

AGENDA

PLAN COMMISSION MEETING

Thursday – January 28, 2016 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – January 7, 2016, Plan Commission Meeting.
3. Conditional Use – We Energies – Gas Regulator Station, Jackson Drive.
4. Certified Survey Map – Lumber Sales – Delaney Court.
5. Discussion and Review of Comprehensive Plan.
6. Citizens to address the Plan Commission.
7. 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 – 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 with a wash bay and parts area. An area for tractor storage is also included. There is an area for twenty trailers. There will be a lit parking lot for pick up of trailers. The building will be constructed of a metal material and 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 will be located 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 will be stored and shipped in bigger containers. This will be on the East side of the building. The building will be constructed of a metal material and sprinkled.

Discussion of the mulch ensued. Discussion of the hours of operation for mulching and the noise and storage of the mulch ensued. Firewood will be stored on the Eastside. 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 commented on the Village Board 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 that is being updated. It was stated that the Village identity is that the Village 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 DEVELOPMENT APPLICATION FORM
(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant We Energies
 Contact Ken Teske Address/ZIP 231 W. MICHIGAN ST. A252 Phone # 414-221-2727
 E-mail Address ken.teske@we-energies.com Fax # where Agenda/Staff comments are to be faxed 414-221-2713
 Name of Owner ANK PIPELINE / TRANS CANADA Address/ZIP W3925 PIPELINE LN., FONO DU LAC, WI 53019 Phone# 920-477-4211
 Owner Representative/Developer _____
 Proposed Use of Site GAS Regulatu. Station Present Zoning _____

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 3)	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)	\$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		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 Kenneth J. Teske on behalf of We Energies Signature Kenneth J. Teske Date 1/8/16
 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: Wisconsin Gas LLC, a limited liability company, d/b/a We Energies

For a property located at (address): W204N16606 Jackson Drive, Jackson, WI 53037

Phone number of Business/Applicant: (414)221-2727 Kenneth J. Teske, Property Management

For (land use, activity, sign, site plan, other): Site plan for proposed 12' x 22' steel building and Plan of Operation

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

Hours of Operation: 24/7 for emergency responses otherwise unmanned

Comprehensive/Master Plan Compatibility: Proposed use is compatible

Building Materials (type, color): Steel building, exterior walls are colored clay and the enclosure roof, trim and door panels are colored . Patrician bronze.

Setbacks from rights-of-way and property lines: _____
Building—front yard setback=70', side yard setback=34' & 76', rear yard setback=84'
Fence—front yard setback=39.1', side yard setback=23' & 25', rear yard setback = 24'

Screening/Buffering: Buffering consists of existing landscaping

Landscape Plan (sizes, species, location): No additional landscaping planned

Signing (dimensions, colors, lighting, location): _____
A sign approximately 9.875" x 13.75" with emergency contact information will be placed on the fence.
Photo of typical sign attached.

Lighting (wattage, style, pole location and height, coverage): _____
Exterior dusk to dawn light over the entry doors and lighting in the building.

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

Existing traffic slow and pedestrian circulation will remain the same. There is no impact to street parking.

Storm-water Management: _____

Erosion Control: Silt fencing around perimeter _____

Fire Hydrant Location(s): _____

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

Hazardous Material Storage: None _____

Alarm Systems: _____

Site Features/Constraints: Nothing significant _____

Parking (no. of spaces, handicapped parking, and dimensions): Maintenance vehicle parking _____
on graveled area _____

Tree and shrub preservation: Yes _____

Setbacks/height limitations: None _____

Wastewater Usage Projected: 0 gal/year Water Usage Projected: 0 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

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.**

JACKSON REGULATOR STATION STEEL BUILDING & MOVING FENCE PLAN OF OPERATION

Wisconsin Gas LLC doing business as We Energies is planning to add a building at the existing Jackson Regulator Station located at W204 N1606 Jackson Drive in the Village of Jackson, Washington County, Wisconsin. The property is owned by ANR Pipeline Company and Wisconsin Gas LLC is a tenant of the property under the terms of a license agreement. This project is needed to provide adequate and reliable service to future and existing natural gas customers in the area.

The proposed gas regulator station equipment will include a new building enclosure, which will house regulation equipment, heater control equipment and associated valving. A building enclosure, approximately 12' x 22', is needed to protect regulation equipment and valving. The building enclosure material will be metal sided with a metal roof. The regulator building enclosure will be needed for noise attenuation, as well as reliability and security purposes. The building will also contain electronic monitoring equipment to verify pressures and proper operation of the station. Building siding will be painted clay and the enclosure roof, trim and door panels will be painted patrician bronze. There will be exterior dusk to dawn downward casting lights over the entry doors and lighting in the building. The building will house valves, pressure regulators, relief valves, an in-line filter, and above ground piping and fittings. In order to accommodate the additional building and equipment, it will be necessary to extend the fence an additional 20 feet to the west. A sign approximately 9.875" x 13.75" with emergency contact information will be placed on the fence a sample photo of a typical sign is attached.

The regulator station is an unmanned station. No permanent employees will be located or report to the station on a daily basis. Employees may access the station for routine maintenance and inspections (non-emergency), normally between the hours of 7:00 AM and 5:00PM. In the unlikely event of an emergency, employees may report to the station as necessary. The employees performing monthly maintenance and inspections typically drive light vans or pick-up trucks. The normal operation of the station will not produce any future refuse or contaminants to the environment.

Piping construction is scheduled to begin approximately May 1, 2015, or as soon as possible after all permitting approvals are received. Building construction will begin after the piping construction is complete, with final site construction expected to be complete by the Fall of 2016. Materials will be delivered directly to the site by truck, periodically during construction. Construction activity will occur between the hours of 7:00AM and 7:00PM, Monday through Friday.

WARNING

**HIGH PRESSURE
GAS PIPELINE
IN VICINITY**

**BEFORE DIGGING CALL
DIGGERS HOTLINE**



811

OR 800-242-8511

OR IN

EMERGENCY CALL

We Energies

800-261-5325

Panogen Industries, LLC *A turnkey solution enclosure provider*

Submittal

50626-2

Monday, April 28, 2015

We Energies
Attn: Ken Moutvic
W237 N1500 Busse Road
Waukesha, WI 53188
CL (262) 424 9849
Fax (414) 540 5102
Email: ken.moutvic@we-energies.com

Panogen Enclosure, SO# 50626, 12' x 22' x 8' Eave height
RE: PO# 4200028063, Jackson, WI, Project # W204

Mr. Moutvic,

The following is the revised manufacturing prints for the above referenced enclosure and the corresponding specification sheets for purchased items. Please review, make any changes or comments, sign each individual sheet and return via fax to Panogen Industries, LLC. Panogen will acknowledge receipt of approved prints respond with the ship date of the enclosure.

Thank you,



John A. Kise
Panogen Industries, LLC

BUILDINGS AND ENCLOSURES SERVING INDUSTRIAL AND COMMERCIAL MARKETS

PANOGEN SERIES

INDEX

SHEET DESCRIPTION	REV #
COVER SHEET/INDEX	1
A2- BILL OF MATERIAL	1
A3- ELEVATION/INTERIOR WALL	1
A4- FLOOR/CEILING PLAN	1
A5- STEEL SKID DETAIL	1
A6- FOUNDATION PLAN	-
A7- SECTION VIEW PLANS	-
E1- ELECTRICAL FLOOR PLAN	1

WE ENERGIES
12' X 22' X 8' EAVE HEIGHT
ENCLOSURE, SO# 50620
REGULATOR BUILDING, W204
JACKSON GATE STATION, JACKSON, WI

NOT FOR CONSTRUCTION
18-2015

PANOGEN INDUSTRIES LLC
801 MCHENRY AVE
WOODSTOCK, IL 60098
(815) 338 1890 FAX (815) 338 7945

BILL OF MATERIALS

ITEM #	QTY	DESCRIPTION	MFGR	PT. #	SUPPLIER
P1	1	△ 12' X 22' X 8' EAVE STEEL BUILDING	PANOGEN	122808	PANOGEN
P2	1	3' X 7' RH STEEL DODRNOTE 2&3D	HP	3070R	HP
P3	2	INCANDESCENT INT. LIGHT, 120VAC, 18, 60V, CL 1, DIV 2	N/A	N/A	MILLER ELEC
P4	2	3 WAY WALL LIGHT SWITCH, CL 1, DIV 2	CROUSE HINDS	EDSC2130	MILLER ELEC.
P5	4	18" X 18" STATIC WALL VENT WITH 1/16" MESH	HP	16X16	HP
P6	2	DOOR HOLDER	ABH	7012-632	ABH MFG
P7	1	5"X3"X1/4" ANGULAR BASE FRAME, PAINTED BEIGE	PANOGEN	N/A	PANOGEN
P8	1	20' CONTINUOUS LOW PROFILE FIXED RIDGE VENT	CANNON BALL	220	HP
P9	2	SLIDER WINDOW, 36" WIDE X 30" HIGH	N/A	-	HP
P10	2	INTERIOR PANIC BAR, US28 ALUMINUM	VON DUPRIN	99L	N/A (NOTE 2)
P11	2	EXTERIOR LOCK LEVER, US26&D DULL CHROME (SEE NOTE 2)	VON DUPRIN	5408/990TP	N/A (NOTE 2)
P12	4	LIFTING EYES, 2,000 LB CAPACITY	N/A	N/A	HP
P13	1	3' X 7' LH STEEL DODRNOTE 2&3D	HP	3070L	HP

NOTES:

APPROXIMATE ENCLOSURE SHIPPING SIZE: 13'-6" W X 22'-5" L X 10'-2" H
 ENCLOSURE SHIPPING WEIGHT: 4,000 LB
 ENCLOSURE INTERIOR COLOR: NOT INCLUDED
 ENCLOSURE EXTERIOR WALLS TO BE CLAY
 ENCLOSURE ROOF, TRIM AND DOOR PANELS TO BE PATRICIAN BRONZE DEL STED
 ENCLOSURE ELECTRICAL RATING: CL 1, DIV 2
 ENCLOSURE EQUIVALENT INSULATING R-VALUE: NONE
 EXTERIOR PANELS: 26 GA
 INTERIOR PANELS: NONE
 WALL FRAMING: 3-1/2" X16 GALVANIZED "C"
 ROOF FRAMING: 5-1/2" X16 GALVANIZED "C"
 ROOF PITCH: 1/12
 DESIGN LOADING:
 WIND RATING: 90 MPH (3 SEC. GUSTS)
 ROOF LIVE LOAD (PSF): 25
 EARTHQUAKE LOAD (ZONE): A
 SNOW LOAD (PSF): 55

NOTE: ENCLOSURE REQUIRES A FLAT AND LEVEL SURFACE FOR MOUNTING. DOORS, WINDOWS, AND OTHER ACCESSORIES WILL NOT FUNCTION CORRECTLY IF THIS REQUIREMENT IS NOT MET. ENCLOSURE MUST BE LIFTED IN PLACE USING A SPREADER BAR AND ALL LIFTING LUGS PROVIDED.

SYMBOLS:

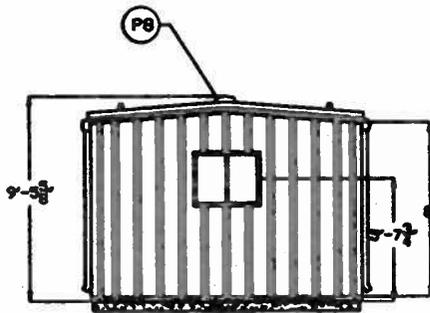
-  DETAIL NUMBER
SHEET NUMBER
-  REVISION NUMBER
-  CODED NOTE NUMBER
-  SECTION NUMBER
SHEET NUMBER
-  ELEVATION NUMBER
SHEET NUMBER

NOT FOR CONSTRUCTION
04-28-2015

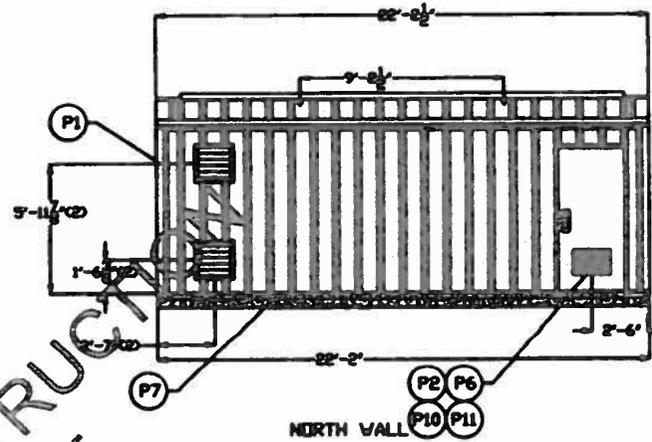
SPECIALTY NOTES:

- 1) DELETED
- 2) DOOR LOCKS TO BE KEYED ALIKE, DOOR HARDWARE TO BE PROVIDED BY AAA LOCK CO LOCATED IN MILWAUKEE, WI.
- 3) REQUIRES 18" W X 12" H STATIC VENT IF INDICATED.

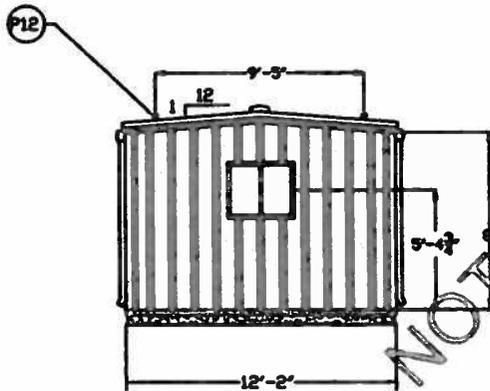
		PANOGEN INDUSTRIES LLC, WOODSTOCK, ILLINOIS		PANOGEN		BUILDING 12' X 22' X 8' EAVE ENCLOSURE	
		CORRECTED TYPOGRAPHICAL ERROR		04-28-2015		JAK	
		DESCRIPTION		DATE		BY-	
		REVISIONS					
		SIZE B		SCALE: NTS		FILE#: 50626	
				DWN BY: JAK			
				DATE: 04-18-2015		DWG.#: A2-50626	



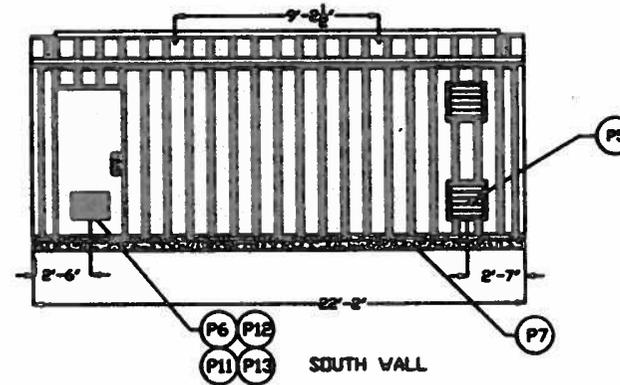
EAST WALL



NORTH WALL



WEST



SOUTH WALL

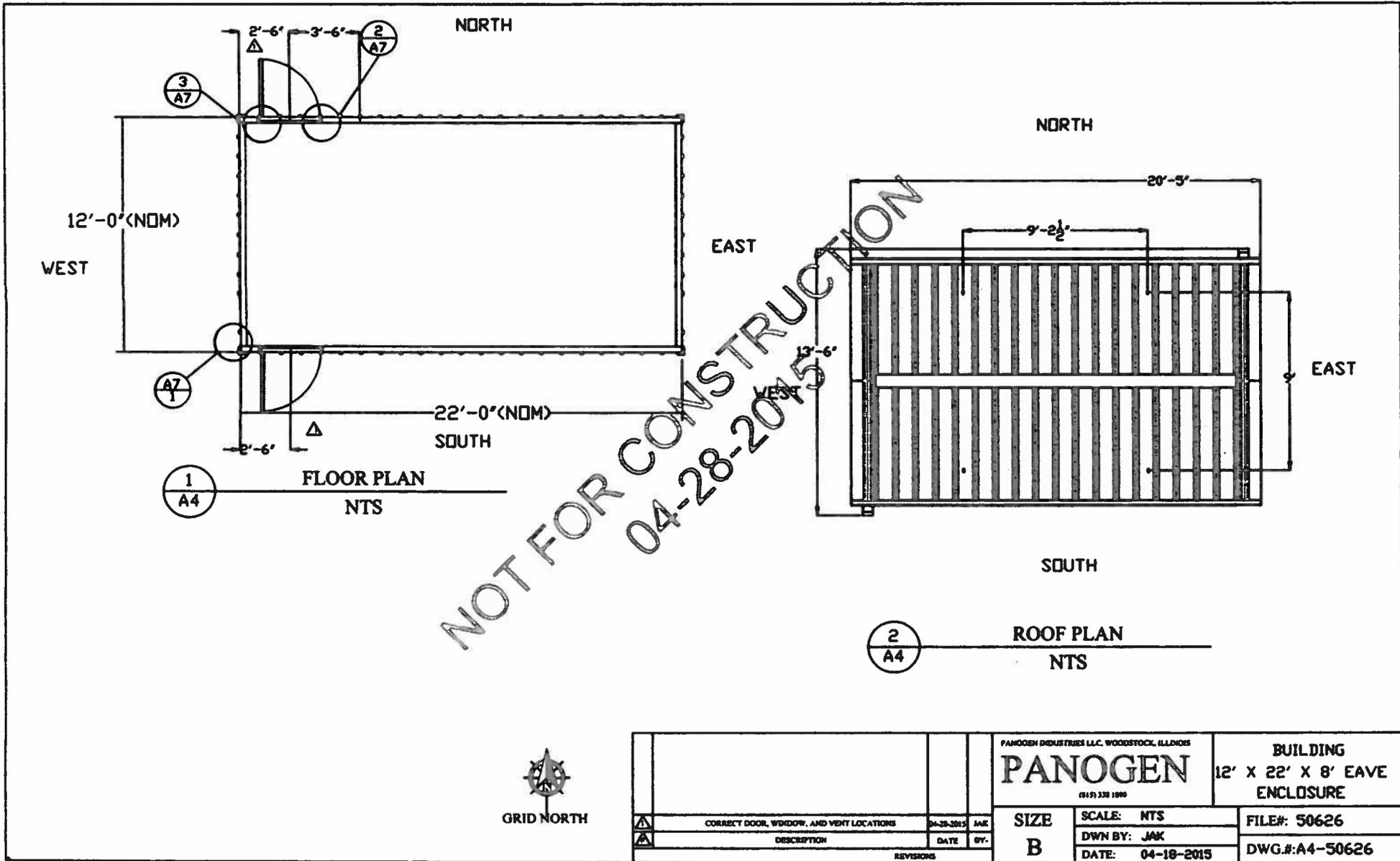
NOT FOR CONSTRUCTION
04-28-2015

NOTES:

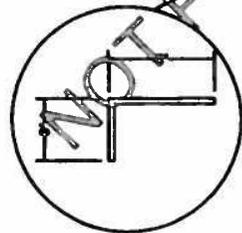
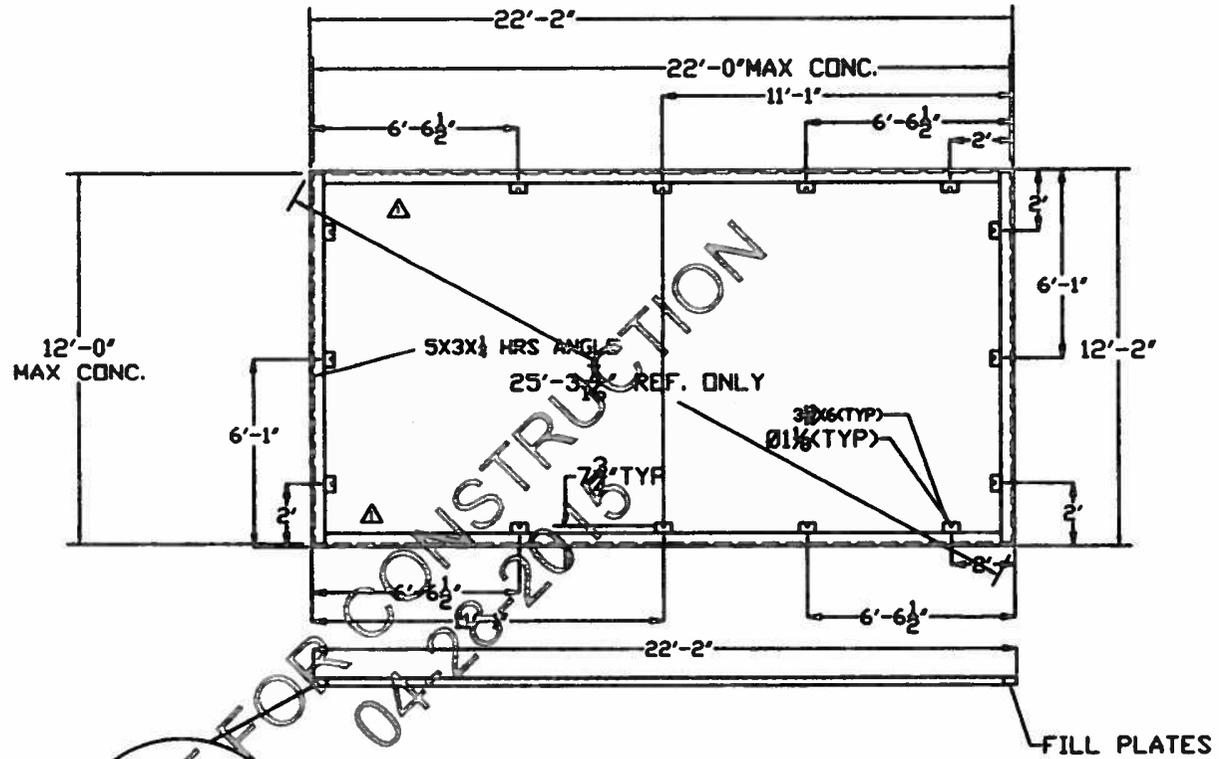
1) -

1
A3 EXTERIOR ELEVATION
NTS

		PANOGEN INDUSTRIES LLC, WOODSTOCK, ILLINOIS		BUILDING	
		PANOGEN		12' X 22' X 8' EAVE ENCLOSURE	
		<small>(312) 238 1200</small>			
		SIZE	SCALE: NTS	FILE#: 50626	
		B	DWN BY: JAK		
			DATE: 04-19-2015	DWG.#: A3-50626	
REVISIONS		DESCRIPTION	DATE	BY:	
RELOCATE DOORS, WINDOWS, AND VENTS			04-23-2015	JAK	



		PANOGEN INDUSTRIES LLC, WOODSTOCK, ILLINOIS PANOGEN <small>(617) 338 1800</small>		BUILDING 12' X 22' X 8' EAVE ENCLOSURE	
		SIZE B	SCALE: NTS DWN BY: JAK DATE: 04-18-2015	FILE#: 50626 DWG.#: A4-50626	
CORRECT DOOR, WINDOW, AND VENT LOCATIONS		04-28-2015	JAK		
REVISIONS DESCRIPTION		DATE	BY		



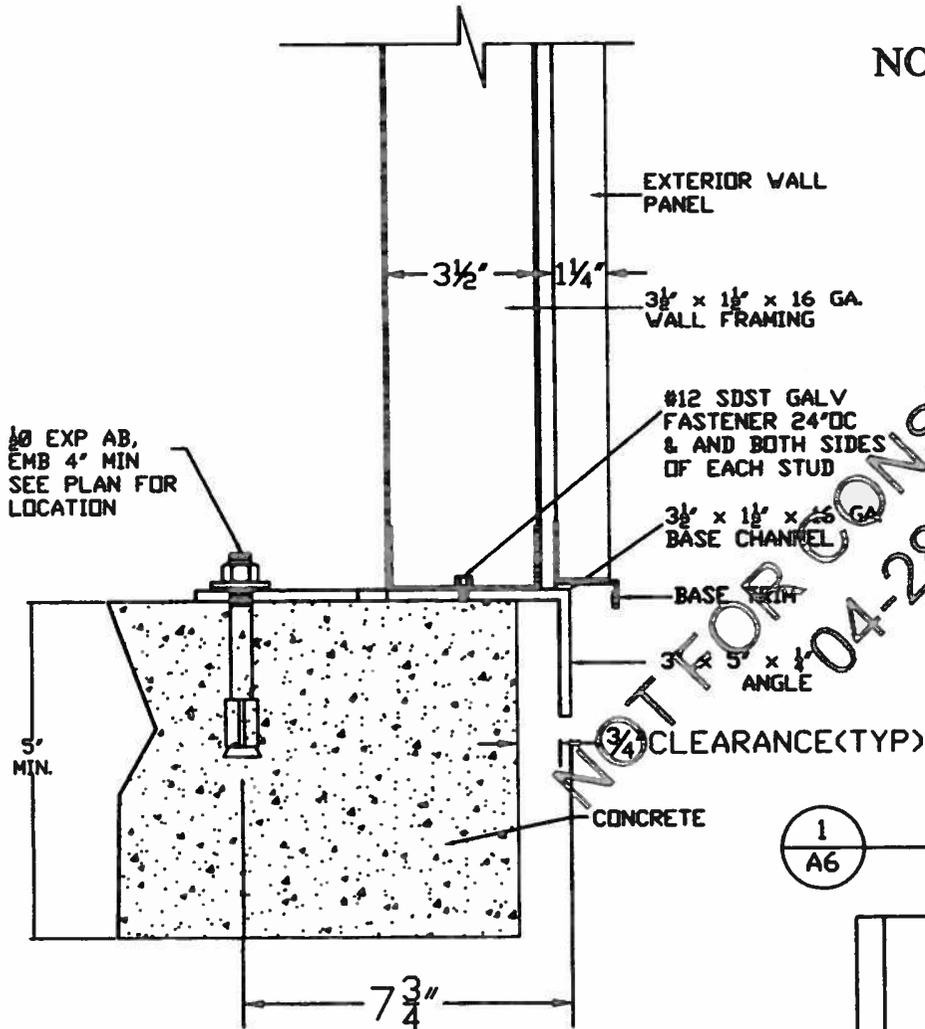
1
AS PANOGEN STEEL SKID
NTS

NOTES:



NO.	DESCRIPTION	DATE	BY
1	ADJUSTED MOUNTING PAD TO ACCOMMODATE DOOR LOCATIONS	04-29-2015	JAK
2			
3			

PANOGEN INDUSTRIES LLC, WOODSTOCK, ILLINOIS PANOGEN <small>©1993-1999</small>		BUILDING 12' X 22' X 8' EAVE ENCLOSURE
SIZE B	SCALE: NTS DWN BY: JAK DATE: 04-18-2015	FILE#: 50626 DWG#: AS-50626



NOTES:

SHIPPING

PANOGEN STEEL ENCLOSURES ARE STANDARDLY SHIPPED PRE-ASSEMBLED.

MOUNTING

PANOGEN RECOMMENDS USING 1/2"Ø, EMB 4" MINIMUM EXPANSION ANCHOR AT EACH MOUNTING CLIP. PANOGEN ALSO RECOMMENDS THE USE OF A SILICONE BASED SEALANT AND OR A BUTYL TAPE SEALANT TO ENSURE A PROPER SEAL BETWEEN THE BASE PLATE AND THE CONCRETE PAD.

ENCLOSURE REQUIRES A FLAT AND LEVEL SURFACE FOR MOUNTING. DOORS, WINDOWS, AND OTHER ACCESSORIES WILL NOT FUNCTION CORRECTLY IF THIS REQUIREMENT IS NOT MET.

CONCRETE

THE SIZE OF THE REQUIRED CONCRETE PAD IS MAXIMUM OF 144" X 264" OUTSIDE DIMENSIONS AND MINIMUM OF 143 3/4" X 263-3/4" THE CONCRETE PAD MUST BE SQUARE WITHIN 1/2". PANOGEN IS NOT RESPONSIBLE FOR A FOUNDATION THAT DOES NOT MEET THESE CRITERIA.

CONCRETE

PANOGEN RECOMMENDS A MINIMUM SLAB THICKNESS OF 5" OF 3000PSI CONCRETE AND 1.4" X 1.4" DEFORMED WIRE MESH 2" FROM FINISHED FLOOR.

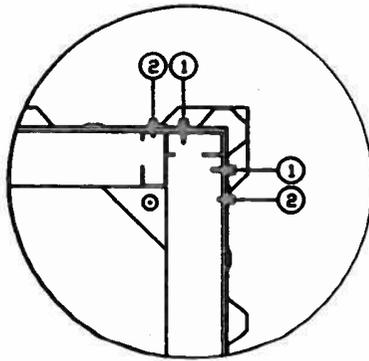
1
A6

FOUNDATION PLAN

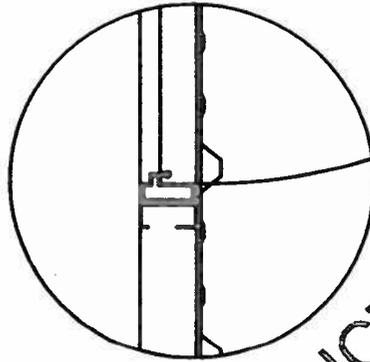
NTS

PANOGEN INDUSTRIES LLC, WOODSTOCK, ILLINOIS		BUILDING	
PANOGEN		12' X 22' X 8' EAVE ENCLOSURE	
SCALE: NTS		FILE#: 50626	
DWN BY: JAK		DWG.#: A6-50626	
DATE: 04-18-2015			
DESCRIPTION	DATE	BY	
REVISIONS			

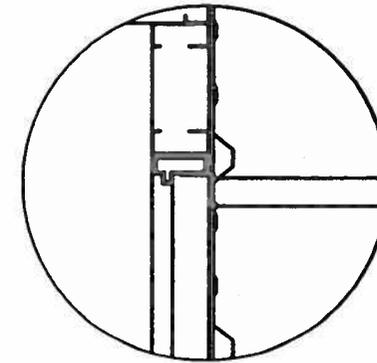
NOT FOR CONSTRUCTION 04-28-2015



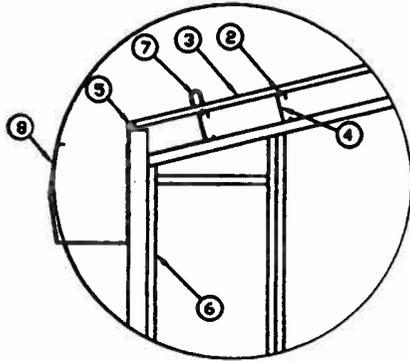
1 CORNER SECTION VIEW
A7 NTS



2 DOOR SECTION VIEW
A7 NTS

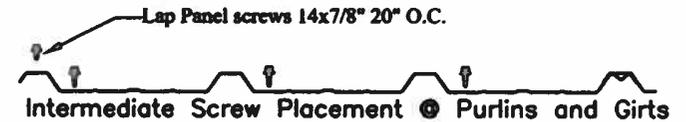
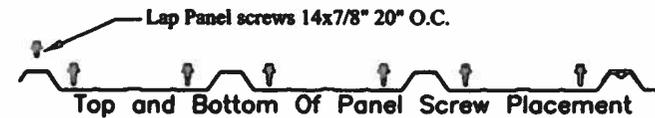


3 DOOR HINGE SECTION VIEW
A7 NTS

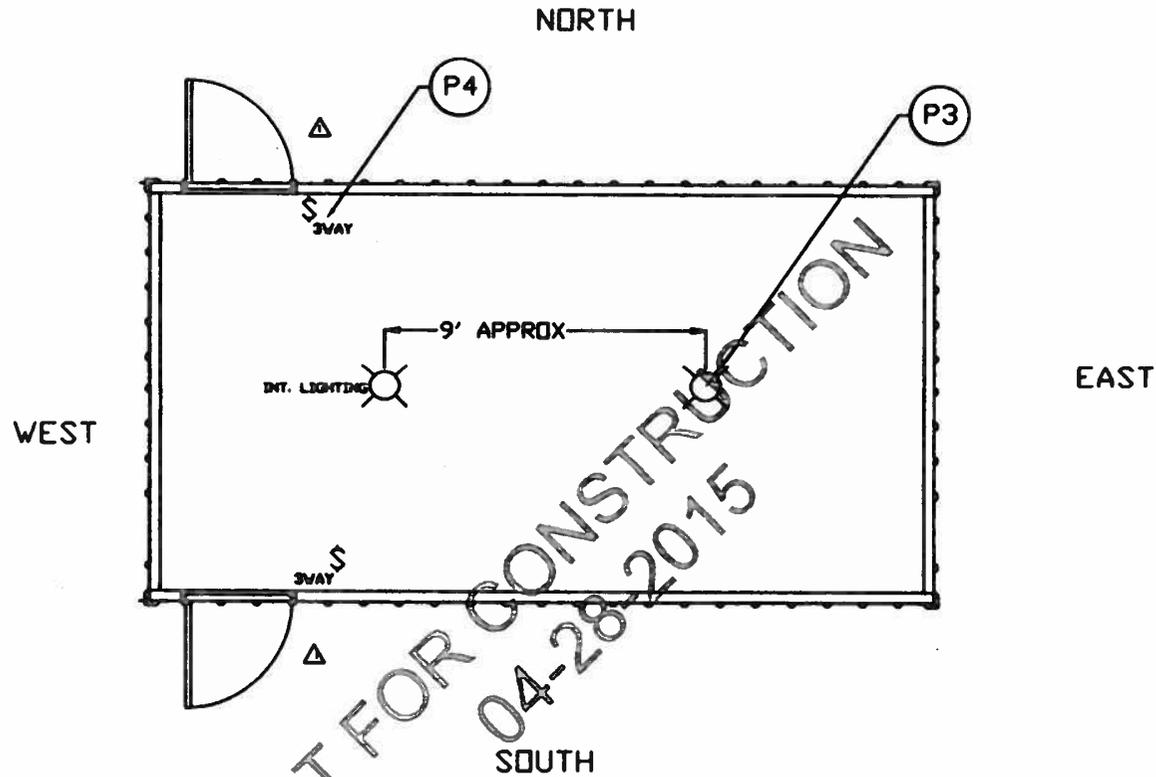


4 TYP ROOF EAVE SECTION VIEW
A7 NTS

- 1 #12-14 x 1" HEX WASHER HEAD W/ SEAL SDST SCREW
- 2 #1/4-14 x 1 7/8" HEX WASHER HEAD W/ SEAL SDST SCREW
- 3 26 GA MULTI-RIB ROOF SHEETS
- 4 5 1/2" X 1-1/2" X 16 GA ROOF PURLIN
- 5 INSIDE CLOSURE
- 6 3-1/2" X 1-1/2" GIRTS
- 7 SWIVEL LIFTING EYES(4 PLCS REMOVEABLE)
- 8 OPTIONAL 26GA GUTTER



			PANOGEN INDUSTRIES LLC, WOODSTOCK, ILLINOIS		BUILDING	
			PANOGEN		12' X 22' X 8' EAVE ENCLOSURE	
			©1993 328 1000			
			SIZE	SCALE: NTS	FILE#: 50626	
			B	DWN BY: JAK	DWG.#: A7-50626	
			DATE	DATE: 04-18-2015		
			BY:			
			REVISIONS			



NOTES:

INTERIOR

- 1) ALL ELECTRICAL IS PER THE LATEST NEC CLASS 1, DIVISION 2, GROUP A-D INSTALLED IN RIDGED PIPING WITH WITH SEAL OFFS WHERE APPLICABLE.
- 2) ALL CIRCUITS ARE TO BE IDENTIFIED BY LABELING OF CIRCUIT NUMBER BOTH AT J BOX, LOAD CENTER, AND UNIT. (NO EXCEPTIONS)
- 3) CONDUIT TO BE SURFACE MOUNTED ON THE UNFINISHED INTERIOR WALLS AND CEILING.
- 4) INCOMING ELECTRIC TO ENTER IN 3 WAY SWITCH BOX.



ELECTRICAL FLOOR PLAN

NTS

GRID NORTH

		PANOGEN INDUSTRIES LLC, WOODSTOCK, ILLINOIS		BUILDING	
		PANOGEN		12' X 22' X 8' EAVE	
		(617) 338 1890		ELECTRICAL	
		SIZE B	SCALE: NTS		FILE#: 50626
			DWN BY: JAK		
			DATE: 04-18-2015		DWG.#: E1-50626
CORRECTED DOOR, WINDOW, AND VENT LOCATIONS		04-28-2015	JAK		
REVISIONS		DESCRIPTION	DATE	BY:	

PLAT OF SURVEY WITH TOPOGRAPHY

The West 1/2 of the Northwest 1/4 of Section 20, Township 10 North, Range 20 East, Village of Jackson, Washington County, State of Wisconsin.

LEGAL DESCRIPTION: (as per Knight Barry Title Advantage, LLC File #778804 dated June 2, 2015)

That part of the West 1/2 of the Northwest 1/4 of Section 20, Town 10 North, Range 20 East, 4th Principal Meridian, Village of Jackson, Washington County, Wisconsin, bounded by a line described as follows:

Commencing at the Northwest corner of said Section 20; thence South along the West line of said Quarter Section, 1300.0 feet to the point of beginning of the parcel herein described; thence continuing South along the West line of said Quarter Section, 125.00 feet; thence East at right angles, 225.00 feet; thence North parallel with the West line of said Quarter Section, 125.00 feet; thence West, 225.00 feet to the point of beginning, EXCEPTING THEREFROM the land described in Quit Claim Deed recorded June 6, 2000, as Document No. 857787.

Said parcel contains 0.531 acres (23,114 s.f.), more or less.

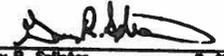
Property Address: W204 N18806 Jackson Drive, Jackson, WI 53037

Tax Key Number: v3-0192-002

SURVEYORS CERTIFICATION FOR TITLE INSURANCE PURPOSES:

I hereby certify that the above-described property has been surveyed under my direction and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of physical structures, principal buildings thereon, boundary fences, all easements and encroachments within the stated title commitment, visible utilities, roadways, and visible encroachments, if any. This survey is made for the use of the present owners of the property and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from the date hereof.

Dated this 5th day of June, 2015.


Gary R. Splinter S-2239

Base:
Knight Barry Title Advantage, LLC,
File No. 778804 (June 2, 2015).

Surveyor: Gary R. Splinter
Kapur & Associates, Inc.
1224 S. Pine Street
Burlington, WI 53105

Owner: WEPCO a Wisconsin Corp.
D/S/A WE Energies
251 W. Lincoln St.
Milwaukee, WI 53203

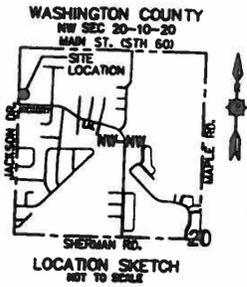


NOTE:
VERTICAL DATUM IS NAVD 1929
REFM ELEV. 884.33' = CHISEL X
TOP OF HYD. @ SE CORNER OF
JACKSON DRIVE AND 5TH 60'

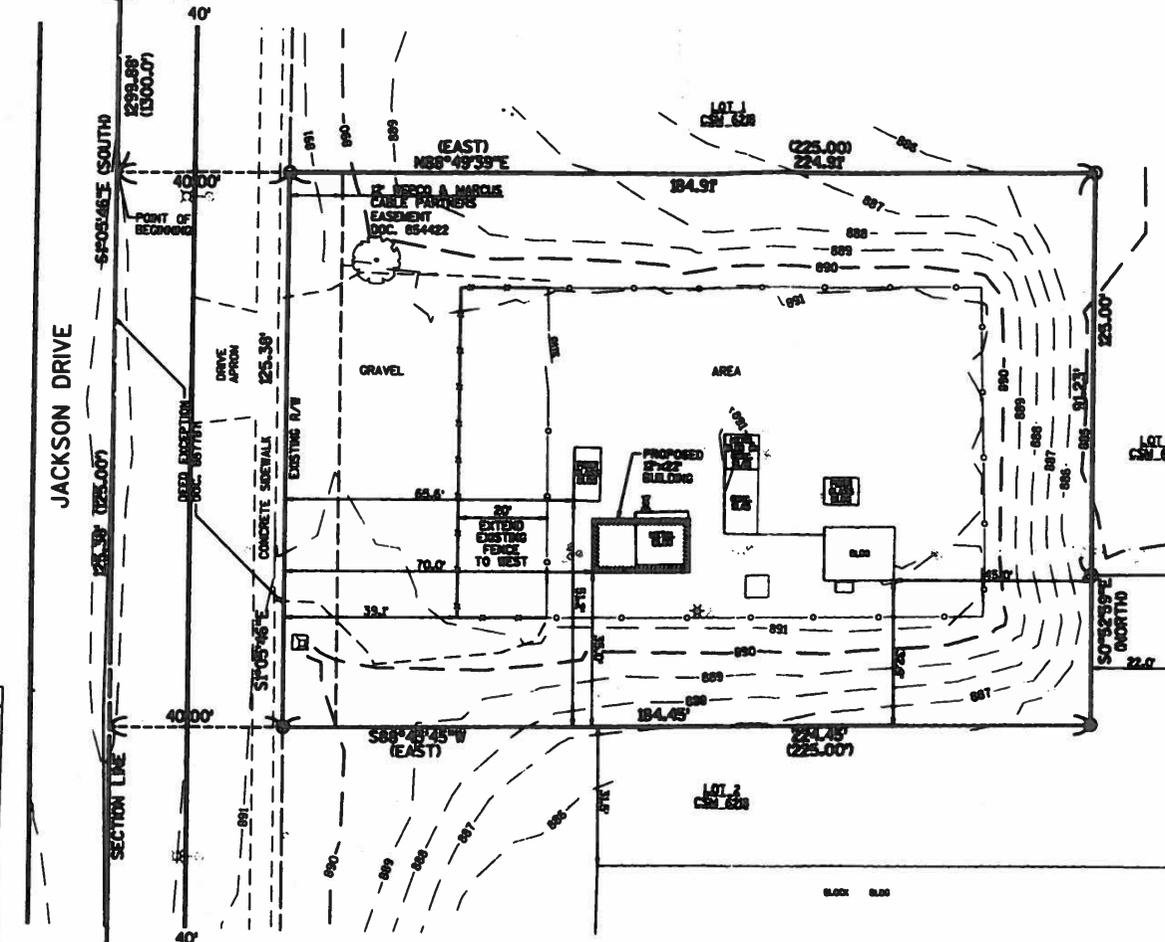
REVISED: JUNE 24, 2015
JUNE 16, 2015



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
1224 SOUTH PINE STREET
BURLINGTON, WISCONSIN 53105
PHONE 262-787-8747 FAX 262-787-8758
www.kapurengineers.com



NW CORNER
SECTION 20-10-20
IN 1/4" COVER (SET
FROM OFFSETS)



W 1/4 CORNER
SECTION
20-10-20

- LEGEND:**
- = IRON PIPE FOUND 1 5/16" O.D.
 - = IRON PIPE SET 1 5/16" O.D. x 18"
 - ⊞ = CONCRETE MONUMENT W/ BRASS CAP
 - ⊙ = POWER POLE
 - ⊙ = POLE, POST, BOLLARD
 - ⊙ = UTILITY METER
 - ⊙ = PEDESTAL
 - ⊙ = GAS VALVE
 - ⊙ = LIGHT POLE
 - ⊙ = LIGHT POLE W/ MAST ARM
 - ⊞ = UTILITY CONTROL BOX
 - ⊙ = TREE (DECIDUOUS)
 - ⊙ = DRIP LINE SCALABLE
 - (OOLOO) = RECORD
 - ▭ = PROPOSED BUILDING
 - = EXISTING FENCE
 - = PROPOSED FENCE
 - - - = MINOR CONTOUR
 - - - = MAJOR CONTOUR

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

Name of Applicant Design 2 Construct
 Contact BRAD EGAN Address/ZIP N173 W2100 NW PASSAGE Phone # 262 677 9933
 E-mail Address brad@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262 677 9954
 Name of Owner JACKSON ENERGY Address/ZIP N173 W2100 NW PASSAGE Phone # 262 677 9933
 Owner Representative/Developer JIM BLISE
 Proposed Use of Site LUMBER SALES 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) ③ Address Labels of adjacent owners to be notified (500' / 200')	labels	XXX
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 ⑥ Location Map	1	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		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,3,6,10,20	8) Preliminary Plat 9) Final Plat ⑩ Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	12) Annexation Map	1	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	13) Sketch Plan 14) Landscape Plan	4 (24x36)	XXX
			Engineering Review - Infrastructure		
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	16) Water / Sewer / Storm Sewer Plans 17) Street / Right of Way cross sections	4 (24x36) 4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	18) Erosion Control Plan 19) Proposed colors / materials	4 (24x36)	XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	⑳ Developers Agreement 21) Annexation Agreement (includes pre-annex agreements)		XXX
VARIANCE	\$150	1,2,3,4,6,7	22) other -		XXX

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 1/20/16

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: DESIGN 2 CONSTRUCT

For a property located at (address): NE CORNER OF DELANEY COURT

Phone number of Business/Applicant: 262 677 9933

For (land use, activity, sign, site plan, other): CSM FOR LUMBER SALES

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

Hours of Operation: TBD

Comprehensive/Master Plan Compatibility: YES

Building Materials (type, color): MASONRY WANSLOT & METAL PANEL
STANDING SEAM ROOF

Setbacks from rights-of-way and property lines: STREET 128' REAR 214' SIDE 90' N 130s'

Screening/Buffering: _____

Landscape Plan (sizes, species, location): TBD

Signing (dimensions, colors, lighting, location): TBD

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

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s),
(sidewalk/pedestrian way width and material): PARKING ON SOUTH SIDE, ASPHALT &
STONE DRIVE PERIMETER OF BUILDING

Storm-water Management: TBD

Erosion Control: TBD

Fire Hydrant Location(s): ACROSS THE STREET @ CURB CUT & @ NORTH END OF CAL-DE-SAR

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

Hazardous Material Storage: TBD

Alarm Systems: TBD

Site Features/Constraints: OPEN LOT IN INDUSTRIAL PARK

Parking (no. of spaces, handicapped parking, and dimensions): (23) 10'x20'

Tree and shrub preservation: NONE EXISTING

Setbacks/height limitations: 128' STREET 214' REAR 90' & 130' SIDE 127'-7" HEIGHT

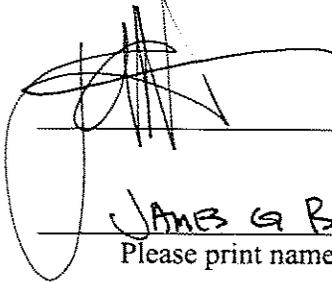
Wastewater Usage Projected: TBD gal/year Water Usage Projected: TBD gal/year

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

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 BLUSE, Owner
Please print name

John Walther, Administrator

Applications shall be submitted by 4:00 PM on the 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 the 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 the 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 & common name of proposed trees & shrubs. Also calls out surface treatments. Shows walls, fences & details.
15. Grading/Drainage Plan: Shows original & proposed grades & runoff calculations based on a 10-year storm. It 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 & 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 Crossing 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.

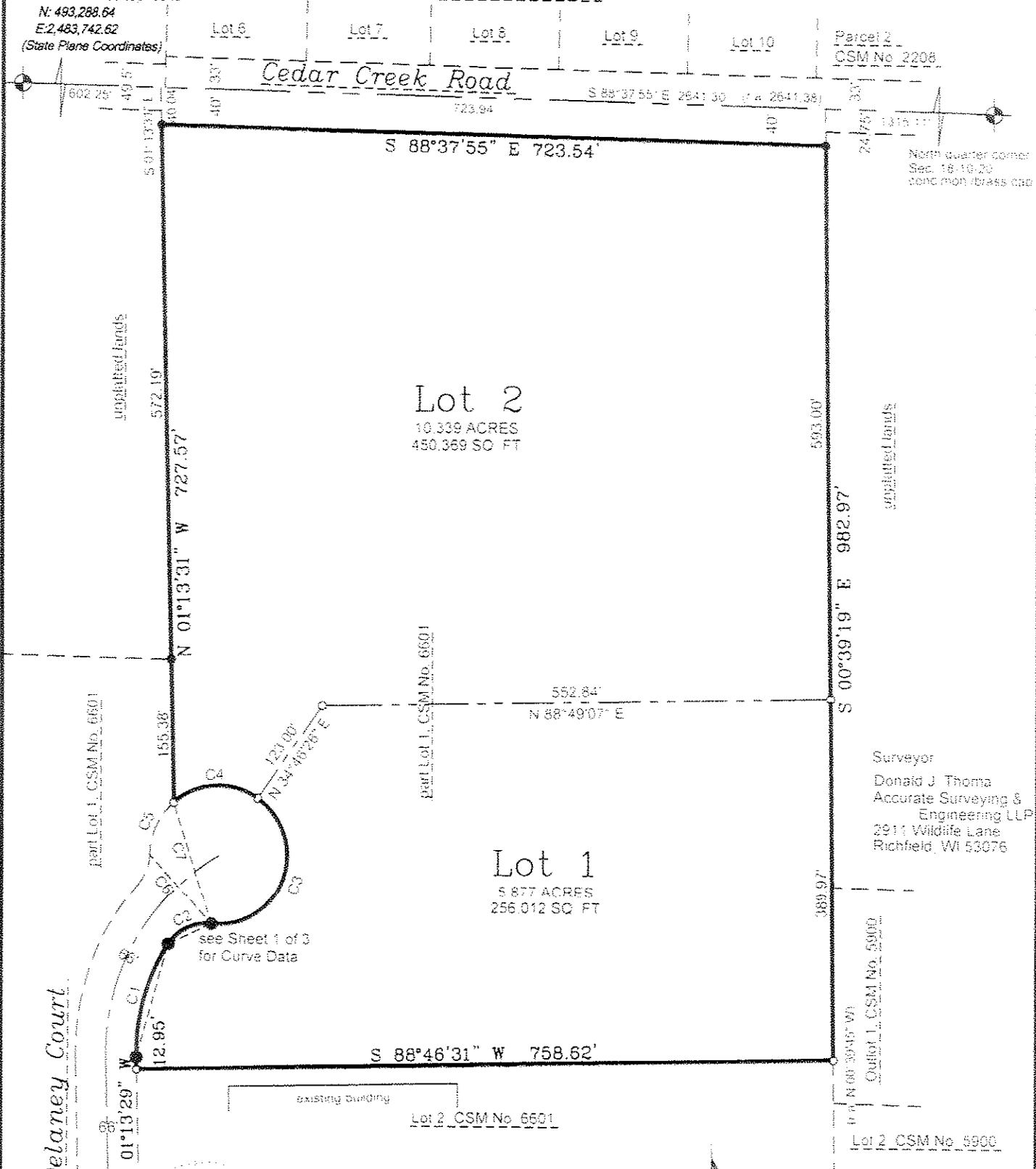
Washington County Certified Survey Map

A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 6601, as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 227-229, as Document No. 1374118, being a division of Lot 2 of Certified Survey Map No. 6473, as recorded in the Washington County Registry in Volume 49 on pages 116-227, as Document No. 1313641, part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Northwest corner
Sec. 18-10-20
conc mon / brass cap found
N: 493,288.64
E: 2,483,742.62
(State Plane Coordinates)

The Hermitage

Sheet 1 of 4



Lot 2
10.339 ACRES
450,369 SQ. FT.

Lot 1
5.877 ACRES
256,012 SQ. FT.

Surveyor
Donald J. Thoma
Accurate Surveying &
Engineering LLP
2911 Wildlife Lane
Richfield, WI 53076

Delaney Court

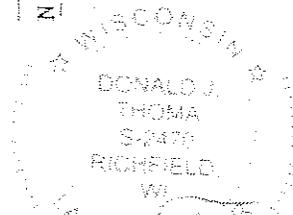
part Lot 1, CSM No. 6601

part Lot 1, CSM No. 6601

part Lot 1, CSM No. 5900

Lot 2, CSM No. 5900

Lot 2, CSM No. 6601



Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone. The West line of the NW 1/4 of Section 18-10-20 has a grid bearing of N 01°12'11" W

- (r.a.) - means "recorded as"
- - indicates a 1 3/4" x 1 1/2" iron pipe weighing 1.68 lbs/ft set
- - indicates a 1 3/4" iron pipe found unless noted
- - indicates a 2" iron pipe found



Owner/Subdivider
Jackson Emery Investments, LLC
N173W21010 Northwest Passage
Jackson, WI 53037

Note: No Title Search or Title Policy was provided at the time of this survey and all easements may not be shown.

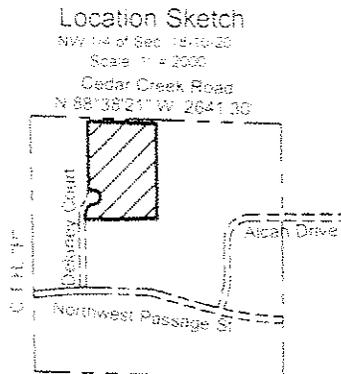


Scale in feet
1" = 150'

Donald J. Thoma S-2476
Dated this 30 day of January 2016

Washington County Certified Survey Map

A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 6601 as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 227-229 as Document No. 1374118, being a division of Lot 2 of Certified Survey Map No. 6473, as recorded in the Washington County Registry in Volume 49 on pages 116-227 as Document No. 1313841, part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin



Curve Data:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	217.00'	128.37'	33°53'42"	126.51'	N 15°43'22" E
C2	50.00'	54.93'	62°57'03"	52.21'	N 64°08'44" E
C3	75.00'	197.46'	160°50'49"	145.17'	S 20°11'31" W
C4	75.00'	98.60'	75°28'44"	91.81'	N 87°02'05" E
C5	75.00'	63.57'	48°33'57"	61.69'	N 25°00'44" E
C6	75.00'	359.83'	274°53'30"	101.44'	S 41°49'29" E
C7	75.00'	296.25'	226°19'33"	137.91'	S 17°32'31" E

Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Jackson Emery Investments, LLC, I have surveyed, divided and mapped the land shown and described hereon, being A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 6601 as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 227-229, as Document No. 1374118, being a division of Lot 2 of Certified Survey Map No. 6473, as recorded in the Washington County Registry in Volume 49 on pages 116-227 as Document No. 1313841, part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 18; thence S 88°37'55" E, along the north line of said NW 1/4, 602.25 feet; thence S 01°13'31" E, along the northerly extension of the west line of said Lot 1, 40.04 feet, to a point in the south right-of-way line of Cedar Creek Road and the point of beginning of lands herein described; thence S 89°37'55" E, along said south right-of-way line 723.54 feet, to the northeast corner of said Lot 1; thence S 00°39'19" E, along the east line of said Lot 1, 982.97 feet; thence S 88°46'31" W, along the south line of said Lot 1, 758.62 feet, to a point in the east right-of-way line of Delaney Court; thence N 01°13'29" W, along said east right-of-way line, 12.95 feet; thence northerly and northeasterly, continuing along said east right-of-way line and along the arc of a curve to the right, 128.37 feet, radius 217.00 feet, delta 33°53'42", chord N 15°43'22" E 126.51 feet; thence northeasterly, continuing along said east right-of-way line and along the arc of a curve to the right, 54.93 feet, radius 50.00 feet, delta 62°57'03", chord N 64°08'44" E 52.21 feet; thence northeasterly, northwesterly and southwesterly, continuing and the right-of-way of Delaney Court and along the arc of a curve to the left, 296.25 feet, radius 75.00 feet, delta 226°19'33", chord N 17°32'31" W 137.91 feet; thence N 01°13'31" W, along the southerly extension and west line of said Lot 1, 727.57 feet to the point of beginning. Containing 16.216 acres (706,381 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 235.34 of Wisconsin Statutes and the Village of Jackson Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 20th day of January, 2016.

Donald J. Thoma S-2470



Washington County Certified Survey Map

A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 6601, as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 227-229, as Document No. 1374118, being a division of Lot 2 of Certified Survey Map No. 6473, as recorded in the Washington County Registry in Volume 49 on pages 116-227 as Document No. 1313841, part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

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 on this Certified Survey Map to be surveyed, divided and mapped as represented on this map.

Jackson Emery Investments, LLC does further certify that this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval: Village of Jackson Plan Commission, Village of Jackson Village Board.

IN WITNESS WHEREOF, 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 this _____ day of _____, 201__.

In the presence of
Jackson Emery Investments, LLC
Corporate Name

Officer
James G. Blise - Owner Member
(Print)

Officer
Stephen J. Jesmok, III - Owner Member
(Print)

STATE OF WISCONSIN,
WASHINGTON COUNTY, ss.
Personally came before me this _____ day of _____, 2016, James G. Blise and Stephen J. Jesmok, III

Officer of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such Officer of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____, Notary Public, _____, Wisconsin.

My commission expires _____.

Village of Jackson Plan Commission Approval:

This land division is hereby approved by the Village of Jackson Plan Commission

this _____ day of _____, 201__.

Wendy A. Kannenberg - Chairperson

Deanna Boldrey - Clerk/Treasurer

Village of Jackson Village Board Approval:

This land division is hereby approved and accepted by the Village of Jackson Village Board

this _____ day of _____, 201__.

Wendy A. Kannenberg - President

Deanna Boldrey - Clerk/Treasurer

Donald J. Thoma S-2470

Dated this _____ day of _____, 2016

Washington County Certified Survey Map

A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 6601, as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 227-229, as Document No. 1374118, being a division of Lot 2 of Certified Survey Map No. 6473, as recorded in the Washington County Registry in Volume 49 on pages 116-227 as Document No. 1313841, part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 all in Section 16, Township 10 North, Range 20 East, Village of Jackson, Washington County Wisconsin.

Consent of Corporate Mortgage:

_____ a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Jackson Emery Investments, LLC, owner

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed

by _____ its President, and countersigned by _____

its Secretary(cashier), at _____ Wisconsin, and its corporate seal to be hereunto

affixed this ____ day of _____ 2016

In the presence of

Corporate Name _____ (Corporate Seal)

President Secretary or Cashier Date

STATE OF WISCONSIN:

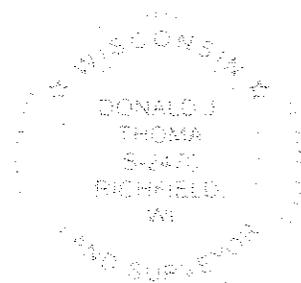
WASHINGTON COUNTY is s

Personally came before me this ____ day of _____ 2016 _____

President and _____ Secretary(cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority

(Notary Seal) _____ Notary Public, _____ Wisconsin

My commission expires _____



Donald J. Thoma
Donald J. Thoma S-2470

Dated this 30 day of January 2016

FKS REALTY LLC

N173W21640 NORTHWEST PASSAGE
JACKSON WI 53037

FKS REALTY LLC

N173W21640 NORTHWEST PASSAGE
JACKSON WI 53037

M&D PROPERTIES OF JACKSON LLC

N174W21400 ALCAN DR
JACKSON WI 53037

M&D PROPERTIES OF JACKSON LLC

N174W21400 ALCAN DR
JACKSON WI 53037

RICHARD & MICHELE WINKLER

2779 CEDAR CREEK RD
JACKSON WI 53037

RICHARD & MICHELE WINKLER

2779 CEDAR CREEK RD
JACKSON WI 53037

AMK PROPERTIES LLC

N174W21380 ALCAN DR
JACKSON WI 53037

AMK PROPERTIES LLC

N174W21380 ALCAN DR
JACKSON WI 53037

DELANEY GROUP LLC

N173 W21010 NORTHWEST PASSAGE
JACKSON, WI 53037

DELANEY GROUP LLC

N173 W21010 NORTHWEST PASSAGE
JACKSON, WI 53037

**PEACE EVAN CHURCH N/K/A NEW
HOPE UCC**

4360 JACKSON DR
JACKSON, WI 53037

**PEACE EVAN CHURCH N/K/A NEW
HOPE UCC**

4360 JACKSON DR
JACKSON, WI 53037

STAFF REVIEW COMMENTS
Plan Commission Meeting – January 28, 2016

1. Conditional Use – We Energies – Gas Regulator Station, Jackson Drive.

Building Inspection

- State of Wisconsin Plan Review may be required if the Stat classifies this as a “Hazardous Occupancy”.
- Separate Building, Plumbing and Electrical Permits will be required for the new building.
- On July 28, 2011, the Village Board approved a building for ANR Pipeline for their odor mixing chemical building (N165 W19962 Hickory Lane) and required them to install a building that had a decorative pebble finish. Since the Board set a standard at that time, the Inspection Department would recommend we follow and require the same finish/style. This building will be visible from both Jackson Drive and is in view from the gathering/work-out center windows at the Community Center and would be more appealing.

Public Works/Engineering

- Due to the location of the site, and with the association of adjacent properties, the new construction of the building shall be aesthetically pleasing to the surrounding properties.

Police Department

- The police department endorses the proposal to enclose the pipeline equipment because it adds safety and security to the site. The proposed illumination appears to be adequate.

Fire Department

- No Comment.

Administrative/Planning

- Understanding the security issue, as this project is in the direct view of the Gathering Place in the Community Center, as well as the future location of Jackson Elementary, additional staggered Arborvitae would help to screen some of the somewhat unsightly structures and equipment within the perimeter of the fence.

2. Certified Survey Map –Lumber Sales – Delaney Court.

Building Inspection

- No Comments. Recommend approval.

Public Works/Engineering

- No additional comments at this time.

Police Department

- No Comment.

Fire Department

- No Comment.

STAFF REVIEW COMMENTS
Plan Commission Meeting – January 28, 2016

Administrative/Planning

- No additional comments.