 40' rear yard, 30' sideyard

There are no floodplain or wetlands or shore and dune lines which cross this property per Washington County GIS mapping, (<http://washingtoncountywisconsin.com/>) topography maps so traced from Washington County GIS mapping website to North Referenced To The Wisconsin Coordinate System, South Zone Based On The Control Survey Summary again By Southeastern Wisconsin Regional Planning Commission Revised April 2015 And The East Line Of The SE 1/4 Of Section 11-10-19 Bearing S 0° 23' 37" E

Certified Survey Map

Part of the NE ¼, of the SE ¼, and part of the SE ¼, of the NE ¼, of Section 11,
T10N, R19E, Town Of Polk, Washington County, Wisconsin.

Surveyor's Certificate:

I, Eric M. Schmitz, registered land surveyor, hereby certify that by the direction of the Novotny Trust, Ralph A. and Linda M. Novotny (Trustee's), I have surveyed, divided, mapped, and shown the land described herein; That part of the NE ¼ of the SE ¼ and that part of the SE ¼ of the NE ¼ of Section 11, Town 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin, described as follows:

Commencing at the East ¼ Corner of said Section 11, said point also being the point of beginning; thence S 01°33'37" E, along the East Line of the SE ¼ of said Section 11, 276.28 feet; thence S 88°57'11" W, 659.72 feet to the West Line of the NE ¼ of the NE ¼ of the SE ¼ of said Section 11; thence N 01°28'17" W, along said West Line, 276.28 feet to the North Line of the SE ¼ of said Section 11; thence N 01°23'00" W, along the West Line of the SE ¼ of the SE ¼ of the NE ¼ of said Section 11, 54.00 feet; thence N 88°57'11" E, 659.33 feet to the East Line of the NE ¼ of said Section 11; thence S 01°20'44" E, along said East Line, 54.00 feet to the point of beginning. Said lands containing 217,805 sq. ft. (5.000 Acres) of land, more or less.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. I have fully complied with the provision of Chapters 236.20, 236.21(2)(a) and 236.34 of the Wisconsin State Statutes, and the Land Division Ordinances of the Town of Polk, and the Village of Jackson, in surveying, dividing and mapping said land.

Owner's Certificate:

As owners, we hereby certify that we caused the land shown and described herein to be surveyed, divided, dedicated, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Polk Plan Commission, the Town of Polk Town Board, the Village of Jackson Plan Commission, and the Village of Jackson Village Board.

WITNESS the hand and seal of said owner this
day of _____, 2016. In the presence of:

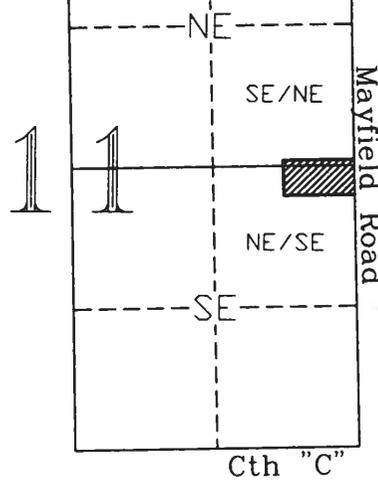
Ralph A. Novotny (trustee)

Linda M. Novotny (trustee)

Witness

Pleasant Valley Road

LOCATION MAP
East ½ Sec. 11-10-19
Scale 1"=1500'



(STATE OF WISCONSIN
WASHINGTON COUNTY) s.s.

Personally came before me this _____ day of _____, 2016, the above named owner is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____, Notary Public,

_____, Wisconsin.

My commission expires _____.



Eric M. Schmitz
12-2-2015

Eric M. Schmitz S-1660

Certified Survey Map

Part of the NE ¼, of the SE ¼, and part of the SE ¼, of the NE ¼, of Section 11, T10N, R19E, Town Of Polk, Washington County, Wisconsin.

TOWN OF POLK PLAN COMMISSION APPROVAL

This land division is hereby approved by the Town of Polk Plan Commission on this _____ day of _____, 2016

Albert Schulteis, Chairman

Tracy Groth, Zoning Secretary

TOWN OF POLK TOWN BOARD APPROVAL

This land division is hereby approved by the Town of Polk Town Board on this _____ day of _____, 2016

Albert Schulteis, Chairman

Tracy Groth, Interim-Town Clerk

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

This land division is hereby approved by the Village of Jackson Plan Commission on this _____ day of _____, 2016

Michael E Schwab, Chairperson

John Walther, Zoning Administrator

VILLAGE OF JACKSON BOARD APPROVAL

This land division is hereby approved by the Village of Jackson Board on this _____ day of _____, 2016

Michael E. Schwab, President

Deanna Boldrey, Village Clerk/Treasurer



Eric M. Schmitz
12-2-2015
Eric M. Schmitz S-1660

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

Name of Applicant Nate Filzen
 Contact Nate Filzen Address/ZIP 1116 Wilson Main Street, Germantown, WI 53022 Phone # (262) 707-3161
 E-mail Address filzen@gmail.com Fax # where Agenda/Staff comments are to be faxed
 Name of Owner Doris R. Schmidt Address/ZIP 3181 S. Mayfield Road, Jackson, WI 53037 Phone# (262) 677-2475
 Owner Representative/Developer Nate Filzen
 Proposed Use of Site Single Family Residence Present Zoning A1

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)		XXX
			3) Address Labels of adjacent owners to be notified (500' 200')	labels	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	4) Owner acknowledgement of the request		
			5) Impact Statement		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	6) Location Map		XXX
			7) Development Plan Site Plan		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	8) Preliminary Plat		XXX
			9) Final Plat		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	0) Certified survey Map		XXX
			1) Annexation Petition		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	2) Annexation Map		XXX
			3) Sketch Plan		XXX
Extra-territorial Plat outside Sanita Service Area	\$50	1,2,6,9 / 10	4) Landscape Plan	4 (24x36)	XXX
			Engineering Review - Infrastructure		XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan	4 (24x36)	XXX
			16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	17) Street / Right of Way cross sections	4 (24x36)	XXX
			18) Erosion Control Plan	4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials		XXX
			20) Developers Agreement		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (includes pre-annex agreements)		XXX
			22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			

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 Nate Filzen Signature Nate Filzen Date 12/21/15

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: Nate Filzen

For a property located at (address): 3187 S. Mayfield Road Jackson, WI 53037

Phone number of Business/Applicant: (262) 757-3161

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

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): N/A

Hours of Operation: N/A

Comprehensive/Master Plan Compatibility: N/A

Building Materials (type, color): N/A

Setbacks from rights-of-way and property lines: N/A

Screening/Buffering: N/A

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

Signing (dimensions, colors, lighting, location): N/A

Lighting (wattage, style, pole location and height, coverage): N/A

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s)), (sidewalk/pedestrian way width and material): N/A

Storm-water Management: N/A

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: N/A

Parking (no. of spaces, handicapped parking, and dimensions): N/A

Tree and shrub preservation: N/A

Setbacks/height limitations: N/A

Wastewater Usage Projected: N/A gal/year

Water Usage Projected: N/A gal/year

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

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 _____

Nate Filzen

Nate Filzen, Owner

Please print name

John M. Walther, Administrator

Applications shall be submitted by 4:00 PM of the first Friday of the month to be considered by the Planning Commission that month. In some cases, more than the number of copies on the face of this form will be required. Only complete applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay by being incomplete.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month, and will conduct a public hearing. A decision on the request could be made at that meeting.

EXPLANATION OF TYPES OF INFORMATION (from face of application form):

1. **Application Form: Must be submitted on CD.**
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address may cause you a delay.
4. Proof of Property Ownership: a copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. Impact Statement: In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. Annual water consumption estimate (100% occupancy and build-out)
 - B. Annual sewage generation estimate (100% occupancy and build-out)
 - C. Vehicle trip generation (trips per day per unit x number of units)
 - D. Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site.
 - E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - F. General hours of operation
 - G. Anticipated User profiles (for residential developments)
 - H. Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.)
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of curb line, sidewalks (existing and proposed), footprints of the structure, drives, parking spaces and fencing, locations of accessory uses, dimensions, etc. Landscape plans and Water/Sewer/Storm plans may be shown combined on this plan if the composition is easily read and understood.
- 8/9. Plat Map: Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. Certified Survey Map: A recordable instrument showing the legal and mapped description of the land division.
11. Annexation Petition/Attachment Request: Shows owner is supporting the annexation.
12. Annexation Map: A recordable map having the legal and mapped description of the parcel to be annexed.
13. Sketch Plan: An informal drawing depicting the proposal for discussion purposes.
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16. Water/Sewer/Storm Sewer Plans: Shows size and location of proposed water mains and fire hydrants; size and location of the proposed sanitary sewer collection system with gradient profiles and invert elevations; shows the proposed storm drainage system as in 15.
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18. Erosion Control Plan: A map of existing site conditions on a scale of at least 1 inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. Proposed Colors and Materials: Submit samples of exterior colors and materials.
20. Improvement Agreement: An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. Annexation Agreement.

**MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED
BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO
QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS.**

Letter of Intent:

We are looking to divide a current plot of my grandparent's farmland into 2 different lots; 1 containing the existing farmhouse and buildings, and a second to contain the pond and area to the north of the pond where we would like to build a single family residence. The north side of the pond would be the ideal location to build so as to not disturb the existing pond area and trees my grandfather planted some 30 years ago. The "L" shape of the lot is necessary to meet the 300 feet of road frontage requirement, take the lot past the pond and then to the north to include our proposed build site.

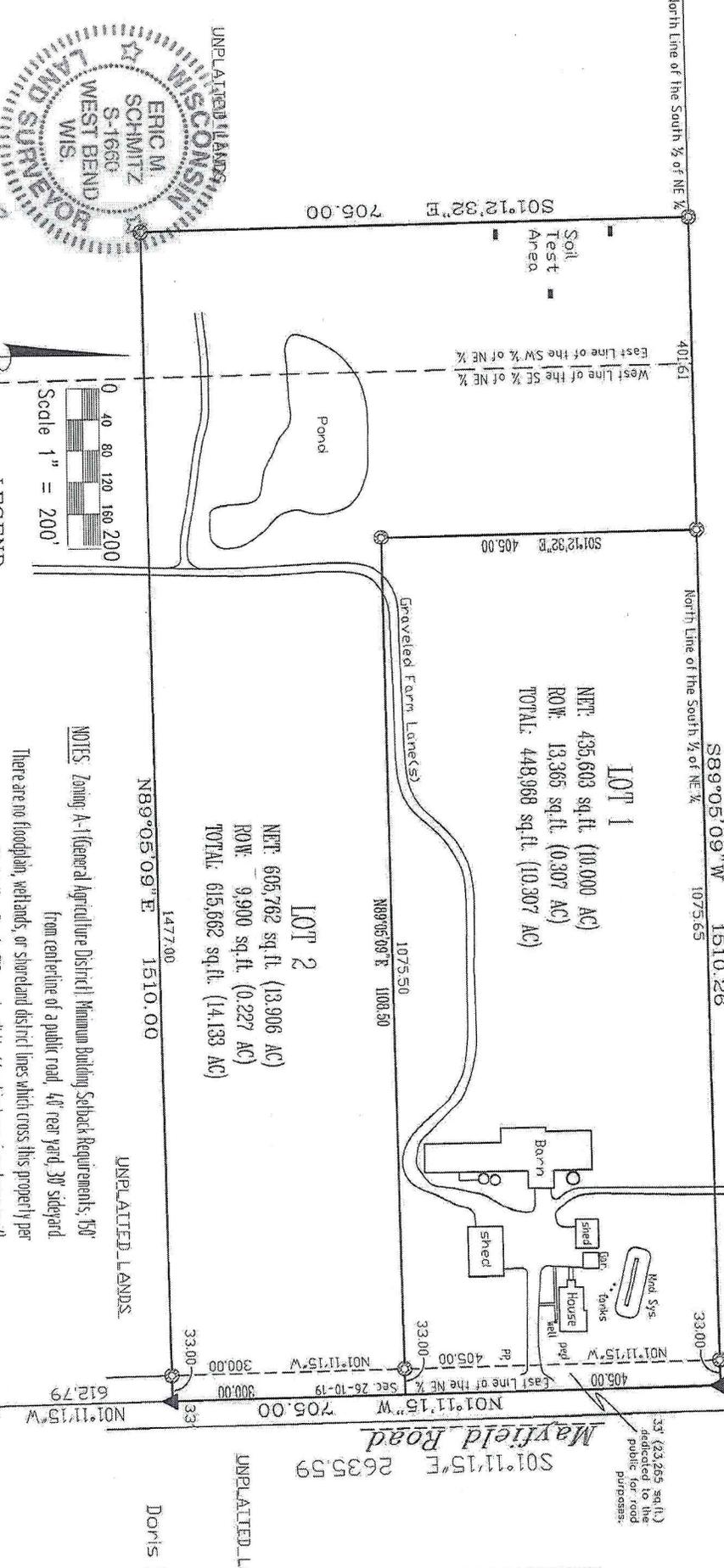
-Nate and Michelle Filzen

Certified Survey Map

Part of the SW 1/4 of the NE 1/4 and part of the SE 1/4 of the NE 1/4, of Section 26, T10N, R19E, Town Of Polk, Washington County, Wisconsin.

Surveyor's Certificate:

I, Eric M. Schmitz, registered land surveyor, hereby certify that by the direction of the Doris R. Schmitz Survivors Trust, Doris R. Schmitz (member), I have surveyed, divided, mapped, and shown the land described hereon; That part of the SW 1/4 of the NE 1/4 and that part of the SE 1/4 of the NE 1/4 of Section 26, Town 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin, described as follows: Commencing at the East 1/4 Corner of said Section 26; thence N 01°11'15" W along the East line of the NE 1/4 of said Section 26 612.79 feet to the point of beginning; thence continuing N 01°11'15" W along said East line 705.00 feet; thence S 89°05'09" E along the North line of the South 1/2 of said NE 1/4 1510.26 feet; thence S 01°12'32" E 705.00 feet; thence N 89°05'09" E 1510.00 feet to the point of beginning. Said lands containing 1,064,630 sq. ft. (24,440 Acres) of land, more or less. That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. I have fully complied with the provision of Chapters 236.20, 236.21(2)(c) and 236.34 of the Wisconsin State Statutes, and the Land Division Ordinances of the Town of Polk, and the Village of Jackson, in surveying, dividing and mapping said land.



Eric M. Schmitz (S-1660) DATE 12-17-2015



- LEGEND**
- ⊗ DENOTES 1/4" (O.D.) x 1/8" IRON PIPE SET
 - ⚡ DENOTES NOT LESS THAN 1.13 LBS/FT.
 - ▼ DENOTES A MAG. NAIL SET (in asphalt, pavement)
 - DENOTES A SOIL BORING

NOTES: Zoning A-1 (General Agriculture District) Minimum Building Setback Requirements, 50' from centerline of a public road, 40' rear yard, 30' side yard. There are no floodplain, wetlands, or shoreland district lines which cross this property per Washington County GIS mapping, http://washingtongov.com/wxframe.com/

North Referenced To The Wisconsin Coordinate System, South Zone Based On The Control Survey Summary Diagram By Southeastern Wisconsin Regional Planning Commission, Revised April 2015 And The East Line Of The NE 1/4 Of Section 26-10-19 Bearing N 01° 11' 15" E

EAST 1/4 Corner Sec. 26-10-19 N 479,901.40 E 2,478,778.00 (State Plane Coordinates) This instrument was drafted by

NE Corner N 482,536.12 E 2,478,733.39 (State Plane Coordinates)

33' (23,265 sq ft) dedicated for road purposes.

Mayfield Road S01°11'15"E 2635.09

Doris R. Schmitz

Certified Survey Map

Part of the SW 1/4 of the NE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 26, T10N, R19E, Town Of Polk, Washington County, Wisconsin.

Owner's Certificate:

As owner, I hereby certify that I caused the land shown and described herein to be surveyed, divided, dedicated, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Polk Plan Commission, Town of Polk Town Board, Village of Jackson Plan Commission and the Village of Jackson Village Board.

WITNESS the hand and seal of said owner this day of _____, 2016. In the presence of:

Doris R. Schmidt Survivors Trust
Doris R. Schmidt (trustee)

Witness

My commission expires _____

_____, Wisconsin.

(Notary Seal) _____, Notary Public

TOWN OF POLK PLAN COMMISSION APPROVAL

This land division is hereby approved by the Town of Polk Plan Commission on this _____ day of _____, 2016

Albert Schulteis, Chairman

Tracy Groth, Zoning Secretary

TOWN OF POLK TOWN BOARD APPROVAL

This land division is hereby approved by the Town of Polk Town Board on this _____ day of _____, 2016

Albert Schulteis, Chairman

Tracy Groth, Interim-Town Clerk

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

This land division is hereby approved by the Village of Jackson Plan Commission on this _____ day of _____, 2016

Michael E. Schwab, Chairperson

John Walther, Zoning Administrator

VILLAGE OF JACKSON BOARD APPROVAL

This land division is hereby approved by the Village of Jackson Board on this _____ day of _____, 2016

Michael E. Schwab, President

Deanna Boldrey, Village Clerk/Treasurer



SOIL EVALUATION REPORT

Department of Commerce
Division of Safety and Buildings

in accordance with Comm 85, Wis. Adm. Code

#4080

Page 1 of 3

Eric Schmitz Corporation

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County	Washington
Parcel I.D.	T9 0798
Reviewed By	Date
Property Location	1/4, NE1/4, S26, T10N, R19E
Govt. Lot	Subd. Name or CSM#
Lot # 2	Proposed Certified Survey Map
City	Village <input type="checkbox"/> Town <input checked="" type="checkbox"/> Nearest Road
State Zip Code	Polk See Drawing
Phone Number	
(262) 677-2475	

New Construction Use: Residential / Number of bedrooms 4 Code derived design flow rate 600 GPD
 Replacement Public or commercial - Describe: _____

Parent material Glaciofluvial Deposits Flood plain elevation, if applicable NA ft.

General comments Site is suitable for a mound system. See Mound Component Manual for Septic Tank Effluent for Private Onsite Wastewater Systems.
and recommendations:

If imprint is in red it is an original copy

Boring #	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*Eff#1	*Eff#2
1	0-10	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
	10-40	10YR5/4	-	fs	0 m	mvfr	gw	1vf	0.5	1.0
	40-60	10YR6/4	c-2-d 7.5YR5/8	vfs	0 m	mfr	-	-	0.4	0.6
		some bans of:		sicl	1fsbk	mfr	-	-	0.2	0.3

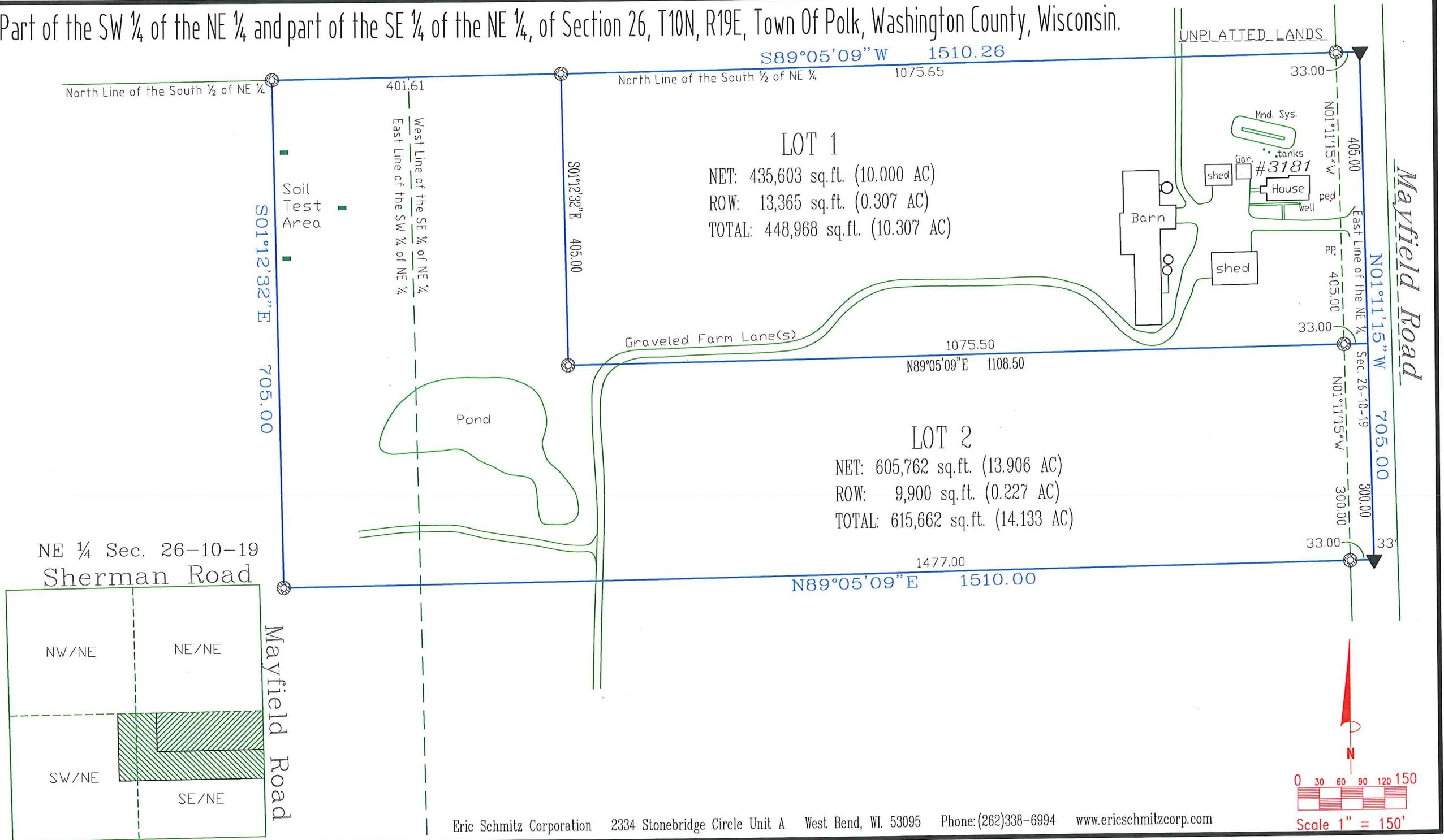
Boring #	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*Eff#1	*Eff#2
2	0-10	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
	10-30	7.5YR3/4	-	cl	2mabk	mfr	gw	1vf	0.4	0.6
	30-60	10YR6/4	c-2-d 7.5YR5/8	sicl	1mabk	mfr	-	-	0.2	0.3
		some bans of:		vfs	0 m	mfr	-	-	0.4	0.6

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L * Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

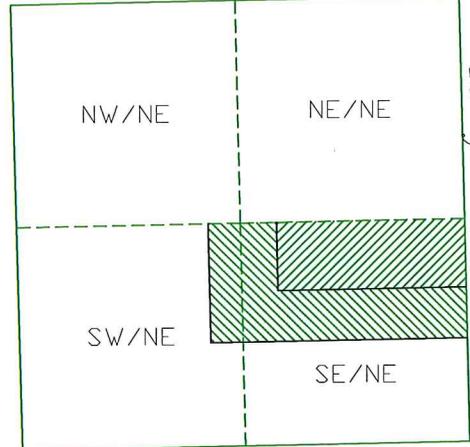
CST Name (Please Print)	Signature: <i>Eric M. Schmitz</i>	CST Number
Eric M. Schmitz		222021
Address	Date Evaluation Conducted	Telephone Number
Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI 53095	12/21/2015	262-338-6994

SBD-8330 (R-07/00)

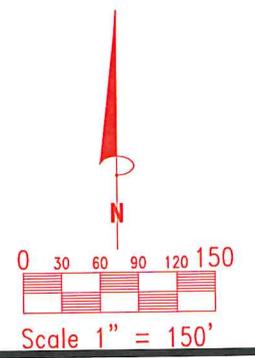
Part of the SW ¼ of the NE ¼ and part of the SE ¼ of the NE ¼, of Section 26, T10N, R19E, Town Of Polk, Washington County, Wisconsin.



NE ¼ Sec. 26-10-19
Sherman Road

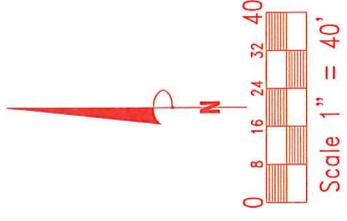
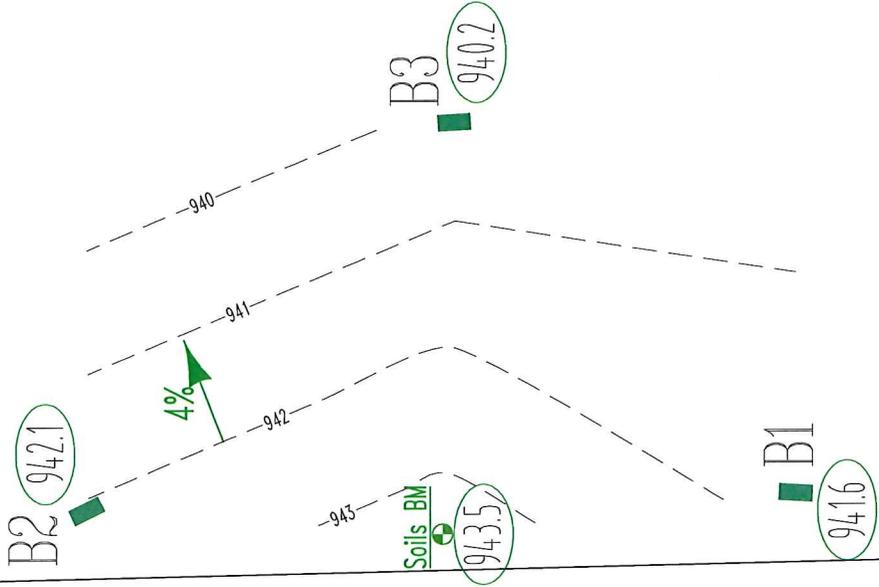


Mayfield Road



Proposed Lot Line(s)

Soil Test Site Plan
For: Nate & Michelle Filzen
LOT 2 of a proposed Certified Survey Map. Part of
the South 1/2, of the NE 1/4, of Section 26, T10N, R19E,
Town Of Polk, Washington County, Wisconsin.



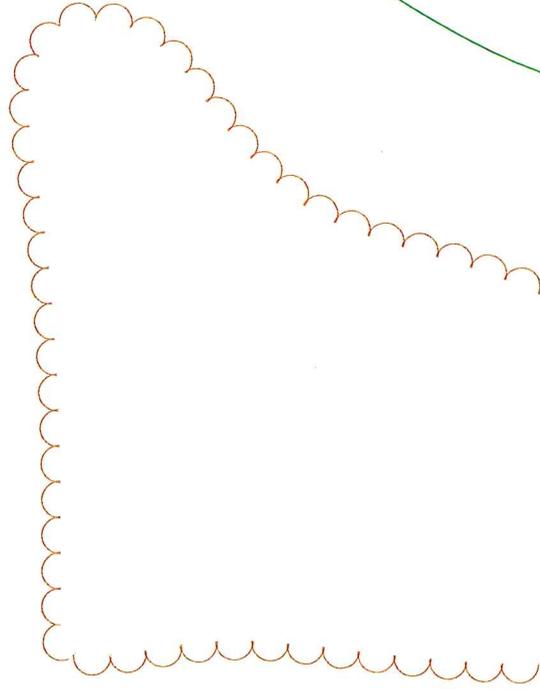
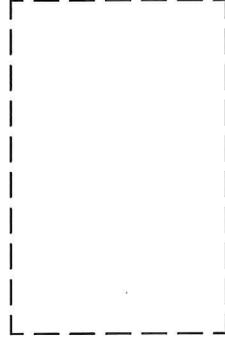
(see location map on back)

Eric Schmitz

Soils BM

Top of a small Iron Rod
(survey control point),
established elevation 943.50.

Preferred Build Site



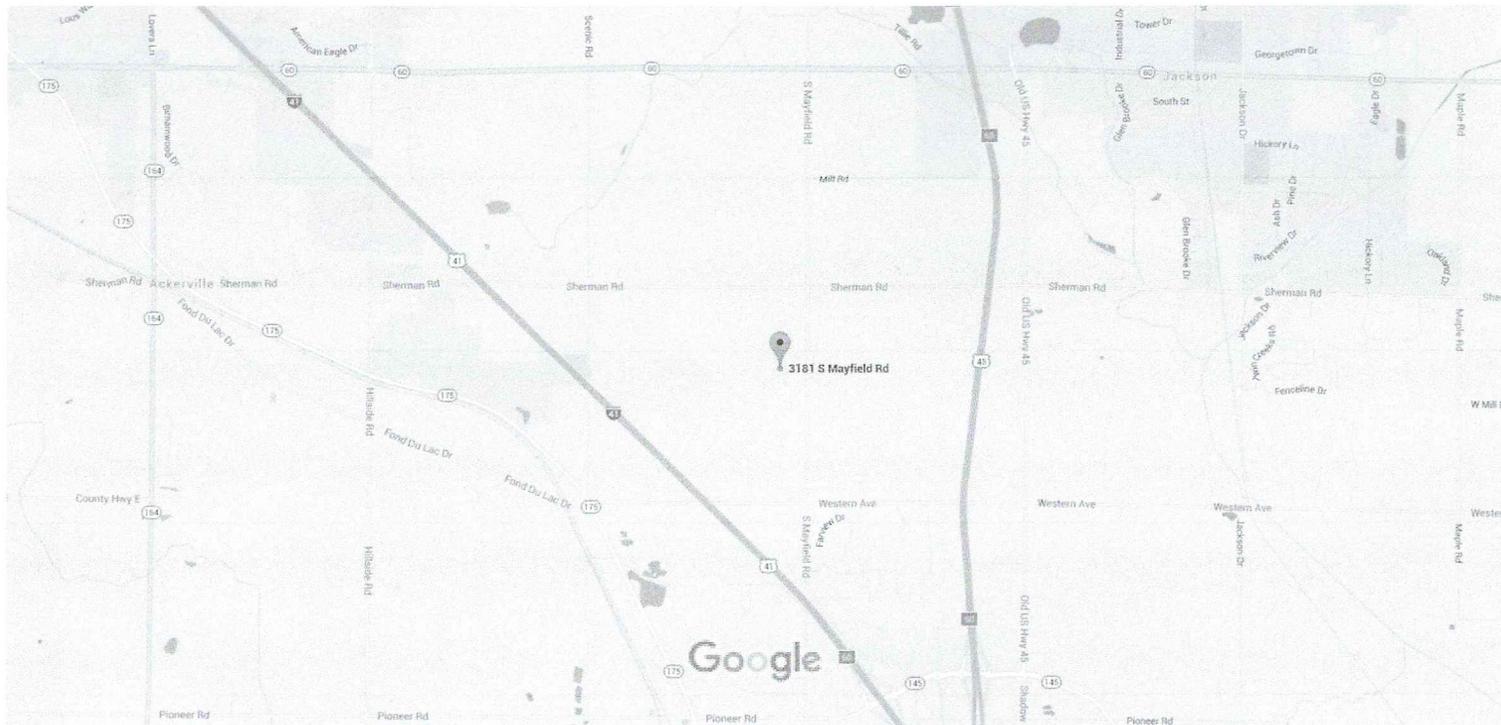
water elev.

976.2

12-3-2015

POND

Google Maps 3181 S Mayfield Rd



Map data ©2015 Google 2000 ft

STAFF REVIEW COMMENTS
(December) Plan Commission Meeting – January 7, 2016

1. *Concept Plan – Double “J” Trucking – Delaney Court.*

Building Inspection

- State of Wisconsin Plan Review will be required due to building size.
- Building shall be fully sprinklered due to size.
- Include floor plan of mezzanine when submitting for full PUD Amendment approvals.
- Dumpster enclosure required.
- Recommend no storage outside except for semi tractors and trailers.
- Correct Sheet A4.0 with correct building orientations.

Public Works/Engineering

- There is a conflict with the driveway and an existing hydrant. Recommend moving hydrant to new location east of driveway but in the right of way.
- The development will be required to submit a full grading/drainage plan, and utility layout with the PUD (Plan Unit Development) application. The drainage plan shall contain storm water calculations.
- A sampling manhole will be required with the sanitary lateral.

Police Department

- No comments.

Fire Department

- If required, all applicable Fire Protection Systems shall be installed per national, state and local codes.
- A Knox Box Entry System shall be installed per Village Code.

Administrative/Planning

- No additional comments.

2. *Concept Plan –Lumber Sales – Delaney Court.*

Building Inspection

- State of Wisconsin Plan Review will be required due to building size.
- Building shall be fully sprinklered due to size.
- Dumpster enclosure required.
- Provide letter from Business Owner stating the total male-to-female employees or a second female bathroom will be required per code.
- Where will the completed pallets be stored? Outside?
- Will business owner have a scrap pile(s) of wood cut-offs in the yard similar to their current location on Main Street and if so, where will this be located?

STAFF REVIEW COMMENTS
(December) Plan Commission Meeting – January 7, 2016

Public Works/Engineering

- The development will be required to submit a full grading/drainage plan, and utility layout with the PUD (Plan Unit Development) application. The drainage plan shall contain storm water calculations.
- A sampling manhole will be required with the sanitary lateral.

Police Department

- No comments.

Fire Department

- If required, all applicable Fire Protection Systems shall be installed per national, state, and local codes.
- A Knox Box Entry System shall be installed per Village Code.

Administrative/Planning

- No additional comments.

3. *CSM – Keith and Nicole Novotny – Mayfield Road, extraterritorial area.*

Building Inspection

- No comments. Recommend approval.

Public Works/Engineering

- The proposed CSM is current outside the sanitary sewer service of the Jackson Sewer Utility, although, the property is located within the mile and a half of the Village's extraterritorial jurisdiction review. Recommend approval of the CSM with no restrictions.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- Recommend that the Village take no exception to the CSM, and approve.

STAFF REVIEW COMMENTS
(December) Plan Commission Meeting – January 7, 2016

4. *CSM – Nate Filzen – Mayfield Road, extraterritorial area.*

Building Inspection

- No comments. Recommend approval.

Public Works/Engineering

- The proposed CSM is current outside the sanitary sewer service of the Jackson Sewer Utility, although, the property is located within the mile and a half of the Village's extraterritorial jurisdiction review. Recommend approval of the CSM with no restrictions.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- Recommend that the Village take no exception to the CSM, and approve.

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – January 7, 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, Tr. Emmrich, Jeff Dalton, Tr. Kruepke, Doug Alfke.
Members excused: Peter Habel.
Staff present: Jim Micech, Brian Kober.

2. Minutes – October 29, 2015, and December 3, 2015, Plan Commission Meetings.

Motion by Jeff Dalton, second by Doug Alfke to approve the minutes of October 29, 2015, and December 3, 2015.
Vote: 6 ayes, 0 nays. Motion carried.

3. Concept Plan – Double “J” Trucking – Delaney Court.

Jim Blise presented information on the Concept Plan. Jerome from Double “J” Trucking was present. Jim Blise presented that Double “J” is looking at 16,000 square feet building with 3,500 square feet of dispatch, lunch room and driver room. There will be two full bays for repair and wash bay and parts area. Will also include tractor storage. There is area for twenty trailers. There is lit parking lot to pick up trailer. Building of metal material. Building will be sprinkled. Motion by Tr. Kruepke, second by Tr. Emmrich to recommend the Village Board approve the Concept Plan – Double J Trucking on Delaney Court per staff comments.
Vote: 6 ayes, 0 nays. Motion carried.

4. Concept Plan – Lumber Sales – Delaney Court.

Jim Blise presented information on the Concept Plan. Jim from Lumber Sales was present. Jim Blise presented that Lumber Sales presents to be at the end of Delaney Court in a 40,000 square foot building with a 10,000 square foot covered canopy on the North Side. There will be parking for 2,500 square foot office, dock doors, and trailer storage. Jim would like to process mulch. The mulch is not for retail purposes but in bigger containers. This will be on the East side of the building. Building will be of metal material. Building will be sprinkled.

Discussion of the mulch ensued. Discussion of the hours of operation for mulch and noise and storage of the mulch ensued. Firewood will be stored on the East side. Jim stated it will not be a lot of mulch. The mulch will be run every couple weeks.

Motion by Tr. Kruepke, second by Tr. Emmrich to recommend the Village Board approve the Concept Plan – Lumber Sales on Delaney Court per staff comments with the addition that mulching will only take place Monday – Friday 8 a.m. – 4 p.m.
Vote: 6 ayes, 0 nays. Motion carried.

5. Certified Survey Map – Novotny – Mayfield Road, extraterritorial area.

Keith Novotny was present. Motion by Jeff Dalton, second by Tr. Kruepke to recommend the Village Board take no exception to the Certified Survey Map for Novotny on Mayfield Road, per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

6. Certified Survey Map – Filzen – Mayfield Road, extraterritorial area.

Nate Filzen was present. Motion by Pres. Schwab, second by Doug Alfke to recommend the Village Board take no exception to the Certified Survey Map for Filzen on Mayfield Road, per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

7. Discussion and Review of Comprehensive Plan.

Pres. Schwab started the discussion of the Comprehensive Plan and the minutes of December 3, 2015, and Mr. Roback's comments of the meeting. The current Plan is a joint plan with the Town of Jackson. Doug commented on the Open Space Plan is being updated. It was stated that the Village Identity is that it is a great place to raise a family and for businesses. The small town feel and atmosphere were also commented on.

Doug Alfke would like to see the paperwork from the meeting in 2010 vision sessions. Brian Kober stated that he and Kelly Valentino had discussed to install Jackson's own light poles and install with signage that will change throughout the year.

It was stated that the Plan Commission will read through page 62 by the next meeting for discussion. This is the first three chapters.

8. Citizens to address the Plan Commission.

None.

9. Adjourn.

Motion by Doug Alfke, second by Tr. Emmrich to adjourn.

Vote: 6 ayes, 0 nays. Meeting was adjourned at 7:42 p.m.

Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer

Village of Jackson- Visioning Notes from 12/3/15

(Red text indicates notes from the Village Board discussion.)

Vision from Comprehensive Plan (adopted August 2009)

The Village of Jackson welcomes carefully managed growth while retaining its attractive appearance and “small town” **feel character**. Businesses are concentrated in commercial nodes and office parks, which enables Main Street to maintain its residential character. Up-to-date **technology** infrastructure helps businesses be competitive and increases the efficiency of Village government. The Village recognizes the importance of a robust transportation system; at the same time the Village is pedestrian friendly and offers a variety of recreational opportunities for area residents. Cooperation with the Town of Jackson and other nearby communities promotes the sharing of services and sound land use policies.

September 2010 Visioning Session- 40 Participants

Common themes that emerged include:

- Maintain and enhance small town atmosphere and the quality of life of Village residents
 - Redevelopment of downtown / Main Street- landscape, streetscape and façade improvements- **ongoing, including recent Brownfields Redevelopment Grant and being open to allowing residential buildings converting to commercial use as long as they fit with the surrounding neighborhood character.**
 - Encourage retail development along commercial corridors (Hwy 60 & Hwy P)- **ongoing. By supporting residential and industrial growth, commercial growth will follow.**
- Solicit community involvement and participation from all age/demographic groups- **continue to invite and encourage their participation. Since 2010, the Greater Jackson Business Alliance has been getting businesses involved with the community again, the Friends of Parks and Recreation formed and the Jackson Festivals has taken over events like Action in Jackson and the recent Community Tailgate Party.**
- Develop a community identity- promote this identity within and outside of the community- **hard to define due to a perceived lack of defining characteristics, like a river or a historic downtown. The Village is a small, well-kept and safe community. Additional assets identified by community members include the Community Center and Splash Pad. Community identity described as the “feeling you get when you recognize your neighbors and you recognize the community and you recognize this is a safe place to live.”**
- Maintain and enhance community infrastructure- **ongoing with long-range capital improvement plan**
- Develop community events and market within and outside of the community- **ongoing with Greater Jackson Business Alliance, Friends of Parks and Recreation and Jackson Festivals. Also partnering with Visit Washington County on tourism promotion.**
- Address traffic concerns on Hwy 60- **addressed with traffic signal and left turn lanes**
- Develop long-range plan for a public school system- **Village Board has been in communication with the West Bend School Board regarding their long-range plans.**

(These themes are not prioritized.)

Questions to Consider

1. Is the vision in the comprehensive plan still relevant? Does it need to be updated?
Discussed with a few suggested edits made.

2. Were any of the themes from the 2010 visioning session accomplished? If not, why?
Progress has been with each theme and will continue to be addressed.

3. What is the need that you are trying to address?
 - a. Visioning?
 - b. Goal identification and prioritization?
 - c. Reviewing and updating the Village's comprehensive plan elements?

The Village's comprehensive plan states that "approximately five years after the initial adoption of this Comprehensive Plan, the Town Park and Plan Commission and the Village Plan Commission will review the vision, goals, objectives, policies, and programs in the Plan to determine whether they are still applicable, and if so whether progress has been made in accomplishing them."

The Village agreed to hold joint Village Board and Plan Commission meetings over the next several months to review and update the vision, goals, objectives, policies, and programs in the Plan.

4. Does the Board understand village and county demographic trends?

Although the Board indicated they have a good understanding of demographic trends that they have observed in the community, they indicated an interest in having Paul Roback compile and present data in a few months.