

AGENDA

PLAN COMMISSION MEETING

Thursday – February 26, 2015 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – January 8, 2015, Plan Commission Meeting.
3. Rezoning Request – M1 to PUD - Spabau Realty LLC, Center Street.
4. Presentation of Operation Finally Home.
5. Citizens to address the Plan Commission.
6. Adjourn.

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

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

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – January 8, 2015 – 7:00 p.m.
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037**

1. Call to Order & Roll Call.

Chairperson Wendy Kannenberg called the meeting to order at 7:00 p.m.
Members present: Doug Alfke, Tr. Kruepke, Steve Schoen, Tr. Lippold, Peter Habel, and Jeff Dalton.
Not Present: None.
Staff present: Brian Kober.

2. Minutes – December 4, 2014, Plan Commission Meeting.

Motion by Doug Alfke, second by Tr. Lippold to approve the minutes of the December 4, 2014, Plan Commission meeting with the correction of name spelling. Vote: 7 ayes, 0 nays. Motion carried.

3. Planned Unit Development Amendment – ABC Supply / Three J's Investments, LLC – Alcan Dr. – Change of Use.

Brad Egan was present and had received staff comments. After discussion, a motion was made by Peter Habel, second by Doug Alfke to Recommend the Village Board Approve the Planned Unit Development Amendment – ABC Supply / Three J's Investments, LLC – Alcan Dr. – Change of Use subject to Staff Comments.
Vote: 7 ayes, 0 nays. Motion carried.

4. Certified Survey Map – Cedar Creek Warehouse – Delaney Court.

Brad Egan was present and had received staff comments. After discussion, a motion was made by Peter Habel, second by Tr. Kruepke to Recommend the Village Board Approve the Certified Survey Map – Cedar Creek Warehouse – Delaney Court subject to Staff Comments.
Vote: 7 ayes, 0 nays. Motion carried.

5. Citizens to address the Plan Commission.

None.

6. Adjourn.

A motion was made by Peter Habel, second by Tr. Kruepke to adjourn at 7:03 p.m.
Vote: 7 ayes, 0 nays. Motion carried.

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 Spaban Realty LLC
 Contact Sam Bauman Address/ZIP 3370 Jackson Dr. 53037 Phone # 262-853-8795
 E-mail Address jackson.plat@charter.net Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Sam Bauman Address/ZIP 3370 Jackson Dr. 53037 Phone# 262-853-8795
 Owner Representative/Developer N/A
 Proposed Use of Site Multi-tenant use Present Zoning M2

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
			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	Engineering Review - Infrastructure		XXX
			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			

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 Samuel J. Bauman Signature Samuel J. Bauman Date _____

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

VILLAGE OF JACKSON

Special Use Conditional Use Planned Unit Development

Permit # _____

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

Permit to:

Name of Business/Applicant: Spabau Realty LLC

For a property located at (address): W208 N16900 Center St.

Phone number of Business/Applicant: C-262-853-8795 W-262-677-3112

For (land use, activity, sign, site plan, other): Request to rezone the property to PUD to allow for more flexibility in uses and tenants.

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): Any proposed uses or tenants will have minimal impact on adjacent properties.

Hours of Operation: Various. Tenant specific.

Comprehensive/Master Plan Compatibility: N/A

Building Materials (type, color): Existing

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

Screening/Buffering: N/A

Landscape Plan (sizes, species, location): Existing

Signing (dimensions, colors, lighting, location): Signage will comply with Village Code

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

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), (sidewalk/pedestrian way width and material): will depend on specific tenants and uses that will be determined at a future date.

Storm-water Management: N/A

Erosion Control: N/A

Fire Hydrant Location(s): Existing

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: Sam Bauman - cell 262-853-8795

Hazardous Material Storage: N/A

Alarm Systems: JPH Training Center Suite is alarmed. Poss. by more parts of the building at a future date.

Site Features/Constraints: List of foreseeable tenants/uses for the property will be submitted for Village Board approval if re-zoning is granted.

Parking (no. of spaces, handicapped parking, and dimensions): Street parking, and parking lots at the North + South ends of the building.

Tree and shrub preservation: Existing

Setbacks/height limitations: Existing

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

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):
New tenants/uses will comply with the approved list of proposed uses + each newly occupied space will be inspected upon occupancy.

* - Dependant on specific future tenants + uses.

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 _____



Samuel J. Bauman, Owner
Please print name

John M. Walther, Administrator

2/9/15

Request for Rezoning

Spabau Realty, LLC (contact - Sam Bauman 262-677-3112; cell 262-853-8795)

2 - Letter of Intent

Since finalizing our purchase of the building at W208 N16900 Center St, our vision for the use of the building has been constantly evolving. Although our long-term plans for the building have not changed, we are requesting that the property be rezoned from M-1 to PUD to allow for more flexibility in utilizing the various parts of the building for non-manufacturing activities. Rezoning to PUD would not only allow for a wider range of uses for our own purposes, but would also increase the breadth of potential tenants we would be able to lease space to until our long-term vision is realized. Instead of having to appeal to the Board for a conditional use permit every time we are interested in bringing in a non-manufacturing business, it is my understanding that rezoning to PUD would streamline the process when introducing these currently-non-conforming businesses.

**STATE OF WISCONSIN--WASHINGTON COUNTY
PROPERTY TAX BILL FOR 2014
REAL ESTATE**

**** This is the ONLY notice you will receive ****

VILLAGE OF JACKSON
VILLAGE HALL
N168W20733 MAIN STREET
JACKSON WI 53037

SPABAU REALTY LLC LC

Parcel No. **V3 0043**

Bill No. **42390**

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Legal Description/Location of Property
W208 N16900 N CENTER ST
V OF JACKSON ASSRS PLAT SE SE
N252' OL 25
DOC 1369898
SEC 18-10-20
(ASSMT INC V3-0042+0045+0046)

SPABAU REALTY LLC LC
3370 JACKSON DR
JACKSON WI 53037

Please inform the treasurer of any address change

*** Deadline for claiming Lottery Credit is Jan 31st ***

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT RATE	NET ASSESSED VALUE RATE (Does NOT Reflect Credits)	NET PROPERTY TAX
118,000	416,700	534,700	1.0045	19.5064/M	10,374.09
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School taxes also reduced by school levy tax credit	\$626.73
117,500	414,800	532,300			
TAXING JURISDICTION	2013 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	2014 ESTIMATED STATE AIDS ALLOCATED TO TAX DISTRICT	2013 NET TAX	2014 NET TAX	%TAX CHANGE
STATE TAX			96.70	90.34	-6.6%
COUNTY TAX	97,793	108,760	1,781.41	1,568.19	-12.0%
VILLAGE TAX	592,220	615,928	4,748.74	4,454.05	-6.2%
WEST BEND SC 6307	3,393,558	3,742,800	4,541.03	3,958.35	-12.8%
MPTC	75,324	96,254	894.00	359.15	-59.8%
Totals	4,158,895	4,563,742	12,061.88	10,430.08	-13.5%
1st Dollar Credit			58.67	55.99	-4.6%
Lottery and Gaming Credit(0)					
Net Tax			12,003.21	10,374.09	-13.6%

TOTAL DUE: 10,374.09

For Full Payment, Pay to Local Treasurer by
JANUARY 31, 2015

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and applicable penalty.

Failure to pay on time. See reverse.

PAY 1ST INSTALLMENT OF: **\$5,187.09**
BY JANUARY 31, 2015

Amount Enclosed _____
TO LOCAL TREASURER

Make Check Payable to:

TREASURER VILL OF JACKSON
N168W20733 MAIN ST
PO BOX 637
JACKSON WI 53037

Parcel No. V3 0043

Bill No. 42390

SPABAU REALTY LLC LC

Include This Stub With Your Payment

AND PAY 2ND INSTALLMENT OF: **\$5,187.00**
BY JULY 31, 2015

Balance Due _____
TO COUNTY TREASURER

Make Check Payable to:

WASHINGTON COUNTY TREASURER
JANE C MERTEN
432 E. WASHINGTON ST
PO BOX 1986
WEST BEND WI 53095

Parcel No. V3 0043

Bill No. 42390

SPABAU REALTY LLC LC

Include This Stub With Your Payment

OR PAY FULL AMOUNT OF: **\$10,374.09**
BY JANUARY 31, 2015

TO LOCAL TREASURER

Make Check Payable to:

TREASURER VILL OF JACKSON
N168W20733 MAIN ST
PO BOX 637
JACKSON WI 53037

Parcel No. V3 0043

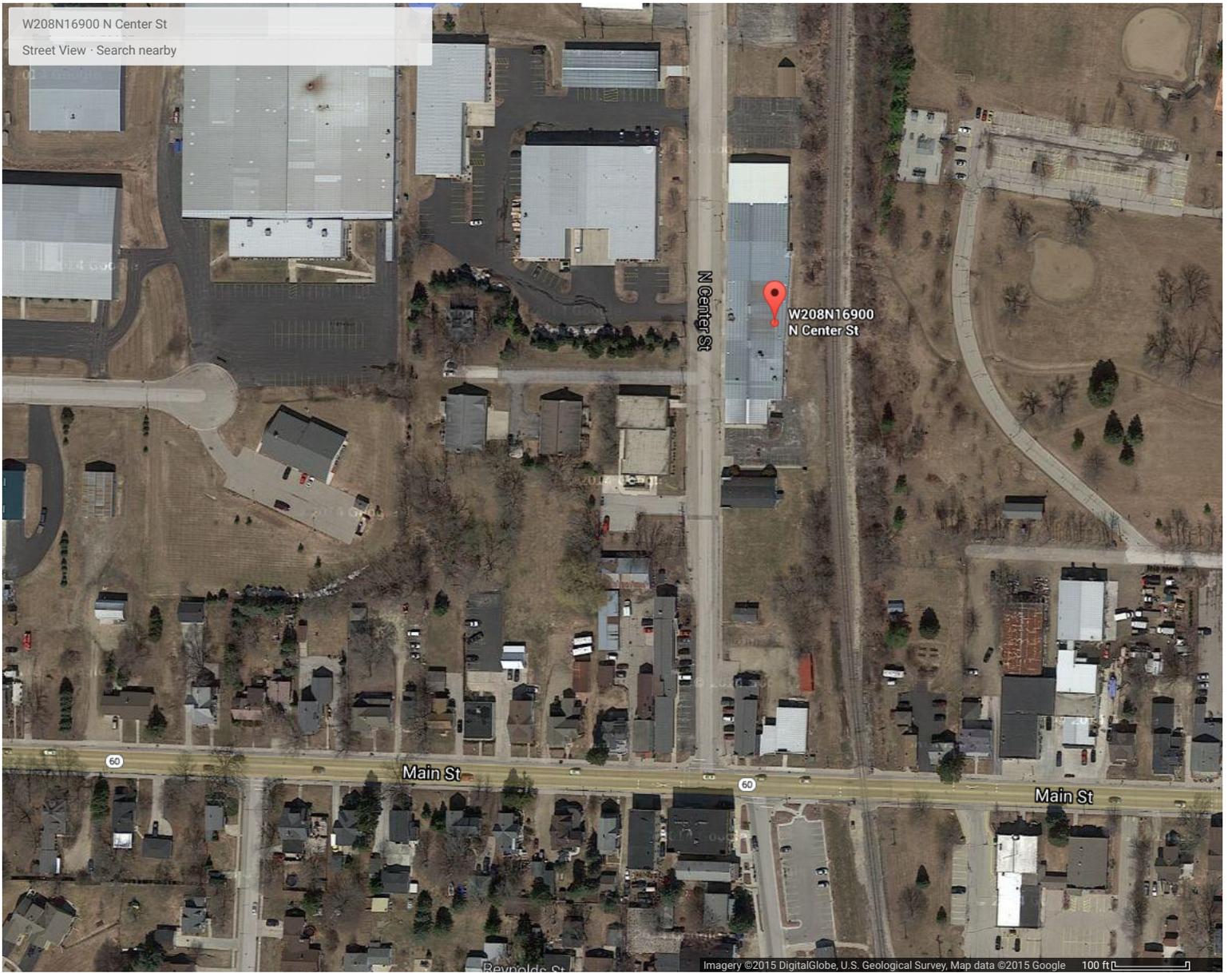
Bill No. 42390

SPABAU REALTY LLC LC

Include This Stub With Your Payment

W208N16900 N Center St

Street View · Search nearby



W208N16900
N Center St

60

Main St

60

Main St

Reynolds St

Imagery ©2015 DigitalGlobe, U.S. Geological Survey, Map data ©2015 Google 100 ft

RECEIVED
FEB 18 2015

February 9, 2015

BY:

Village of Jackson
N168 W20733 Main St.
Jackson, WI 53037

Gerald Henke
N74W7176 Walnut St.
Cedarburg, WI 53012

RE: Re-zoning property at W208 N16840 N. Center St.

To whom it may concern:

As the owner of the property at W208 N16840 N. Center St, I would like to request that the property be rezoned as PUD, instead of M-1 manufacturing. I understand that this change will allow more flexibility in the future use of this property.

Sincerely yours,



Gerald Henke

Item Number 4. Website of information: <http://operationfinallyhome.org/>