

## **AGENDA**

### **PLAN COMMISSION MEETING**

Thursday – February 25, 2016 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – January 28, 2016, Plan Commission Meeting.
3. Conditional Use – We Energies – Gas Regulator Station, Jackson Drive.
4. Certified Survey Map – Puestow – Lilly Road, extraterritorial area.
5. Planned Unit Development Amendment – Lumber Sales – Delaney Court.
6. Discussion and Review of Comprehensive Plan.
7. Citizens to address the Plan Commission.
8. 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 28, 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, and Peter Habel.  
Members excused: All Present.  
Staff present: Jim Micech, Brian Kober.

**2. Minutes – January 7, 2016, Plan Commission Meetings.**

Motion by Doug Alfke, second by Peter Habel to approve the minutes of January 7, 2016.  
Vote: 7 ayes, 0 nays. Motion carried.

**3. Conditional Use – We Energies- Gas Regulator Station, Jackson Drive.**

Pat Adams and Mike of We Energies were present at the meeting and had received staff comments. Additional photos of the proposed building were submitted and were loaded on the laptops. Pat brought copies of the pictures for distribution. We Energies is looking to update the older building with a larger size building of 12x22. The fence will be bumped out as well. TransCanada owns the site. The facility does provide gas to the Village of Jackson area.

Peter Habel brought up the staggered arborvitae. Mike of We Energies commented that they do not have a problem with installing staggered arborvitae. Doug Alfke commented that it should not be too close to be a security problem. Pat commented that they have to be careful of placement due to the piping.

Discussion of the finish of the building ensued and that staff comments of a different finish ensued. Pat commented that this is their standard building. Discussion of the building finish as a pebble finish ensued. Additionally, the school will most likely be built near that area. Pat commented that this type of finish increases the cost and they have not installed a structure of this nature before.

The timeframe for the building is July, August, and September.

Motion by Tr. Kruepke, second by Peter Habel to refer to the next plan commission meeting and allow We Energies to come back with something different.  
Vote: 7 ayes, 0 nays. Motion carried.

**4. Certified Survey Map – Lumber Sales – Delaney Court.**

Motion by Peter Habel, second by Tr. Emmrich to recommend the Village Board approve the Certified Survey Map – Lumber Sales on Delaney Court per staff comments.  
Vote: 7 ayes, 0 nays. Motion carried.

**5. Discussion and Review of Comprehensive Plan.**

Pres. Schwab started the discussion of the Comprehensive Plan. The plan states to review every five years. A lot of the numbers / charts have been outdated and need updated. Pres. Schwab commented with the lawsuit and how much does the Plan Commission want to update.

Most of the first chapter is the Town history. Discussion ensued of the updating of the census data. It was commented that Del Beaver started the plan in 2008 and John Walther finished the plan. Doug Alfke commented that the green space was completed and that the plan is needed for grants.

Pres. Schwab commented that he will rewrite the vision statement. He commented that he would like the Plan Commission to pick up on and report on items that catch their eye.

Brian Kober commented that the Business Association is very involved in the Village. We have Monte Carlo night and Action in Jackson. Brian commented on additional banners for the Village.

Doug commented on a place for families and kids to learn and grow. There is a possibility of a new school and parks program and community center. Brian commented on a broader vision of small town.

It was noted to review chapters 1-3, and add chapters 4 and 5 prior to the next Plan Commission meeting. Additionally, Pres. Schwab will rewrite the Vision paragraph and distribute at the meeting for discussion.

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

None.

**7. Adjourn.**

Motion by Peter Habel, second by Doug Alfke to adjourn.  
Vote: 7 ayes, 0 nays. Meeting was adjourned at 7:31 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 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., FONDU 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):**

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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.**

## **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, US26D 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:

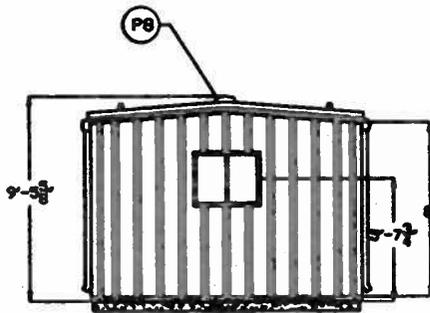
-  DETAIL NUMBER  
SHEET NUMBER
-  REVISION NUMBER
-  CODED NOTE NUMBER
-  SECTION NUMBER  
SHEET NUMBER
-  ELEVATION NUMBER  
SHEET NUMBER

NOT FOR CONSTRUCTION  
04-28-2015

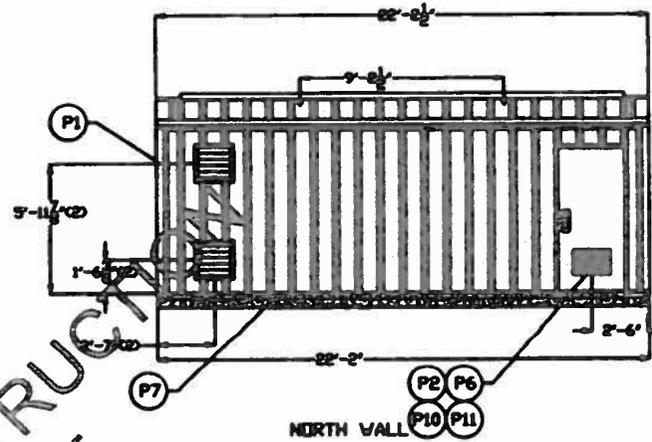
### SPECIALTY NOTES:

- 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.

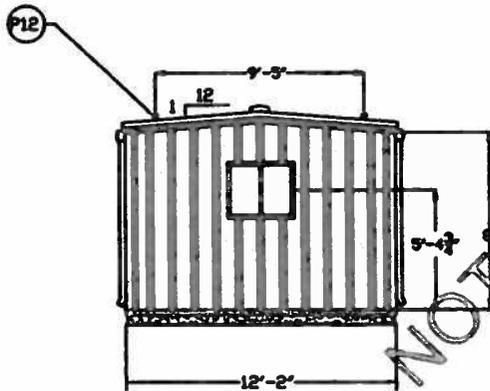
PANOGEN INDUSTRIES LLC, WOODSTOCK, ILLINOIS <b>PANOGEN</b> <small>(815) 338 8800</small>		<b>BUILDING</b> 12' X 22' X 8' EAVE ENCLOSURE	
CORRECTED TYPOGRAPHICAL ERROR 04-28-2015 JAK	DATE 04-18-2015	SCALE: NTS DWN BY: JAK DATE: 04-18-2015	FILE#: 50626 DWG.#: A2-50626
REVISIONS		SIZE <b>B</b>	



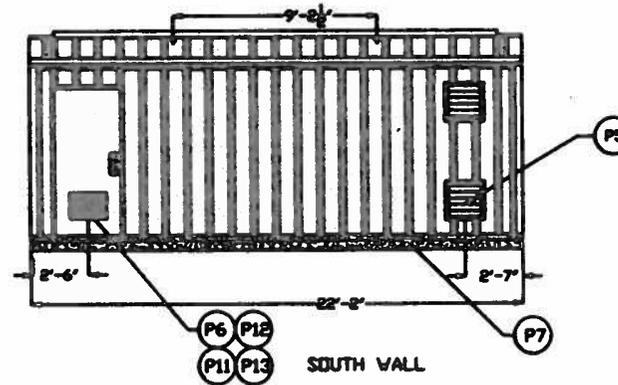
EAST WALL



NORTH WALL



WEST



SOUTH WALL

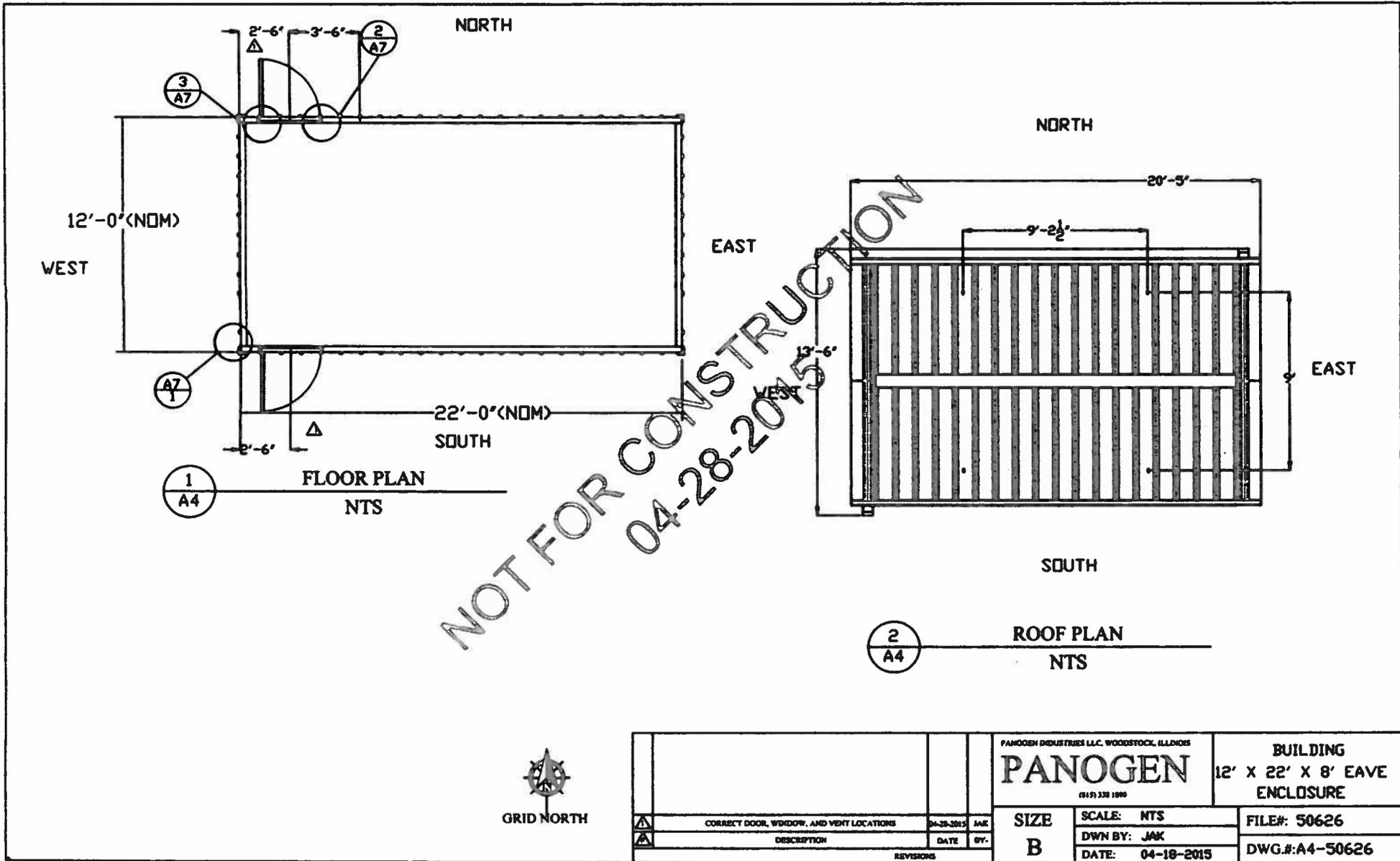
NOT FOR CONSTRUCTION  
04-28-2015

NOTES:

1) -

1  
A3 EXTERIOR ELEVATION  
NTS

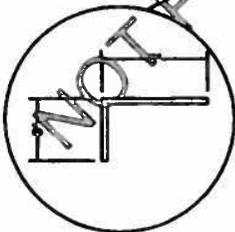
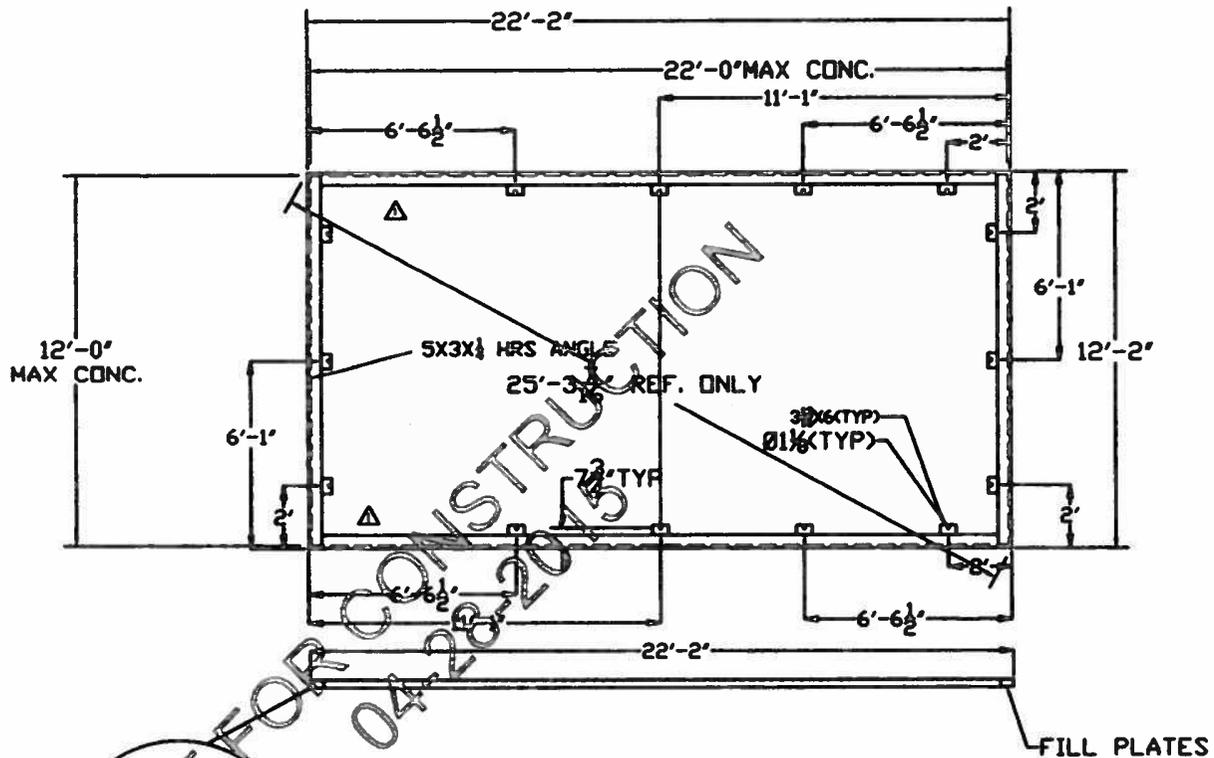
		PANOGEN INDUSTRIES LLC, WOODSTOCK, ILLINOIS		BUILDING	
		<b>PANOGEN</b>		12' X 22' X 8' EAVE ENCLOSURE	
		(312) 238 1200			
		SIZE	SCALE: NTS	FILE#: 50626	
		B	DWN BY: JAK		
			DATE: 04-19-2015	DWG.#: A3-50626	
REVISIONS		DESCRIPTION	DATE	BY:	
RELOCATE DOORS, WINDOWS, AND VENTS			04-23-2015	JAK	



NOT FOR CONSTRUCTION  
04-28-2015



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



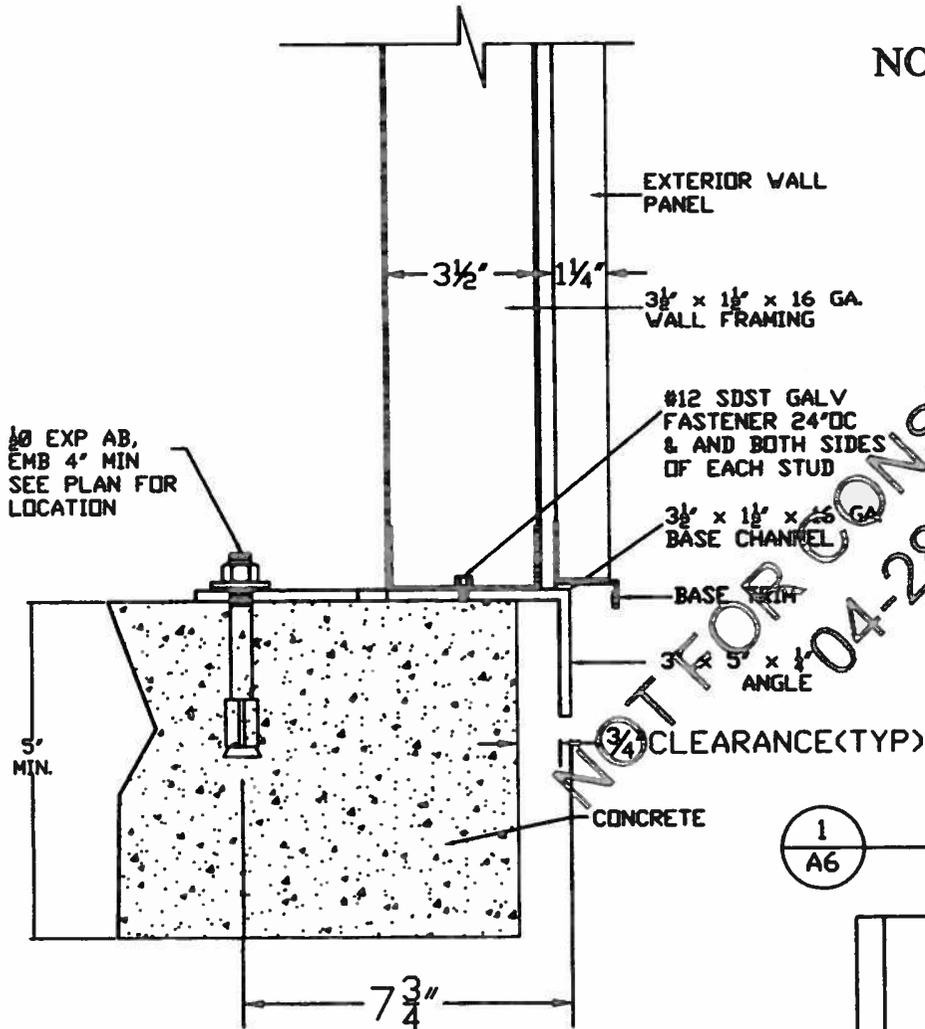
1  
AS PANOGEN STEEL SKID  
NTS

NOTES:



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

PANOGEN INDUSTRIES LLC, WOODSTOCK, ILLINOIS <b>PANOGEN</b> <small>©1993-1999</small>		BUILDING 12' X 22' X 8' EAVE ENCLOSURE
SIZE <b>B</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.

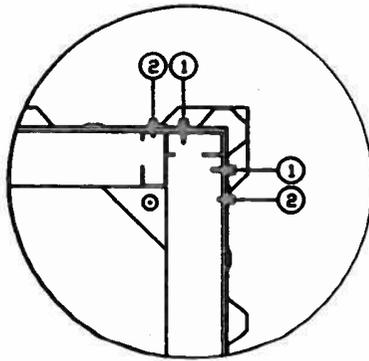
1  
A6

**FOUNDATION PLAN**

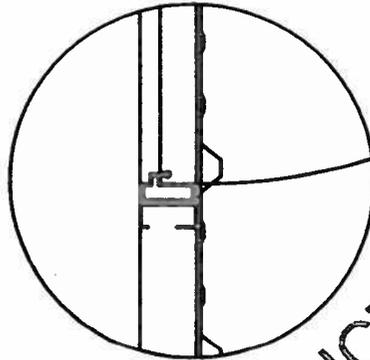
NTS

PANOGEN INDUSTRIES LLC, WOODSTOCK, ILLINOIS		BUILDING	
<b>PANOGEN</b>		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			

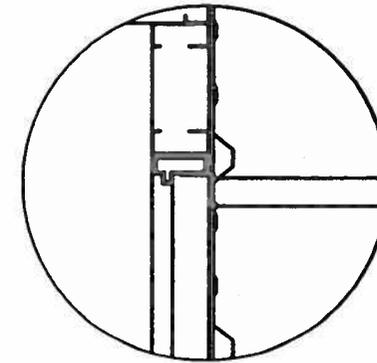
NOT FOR CONSTRUCTION 04-28-2015



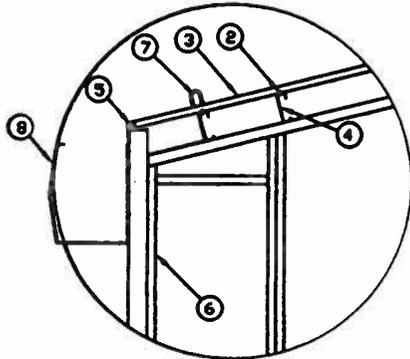
1 CORNER SECTION VIEW  
A7 NTS



2 DOOR SECTION VIEW  
A7 NTS

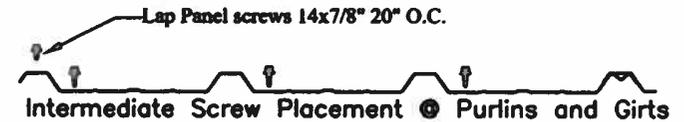
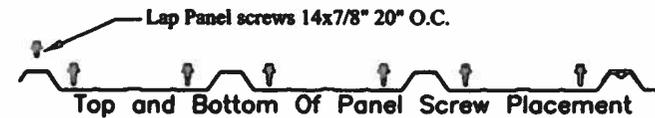


3 DOOR HINGE SECTION VIEW  
A7 NTS

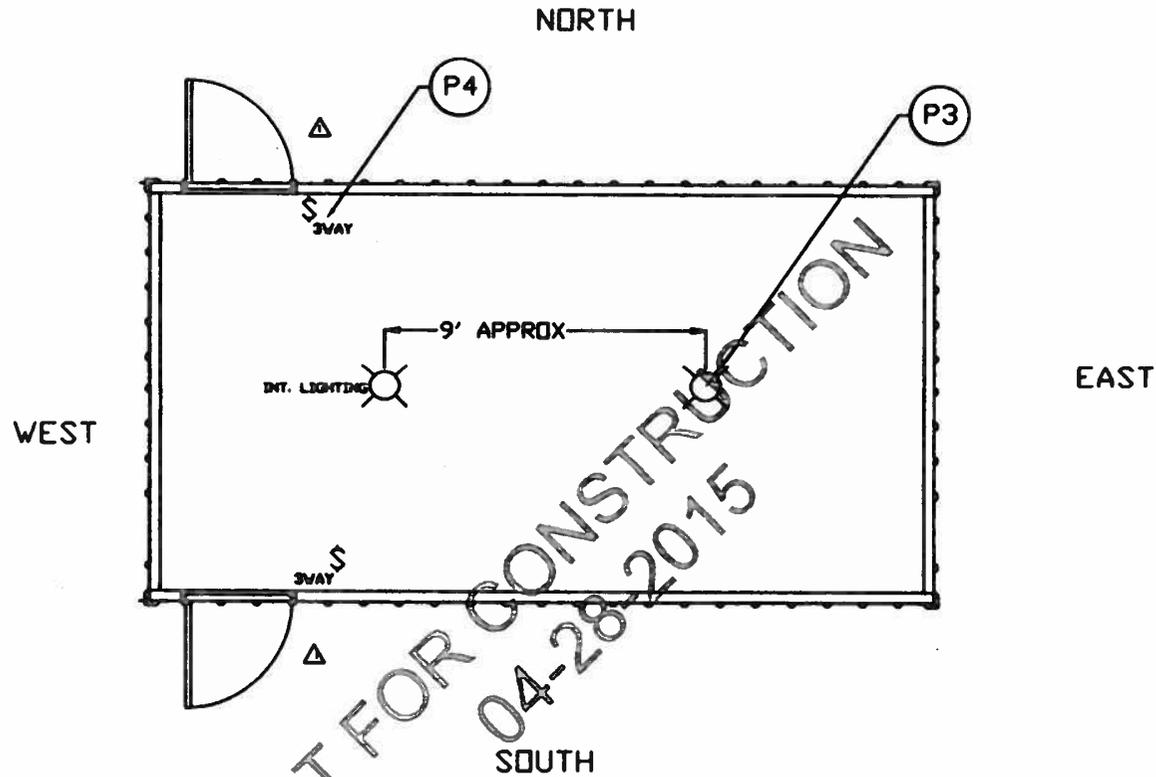


4 TYP ROOF EAVE SECTION VIEW  
A7 NTS

- 1 #12-14 x 1" HEX WASHER HEAD W/ SEAL SDST SCREW
- 2 #1/4-14 x 1/8" 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	
			<b>PANOGEN</b>		12' X 22' X 8' EAVE ENCLOSURE	
			©151 328 1999		FILE#: 50626	
			SIZE	SCALE: NTS	DWN BY: JAK	
			B	DATE: 04-18-2015	DWG.#: A7-50626	
DESCRIPTION			DATE	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	
		<b>PANOGEN</b>		12' X 22' X 8' EAVE	
		(617) 338 1890		ELECTRICAL	
		<b>SIZE</b>	SCALE: NTS	FILE#: 50626	
		<b>B</b>	DWN BY: JAK	DWG.#:E1-50626	
			DATE: 04-18-2015		
CORRECTED DOOR, WINDOW, AND VENT LOCATIONS		04-28-2015	JAK		
DESCRIPTION		DATE	BY:		
REVISIONS					

# 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.

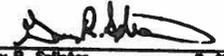
Property Address: W204 N18806 Jackson Drive, Jackson, WI 53037

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

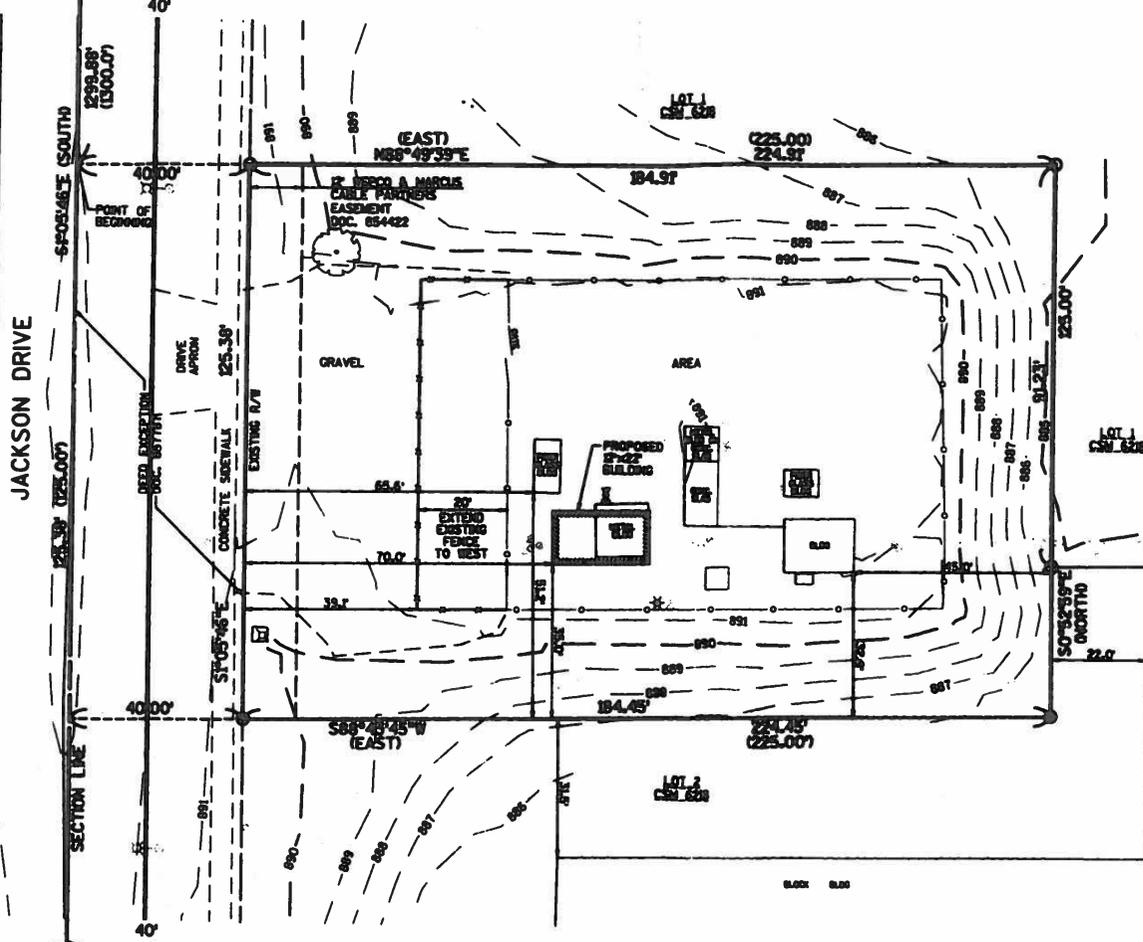


WASHINGTON COUNTY  
NW SEC 20-10-20  
MAIN ST. (5TH 60)



LOCATION SKETCH  
NOT TO SCALE

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



W 1/4 CORNER  
SECTION  
20-10-20

**LEGEND:**

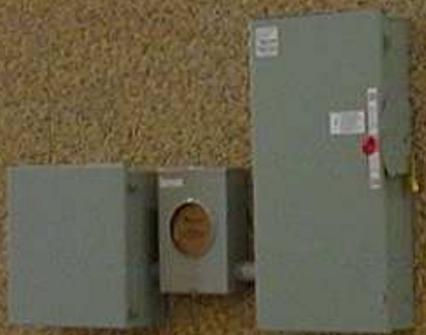
- = IRON PIPE FOUND 1 5/16" O.D.
- = IRON PIPE SET 1 5/16" O.D. x 18"
- ⊞ = CONCRETE MONUMENT W/ BRASS CAP
- ⊙ = POWER POLE
- ⊙ = POLE, POST, BOLLARD
- ⊙ = UTILITY METER
- ⊙ = PEDESTAL
- ⊙ = GAS VALVE
- ⊙ = LIGHT POLE
- ⊙ = LIGHT POLE W/ MAST ARM
- ⊞ = UTILITY CONTROL BOX
- ⊙ = TREE (DECIDUOUS)
- ⊙ =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



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







**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 GENE PUESTOW  
 Contact GENE PUESTOW Address/ZIP 3758 LILY RD, JACKSON, WI 53037 Phone # 262-677-4438  
 E-mail Address TOMPUESTOW@YAHOO.COM Fax # where Agenda/Staff comments are to be faxed \_\_\_\_\_  
 Name of Owner PUESTOW LIVING TRUST Address/ZIP 3758 LILY RD, JACKSON, WI 53037 Phone# 262-677-4438  
 Owner Representative/Developer \_\_\_\_\_  
 Proposed Use of Site SINGLE FAMILY & AGRICULTURE Present Zoning A-1

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages) 2) Describe what you intend to do (paragraph)		XXX XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500/ 200) * 4) Owner acknowledgement of the request	Labels* 1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement 6) Location Map		XXX XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan 8) Preliminary Plat		XXX XXX
CERTIFIED SURVEY MAP (CSM)	\$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	<b>Engineering Review - Infrastructure</b>		
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 21) Annexation Agreement (includes pre-annex agreements)		XXX XXX XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal & prepared by the Village.		

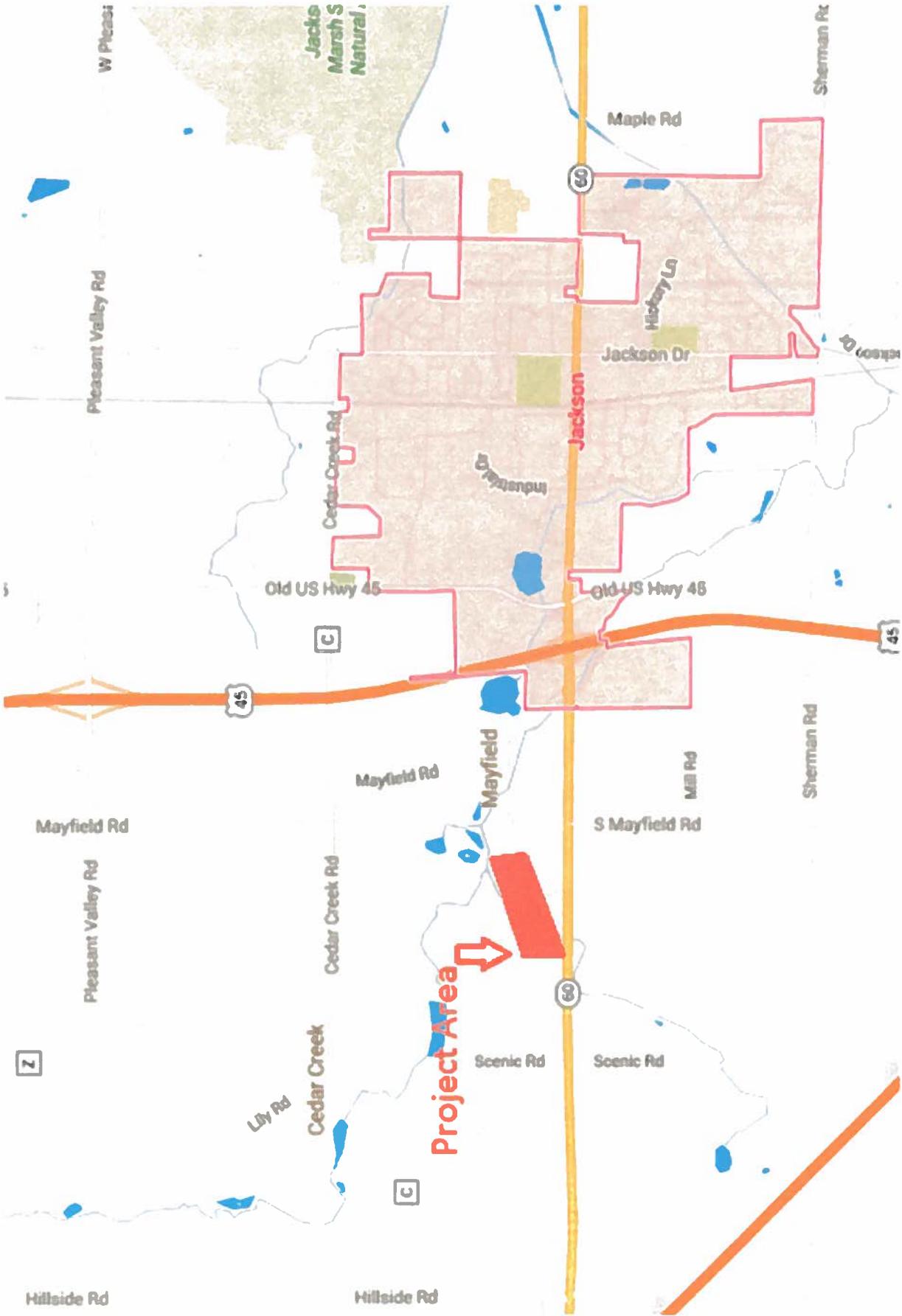
I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

Name Gene Puestow Signature Gene Puestow Date 2-2-2016

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

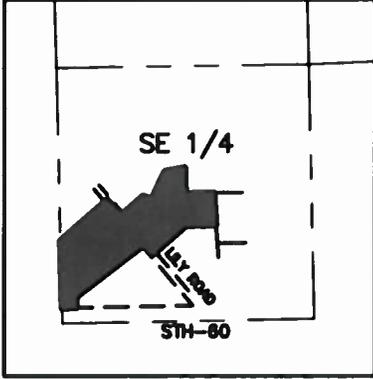
**The current parcel has an irregular shape with a total area of 21.8 acres. Improvements include a single family residence and an outbuilding on the east side of Lily Road. The majority of the property west of Lily Road is currently used for farming. Zoning is currently A-1.**

**It is proposed that this parcel be split by Lily Road to create two lots. The new east lot would be 10.5 acres, including right-of-way, with the single family residence and outbuilding. The new west lot would be 12.1 acres, including right-of-way, with no improvements. No change in zoning is expected.**



# CERTIFIED SURVEY MAP No. \_\_\_\_\_

BEING A DIVISION OF PART OF THE NW 1/4, SW 1/4 AND SE1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 1 EAST, TOWN OF POLK, WASHINGTON COUNTY, WISCONSIN.

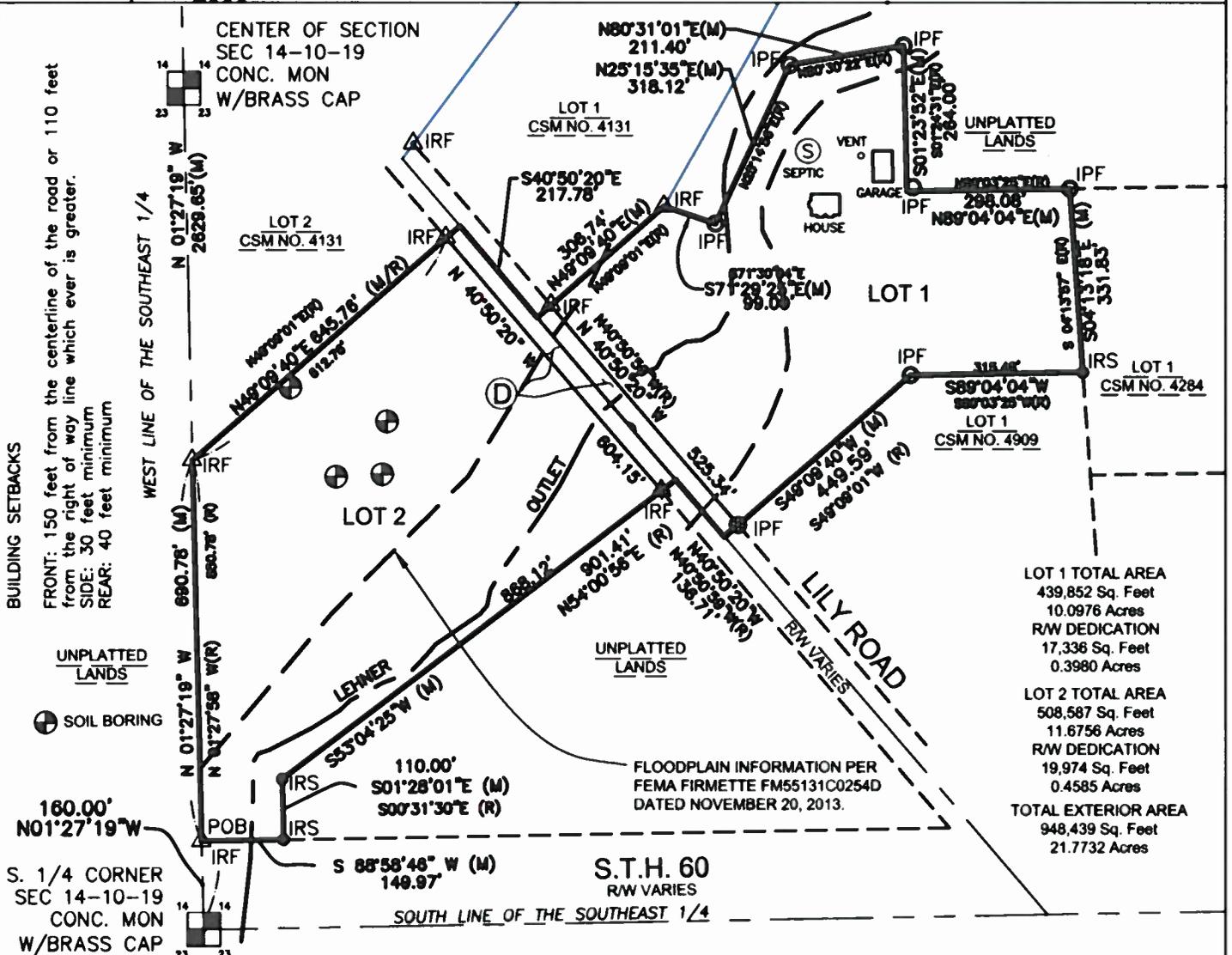


LOCATION MAP  
SE 1/4 SECTION 21  
T 13 N, R 20 E  
1" = 2000'

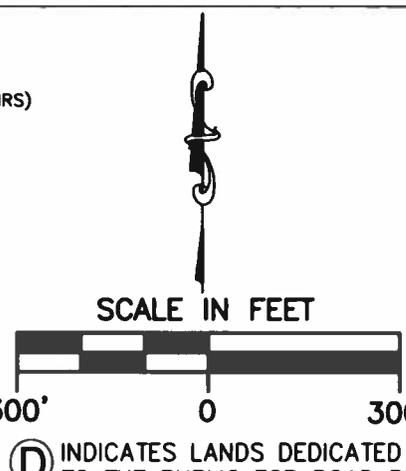
Point Land Surveying & Mapping  
W174 N9467 Joper Road  
Menomonee Falls, Wisconsin 53051  
262-250-8003

Robert C. Beilfuss  
Professional Land Surveyor

SURVEY PREPARED FOR:  
Gene A. and Patricia A. Puestow  
3758 Lily Road  
Jackson, Wisconsin



- LEGEND:**
- INDICATES USPLSS MONUMENT OF RECORD PER SHEBOYGAN CO. DOSSIER RECORD.
  - INDICATES 3/4" X 18" IRON REBAR WITH CAP SET (IRS) WEIGHING 1.50 LBS. PER LINEAL FOOT.
  - INDICATES IRON PIPE FND. (IPF)
  - INDICATES IRON ROD FND. (IRF)
- BEARING BASIS:**  
ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE  
THE WEST LINE OF THE SE 1/4 OF SECTION 14-10-19 WAS USED AS N 01°27'19" W.  
SUBJECT TO EASEMENTS OF RECORD.
- ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.  
ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.



**WISCONSIN**  
**ROBERT C. BEILFUSS**  
S-2072  
MEMOONEE FALLS  
WI  
**LAND SURVEYOR**

*Robert C. Beilfuss*  
ROBERT C. BEILFUSS  
PROFESSIONAL LAND SURVEYOR  
S-2072

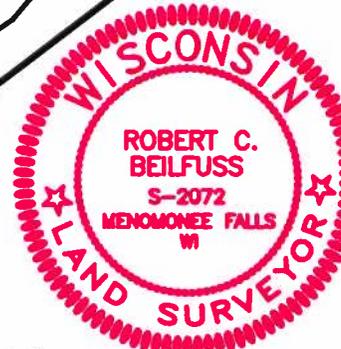
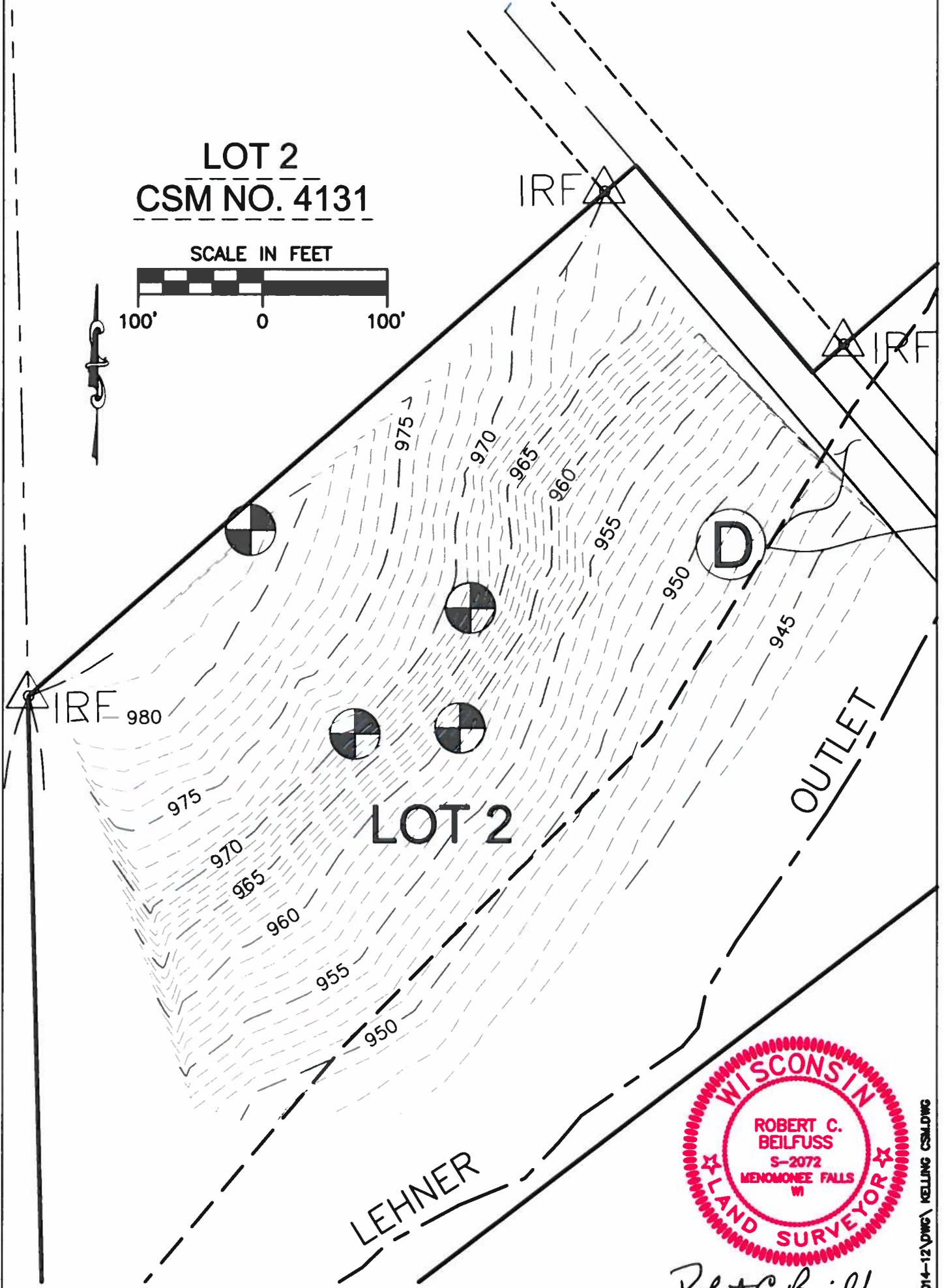
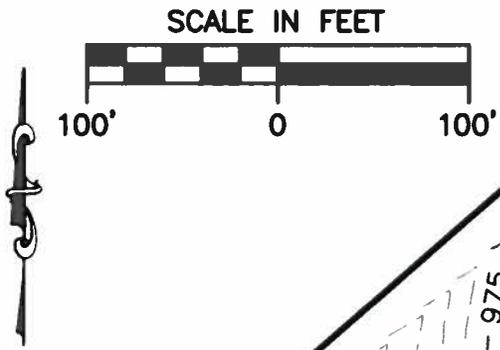
DATED THIS 26TH DAY OF JANUARY, 2016 REVISED THIS 1ST DAY OF FEBRUARY, 2016  
THIS INSTRUMENT WAS DRAFTED BY ROBERT C. BEILFUSS, PLS S-2072, SHEET 1 OF 6

c:\projects\2015-07\rbg\puestow\_carr.dwg

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A DIVISION OF PART OF THE NW 1/4, SW 1/4 AND SE1/4 OF THE  
SE 1/4 OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 19 EAST,  
TOWN OF POLK, WASHINGTON COUNTY, WISCONSIN.

**LOT 2**  
**CSM NO. 4131**



*Robert C. Beilfuss*  
ROBERT C. BEILFUSS  
PROFESSIONAL LAND SURVEYOR  
S-2072

DATED THIS 26TH DAY OF JANUARY, 2016  
REVISED THIS 1ST DAY OF FEBRUARY, 2016  
THIS INSTRUMENT WAS DRAFTED BY ROBERT C. BEILFUSS, PLS S-2072, SHEET 2 OF 6

C:\PROJECTS\2014-12\DWG\KELLING\_CSM.DWG





**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

Being a division of part of the Northwest ¼, Southwest ¼ and Southeast ¼ of the Southeast ¼ of Section 14, Township 10 North, Range 19 East of the Fourth Principle Meridian, Town of Polk, Washington County, Wisconsin.

**CERTIFICATE OF MORTGAGEE**

I, \_\_\_\_\_ of the Wells Fargo Bank, mortgagee of the above described land, do hereby consent to the surveying, dividing and mapping of the land described on this plat, and I do hereby consent to the above certificate of Gene A. and Patricia A. Puestow, owner(s).

Witness the hand and seal of Wells Fargo Bank, mortgagee, this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Name Title of Lending Officer (Seal)

State of \_\_\_\_\_ )  
  ) SS  
\_\_\_\_\_ County

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named person to me known to be the person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Dated this 26<sup>th</sup> day of January, 2016  
Revised this 1<sup>st</sup> day of February, 2016

*Robert C. Beilfuss*  
\_\_\_\_\_  
Robert C. Beilfuss, P.L.S.  
Professional Land Surveyor, S-2072



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

Being a division of part of the Northwest ¼, Southwest ¼ and Southeast ¼ of the Southeast ¼ of Section 14, Township 10 North, Range 19 East of the Fourth Principle Meridian, Town of Polk, Washington County, Wisconsin.

**TOWN OF POLK PLAN COMMISSION APPROVAL**

This land division, Certified Survey Map is hereby approved by the Town of Polk Plan Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Albert Schulteis, Chairman

\_\_\_\_\_  
Tracy Groth, Zoning Secretary

**TOWN OF POLK, TOWN BOARD APPROVAL**

This land division, Certified Survey Map is hereby approved by the Town of Polk, Town Board this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Albert Schulteis, Chairman

\_\_\_\_\_  
Diana Degnitz, Town Clerk

**VILLAGE OF JACKSON PLAN COMMISSION APPROVAL**

This land division is hereby approved by the Village of Jackson Plan Commission this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Michael E. Schwab, Chairperson

\_\_\_\_\_  
Deanna L. Boldrey – Clerk / Treasurer

**VILLAGE OF JACKSON PLAN COMMISSION APPROVAL**

This land division is hereby approved by the Village of Jackson Board this \_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Michael E. Schwab, Chairperson

\_\_\_\_\_  
Deanna L. Boldrey – Clerk / Treasurer

Dated this 26<sup>th</sup> day of January, 2016  
Revised this 1<sup>st</sup> day of February, 2016

*Robert C. Beilfuss*  
\_\_\_\_\_  
Robert C. Beilfuss, P.L.S.  
Professional Land Surveyor, S-2072



**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 N173 W21010 NW Passage Phone # 262-677-9933  
 E-mail Address began@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262-677-9934  
 Name of Owner Lumber Sales Address/ZIP Delaney Court Phone# \_\_\_\_\_  
 Owner Representative/Developer \_\_\_\_\_  
 Proposed Use of Site Lumber Sales Present Zoning PUD

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

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

Name Brad Egan Signature \_\_\_\_\_ Date 2/12/16

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: Lumber Sales

For a property located at (address): Delaney Court

Phone number of Business/Applicant: 262-677-9933

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

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

Hours of Operation: 5:00 am to 6:00 pm

Comprehensive/Master Plan Compatibility: Yes

Building Materials (type, color): Masonry & Metal Panel - See plan for colors

Setbacks from rights-of-way and property lines: Front = 128.58', S. Side = 130'  
N. Side = 50', Rear = 215'

Screening/Buffering: See Plan

Landscape Plan (sizes, species, location): See Plan

Signing (dimensions, colors, lighting, location): See Plan

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

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s),  
(sidewalk/pedestrian way width and material): Truck traffic around building, customer  
staff parking in front

Storm-water Management: See Plan

Erosion Control: See Plan

Fire Hydrant Location(s): At Street

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

Hazardous Material Storage: None

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

Site Features/Constraints: None

Parking (no. of spaces, handicapped parking, and dimensions): (22) 10'x20' spaces & (1) 10'x20' Accessible space with loading area

Tree and shrub preservation: Existing street trees to remain

Setbacks/height limitations: P.U.D.

Wastewater Usage Projected: T.B.D. gal/year      Water Usage Projected: T.B.D. gal/year

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

# TERMS OF THIS PERMIT

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

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

\_\_\_\_\_

\_\_\_\_\_

John Walther, Administrator

\_\_\_\_\_, Owner

Please print name

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. If the Village prepares the labels for you, there will be an additional charge of \$25.00
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.

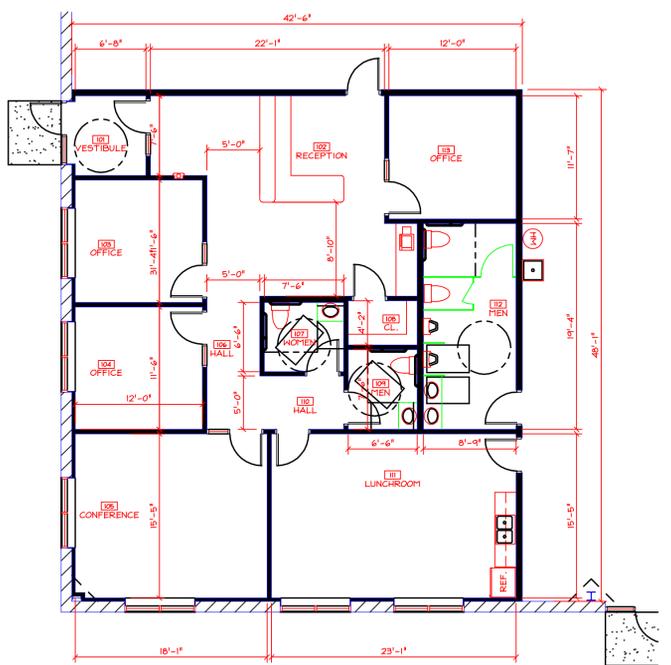
**MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS.**

<b>SHEET TITLE</b>
FIRST FLOOR PLAN

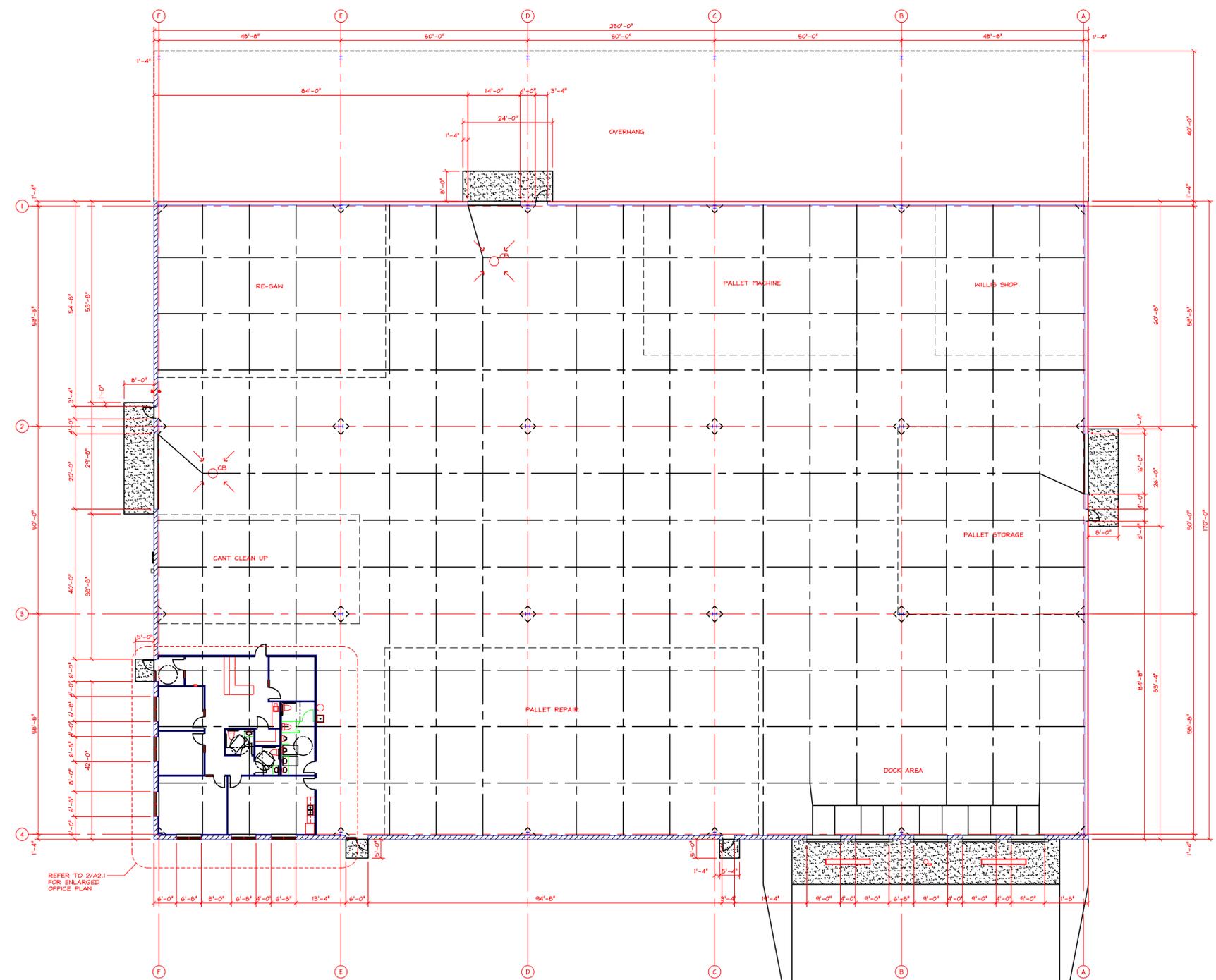
<b>REVISIONS</b>

<b>PROJECT DATA</b>	
DATE	02.11.2015
JOB NO.	15-00170
SET USE	PLAN COMMISSION
FILE NAME	E4-A2.1
DRAWN BY	BCE
SHEET NO.	A2.1

**A2.1**

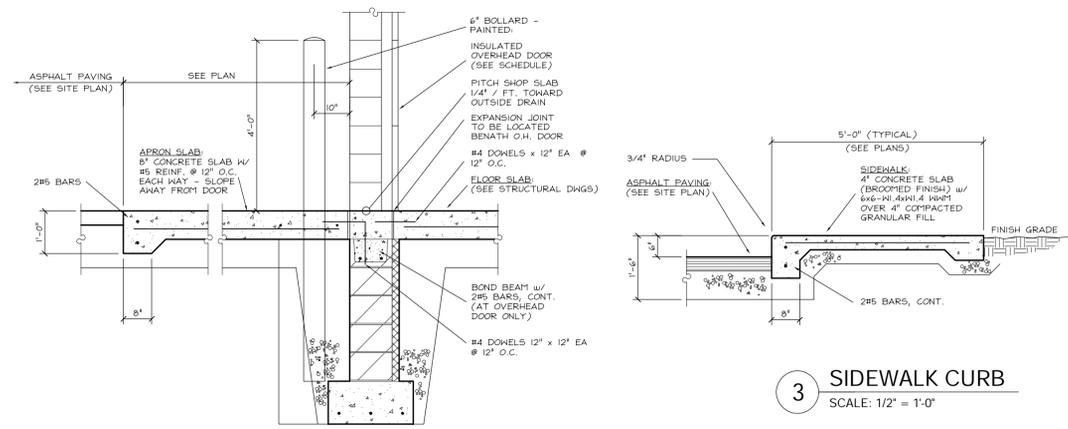


**2 ENLARGED OFFICE PLAN**  
 SCALE: 1/8" = 1'-0"



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

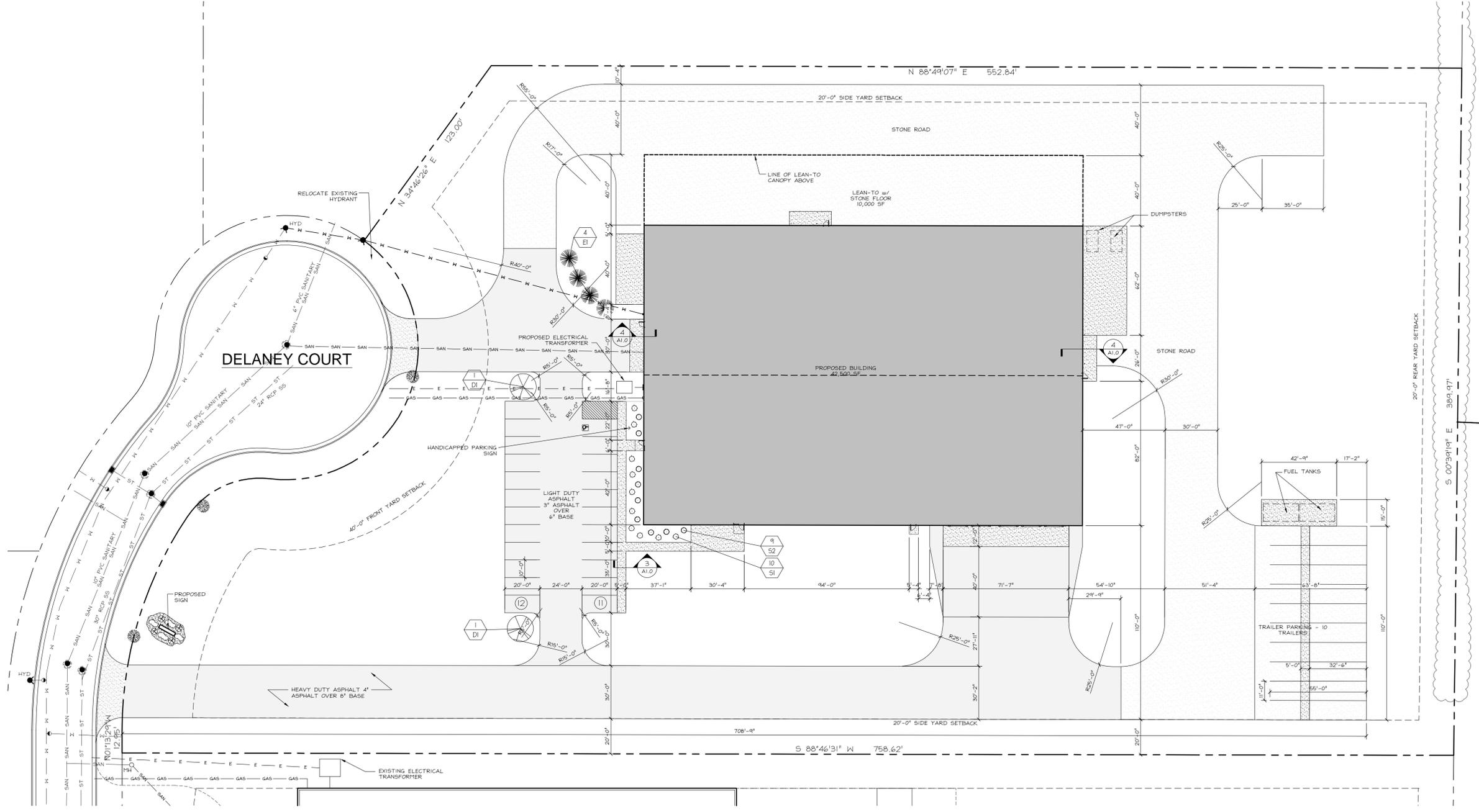
PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE		ROOTS
				MATURE	AT PLANTING	
D1	2	BETULA PAPERIFERA	BIRCH, PAPER	40'	3 BRANCH CLUMP	B & B
E1	4	JUNIPERUS SCOPULORUM	JUNIPER, ROCKY MOUNTAIN - WELCH	6-15'	2-1/2' CAL.	B & B
S1	10	SPIRAEA BIMALDA	SPIREA, GOLDMOUND	2-3'	12-18" HIGH	POT
S2	9	EUONYMUS, ALATUS COMPACTA	BURNING BUSH, COMPACT	3-5'	12-18" HIGH	POT



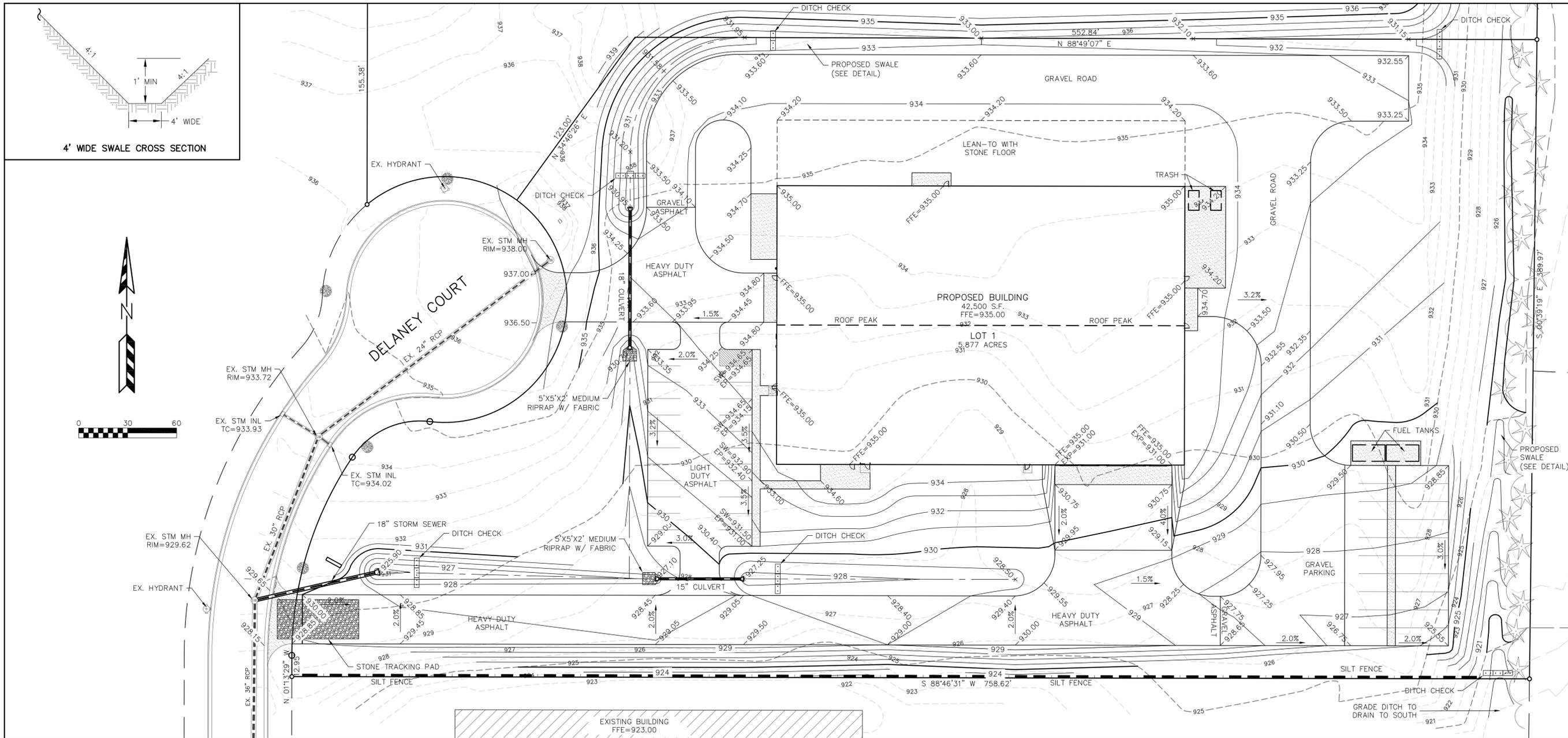
**SITE DATA:**

SITE AREA:	256,003 S.F.	5.88 ACRES
AREA OF PROPOSED BUILDING	42,500 S.F.	
AREA OF PROPOSED LEAN TO	10,000 S.F.	
TOTAL BUILDING FOOTPRINT:	52,500 S.F.	
CONCRETE AREA:	6,953 S.F.	
HEAVY DUTY PAVING:	28,030 S.F.	
LIGHT DUTY PAVING:	8,929 S.F.	
STONE DRIVE AREA:	53,944 S.F.	
TOTAL HARD SURFACE AREA:	97,856 S.F.	38.22% OF SITE
TOTAL GREENSPACE AREA:	158,147 S.F.	61.78% OF SITE
ALLOWABLE BUILDING HEIGHT:	50'-0"	
BUILDING HEIGHT:	27'-6"	
FRONT YARD SETBACK:	40'-0"	REQUIRED 128.58' W
SIDE YARD SETBACK:	20'-0"	130' S 50' N
REAR YARD SETBACK:	20'-0"	215' E

**PARKING STALL REQUIREMENTS:**  
TOTAL PARKING PROVIDED: 23  
HANDICAP PARKING REQUIRED: 1  
HANDICAP PARKING PROVIDED: 1







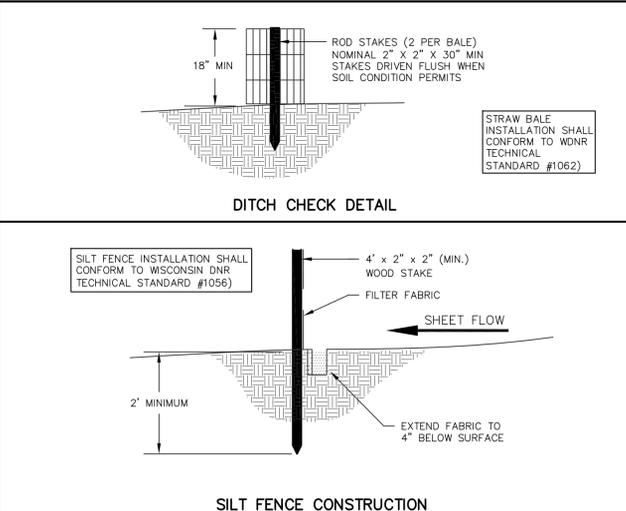
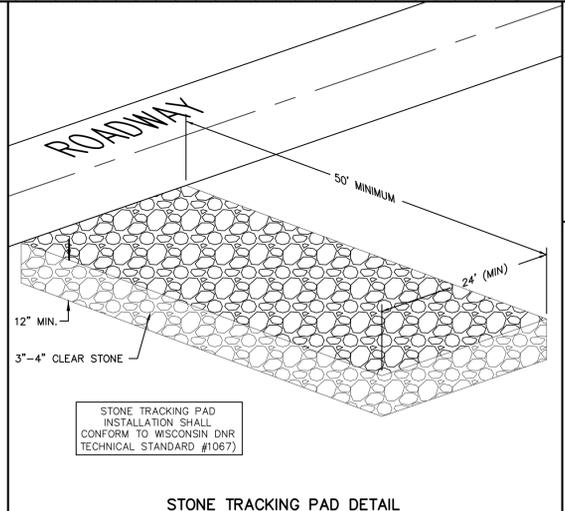
**EROSION NOTES:**  
 THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.  
 SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGEWAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.  
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.  
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.  
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.  
 WHEN DISTURBED AREAS HAVE BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY EROSION CONTROL PRACTICES SUCH AS SILT FENCE, STRAW BALES AND SEDIMENT TRAPS SHALL BE REMOVED AND RESTORED WITH VEGETATION.

**TIME SCHEDULE:**  
 APRIL 15, 2016 INSTALL INITIAL EROSION CONTROL DEVICES.  
 APRIL 15 - SEPTEMBER 1, 2016 CONSTRUCT PROPOSED BUILDING, PARKING LOT AND UTILITIES.  
 SEPTEMBER 1 - 15, 2016 COMPLETE FINAL LANDSCAPING AND RESTORE ALL PVIOUSLY DISTURBED AREAS.

**RESTORATION NOTES:**  
 ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. ALL DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.  
 AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.  
 ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

**OWNER:**  
 JACKSON EMERY INVESTMENTS LLC  
 ATTN: KEVIN PARISH  
 N172W21010 NORTHWEST PSGE  
 JACKSON, WI 53037

**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 ATTN: KEVIN PARISH  
 544 SOUTH MAIN STREET  
 SUITE B  
 WEST BEND, WI 53095



**LEGEND:**

- 929 --- EXISTING MINOR CONTOUR.
- 930 --- EXISTING MAJOR CONTOUR.
- 929 --- PROPOSED MINOR CONTOUR.
- 930 --- PROPOSED MAJOR CONTOUR.
- 929.00 --- PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT)
- FF=935.00 --- FIRST FLOOR ELEVATION.

**LUMBER SALES - DELANEY COURT**  
 GRADING AND EROSION CONTROL PLAN  
 DATED: FEBRUARY 12, 2016

**C-102**

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants

544 South Main Street, Suite B; West Bend, Wisconsin 53095  
 Phone (262) 338-6641; www.quamengineering.com






**BUILDING DESIGN FOR:**

**LUMBER SALES**

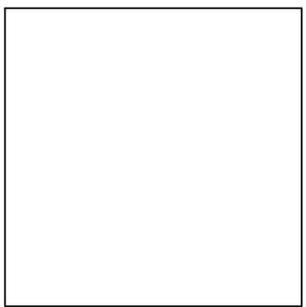
VILLAGE OF JACKSON, WISCONSIN 53037

**PROJECT DATA: SHEET INDEX:**

TS	TITLE SHEET
<i>CIVIL DRAWINGS</i>	
C-101	EXISTING CONDITIONS
C-102	GRADING & EROSION PLAN
C-103	UTILITY PLAN
<i>ARCHITECTURAL</i>	
A1.0	SITE PLAN
A2.1	FIRST FLOOR PLAN
A4.0	EXTERIOR ELEVATIONS

**PROJECT CONTACTS**

<u>CIVIL CONSULTANT</u>	<u>ARCHITECT</u>
QUAM ENGINEERING	BRAD EGAN
544 S. MAIN, SUITE B	
WEST BEND, WI 53095	
KEVIN PARISH	<u>PROJECT MANAGER</u>
kjparish@sbcglobal.net	
OFF: (262) 338-6641	<u>PROJECT NO.</u>
FAX: (262) 338-6684	15.00170
<u>STRUCTURAL CONSULTANT</u>	<u>DATE</u>
	02/12/2016
	<u>SEAL</u>



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

**DESIGN**  
**2**  
**CONSTRUCT**  
DEVELOPMENT CORPORATION

N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9933  
FAX 262.677.9934

info@design2construct.com

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

SHEET TITLE  
TITLE SHEET

REVISIONS

PROJECT DATA	
DATE	02.11.2015
JOB NO.	15-00170
SET USE	PLAN COMMISSION
FILE NAME	A1-TS
DRAWN BY	BCE
SHEET NO.	

**TS**

DESIGN

CONSTRUCTION

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

N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037


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

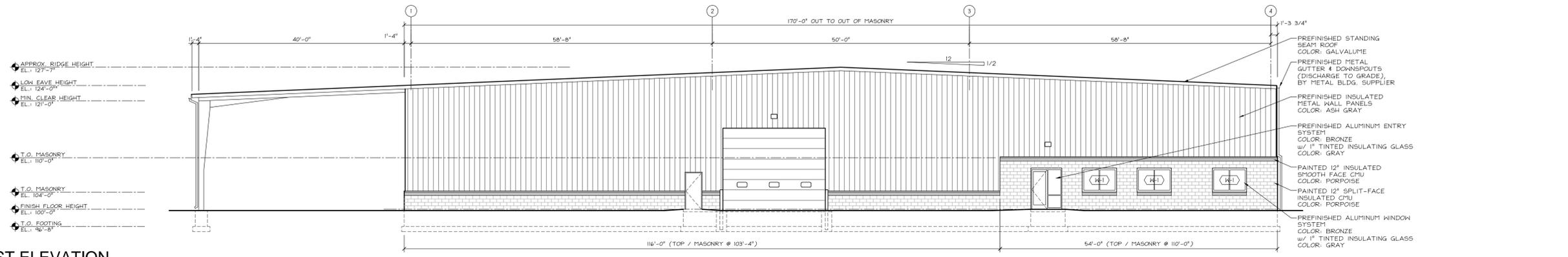
SHEET TITLE  
 EXTERIOR ELEVATIONS

REVISIONS

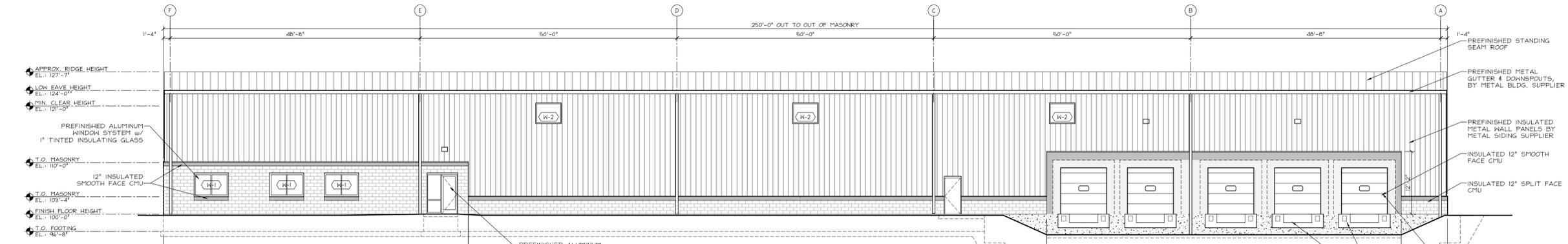

PROJECT DATA

DATE	02.11.2015
JOB NO.	15-00170
SET USE	PLAN COMMISSION
FILE NAME	H1-A4.0
DRAWN BY	JWH
SHEET NO.	

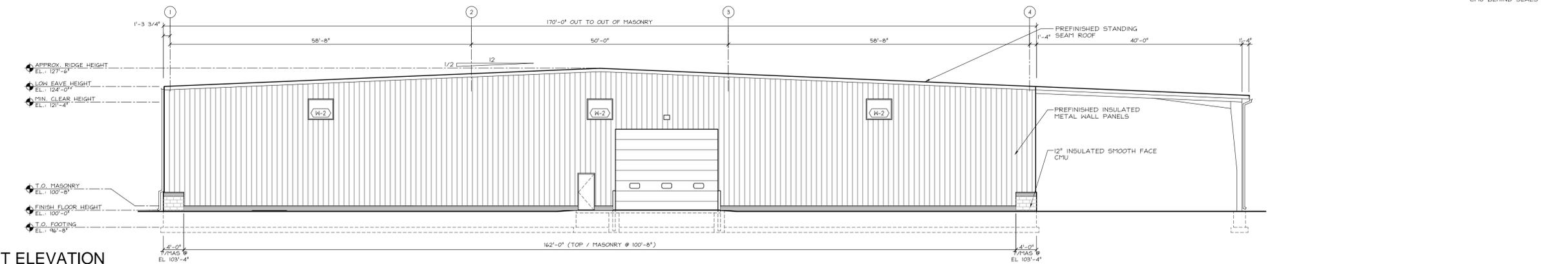
**A4.0**



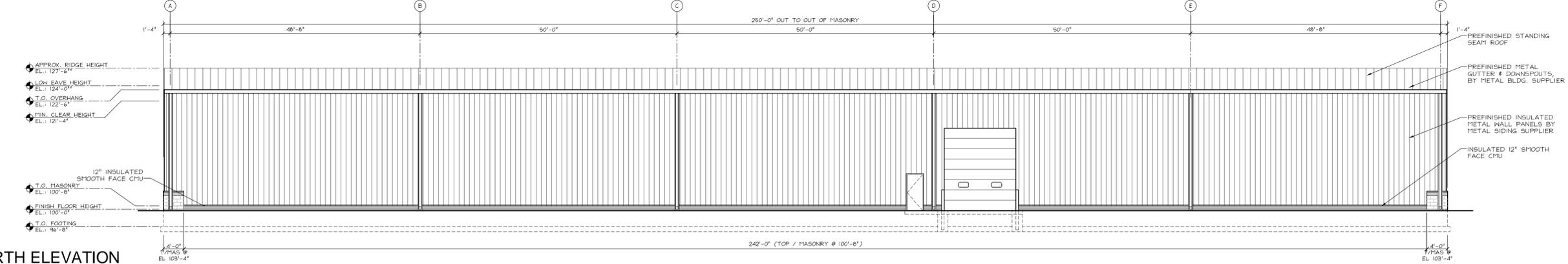
**1 WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"



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



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



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

**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – February 25, 2016**

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

**Building Inspection**

- State of Wisconsin Plan Review may be required if the State classifies this as a “Hazardous Occupancy”.
- Separate Building, Plumbing and Electrical Permits will be required for the new building.
- The decorative stone type buildings are similar to the ANR Pipeline buildings and will make it more appealing as viewed from both Jackson Drive and the Community Center.
- Recommend approval of the decorative stone building.

**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. Recommend submitting a landscape plan to the Village for staff review and approval.

**Police Department**

- No comment.

**Fire Department**

- No comments.

**Administrative/Planning**

- Recommend approval with revised decorative stone-sided structure and staff review/approval of landscaping (screening) shrubbery.

**2. Certified Survey Map – Puestow – Lilly Road, extraterritorial area**

**Building Inspection**

- No comments. Recommend approval

**Public Works/Engineering**

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

**Police Department**

- No Comment.

**Fire Department**

- No Comment.

**Administrative/Planning**

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

**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – February 25, 2016**

**3. Planned Unit Development Amendment – Lumber Sales – Delaney Court.**

**Building Inspection**

- State of Wisconsin Plan Review will be required due to building size.
- Building shall be fully sprinklered due to size.
- Dumpster enclosure required.
- Provide letter from Business Owner stating the total male-to-female employees or a second female bathroom will be required per code.
- Pallets shall be stored under the covered roof section along the north side of the building.
- Scrap pile(s) of wood cut-offs shall be located in the rear area (east) and recommend contained in a three sided containment structure.

**Public Works/Engineering**

- The sanitary lateral is required to have a sample manhole on the property.
- The Jackson Water Utility will allow two options for the water service: 1) A live tap in Delaney Court south of the hydrant valve. The live tap will have an anchoring tee with valve; or 2) Use the existing water service at the south property line. If the existing water service is not used, then abandonment shall be done at the main. All road excavation will be backfilled with slurry.
- A structure at the outfall or making the pond larger to control sediment or contaminants from leaving the site and entering the storm sewer system.

**Police Department**

- No comments.

**Fire Department**

- If required all fire protection systems shall be installed per applicable national, state and local codes.
- A Knox Box Entry system shall be installed per village code.

**Administrative/Planning**

- No additional comments.