

## **AGENDA**

### **PLAN COMMISSION MEETING**

Thursday – January 8, 2015 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – December 4, 2014, Plan Commission Meeting.
3. Planned Unit Development Amendment – ABC Supply / Three J's Investments, LLC – Alcan Dr. - Change of Use.
4. Certified Survey Map – Cedar Creek Warehouse – Delaney Court.
5. Citizens to address the Plan Commission.
6. Adjourn.

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

**DRAFT MINUTES  
PLAN COMMISSION MEETING  
Thursday – December 4, 2014 – 7:00 p.m.  
Jackson Village Hall  
N168W20733 Main St  
Jackson, WI 53037**

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

Chairperson Wendy Kannenberg called the meeting to order at 7:00 p.m.  
Members present: Doug Alfke, Tr. Kruepke, Steve Schoen, and Tr. Lippold.  
Not Present: Peter Habel and Jeff Dalton.  
Staff present: John Walther, Brian Kober.

**2. Minutes – October 30, 2014, Plan Commission Meeting.**

Motion by Doug Alfke, second by Tr. Lippold to approve the minutes of the October 30, 2014, Plan Commission meeting.  
Vote: 5 ayes, 0 nays. Motion carried.

**3. Planned Unit Development – Cedar Creek Motor Sports Warehouse – Delaney Court.**

Brad Eagan was present and had received staff comments. Brad commented that the fire hydrant will be moved as requested and the Village Engineer will assist him with the storm water issues.

After discussion, a motion was made by Doug Alfke, second by Tr. Kruepke to Recommend the Village Board Approve the Planned Unit Development – Cedar Creek Motor Sports Warehouse – Delaney Court subject to Staff Comments.  
Vote: 5 ayes, 0 nays. Motion carried.

**4. Citizens to address the Plan Commission.**

Brad Eagan commented that the ABC Supply needs to come back to Plan Commission because of the change of use from Cedar Creek to ABC Supply. He will submit a plan for the December Plan Commission meeting which will be held in January because of the Holiday schedule.

Brian commented on the Staff Comments for the Planned Unit Development of Cedar Creek.

Steve Schoen commented that the Habitat for Humanity House in Georgetown and the sidewalk that needed poured and exposed wires.

**5. Adjourn.**

A motion was made by Tr. Kruepke, second by Doug Alfke to adjourn.  
Vote: 5 ayes, 0 nays. Motion was adjourned at 7:10 p.m.

Respectfully submitted by Deanna L. Boldrey – Clerk/Treasurer.

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

Name of Applicant DESIGN 2 CONSTRUCT  
 Contact BRAD EGAN Address/ZIP NITS W21010 NW PASSAGE Phone # 262 677 9933  
 E-mail Address brad@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262 677 9934  
 Name of Owner THREE JS, LLC INVESTMENTS Address/ZIP NITS W21010 NW PASSAGE Phone # 262 677 9933  
 Owner Representative/Developer JIM BLISE  
 Proposed Use of Site WARE HOUSE 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	<del>\$150</del>	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph) 3) Address Labels of adjacent owners to be notified (500' / 200')	labels	XXX
PLANNED UNIT DEVELOPMENT	<del>\$150</del>	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	1	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 7) Development Plan / Site Plan		XXX XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	8) Preliminary Plat 9) Final Plat		XXX XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	10) Certified survey Map 11) Annexation Petition		XXX XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	12) Annexation Map 13) Sketch Plan	1	XXX XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	14) Landscape Plan <b>Engineering Review - Infrastructure</b>	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan 16) Water / Sewer / Storm Sewer Plans	4 (24x36) 4 (24x36)	XXX 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 18) Erosion Control Plan	4 (24x36) 4 (24x36)	XXX XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials 20) Developers Agreement		XXX XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (includes pre-annex agreements) 22) other -		XXX 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 BRAD EGAN Signature [Signature] Date 12/5/14

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: THREE J'S INVESTMENTS, LLC / ABC SUPPLY - LEASEE

For a property located at (address): N174 W21221 ALCAH DR

Phone number of Business/Applicant: 262 677 9933

For (land use, activity, sign, site plan, other): RETAIL SALES OF BUILDING MATERIALS MOVING INTO EXISTING BUILDING - NO EXTERIOR MODIFICATIONS OF BUILDING. SECURITY FENCE TO BE ADDED TO SITE.

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

Hours of Operation: \_\_\_\_\_

Comprehensive/Master Plan Compatibility: \_\_\_\_\_

Building Materials (type, color): EXIST

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

Screening/Buffering: EXIST

Landscape Plan (sizes, species, location): EXIST

Signage (dimensions, colors, lighting, location): \_\_\_\_\_

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

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

Storm-water Management: EXISTING

Erosion Control: DNA

Fire Hydrant Location(s): EXISTING

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

Hazardous Material Storage: NONE

Alarm Systems: \_\_\_\_\_

Site Features/Constraints: DNA

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

Tree and shrub preservation: DNA

Setbacks/height limitations: DNA

Wastewater Usage Projected: TBD gal/year

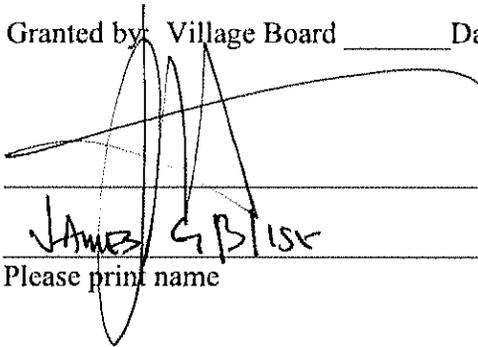
Water Usage Projected: TBD gal/year

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 \_\_\_\_\_

  
\_\_\_\_\_  
James G. Blisk, 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.

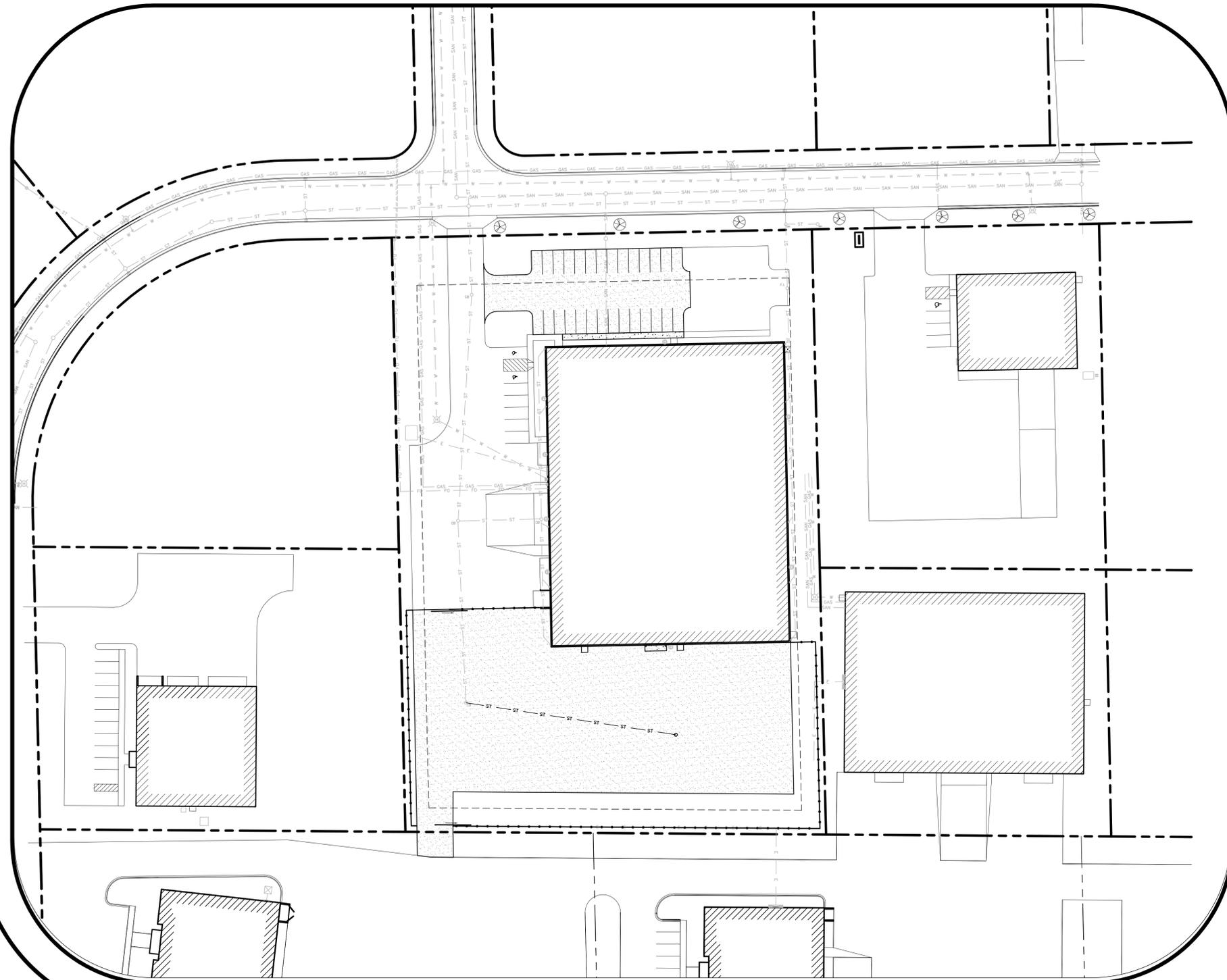
EXPLANATION OF TYPES OF INFORMATION (from face of application form):

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.**



# ABC SUPPLY



LOCATION MAP  
NOT TO SCALE

**GENERAL NOTES:**

**SITE DATA:**  
 TOTAL BUILDING: 50,000 SF 28.5%  
 TOTAL PAVING: 78,704 SF 44.9%  
 TOTAL GREEN SPACE: 46,449 SF 26.5%  
 TOTAL LOT: 175,153 SF 100%

**PARKING:**  
 PARKING SPACES: 33  
 HANDICAP SPACES: 2

**ZONING DISTRICT:**  
 M-1

**PLAN KEY**

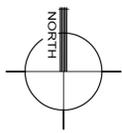
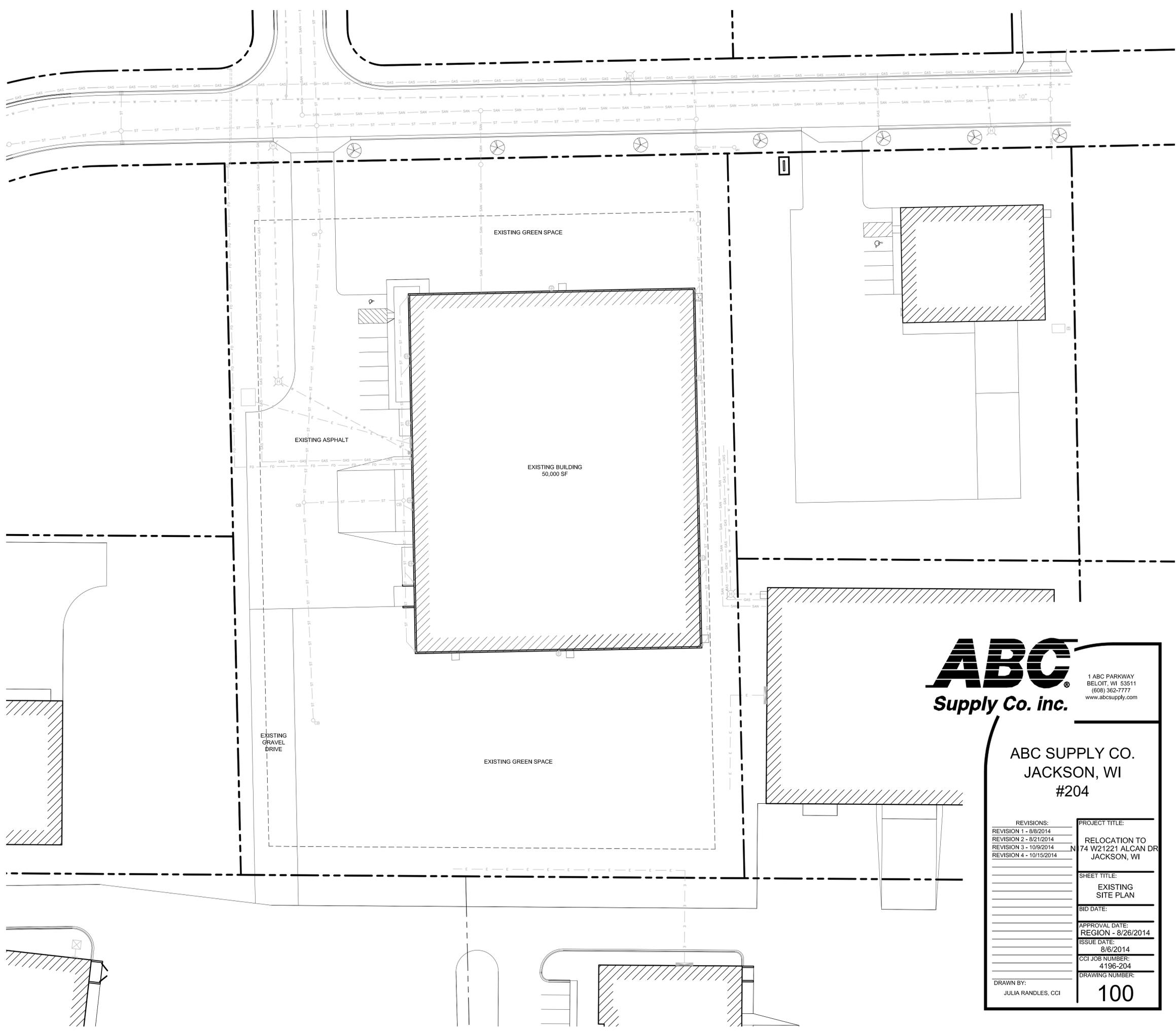
- 001.....COVER
- 100.....EXISTING SITE PLAN
- 102.....PROPOSED SITE PLAN
- 200.....EXISTING FLOOR PLAN
- 202.....PROPOSED FLOOR PLAN
- 203A.....DETAILS
- 203B.....DETAILS
- 204.....ELEVATIONS
- 205.....REFLECTED CEILING PLAN
- 502.....PROPOSED ELECTRICAL PLAN
- 800.....ABC STANDARD DETAILS



REVISION SCHEDULE					
NUMBER	DATE	REVISION			DESCRIPTION
		PROJECT INITIALIZED	FULL SET	REDESIGN	FIELD VERIFICATIONS
					OTHER
0					
1	8/8/2014				ADD WINDOW, CAULK & TOOL ROOMS
2	8/21/2014				ADD WINDOWS, ETC.
3	10/9/2014				REVISE SITE PLAN
4	10/15/2014				MISC. REVISIONS

ABC SUPPLY CO.  
 JACKSON, WI  
 #204

REVISIONS: REVISION 1 - 8/8/2014 REVISION 2 - 8/21/2014 REVISION 3 - 10/9/2014 REVISION 4 - 10/15/2014	PROJECT TITLE: RELOCATION TO N174 W21221 ALCAN DR. JACKSON, WI
SHEET TITLE: COVER	BID DATE:
APPROVAL DATE: REGION - 8/26/2014	ISSUE DATE: 8/6/2014
CCI JOB NUMBER: 4196-204	DRAWING NUMBER: 001
DRAWN BY: JULIA RANGLES, CCI	



**EXISTING SITE PLAN**

Scale: 1" = 30'-0"



1 ABC PARKWAY  
BELOIT, WI 53511  
(608) 362-7777  
www.abcsupply.com

**ABC SUPPLY CO.  
JACKSON, WI  
#204**

REVISIONS:  
REVISION 1 - 8/6/2014  
REVISION 2 - 8/21/2014  
REVISION 3 - 10/9/2014  
REVISION 4 - 10/15/2014

PROJECT TITLE:  
RELOCATION TO  
74 W21221 ALCAN DR  
JACKSON, WI

SHEET TITLE:  
EXISTING  
SITE PLAN

BID DATE:

APPROVAL DATE:  
REGION - 8/26/2014

ISSUE DATE:  
8/6/2014

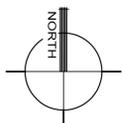
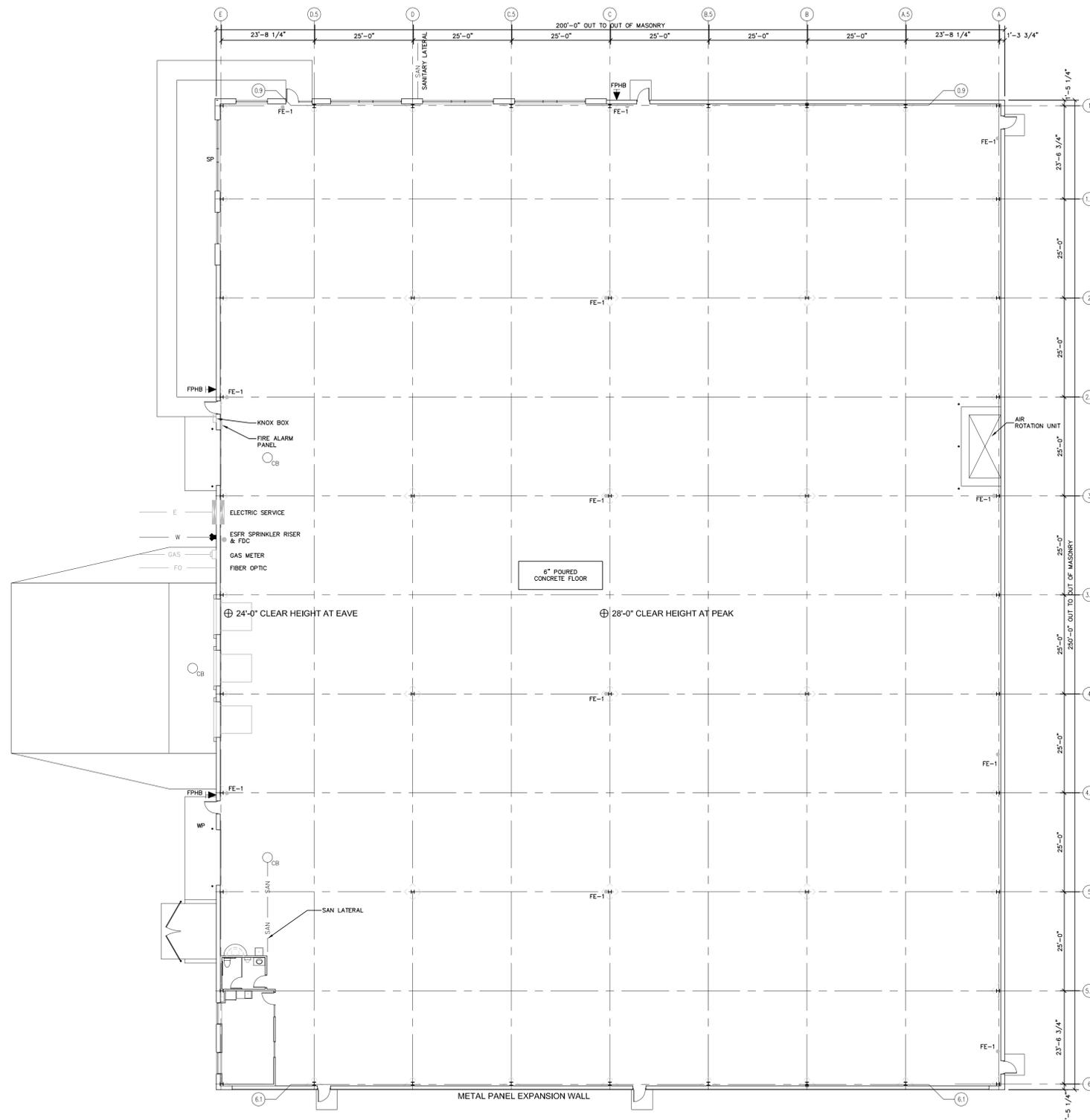
CCI JOB NUMBER:  
4196-204

DRAWING NUMBER:

DRAWN BY:  
JULIA RANGLES, CCI

**100**





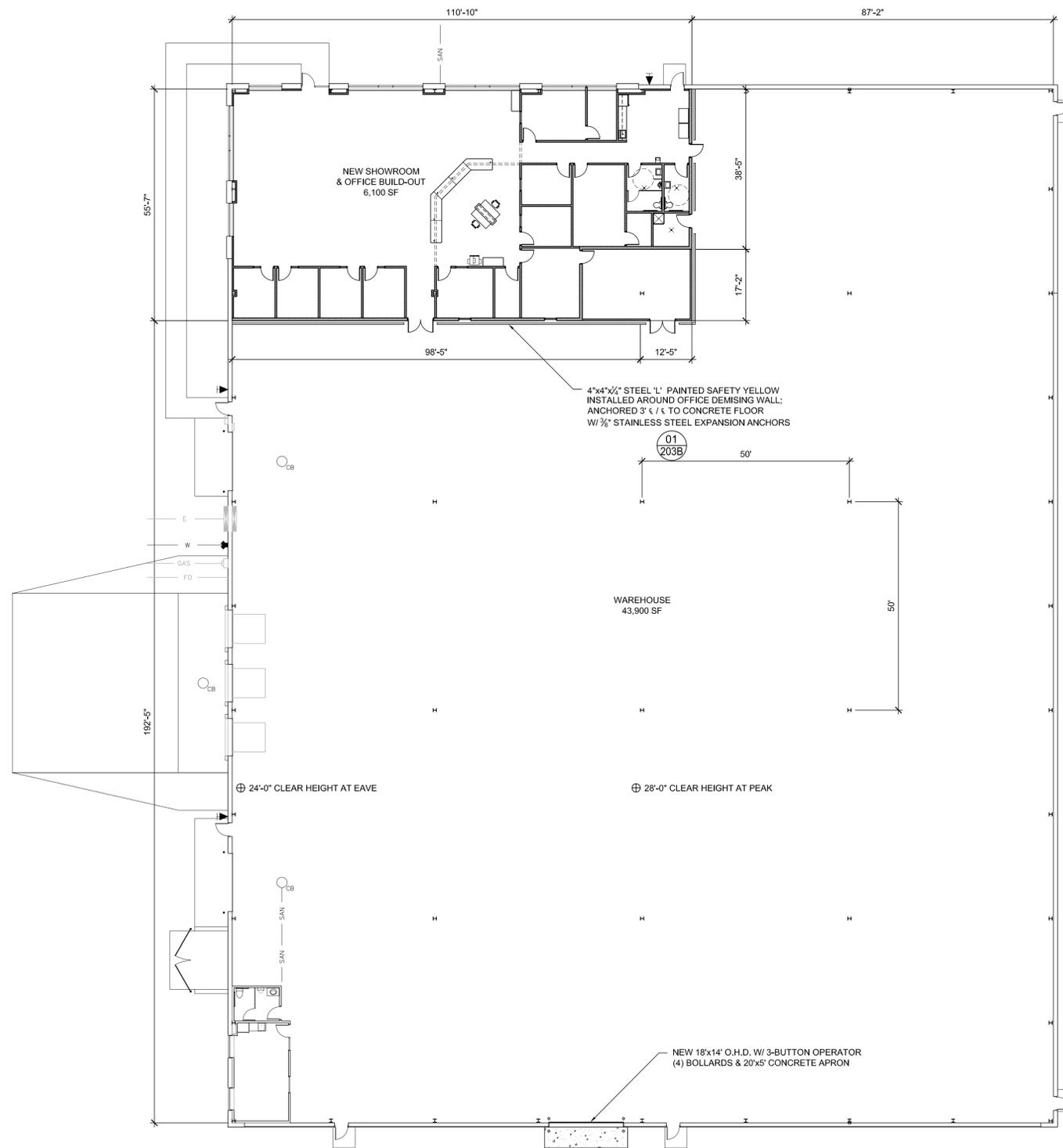
**EXISTING FLOOR PLAN**

Scale: 1/16" = 1'-0"



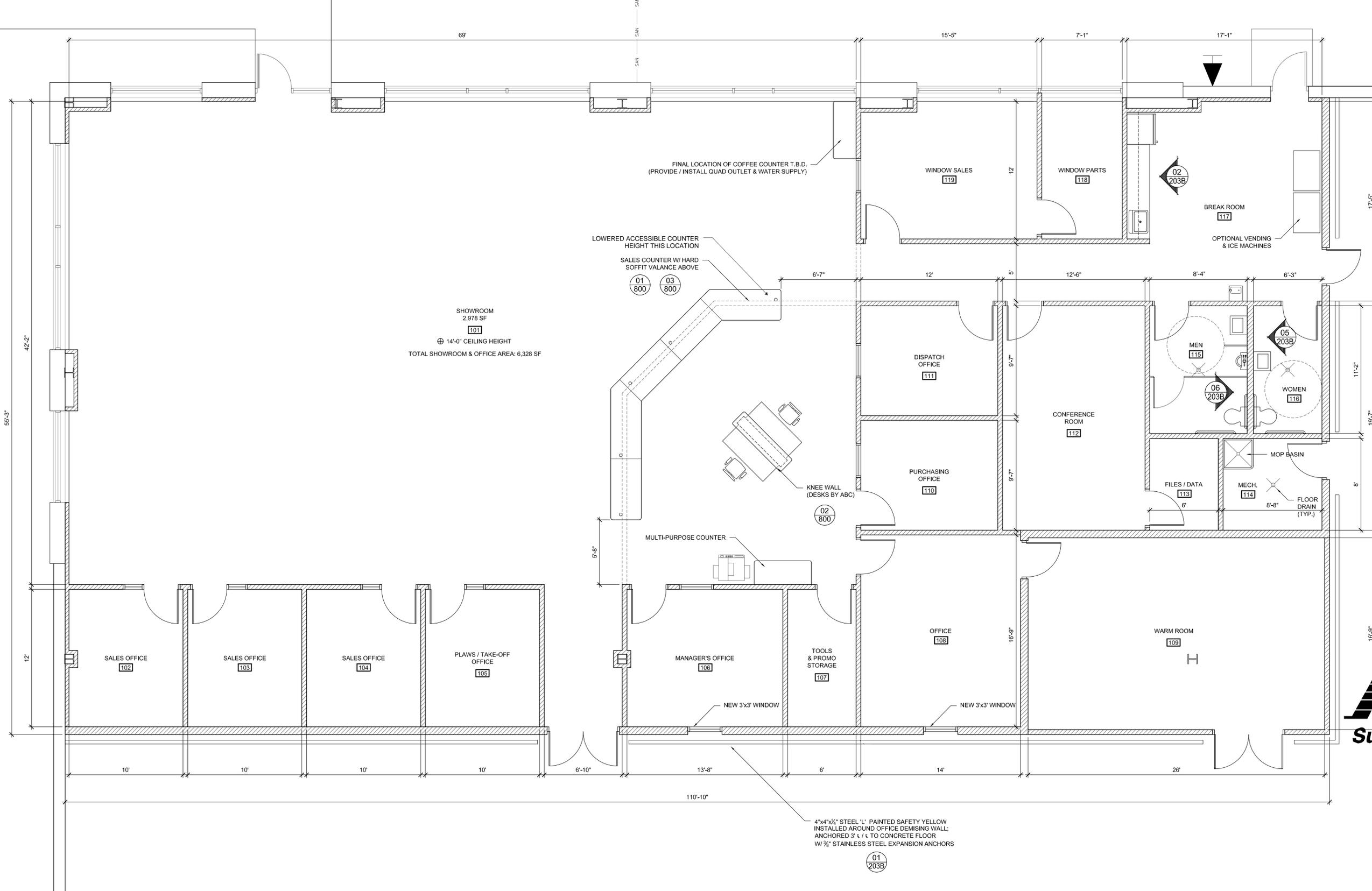
**ABC SUPPLY CO.  
JACKSON, WI  
#204**

REVISIONS: REVISION 1 - 8/6/2014 REVISION 2 - 8/21/2014 REVISION 3 - 10/9/2014 REVISION 4 - 10/15/2014	PROJECT TITLE: <b>RELOCATION TO 74 W21221 ALCAN DR JACKSON, WI</b>
SHEET TITLE: <b>EXISTING FLOOR PLAN</b>	BID DATE:
APPROVAL DATE: <b>REGION - 8/26/2014</b>	ISSUE DATE: <b>8/6/2014</b>
CCI JOB NUMBER: <b>4196-204</b>	DRAWING NUMBER: <b>200</b>
DRAWN BY: JULIA RANGLES, CCI	



ABC SUPPLY CO.  
JACKSON, WI  
#204

REVISIONS: REVISION 1 - 8/6/2014 REVISION 2 - 8/21/2014 REVISION 3 - 10/9/2014 REVISION 4 - 10/15/2014	PROJECT TITLE: RELOCATION TO N174 W21221 ALCAN DR JACKSON, WI
SHEET TITLE: PROPOSED FLOOR PLAN	BID DATE:
APPROVAL DATE: REGION - 8/26/2014	ISSUE DATE: 8/6/2014
CCI JOB NUMBER: 4196-204	DRAWING NUMBER: 202A
DRAWN BY: JULIA RANDES, CCI	

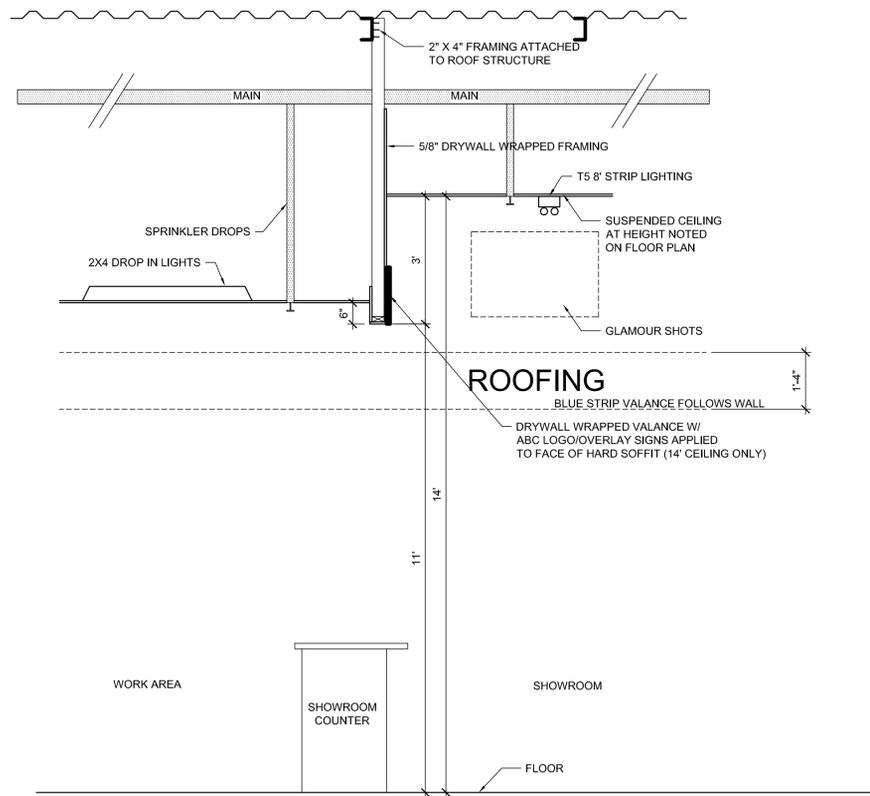


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JACKSON, WI  
#204

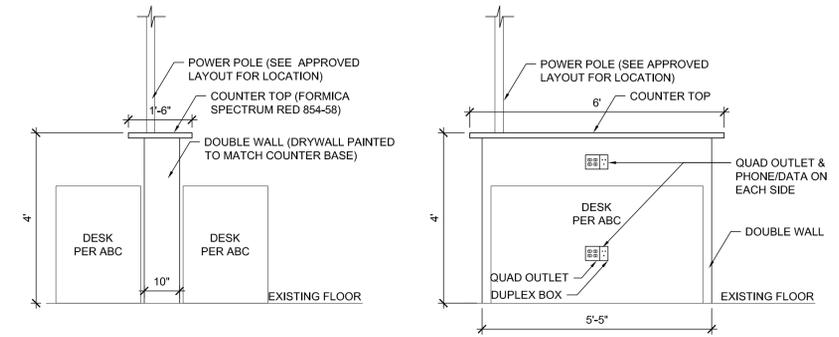
REVISIONS: REVISION 1 - 8/6/2014 REVISION 2 - 8/21/2014 REVISION 3 - 10/9/2014 REVISION 4 - 10/15/2014	PROJECT TITLE: RELOCATION TO N174 W21221 ALCAN DR JACKSON, WI
SHEET TITLE: PROPOSED SHOWROOM PLAN	BID DATE:
APPROVAL DATE: REGION - 8/26/2014	ISSUE DATE: 8/6/2014
CCI JOB NUMBER: 4196-204	DRAWING NUMBER: 202B
DRAWN BY: JULIA RANGLES, CCI	

**PROPOSED SHOWROOM PLAN**  
Scale: 1/4" = 1'-0"

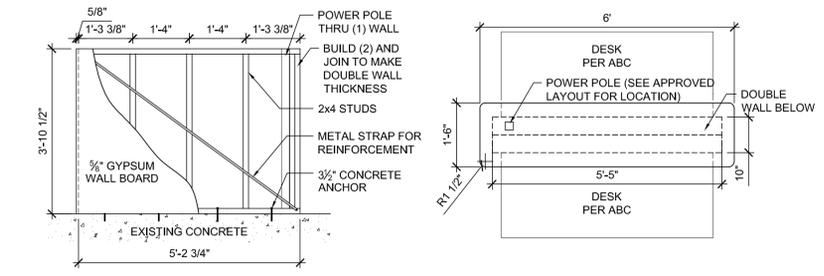
01 203B  
4"x4"x1/2" STEEL 'L' PAINTED SAFETY YELLOW  
INSTALLED AROUND OFFICE DEMISING WALL;  
ANCHORED 3' < / > TO CONCRETE FLOOR  
W/ 3/8" STAINLESS STEEL EXPANSION ANCHORS



01  
800  
HARD SOFFIT VALANCE SECTION  
1/2" = 1'-0"

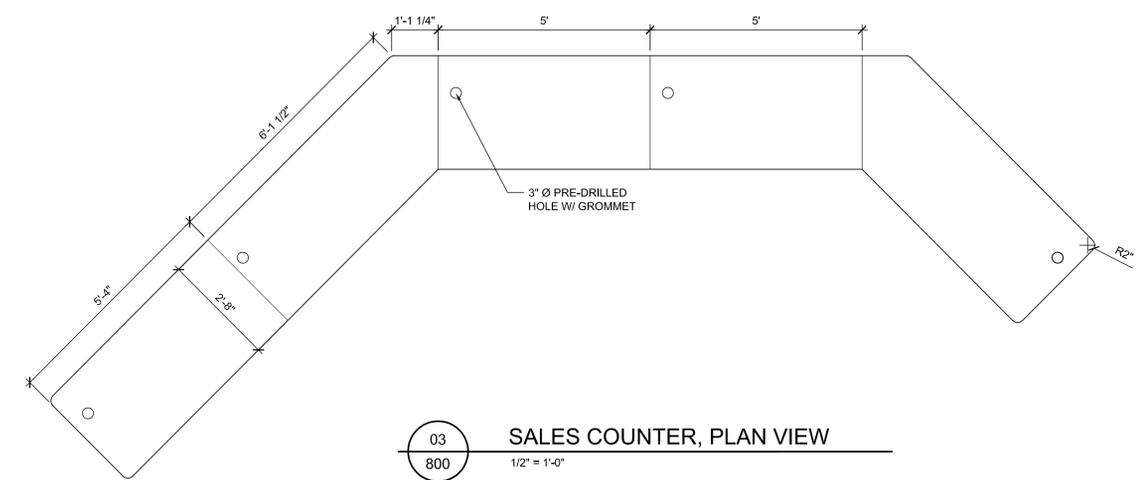


SIDE VIEW  
Scale: 1/2" = 1'-0"  
FRONT VIEW  
Scale: 1/2" = 1'-0"



FRAMING  
Scale: 1/2" = 1'-0"  
TOP VIEW  
Scale: 1/2" = 1'-0"

02  
800  
KNEE WALL DETAILS  
AS NOTED

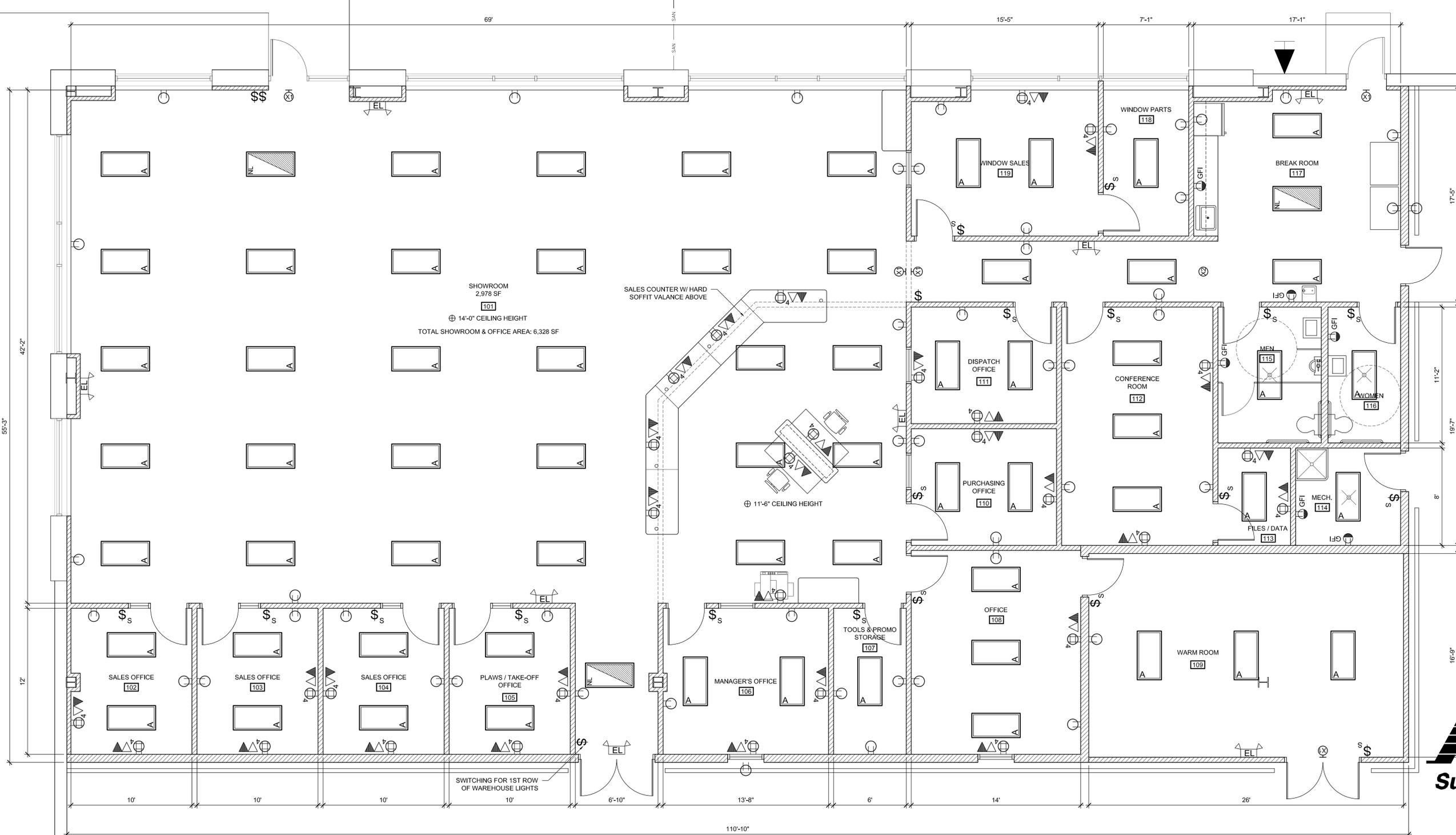


03  
800  
SALES COUNTER, PLAN VIEW  
1/2" = 1'-0"



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JACKSON, WI  
#204

REVISIONS: REVISION 1 - 8/6/2014 REVISION 2 - 8/21/2014 REVISION 3 - 10/9/2014 REVISION 4 - 10/15/2014	PROJECT TITLE: RELOCATION TO N174 W21221 ALCAN DR JACKSON, WI
SHEET TITLE: ABC STANDARD DETAILS	BID DATE:
APPROVAL DATE: REGION - 8/26/2014	ISSUE DATE: 8/6/2014
CCI JOB NUMBER: 4196-204	DRAWING NUMBER: 800
DRAWN BY: JULIA RANGLES, CCI	



SHOWROOM  
2,978 SF  
101  
⊕ 14'-0" CEILING HEIGHT  
TOTAL SHOWROOM & OFFICE AREA: 6,328 SF

SALES COUNTER W/ HARD SOFFIT VALANCE ABOVE

⊕ 11'-6" CEILING HEIGHT

SWITCHING FOR 1ST ROW OF WAREHOUSE LIGHTS

Electrical Legend	
\$	Single pole Light Switch mounted 44" AFF To The Bottom Of The Electrical Box
\$S	Occupancy Sensor Light Switch mounted 44" AFF To The Bottom Of The Electrical Box
A	2'x4' Luminaire Type "A"
B	Nominal 1'x8' Luminaire Type "B"
C	1'x4' Luminaire Type "C"
X	Wall Mounted or Recessed "EXIT" Sign Type "X1"
EL	Wall Mounted Emergency Lighting Battery Pack Type "E" Mounted At 9'-0" AFF Unless Noted Otherwise
TH	Track Head Type "B"
⊕	Duplex Receptacle Mounting Vertical At 20" AFF To The Bottom Of The Electrical Box (Typical Unless Noted Otherwise)
⊕	Quad Receptacle Mounting Vertical At 20" AFF To The Bottom Of The Electrical Box (Typical Unless Noted Otherwise)
GFI	Duplex Receptacle Mounted Vertical At 44" AFF To The Bottom Of The Electrical Box (Unless Noted Otherwise)
WF	Duplex Receptacle With Ground Fault Interrupter And Weatherproof Cover Plate, Mounted At 20" AFF To The Bottom Of The Electrical Box
J	Telephone Jack And DataJack In 2 Gang Box, Provided (2) 3/4" Conduit Stubbed To Above Accessible Ceiling Plenum.
J	Telephone Jack With 3/4" Conduit Stubbed Out Above Accessible Ceiling, Mounting Height 20" AFF To The Bottom Of The Box
J	Wall Mounted Telephone Jack With 3/4" Conduit Stubbed Out Above Accessible Ceiling, Mounting Height 44" AFF To The Bottom Of The Box
PP-A	Power Panel "A"
W	Wall Fixture, 100 Watts, Height 10", Width 11.5", Depth 8.94"

**ABC**  
Supply Co. Inc.

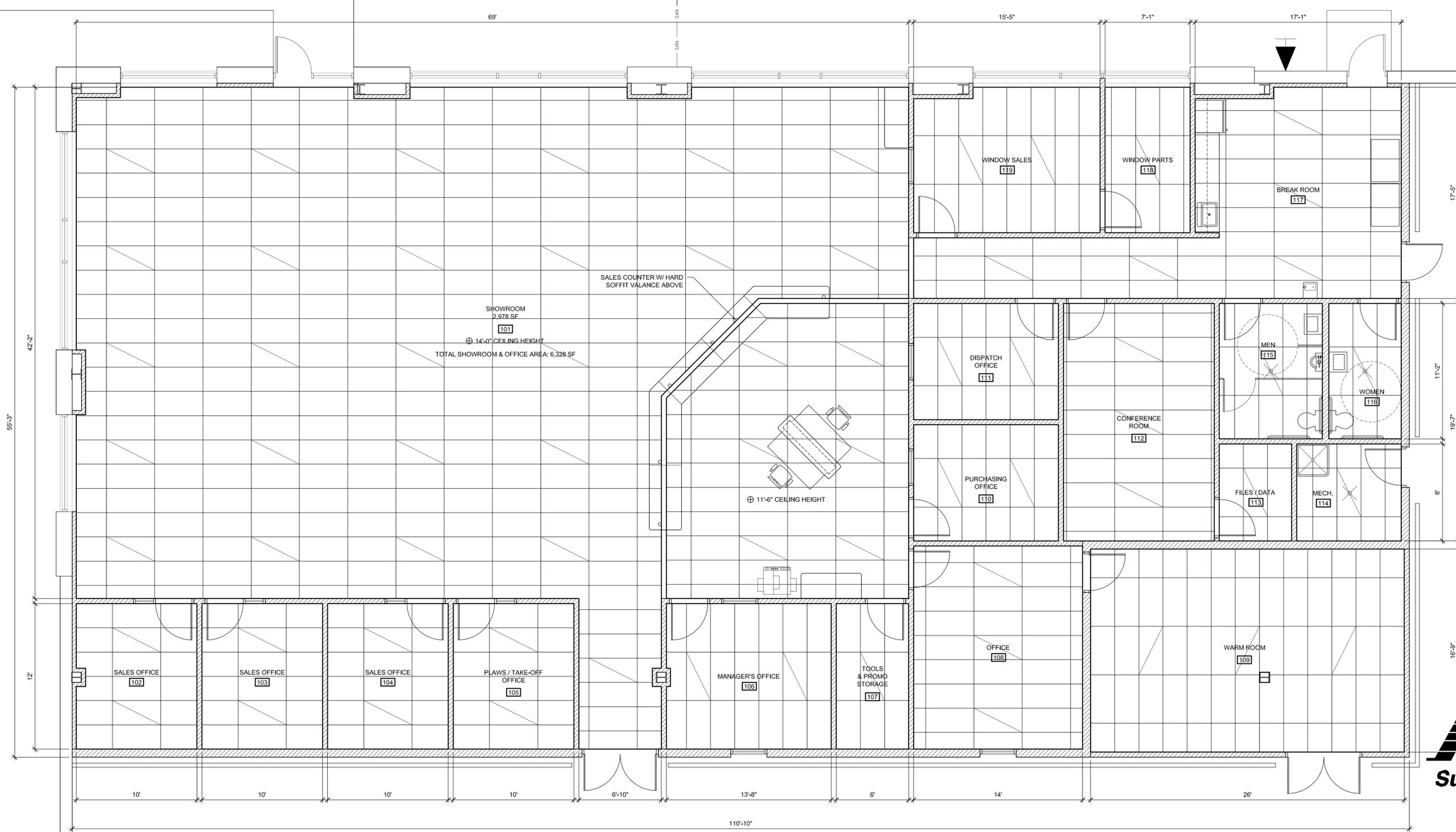
1 ABC PARKWAY  
BELOIT, WI 53511  
(608) 362-7777  
www.abcsupply.com

ABC SUPPLY CO.  
JACKSON, WI  
#204

LUMINAIRE SCHEDULE (SEE ABC SPEC.)			
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION
A	E.S.I.	F-24GTWR232UNV	2'x4' FLOURESCENT TROFFER FIXTURE
B	E.S.I.	F-18SSWR232120H	8' FLOURESCENT SLIM STRIP LIGHT
C	E.S.I.	F-14EXWR332UNVH	16"x4' HIGH BAY FIXTURE
D	E.S.I.	L-WP200E36DCPR	L.E.D. WALL PACK FIXTURE
X	SURE-LITES	CAX 7170 00 WHERE	L.E.D. EXIT LIGHT WITH RED LETTERS
EL	SURE-LITES	AA-7	SURFACE-MOUNT EMERGENCY LIGHT W/ (2) LIGHT HEADS

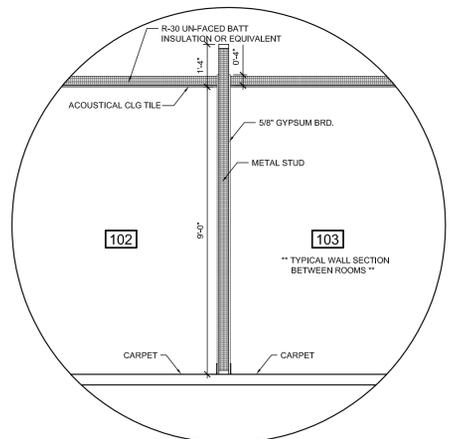
REVISIONS:	PROJECT TITLE:
REVISION 1 - 8/6/2014	RELOCATION TO N174 W21221 ALCAN DR JACKSON, WI
REVISION 2 - 8/21/2014	
REVISION 3 - 10/9/2014	
REVISION 4 - 10/15/2014	
	SHEET TITLE:
	PROPOSED ELECTRICAL PLAN
	BID DATE:
	APPROVAL DATE:
	REGION - 8/26/2014
	ISSUE DATE:
	8/6/2014
	CCI JOB NUMBER:
	4196-204
	DRAWING NUMBER:
	502
DRAWN BY:	
JULIA RANGLES, CCI	

**ELECTRICAL PLAN**  
Scale: 1/4" = 1'-0"

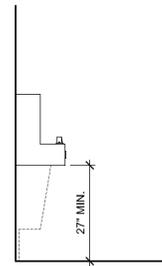
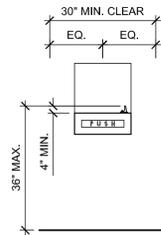


ABC SUPPLY CO.  
JACKSON, WI  
#204

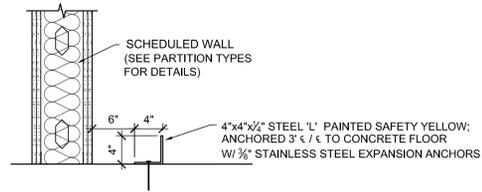
REVISIONS: REVISION 1 - 8/6/2014 REVISION 2 - 8/21/2014 REVISION 3 - 10/9/2014 REVISION 4 - 10/15/2014	PROJECT TITLE: RELOCATION TO N174 W21221 ALCAN DR JACKSON, WI
SHEET TITLE: REFLECTED CEILING PLAN	BID DATE:
APPROVAL DATE: REGION - 8/26/2014	ISSUE DATE: 8/6/2014
CCI JOB NUMBER: 4196-204	DRAWING NUMBER: 205
DRAWN BY: JULIA RANGLES, CCI	



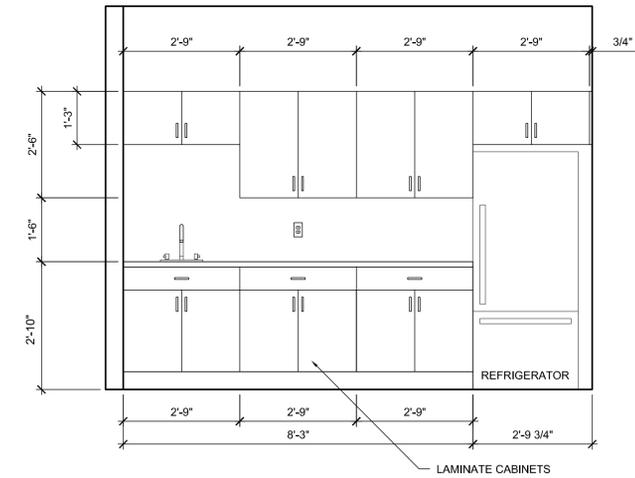
**REFLECTED CEILING PLAN**  
Scale: 1/4" = 1'-0"



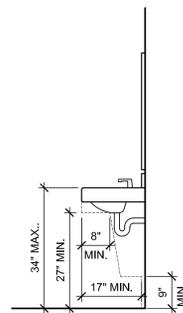
07 DRINKING FOUNTAIN DETAILS  
203B 1/2" = 1'-0"



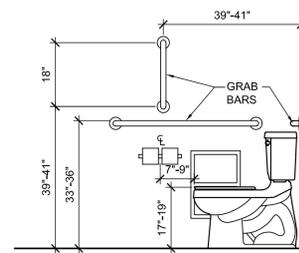
01 STEEL 'L' DETAIL  
203B 1" = 1'-0"



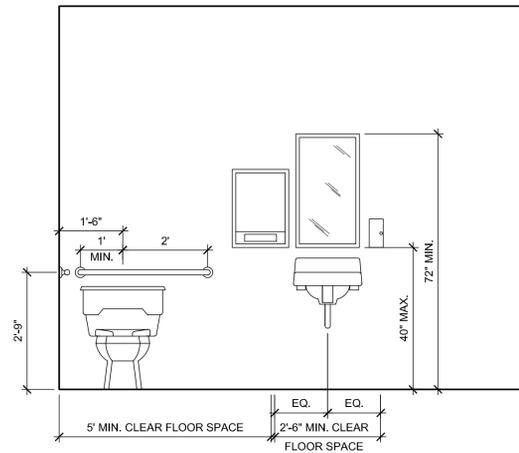
02 BREAK ROOM CABINETS  
203B 1/2" = 1'-0"



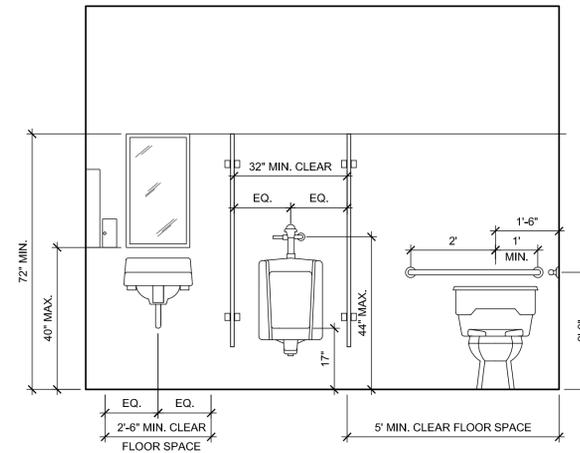
03 LAVATORY SIDE VIEW  
203B 1/2" = 1'-0"



04 WATER CLOSET SIDE VIEW  
203B 1/2" = 1'-0"



05 ROOM 116, WEST WALL  
203B 1/2" = 1'-0"

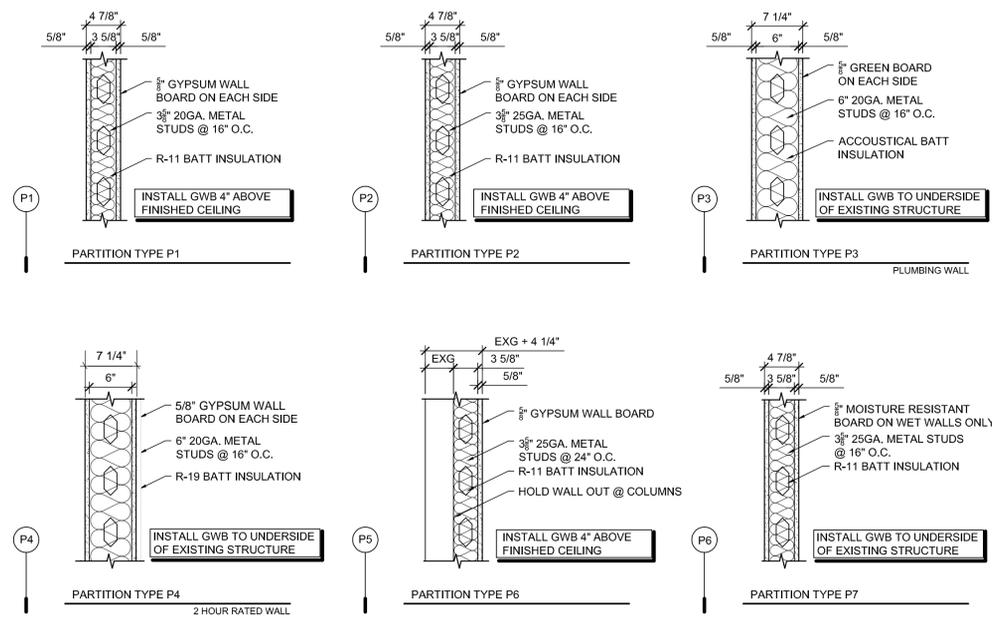


06 ROOM 115, EAST WALL  
203B 1/2" = 1'-0"

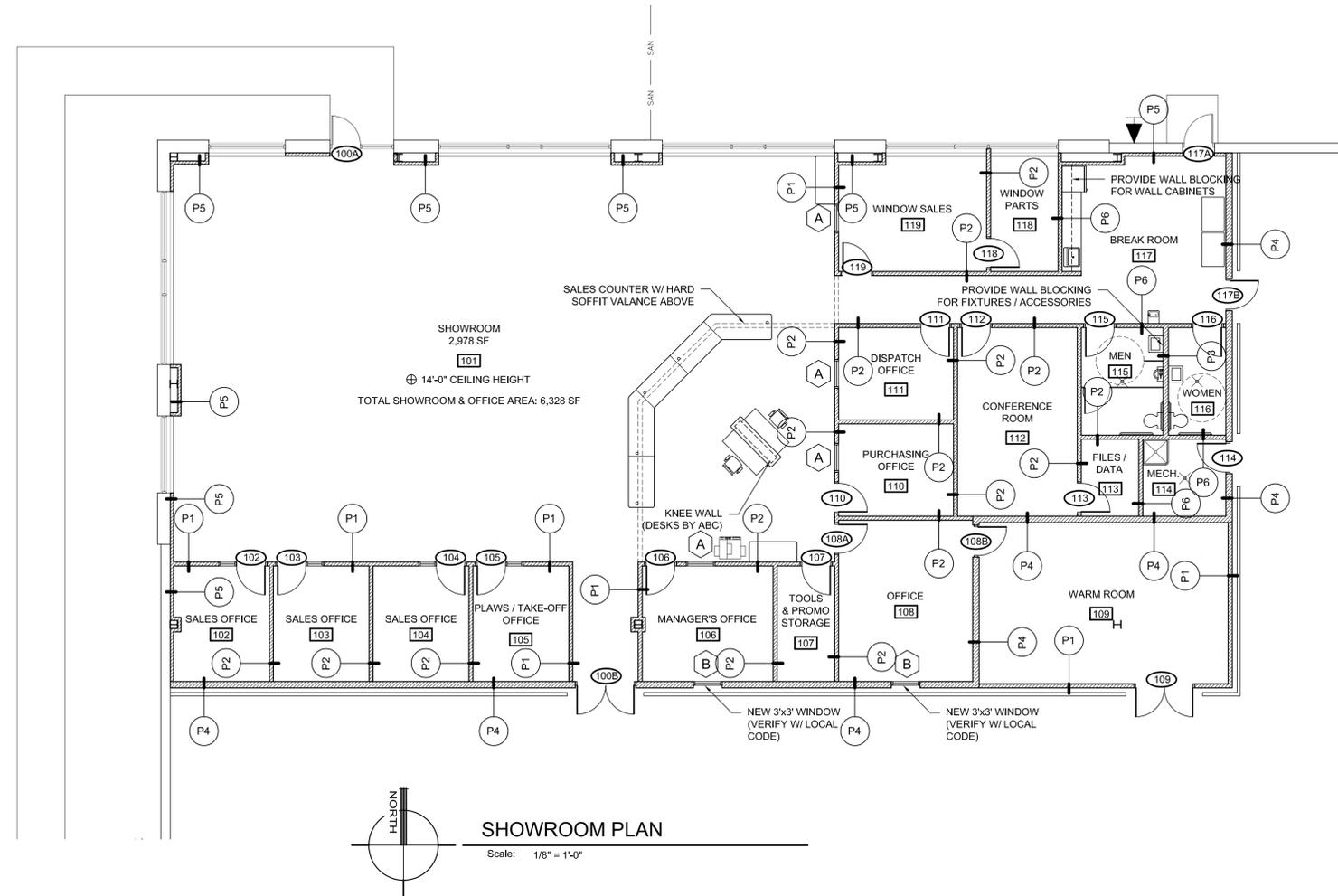


ABC SUPPLY CO.  
JACKSON, WI  
#204

REVISIONS: REVISION 1 - 8/8/2014 REVISION 2 - 8/21/2014 REVISION 3 - 10/9/2014 REVISION 4 - 10/15/2014	PROJECT TITLE: RELOCATION TO N174 W21221 ALCAN DR JACKSON, WI
SHEET TITLE: DETAILS	BID DATE:
APPROVAL DATE: REGION - 8/26/2014	ISSUE DATE: 8/6/2014
CCI JOB NUMBER: 4196-204	DRAWING NUMBER: 203B
DRAWN BY: JULIA RANGLES, CCI	



01 Partition Types  
Scale: 1"=1'-0"



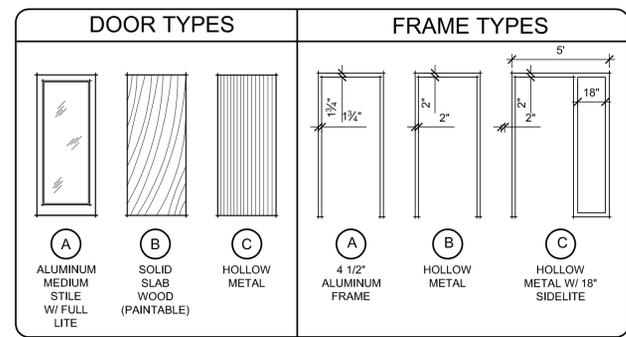
- ### HARDWARE LEGEND
- DOOR CLOSURES:** (ALL DOOR CLOSURE COVERS SHALL BE METAL)  
A-PUSH CLOSER, PUSH SIDE; MODEL: 4020 FINISH; ALUM MANF: LCN  
B-PULL CLOSER, PULL SIDE; MODEL: 4020 FINISH; ALUM MANF: LCN
  - HINGES:**  
A 1 1/2 PR. FULL MORTISE 450TBB 4.5"x4.5" US26D MANF: STANLEY OR HAGER  
B 1 1/2 PR. FULL MORTISE 450 4.5"x4.5" US26D MANF: STANLEY OR HAGER
  - LOCK SETS:**  
A (1) PASSAGE LEVER LOCK SET MODEL: SERIES 4000 AL105 X SAT X 626 MANF: SCHLAGE (OR EQUIV.)  
B (1) OFFICE LEVER LOCK SET MODEL: SERIES 4000 AL53PD X SAT X 626 MANF: SCHLAGE (OR EQUIV.)  
C CROSS BAR EXIT DEVICE, DOROMATIC 1590 MANF: KAWNEER  
G-3 PULL W/LOCK CYLINDER PROTECTION MANF: KAWNEER SCHLAGE CYLINDER  
D (1) PRIVACY LEVER LOCK SET MODEL: SERIES 4000 AL40S X SAT X 626 MANF: SCHLAGE (OR EQUIV.)  
E PUSH/PULL PLATES:  
(1) PULL BAR 8"x0.C. MODEL: 808 626 MANF: GLYNN-JOHNSON  
(2) PUSH PLATES 4"x16" MODEL: 54RC 626 ANF: GLYNN-JOHNSON  
F (1) EXIT LEVER LOCK SET MODEL: SERIES 4000 AL25D X SAT X 626 MANF: SCHLAGE (OR EQUIV.)  
G (1) STOREROOM LEVER LOCK SET MODEL: SERIES 4000 AL80PD X SAT X 626 MANF: SCHLAGE (OR EQUIV.)
  - STOPS:**  
A (1) RUBBER WALL STOP MODEL: GJ50C US26D MANF: GLYNN-JOHNSON  
B (1) RUBBER FLOOR STOP MODEL: GJ50C US26D MANF: GLYNN-JOHNSON
  - KICK PLATES:**  
A (1) 16GA. KICK PLATE 10"x34" FINISH US26D MANF: BROOKLINE
  - THRESHOLDS:**  
A S406A AND NYLON BRUSH WEATHER-STRIPPING 129CP MANF: REESE, ZERO  
B NYLON BRUSH WEATHER-STRIPPING 967 MANF: REESE, ZERO
  - WEATHER-STRIPING:**  
A DOOR HEAD & JAMB WEATHER-STRIPPING 129CP  
B DOOR MANUFACTURES STANDARD  
C DOOR ASTRAGAL WEATHER-STRIPPING 129 PAB MANF: REESE, ZERO, REMCO

### DOOR & FRAME SCHEDULE

DOOR NO.	DOOR SIZE	DOOR	HARDWARE	REMARKS
		DOOR TYPE FRAME TYPE FIRE LABEL CLOSURE	HINGE LOCK SET STOP KICK PLATE THRESHOLD WEATHER-STRIP	
101A	3'-0"x7'-0"			EXISTING TO REMAIN
101B	6'-0"x7'-0"	C B	A A B	
102	3'-0"x7'-0"	B C	B B A	
103	3'-0"x7'-0"	B C	B B A	
104	3'-0"x7'-0"	B C	B B A	
105	3'-0"x7'-0"	B C	B B A	
106	3'-0"x7'-0"	B B	B B A	
107	3'-0"x7'-0"	B B	B G A	
108A	3'-0"x7'-0"	C B	B B A	
108B	3'-0"x7'-0"	C B	A A B A	A B
109	6'-0"x7'-0"	C B	B A B A A	B
110	3'-0"x7'-0"	B B	B B A	
111	3'-0"x7'-0"	B B	B B A	
112	3'-0"x7'-0"	B B	B B A	
113	3'-0"x7'-0"	B B	B G A	
114	3'-0"x7'-0"	C B	A A G A	A B
115	3'-0"x7'-0"	B B	B A D A	
116	3'-0"x7'-0"	B B	B A D A	
117A	3'-0"x7'-0"			EXISTING TO REMAIN
117B	3'-0"x7'-0"	C B	A A B	A A B
118	3'-0"x7'-0"	B B	B G A	
119	3'-0"x7'-0"	B B	B B A	

### Window Schedule

Type	Window Size	Frame Type	Glazing
A	3'W x 4'H	Hollow Metal (Fixed)	Single Pane Clear Glass
B	3'W x 3'H	Hollow Metal (Fixed)	Single Pane Clear Glass



### ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR FINISH	BASE	WALLS	CEILING	REMARKS
101	SHOWROOM	POLISHED CONCRETE				14' * 11'-6" CEILING HEIGHT BEHIND SALES COUNTER
102	SALES OFFICE	CARPETING				9'-0"
103	SALES OFFICE	VINYL TILE				9'-0"
104	SALES OFFICE	CERAMIC TILE				9'-0"
105	PLAYS / TAKE-OFF OFFICE	EXISTING TO REMAIN				9'-0"
106	MANAGER'S OFFICE	VINYL BASE				9'-0"
107	TOOLS & PROMO STORAGE	EXISTING TO REMAIN				9'-0"
108	OFFICE	GYP. BRD. PAINTED				9'-0"
109	WARM ROOM	F.R.P. BOARD TO 4' A.F.F.				12'-0"
110	PURCHASING OFFICE	EXISTING TO REMAIN				9'-0"
111	DISPATCH OFFICE	EXISTING TO REMAIN				9'-0"
112	CONFERENCE ROOM	EXISTING TO REMAIN				9'-0"
113	FILES / DATA	EXISTING TO REMAIN				9'-0"
114	MECHANICAL ROOM	NONE				9'-0"
115	MEN	GYP. BRD. PAINTED				9'-0"
116	WOMEN	ACOUSTICAL TILE				9'-0"
117	BREAK ROOM	EXPOSED				9'-0"
118	WINDOW PARTS	CEILING HEIGHT				9'-0"
119	WINDOW SALES					9'-0"



ABC SUPPLY CO.  
JACKSON, WI  
#204

REVISIONS: REVISION 1 - 8/6/2014 REVISION 2 - 8/21/2014 REVISION 3 - 10/9/2014 REVISION 4 - 10/15/2014	PROJECT TITLE: RELOCATION TO N174 W21221 ALCAN DR JACKSON, WI
SHEET TITLE: DETAILS	BID DATE:
APPROVAL DATE: REGION - 8/26/2014 ISSUE DATE: 8/6/2014	DRAWING NUMBER: 203A
CCI JOB NUMBER: 4196-204	DRAWN BY: JULIA RANGLES, CCI

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

Name of Applicant Brad Egan Design 2 Construct  
 Contact \_\_\_\_\_ Address/ZIP N173 W21010 NW Passage Phone # 262-677-9933  
 E-mail Address beagan@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262-677-9934  
 Name of Owner Jay Jepson Address/ZIP 7518 HWY W Cedarburg 53012 Phone# 262-377-5700  
 Owner Representative/Developer D2C  
 Proposed Use of Site Warehouse 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)		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
			<b>Engineering Review - Infrastructure</b>		
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: CEDAR CREEK WAREHOUSE

For a property located at (address): DELMAY COURT

Phone number of Business/Applicant: CEDAR CREEK 262 377 5700 D2C 262 677 9833

For (land use, activity, sign, site plan, other): NEW 50,000 SQFT WAREHOUSE

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

Hours of Operation: \_\_\_\_\_

Comprehensive/Master Plan Compatibility: \_\_\_\_\_

Building Materials (type, color): GRAY CMU, ASH GRAY METAL PANEL

Setbacks from rights-of-way and property lines: 100' FRONT, 20' N, 406' E & 128' S

Screening/Buffering: SEE SITE / LANDSCAPE PLAN

Landscape Plan (sizes, species, location): SEE PLAN

Signing (dimensions, colors, lighting, location): \_\_\_\_\_

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

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s)), (sidewalk/pedestrian way width and material): PARKING ON WEST SIDE OF BLDG

Storm-water Management: SEE EROSION CONTROL PLAN

Erosion Control: SEE PLAN

Fire Hydrant Location(s): SW CORNER OF BUILDING

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

Hazardous Material Storage: NONE

Alarm Systems: \_\_\_\_\_

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

Parking (no. of spaces, handicapped parking, and dimensions): 13 SPACES PLUS 2 H.C.

Tree and shrub preservation: EXISTING STREET TREES

Setbacks/height limitations: \_\_\_\_\_

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 \_\_\_\_\_

  
\_\_\_\_\_  
Jay Simpson, 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):**

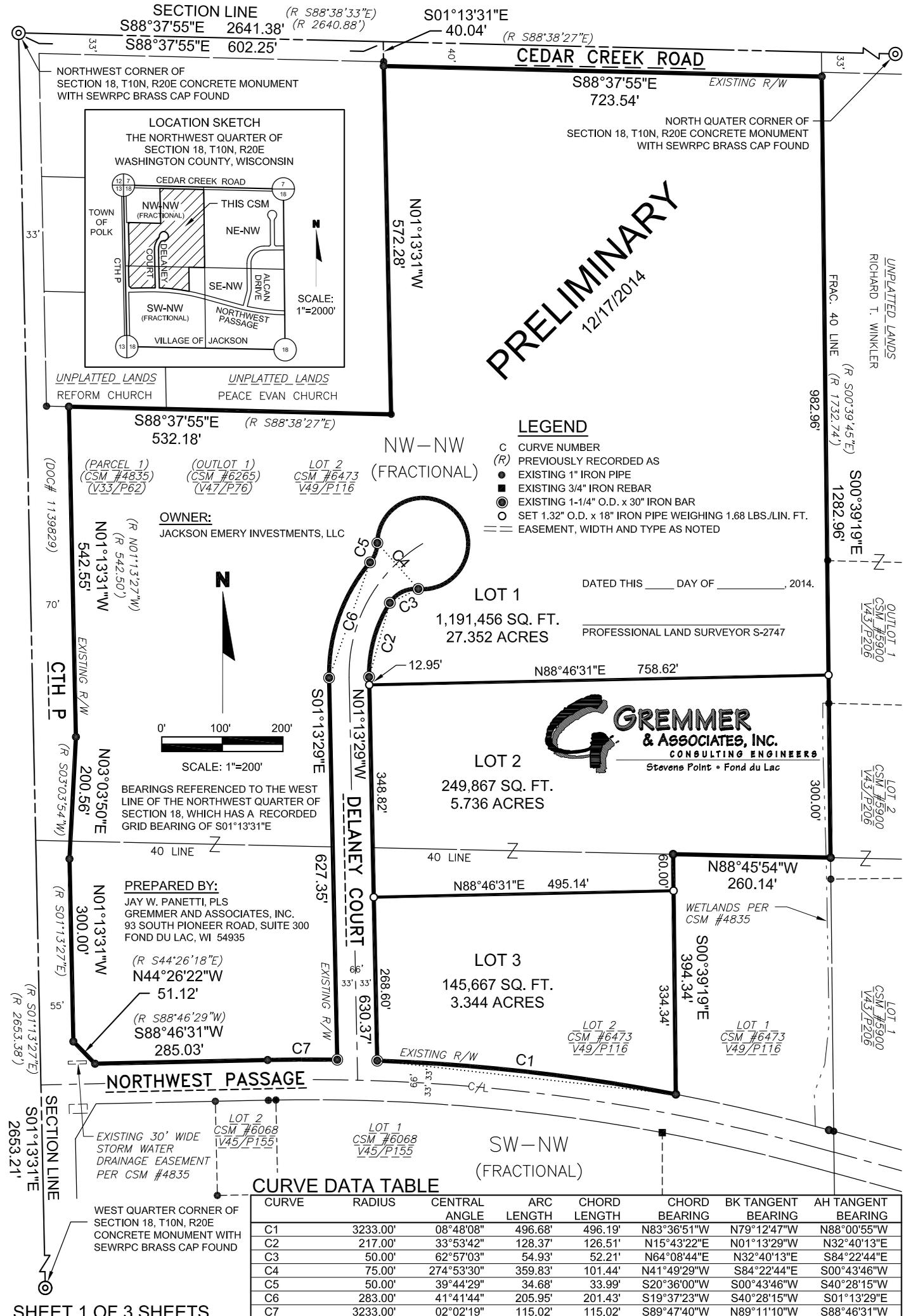
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1. **Application Form: Must be submitted on CD.**
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is 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 NO. \_\_\_\_\_

BEING PART OF THE FRACTIONAL NW1/4-NW1/4 AND PART OF THE FRACTIONAL SW1/4-NW1/4 OF SECTION 18, T10N, R20E, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, BEING A DIVISION OF ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6473, AS RECORDED IN VOLUME 49, PAGE 116, AS DOCUMENT #1313841



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE FRACTIONAL NW1/4-NW1/4 AND PART OF THE FRACTIONAL SW1/4-NW1/4 OF SECTION 18, T10N, R20E, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, BEING A DIVISION OF ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6473, AS RECORDED IN VOLUME 49, PAGE 116, AS DOCUMENT #1313841

## SURVEYOR'S CERTIFICATE

I, Jay W. Panetti, Professional Land Surveyor, hereby certify to James G. Blise, agent for Jackson Emery Investments, LLC:

That at the direction of James G. Blise, agent for Jackson Emery Investments, LLC, as owner, I have surveyed, divided and mapped a parcel of land being part of the Fractional Northwest Quarter of the Northwest Quarter and part of the Fractional Southwest Quarter of the Northwest Quarter of Section 18, Township 10 North, Range 20 East, Village of Jackson, County of Washington, State of Wisconsin, described as follows:

All of Lot 2 of Certified Survey Map No. 6473, as recorded in Volume 49, Page 116 of Certified Survey Maps for Washington County as Document #1313841.

Said parcel contains 36.432 acres, more or less. Parcel subject to easements, restrictions and reservations in use or of record.

That this Certified Survey Map is a correct representation of the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Division and Subdivision Ordinance of the Village of Jackson, in surveying, dividing and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Jay W. Panetti  
Professional Land Surveyor S-2747

**PRELIMINARY**  
12/17/2014

## VILLAGE OF JACKSON PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the Village of Jackson on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Chairperson - Wendy A. Kannenberg

## VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Jackson on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Village President - Wendy A. Kannenberg

\_\_\_\_\_  
Village Clerk - Deanna Boldrey

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF THE FRACTIONAL NW1/4-NW1/4 AND PART OF THE FRACTIONAL SW1/4-NW1/4 OF SECTION 18, T10N, R20E, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, BEING A DIVISION OF ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6473, AS RECORDED IN VOLUME 49, PAGE 116, AS DOCUMENT #1313841

## CORPORATE OWNER'S CERTIFICATE

Jackson Emery Investments, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land shown and described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Jackson Emery Investments, LLC, does further certify that this Certified Survey Map is required by s.235.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Jackson Planning Commission  
Village of Jackson Village Board

IN WITNESS WHEREOF, the said Jackson Emery Investments, LLC, has caused these presents to be signed by James G. Blise and Stephen J. Jesmok III, its members, at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

In presence of:

Jackson Emery Investments, LLC  
Corporate Name

\_\_\_\_\_ James G. Blise  
Member

\_\_\_\_\_ Stephen J. Jesmok III  
Member

State of Wisconsin)  
Washington County) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, \_\_\_\_\_ and \_\_\_\_\_, members of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to be known to be such members of said corporation, and acknowledged that they executed the foregoing instrument as such members as the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin

\_\_\_\_\_  
My commission expires

**PRELIMINARY**  
12/17/2014