

Agenda
Village Board Meeting
Tuesday, March 8, 2016 at 7:30 p.m.
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037

1. Call to Order and Roll Call.
2. Pledge of Allegiance.
3. Any Village Citizen Comment on an Agenda Item (Please sign in).
4. Public Hearing – Conditional Use – We Energies – Gas Regulator Station – Jackson Drive.
5. Public Hearing – Planned Unit Development Amendment – Lumber Sales – Delaney Court.
6. Ceremonial Swearing-In of Interim Fire Chief, Duane Hafemeister.
7. Consent Agenda:
 - Approval of Minutes for the Village Board Meetings of February 9, 2016.
 - Licenses.
Operator Licenses:
Walgreens – Lisa Vokoun, Susan Christianson
Main Street Mart – Keri Schmidt
Village Mart – Miranda Klimas
8. Budget & Finance Committee.
 - Banking Proposals.
9. Ordinance #16-01 – An Ordinance Amending Chapter 7 of the Municipal Code of the Village of Jackson in Regards to Truancy.
10. Resolution #16-04 – A Resolution Amending the Municipal Bond Schedule in Regards to Truancy.
11. Plan Commission.
 - Certified Survey Map – Puestow – Lilly Road, extraterritorial area.
12. Park and Recreation.
 - Update on Beer Garden.
13. Departmental Reports.
14. Washington County Board Report.

15. West Bend School District Liaison Report.
16. Greater Jackson Business Alliance Report.
17. Mid-Moraine Legislative Committee/Mid-Moraine Municipal Report.
18. Citizens to Address the Village Board.
19. Closed session pursuant to Wis. Stats. § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; Wis. Stats. § 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The topics are matters relating to the Village-Town Revenue Sharing Agreement and Cooperative Boundary Plan; Jackson Properties LLC.

Reconvene into Open Session.

20. Adjourn.

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

DRAFT MINUTES
Village Board Meeting
Tuesday, February 9, 2016, at 7:30 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call.

President Michael Schwab called the meeting to order at 7:30 p.m.
Members Present: Trustees Lippold, Mittelsteadt, Olson, Kruepke, and Kufahl.
Members Absent: Trustee Emmrich.
Staff present: John Walther, Brian Kober, Jim Micech, and Kelly Valentino.

2. Pledge of Allegiance.

President Schwab led the assembly in the Pledge of Allegiance.

3. Any Village Citizen Comment on an Agenda Item.

None.

4. Public Hearing:

Resolution 16-01 Authorizing the Levy of Special Assessments against Benefited Property Associated with Jackson Drive Sidewalk Project.

Pres. Schwab opened the Public Hearing. No one spoke. Pres. Schwab closed the Public Hearing. The Board of Public Works and the Budget and Finance Committee recommended approval of the resolution. Motion by Tr. Mittelsteadt, second by Tr. Olson to approve the Resolution 16-01 Authorizing the Levy of Special Assessments against Benefited Property Associated with Jackson Drive Sidewalk Project.
Vote: 6 ayes, 0 nays. Motion carried.

5. Public Hearing:

Resolution 16-02 Authorizing the Levy of Special Assessments against Benefited Property Associated with Georgetown Drive Sidewalk Project.

Pres. Schwab opened the Public Hearing. A Tischer Rentals Representative commented that he had not received anything in regards to the assessment and the bill is not itemized. He commented on additional sewer back up during the construction process. Pres. Schwab closed the Public Hearing. Brian Kober commented that the original road was built in 1987. The sidewalk was four feet, the new standard is five so the property owners were responsible for one linear foot times the length of their property. There was back up from the sanitary sewer from a heavy rain. The construction company insurance declared it was nature and would not pay. Brian commented he had conversation with them for an itemized list. Brian commented that there was an informal information meeting and documents at the Village Hall that contains itemized detail. The Board of Public Works and the Budget and Finance Committee recommended approval of the resolution. Motion by Tr. Olson, second by Tr. Kruepke to approve the Resolution 16-02 Authorizing the Levy of Special Assessments against Benefited Property Associated with Georgetown Drive Sidewalk Project.
Vote: 6 ayes, 0 nays. Motion carried.

6. Consent Agenda:

- Approval of Minutes for the Village Board Meetings of January 12, 2016.
- Licenses.
Operator Licenses:
Walgreens – Adam Koopmann, Nancy Edyvean, Deanna Lopez
Village Mart – Aaron Baykov

Motion by Tr. Mittelsteadt, second by Tr. Lippold to approve the Consent Agenda items of the Village Board Minutes of January 12, 2016, and the Operator's Licenses.

Vote: 5 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

7. Budget & Finance.

- **Engineering proposal for Jackson Sewer Utility SCADA System Upgrade.**
The Board of Public Works and Budget and Finance Committees recommended approval of the engineering proposal for the SCADA System Upgrade by Town and Country in an amount not to exceed \$46,000. Tr. Olson updated the board on the item from the Board of Public Works Meeting in regards to system failures and limitations of what is currently in place. That staff has to manually check on items rather than remotely. Tr. Lippold commented that he had questioned the security of the system and remote access and the presentation adequately addressed this. This would be from a separate server. Motion by Tr. Olson, second by Pres. Schwab to approve the engineering proposal for the SCADA System Upgrade by Town and Country in an amount not to exceed \$46,000.

Vote: 6 ayes, 0 nays. Motion carried.

- **Review of Engineering Services for GIS Mapping Conversion.**
The Board of Public Works and Budget and Finance Committee recommended approval of the GIS engineering service with Town and Country in an amount not to exceed \$6,000. Motion by Tr. Kufahl, second by Tr. Lippold to approve the GIS engineering service with Town and Country in an amount not to exceed \$6,000.

Vote: 6 ayes, 0 nays. Motion carried.

8. Plan Commission.

- **Certified Survey Map – Lumber Sales – Delaney Court.**
Plan Commission recommended approval of the Certified Survey Map for Lumber Sales on Delaney Court. Brad Eagan was present for the meeting. Motion by Tr. Olson, second by Tr. Kruepke to approve the Certified Survey Map for Lumber Sales on Delaney Court.

Vote: 6 ayes, 0 nays. Motion carried.

9. Board of Public Works.

- **Annual Building Inspection Permit Summary Report for 2014 & 2015.**
Jim Micech presented the Annual Building Inspection Permit Summary Reports at the Board of Public Works meeting. The Board of Public Works recommended the reports to be placed on file. Motion by Pres. Schwab, second by Tr. Lippold to place the Annual Building Inspection Permit Summary Reports for 2014 & 2015 on file.

Vote: 6 ayes, 0 nays. Motion carried.

- **Resolution 16-03 Approving West Shore Pipeline Company's Certificate of Final Completion for Water Distribution System.**

Brian commented that the documents are in. John St. Peter commented that everything that the development agreement requirements have been completed. This is the acceptance of the project and will make the Village of Jackson the owner. John St. Peter commented that the documents are acceptable to him.

Motion by Tr. Mittelsteadt, second by Tr. Lippold to approve the Resolution 16-03 Approving West Shore Pipeline Company's Certificate of Final Completion for Water Distribution System.

Vote: 6 ayes, 0 nays. Motion carried.

10. Park & Recreation.

- **Community Center: Washington County Republican Party Reagan Day Picnic, Shelter #1, Sunday, September 11, 2016.**

Kelly Valentino commented that this is an annual event. Motion by Tr. Kufahl, second by Tr. Olson to approve the Washington County Republican Party Reagan Day Picnic, Shelter #1, Sunday, September 11, 2016.

Vote: 6 ayes, 0 nays. Motion carried.

11. Departmental Reports.

Kelly Valentino gave a huge thank you to everyone for Monte Carlo night. It was a successful event.

12. Washington County Board Report.

No Report.

13. West Bend School District Liaison Report.

Pres. Schwab commented that the school board is working on plans for the Jackson Elementary School. John Walther and Pres. Schwab attended a kick off meeting.

14. Greater Jackson Business Alliance Report.

The next General Membership Meeting is Wednesday, April 20th, at the Community Center.

15. Mid-Moraine Legislative Committee/Mid-Moraine Municipal Report.

John Walther commented that he and Tr. Mittelsteadt attended the Mid-Moraine Municipal Dinner at the end of January. The featured presenter was Mark Gottlieb from the Department of Transportation. The legislative committee meets at the Village Hall tomorrow night at 7 pm.

16. Citizens to Address the Village Board.

Tr. Lippold commented that everyday we hear of a municipality in the news with lead in their water system. He questioned Brian Kober where the village stands on this topic. Brian commented that Flint had lead services. Brian commented we do not have any. He is unaware of any homes that have lead pipes. The Village system is from 1969 or newer.

17. Closed Session.

Closed session pursuant to Wis. Stats. § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; and Wis. Stats. § 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The topics are matters relating to

the Village-Town Revenue Sharing Agreement and Cooperative Boundary Plan; Jackson Properties LLC.

Motion by Pres. Schwab, second by Tr. Kufahl, to convene into closed session at 7:57p.m. to include the Village Board, John Walther, Brian Kober, Attorney St. Peter, and Deanna Boldrey.

Roll Call Vote: 6 ayes, 0 nays. Motion carried.

Reconvene Into Open Session with Possible Action.

The Village Board convened into open session at 8:45 p.m.

18. Adjourn.

Motion by Tr. Kufahl, second by Tr. Mittelsteadt to adjourn at 8:45 p.m.

Vote: 6 ayes, 0 nays. Motion carried.

Respectfully submitted by Deanna L. Boldrey, Clerk/Treasurer

DRAFT

NAME

POLICE CHIEF
RECOMMENDATION

Operator's License Application:

Lisa Vokoun	Walgreens	Approval
Susan Christianson	Walgreens	Approval
Keri Schmidt	Main Street Mart	Approval
Miranda Klimas	Village Mart	Approval

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., FON 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, 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(P/SF): 25
 EARTHQUAKE LOAD (ZONE): A
 SNOW LOAD(P/SF): 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:

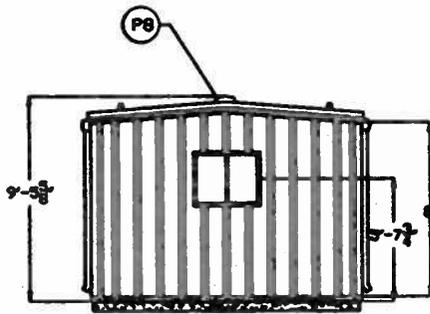
-  DETAIL NUMBER
SHEET NUMBER
-  REVISION NUMBER
-  CODED NOTE NUMBER
-  SECTION NUMBER
SHEET NUMBER
-  ELEVATION NUMBER
SHEET NUMBER

NOT FOR CONSTRUCTION
04-28-2015

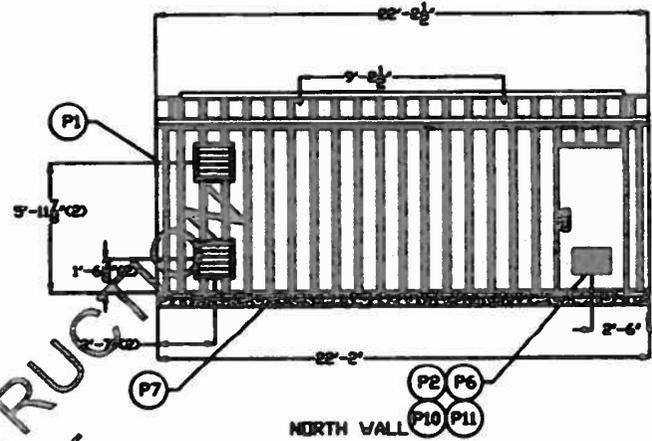
SPECIALTY NOTES:

- 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.

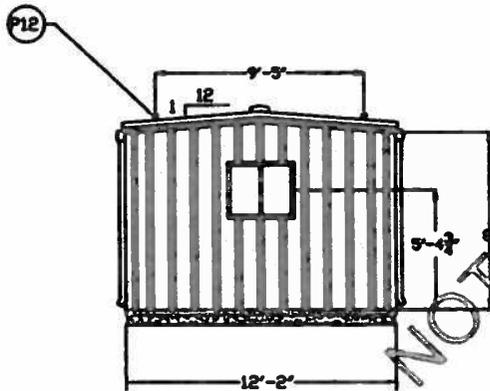
PANOGEN INDUSTRIES LLC, WOODSTOCK, ILLINOIS PANOGEN <small>(815) 338 8890</small>		BUILDING 12' X 22' X 8' EAVE ENCLOSURE	
		SIZE B	SCALE: NTS DWN BY: JAK DATE: 04-18-2015
CORRECTED TYPOGRAPHICAL ERROR 04-28-2015 JAK		FILE#: 50626 DWG.#: A2-50626	
REVISIONS			



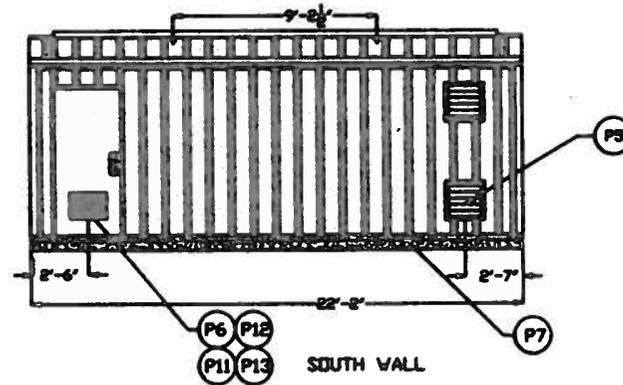
EAST WALL



NORTH WALL



WEST



SOUTH WALL

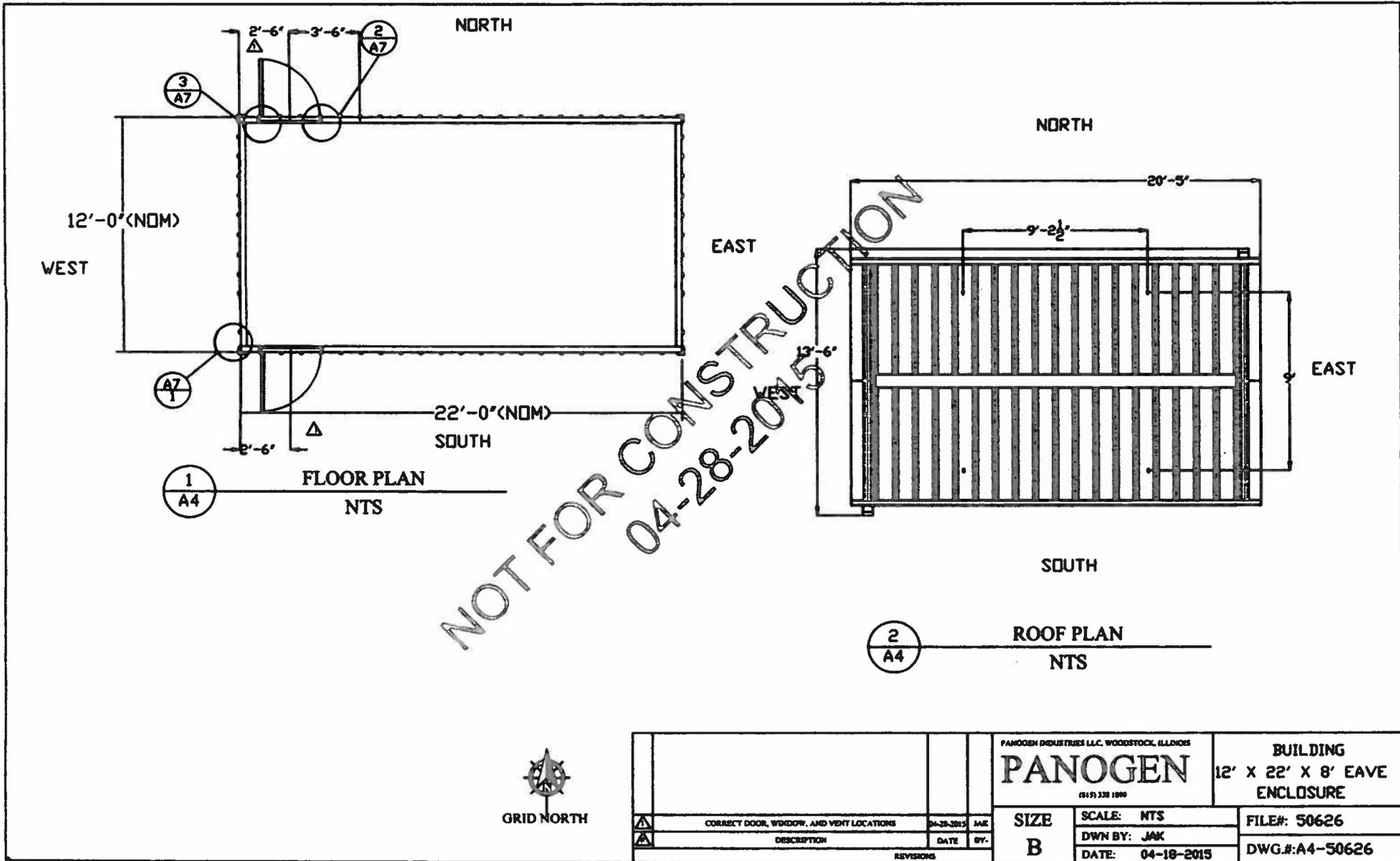
NOT FOR CONSTRUCTION
04-28-2015

NOTES:

1) -

1
A3 EXTERIOR ELEVATION
NTS

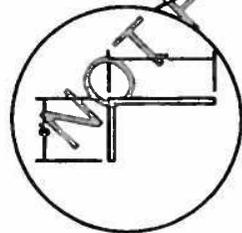
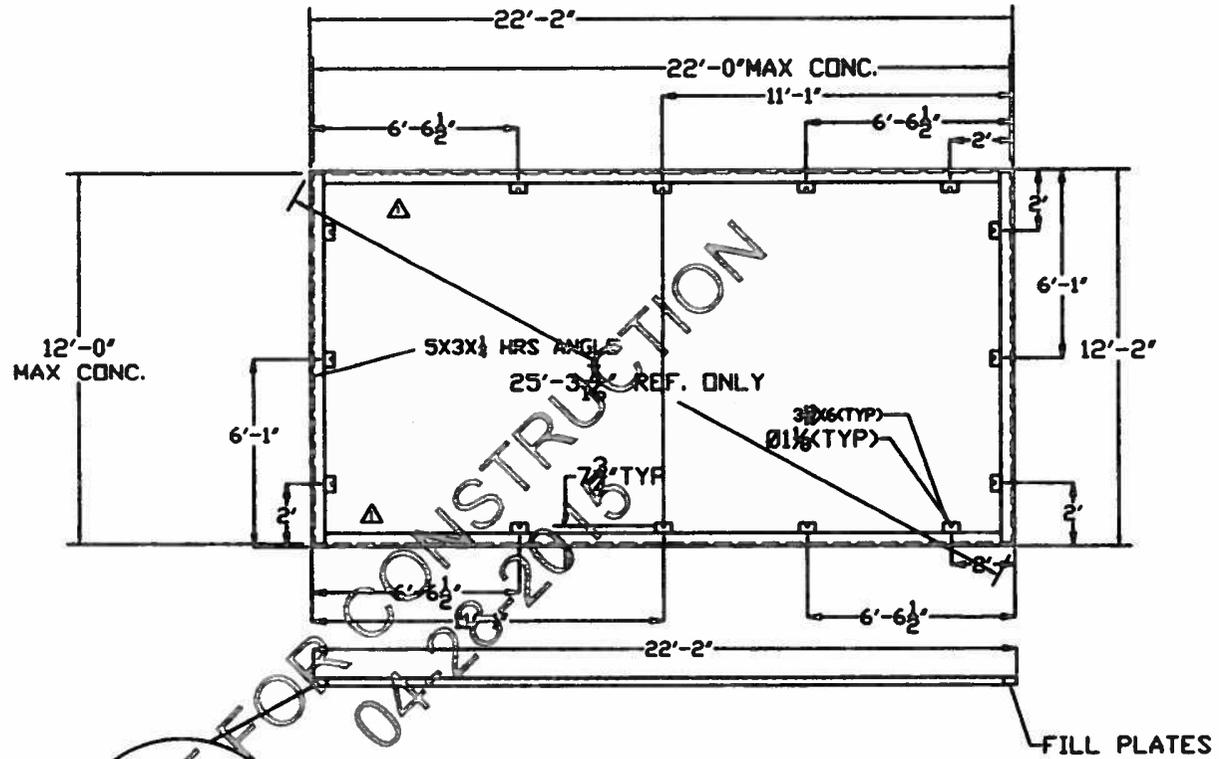
		PANOGEN INDUSTRIES LLC, WOODSTOCK, ILLINOIS		BUILDING	
		PANOGEN		12' X 22' X 8' EAVE ENCLOSURE	
		<small>(312) 238 1200</small>			
		SIZE	SCALE: NTS	FILE#: 50626	
		B	DWN BY: JAK		
			DATE: 04-19-2015	DWG.#: A3-50626	
REVISIONS		DESCRIPTION	DATE	BY:	
RELOCATE DOORS, WINDOWS, AND VENTS			04-23-2015	JAK	



NOT FOR CONSTRUCTION
04-28-2015



		<small>PANOGEN INDUSTRIES LLC, WOODSTOCK, ILLINOIS</small> 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	
<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>		



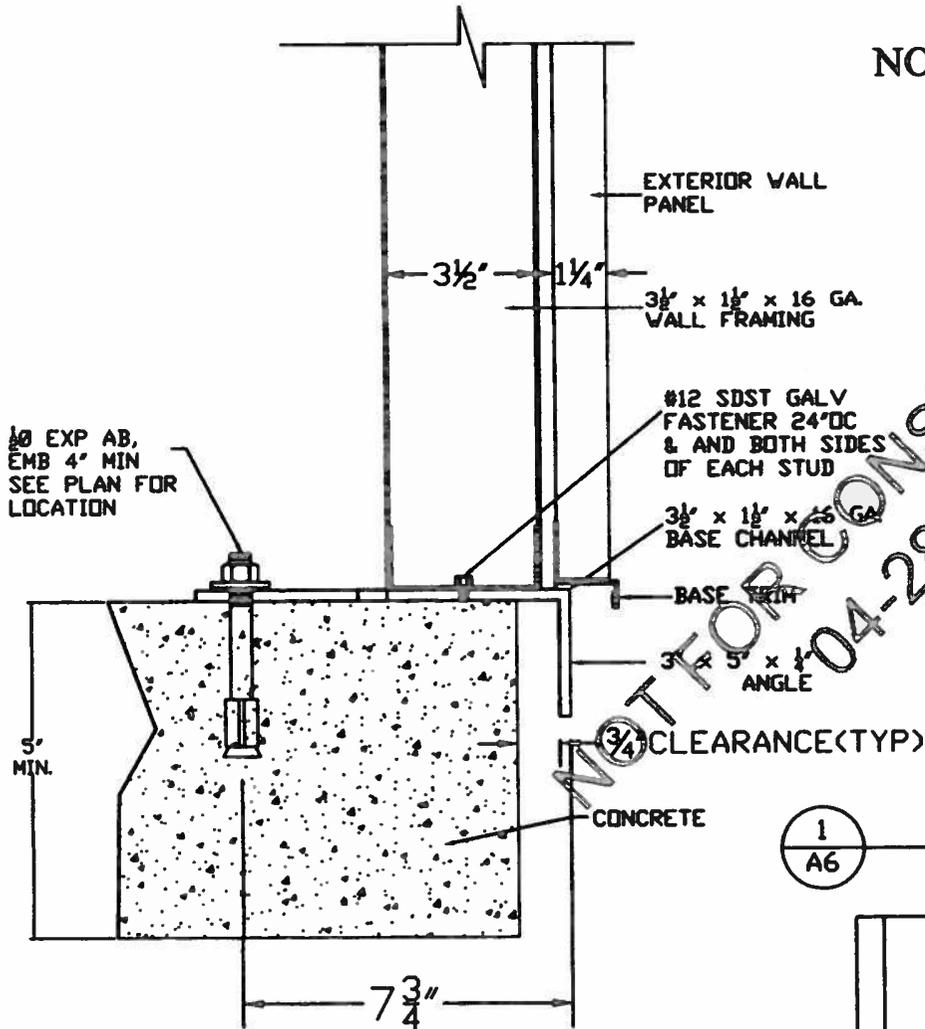
1
AS PANOGEN STEEL SKID
NTS

NOTES:



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

PANOGEN INDUSTRIES LLC, WOODSTOCK, ILLINOIS 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.

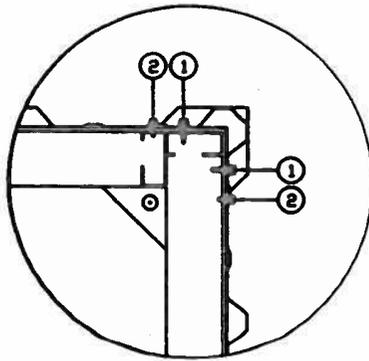
1
A6

FOUNDATION PLAN

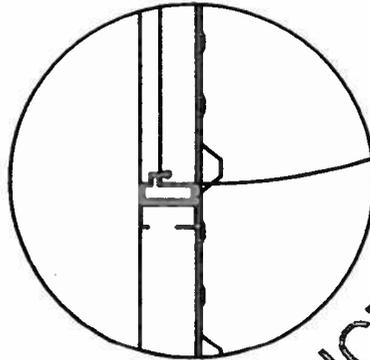
NTS

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			

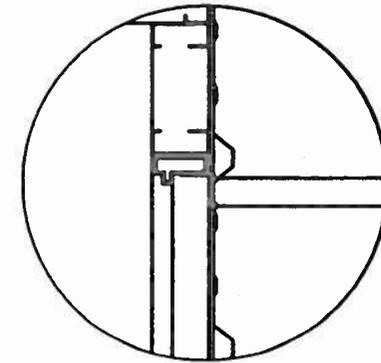
NOT FOR CONSTRUCTION 04-28-2015



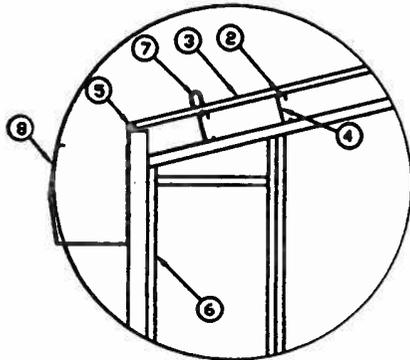
1 CORNER SECTION VIEW
A7 NTS



2 DOOR SECTION VIEW
A7 NTS

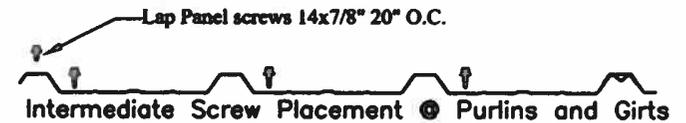
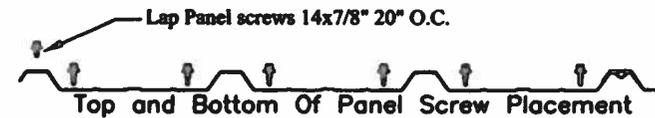


3 DOOR HINGE SECTION VIEW
A7 NTS

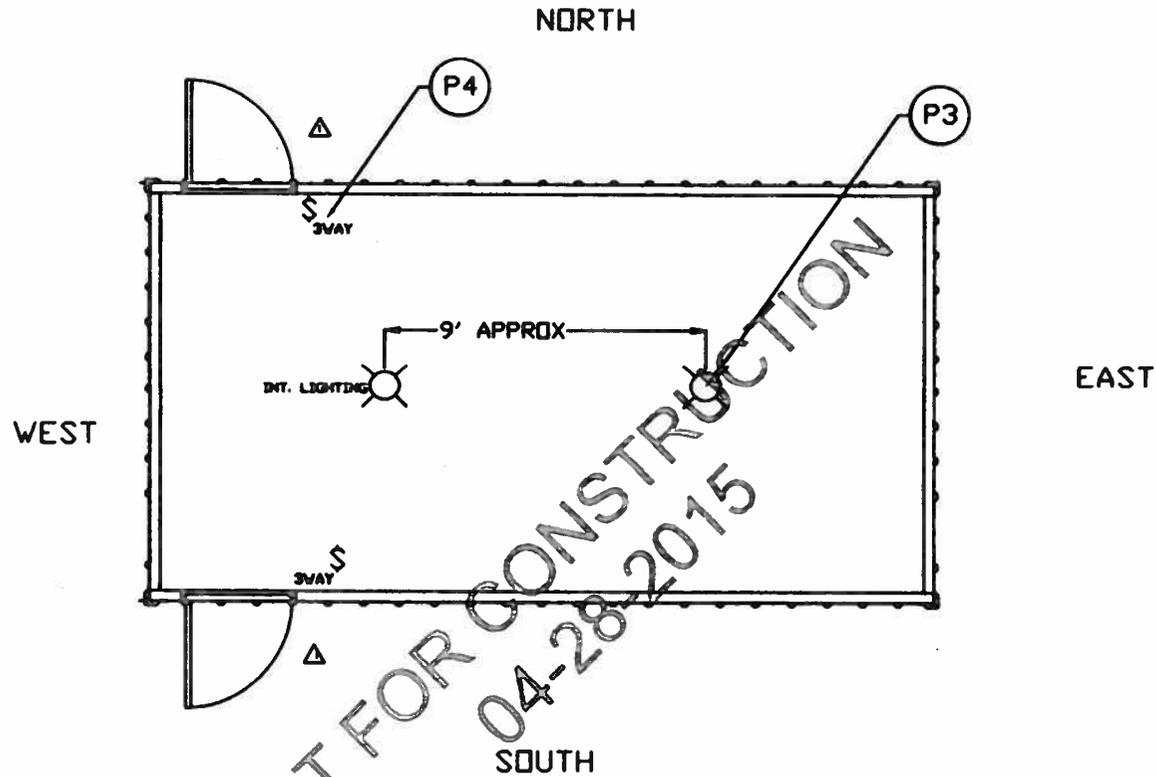


4 TYP ROOF EAVE SECTION VIEW
A7 NTS

- 1 #12-14 x 1" HEX WASHER HEAD W/ SEAL SDST SCREW
- 2 #1/4-14 x 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	
			©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	
		PANOGEN		12' X 22' X 8' EAVE	
		(617) 338 1890		ELECTRICAL	
		SIZE	SCALE: NTS	FILE#: 50626	
		B	DWN BY: JAK	DWG.#:E1-50626	
			DATE: 04-18-2015		
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.

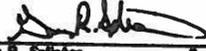
Property Address: W204 N18806 Jackson Drive, Jackson, WI 53037

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

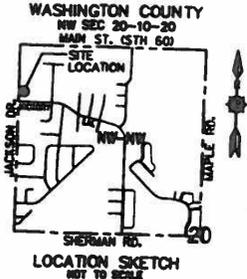


NOTE:
VERTICAL DATUM IS NAVD 1929
REFM ELEV. 884.33' = CHSEL X
TOP OF HYD. @ SE CORNER OF
JACKSON DRIVE AND 5TH 60'

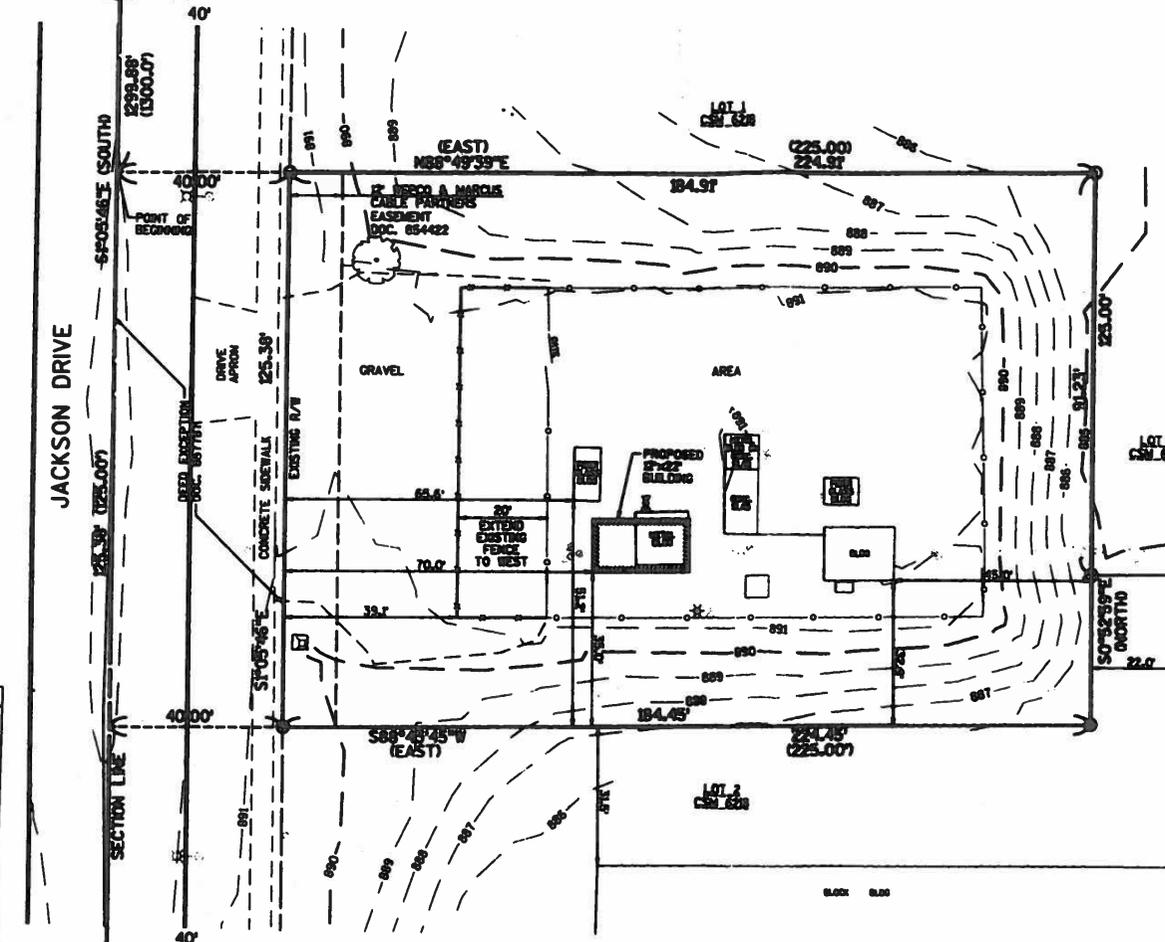
REVISED: JUNE 24, 2015
JUNE 16, 2015



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 MI COVER (SET
FROM OFFSETS)

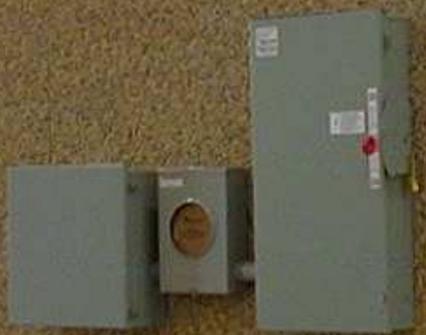


W 1/4 CORNER
SECTION
20-10-20

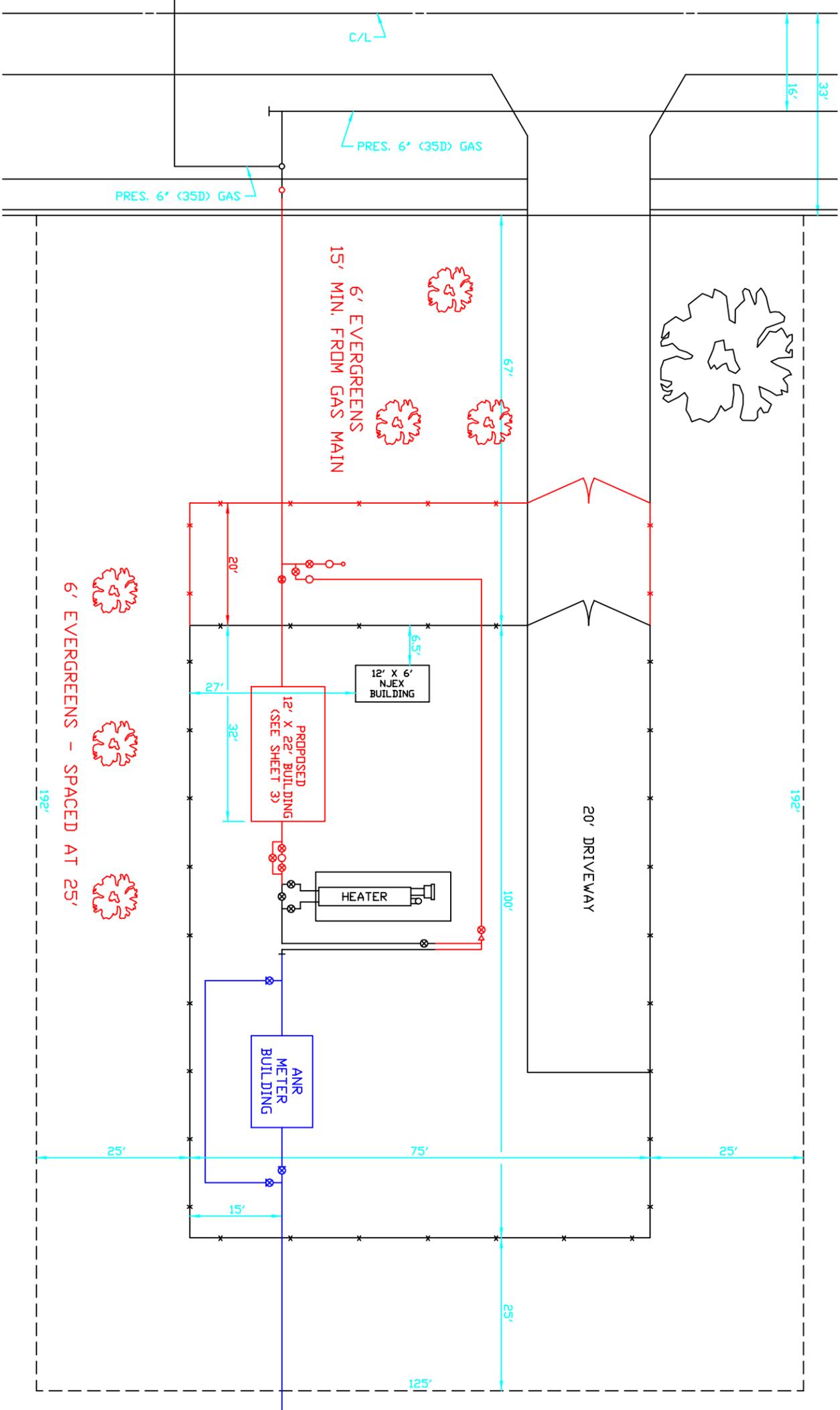
- LEGEND:**
- = IRON PIPE FOUND 1 5/16" O.D.
 - = IRON PIPE SET 1 5/16" O.D. x 18"
 - ⊞ = CONCRETE MONUMENT W/ BRASS CAP
 - ⊙ = POWER POLE
 - ⊙ = POLE, POST, BOLLARD
 - ⊙ = UTILITY METER
 - ⊙ = PEDESTAL
 - ⊙ = GAS VALVE
 - ⊙ = LIGHT POLE
 - ⊙ = LIGHT POLE W/ MAST ARM
 - ⊞ = UTILITY CONTROL BOX
 - ⊙ =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







JACKSON DR.



JACKSON GATE STATION LANDSCAPING PLAN

SCALE 1" = 20'

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 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):

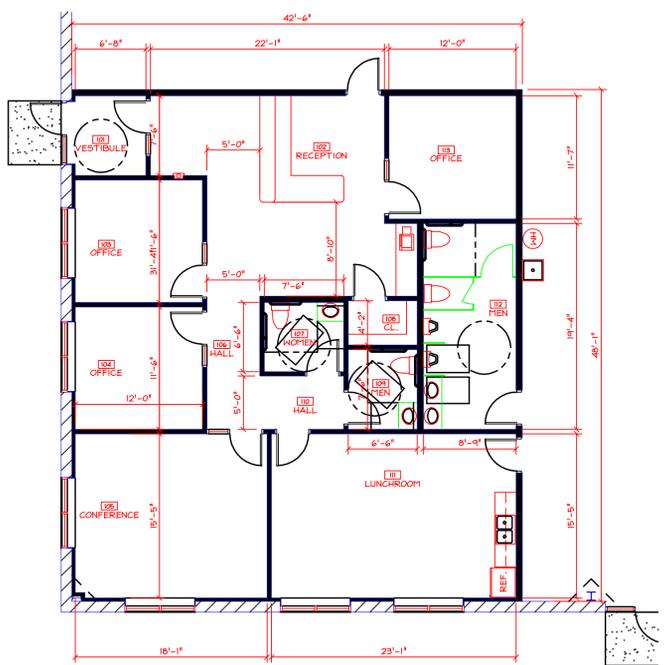
1. **Application Form: Must be submitted on CD.**
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address 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.

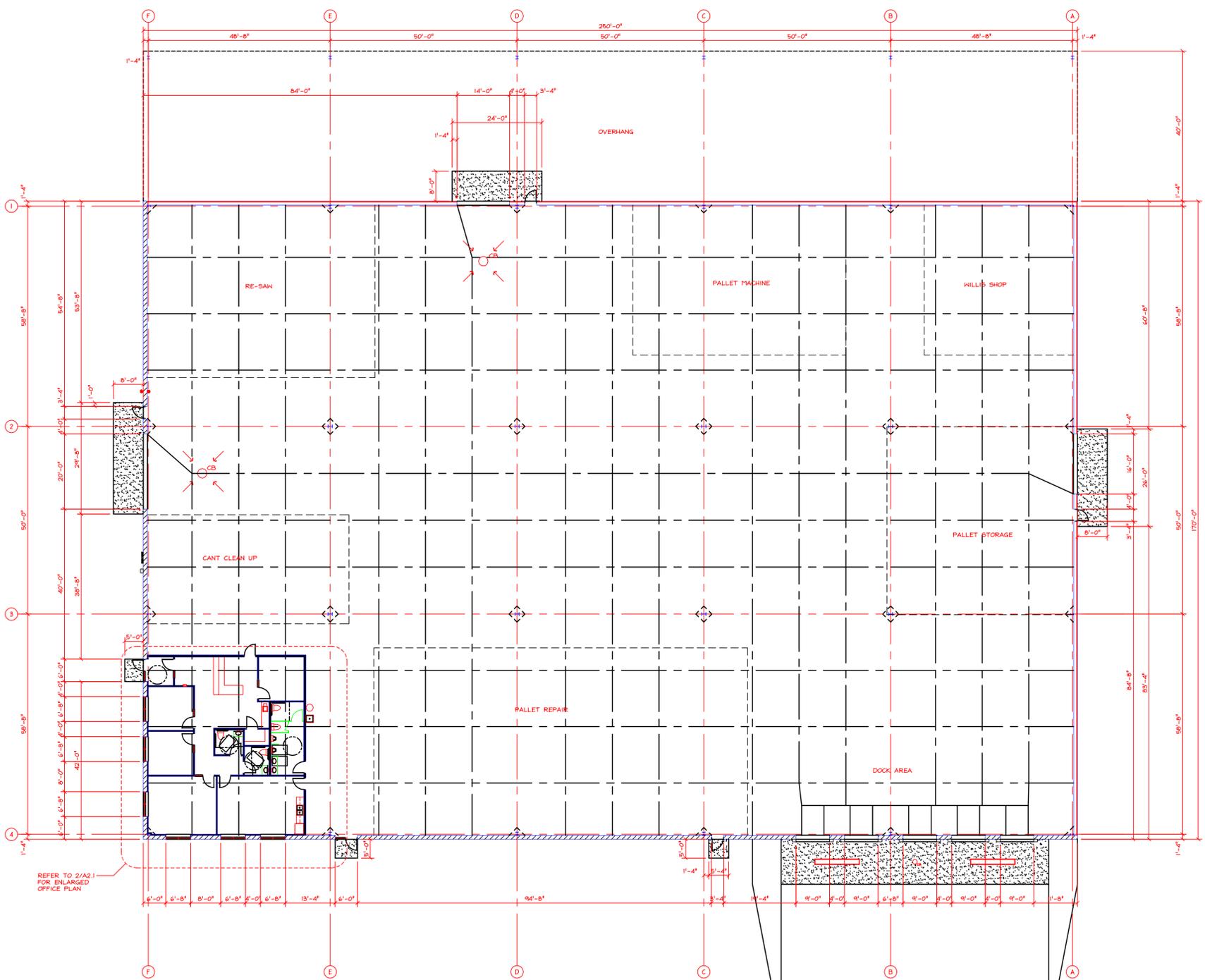
SHEET TITLE
FIRST FLOOR PLAN

REVISIONS

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

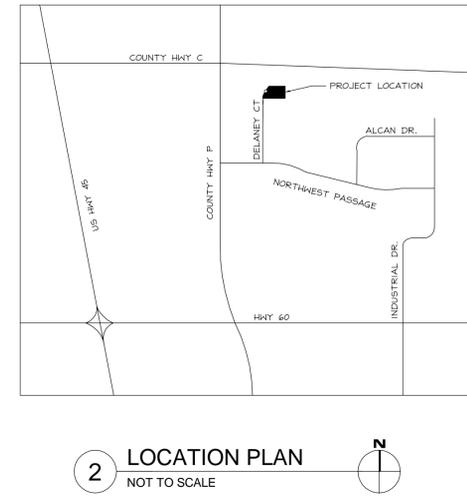
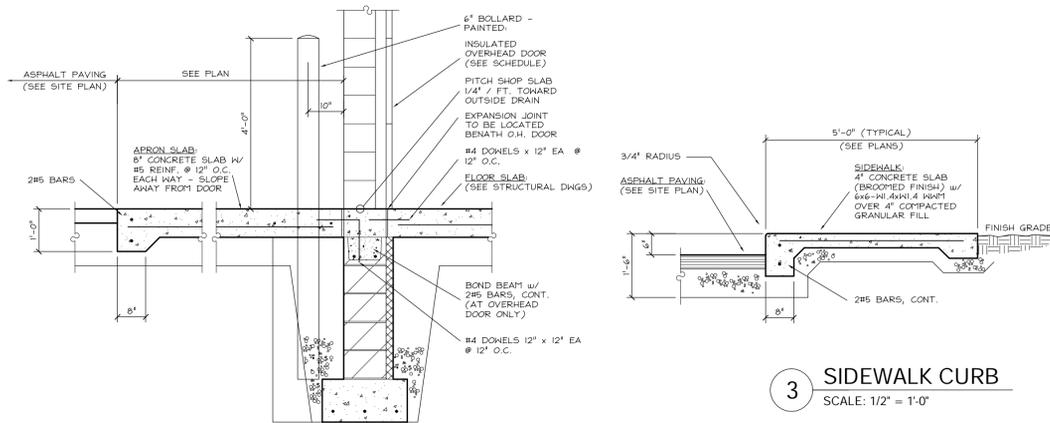


2 ENLARGED OFFICE PLAN
 SCALE: 1/8" = 1'-0"



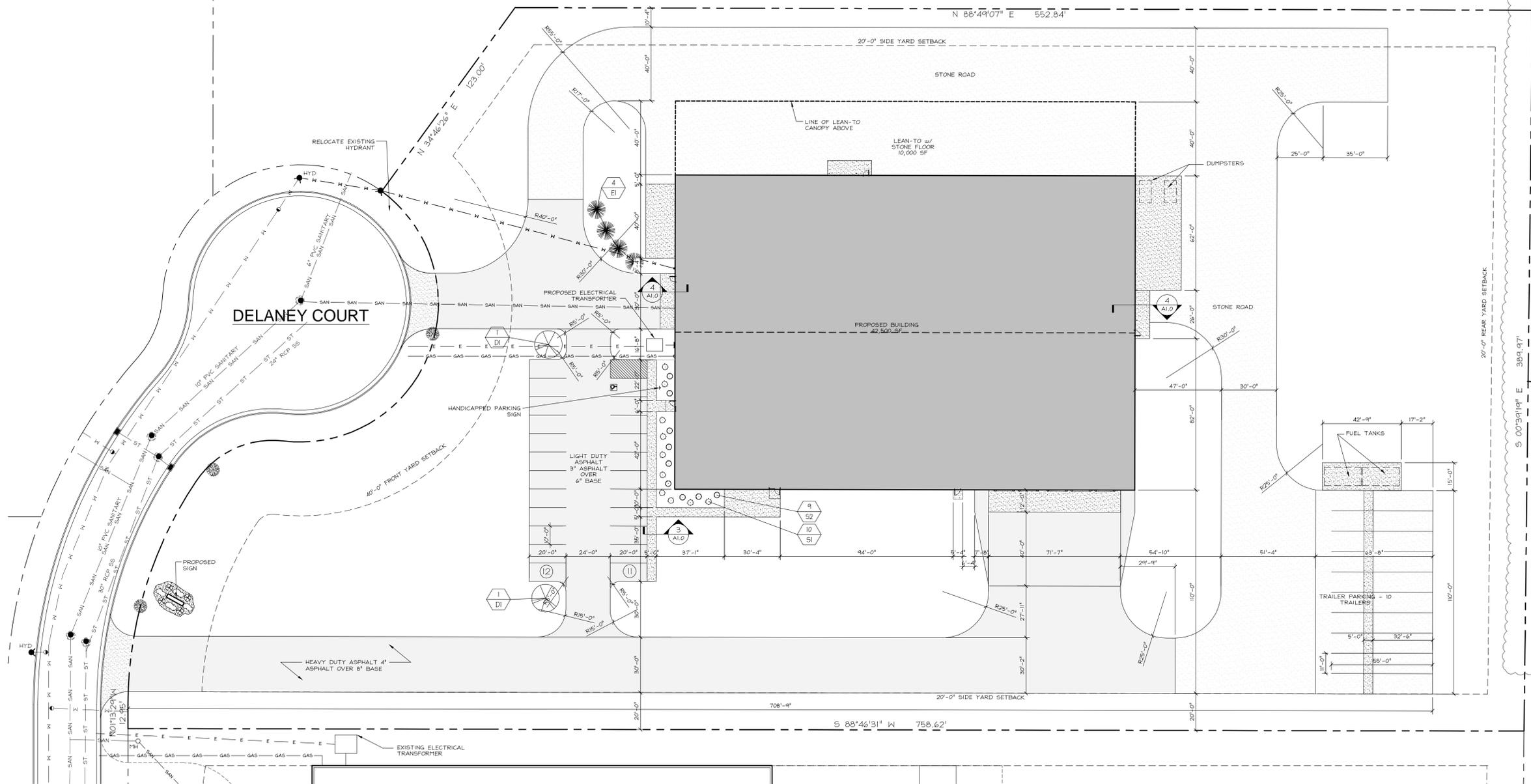
1 FIRST FLOOR PLAN
 SCALE: 1/16" = 1'-0"

PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE		ROOTS
				MATURE	AT PLANTING	
D1	2	BETULA Papyrifera	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 bumalda	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
SIDE YARD SETBACK:	20'-0"	128.58' W
REAR YARD SETBACK:	20'-0"	130' S 50' N
		215' E
PARKING STALL REQUIREMENTS:		
TOTAL PARKING PROVIDED:	23	
HANDICAP PARKING REQUIRED:	1	
HANDICAP PARKING PROVIDED:	1	



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:

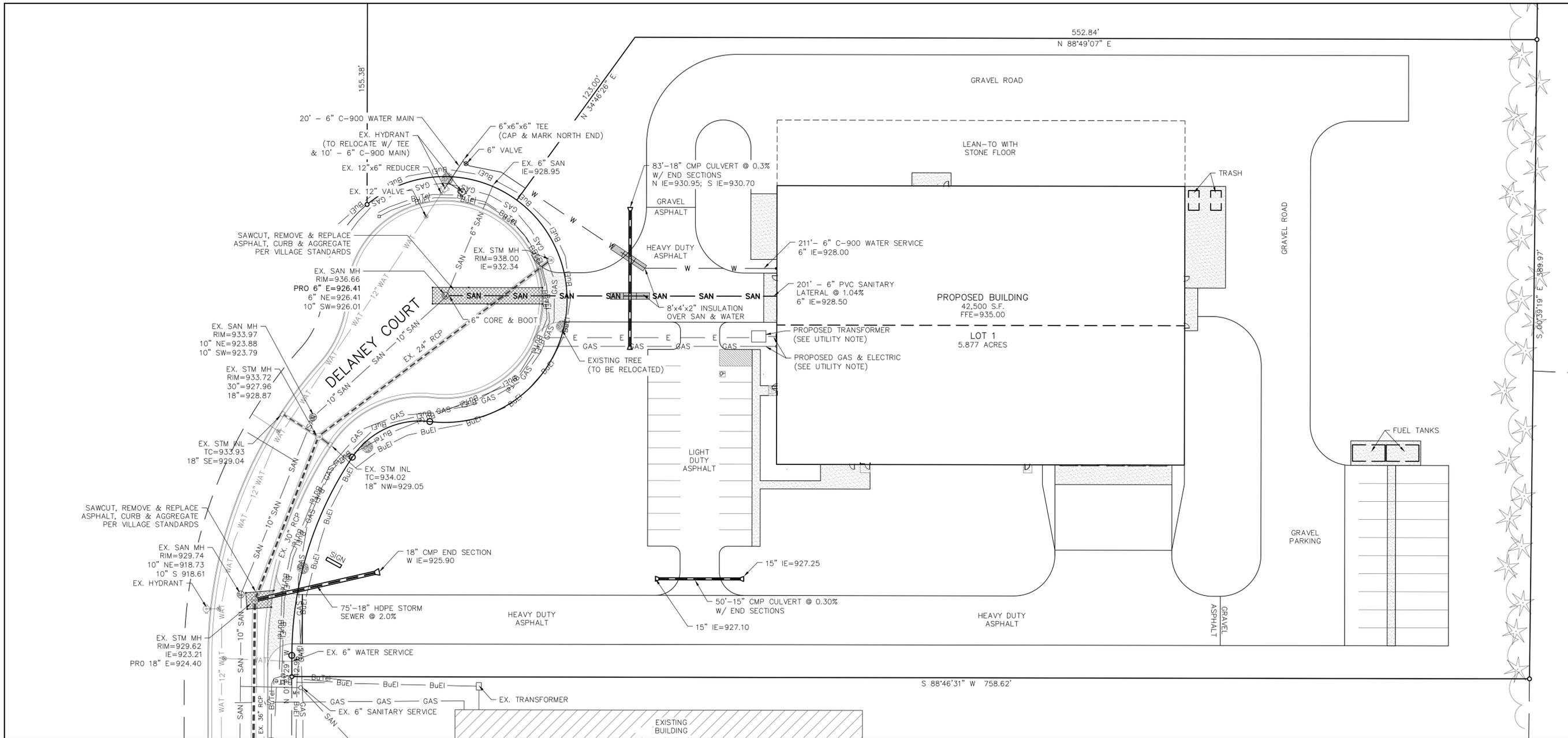
LUMBER SALES
DELANEY COURT
VILLAGE OF JACKSON, WISCONSIN 53037

SHEET TITLE
SITE PLAN

REVISIONS

PROJECT DATA	
DATE	02.11.2015
JOB NO.	15-00170
SET USE	PLAN COMMISSION
FILE NAME	C1-A1.0
DRAWN BY	JWH
SHEET NO.	

A1.0



UTILITY NOTES:

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF JACKSON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT IN PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR.

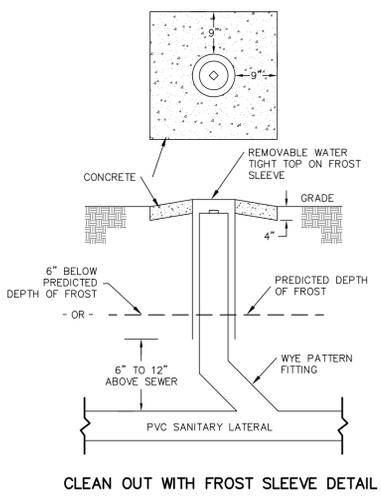
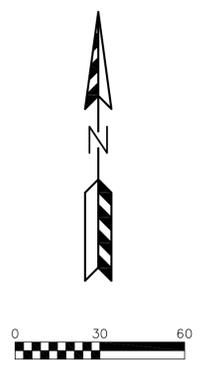
THE CONTRACTOR SHALL CONTACT THE VILLAGE OF JACKSON PRIOR TO CONNECTING TO THE 6" WATER SERVICE.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

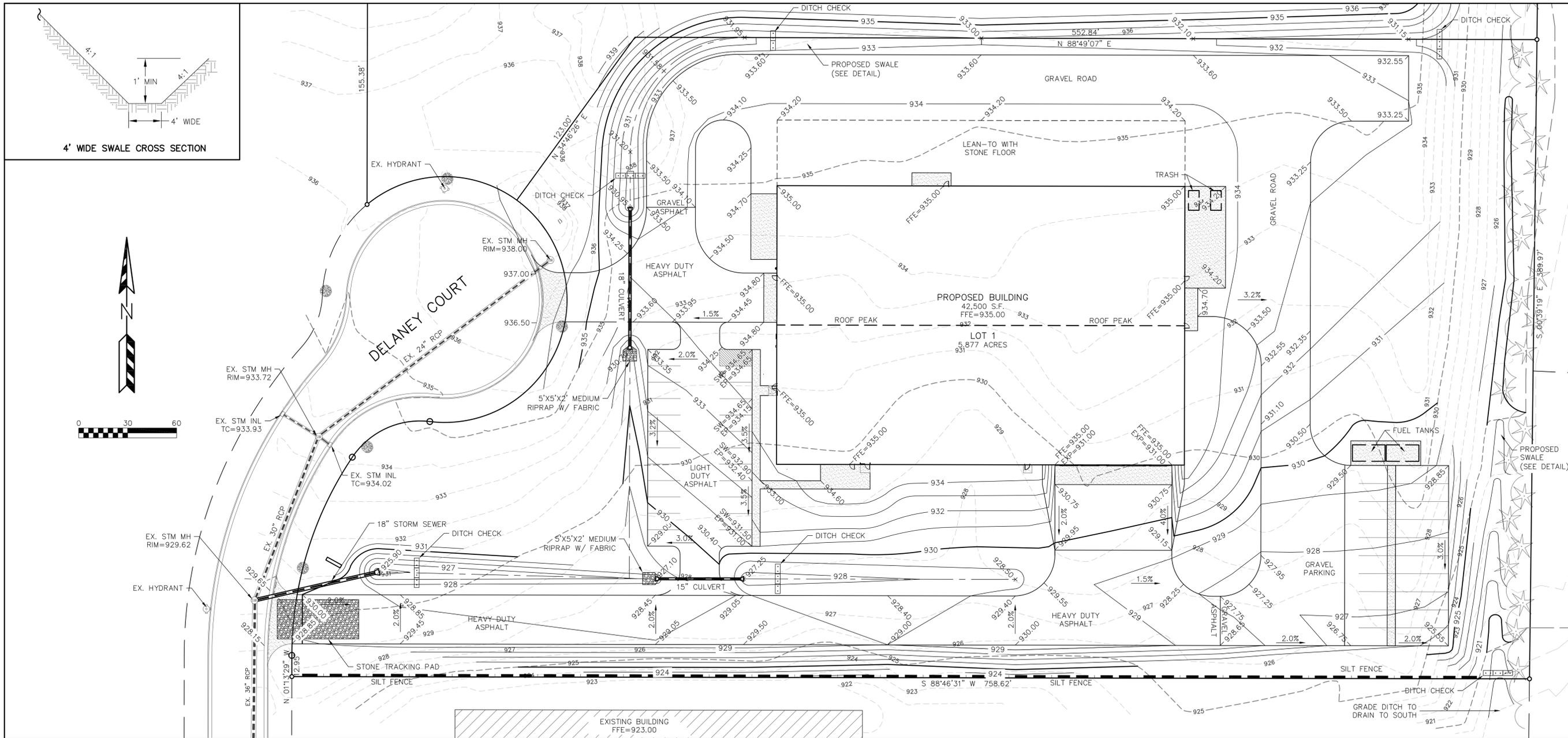
LUMBER SALES - DELANEY COURT

UTILITY PLAN
DATED: FEBRUARY 12, 2016

C-103

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



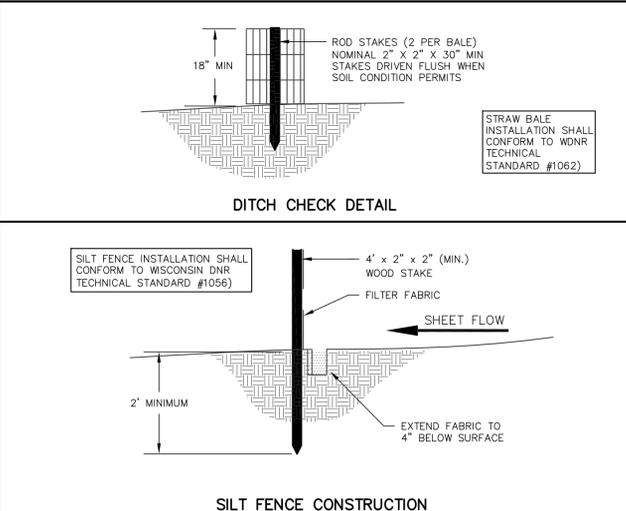
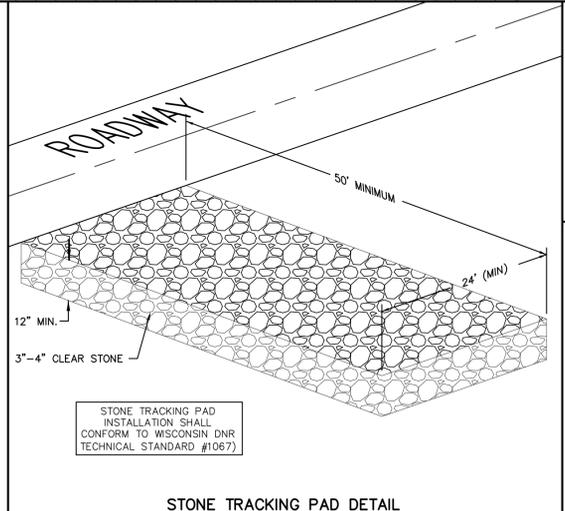
EROSION NOTES:
 THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET 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:

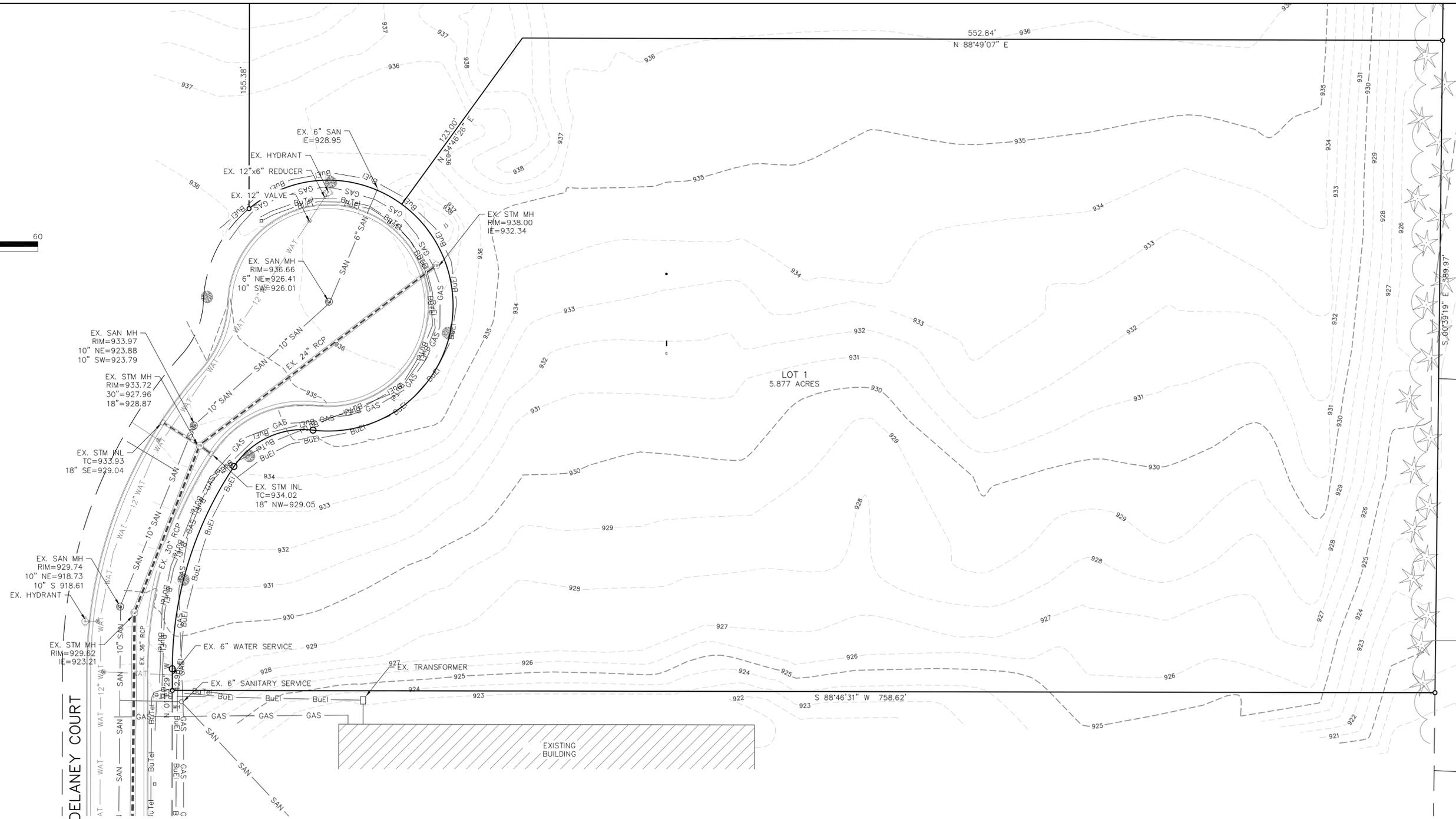
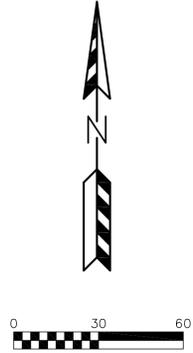
- 929 --- EXISTING MINOR CONTOUR.
- 930 --- EXISTING MAJOR CONTOUR.
- 929 --- PROPOSED MINOR CONTOUR.
- 930 --- PROPOSED MAJOR CONTOUR.
- 929.00 - PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT)
- FF=935.00 - FIRST FLOOR ELEVATION.

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



LUMBER SALES - DELANEY COURT
EXISTING CONDITIONS PLAN
DATED: FEBRUARY 12, 2016

C-101

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

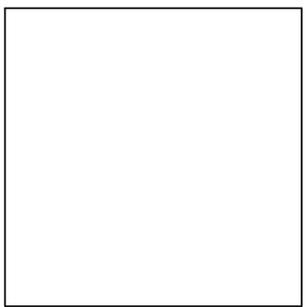
VILLAGE OF JACKSON, WISCONSIN 53037

PROJECT DATA: SHEET INDEX:

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

PROJECT CONTACTS

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

TS

DESIGN
 •
 CONSTRUCTION

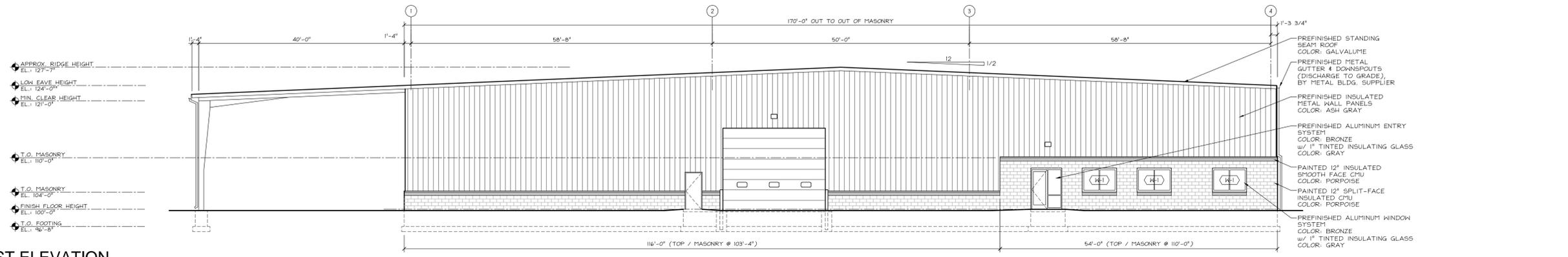
PHONE (262) 677-9933
 FAX (262) 677-9934

•
 N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

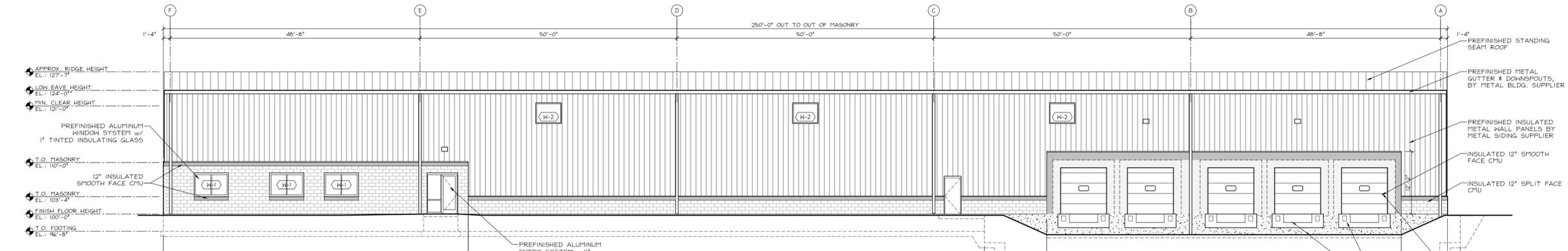
SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

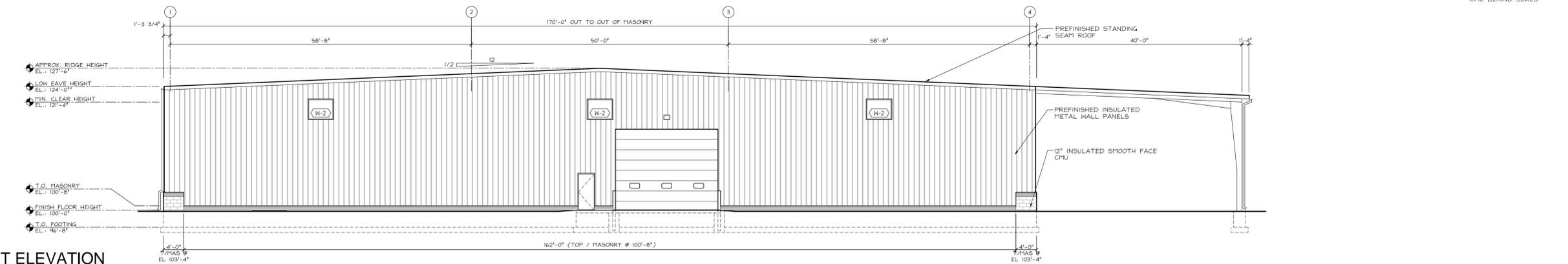
PROJECT DATA	
DATE	02.11.2015
JOB NO.	15-00170
SET USE	PLAN COMMISSION
FILE NAME	H1-A4.0
DRAWN BY	JWH
SHEET NO.	



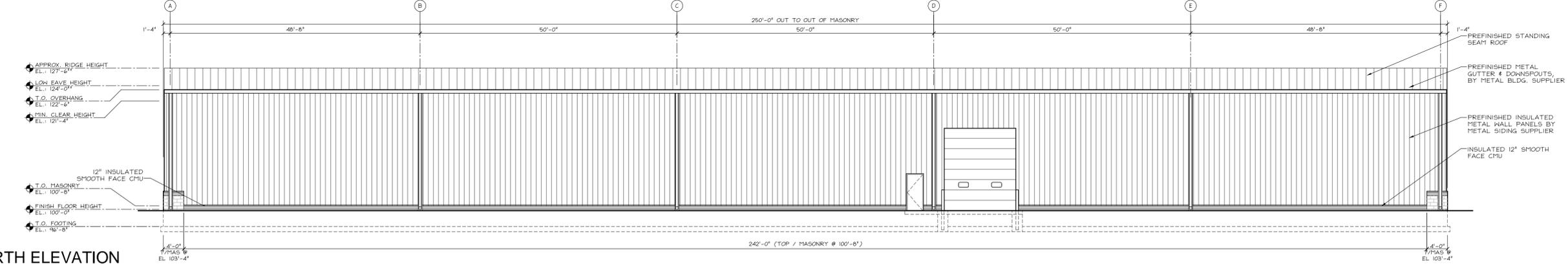
1 WEST ELEVATION
 SCALE: 3/32" = 1'-0"



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.

MEMO

To Village Board
From Chief Jed Dolnick
Date March 4, 2016
Subject Ordinance & Resolution Regarding Truancy

These items are fairly straightforward. I'm asking that the village adopt the truancy statute and add it to the forfeiture list. Truancy involving middle and high school students is handled by the West Bend Police Department. The elementary school is only now starting to deal with such issues, so it seems prudent to adopt the statute at this time.

ORDINANCE #16-01

AN ORDINANCE AMENDING CHAPTER 7 OF THE MUNICIPAL CODE OF THE VILLAGE OF JACKSON IN REGARDS TO TRUANCY

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

SECTION I.

The following Chapter, 7.17 of the Municipal Code of the Village of Jackson, Wisconsin as pertains to Village Government, is created.

7.17 Truancy

No person under 18 years of age shall be a truant or a habitual truant as defined in §118.163, Wis. Stats. If a person is found to have violated this section, all of the dispositions set forth in that statute are available to the court.

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

Introduced by: _____

Seconded by: _____

Passed and Approved: _____

Vote: _____ Aye: _____ Nay

Michael E. Schwab – Village President

Attest: _____
Deanna L. Boldrey – Village Clerk

Proof of Posting:

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

Village Official

Date

RESOLUTION #16-04

A RESOLUTION AMENDING THE MUNICIPAL BOND SCHEDULE FOR THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

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

WHEREAS, Chapter 7.15 of the village code has been created, violations of which are punishable by forfeiture;

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Jackson hereby establishes the following addition to the Municipal Bond/Stipulation Schedule:

Ord. 7.17	Truancy	1 st	2 nd	3 rd
		\$208.50	\$313.00	\$439.00

Introduced by: _____

Seconded by: _____

Vote: _____ ayes _____ nays

Passed and Approved: _____

Michael E. Schwab – Village President

Attest: _____
Deanna L. Boldrey – Village Clerk

Proof of Posting:

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

Village Official

Date

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

Name of Applicant 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	Engineering Review - Infrastructure		
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.		

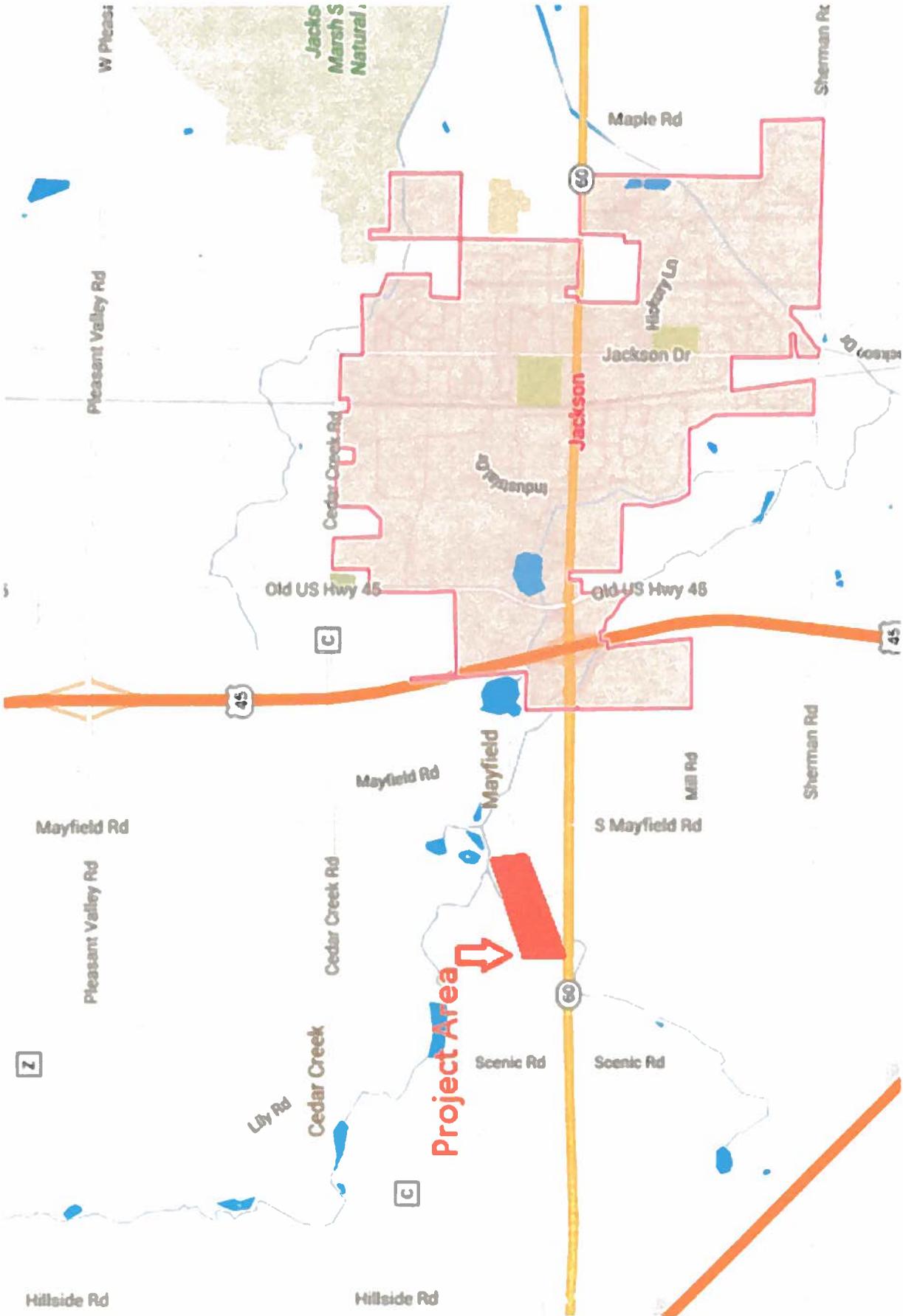
I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

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

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

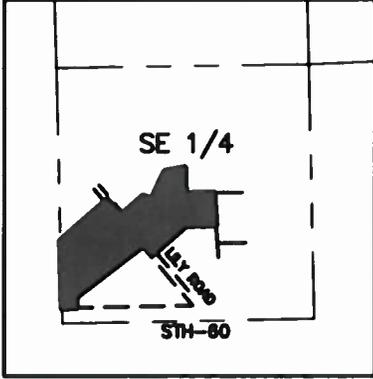
The current parcel has an irregular shape with a total area of 21.8acres. Improvements include a single family residence and an outbuilding on the east side of Lily Road. The majority of the property west of Lily Road is currently used for farming. Zoning is currently A-1.

It is proposed that this parcel be split by Lily Road to create two lots. The new east lot would be 10.5acres, including right-of-way, with the single family residence and outbuilding. The new west lot would be 12.1acres, 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.

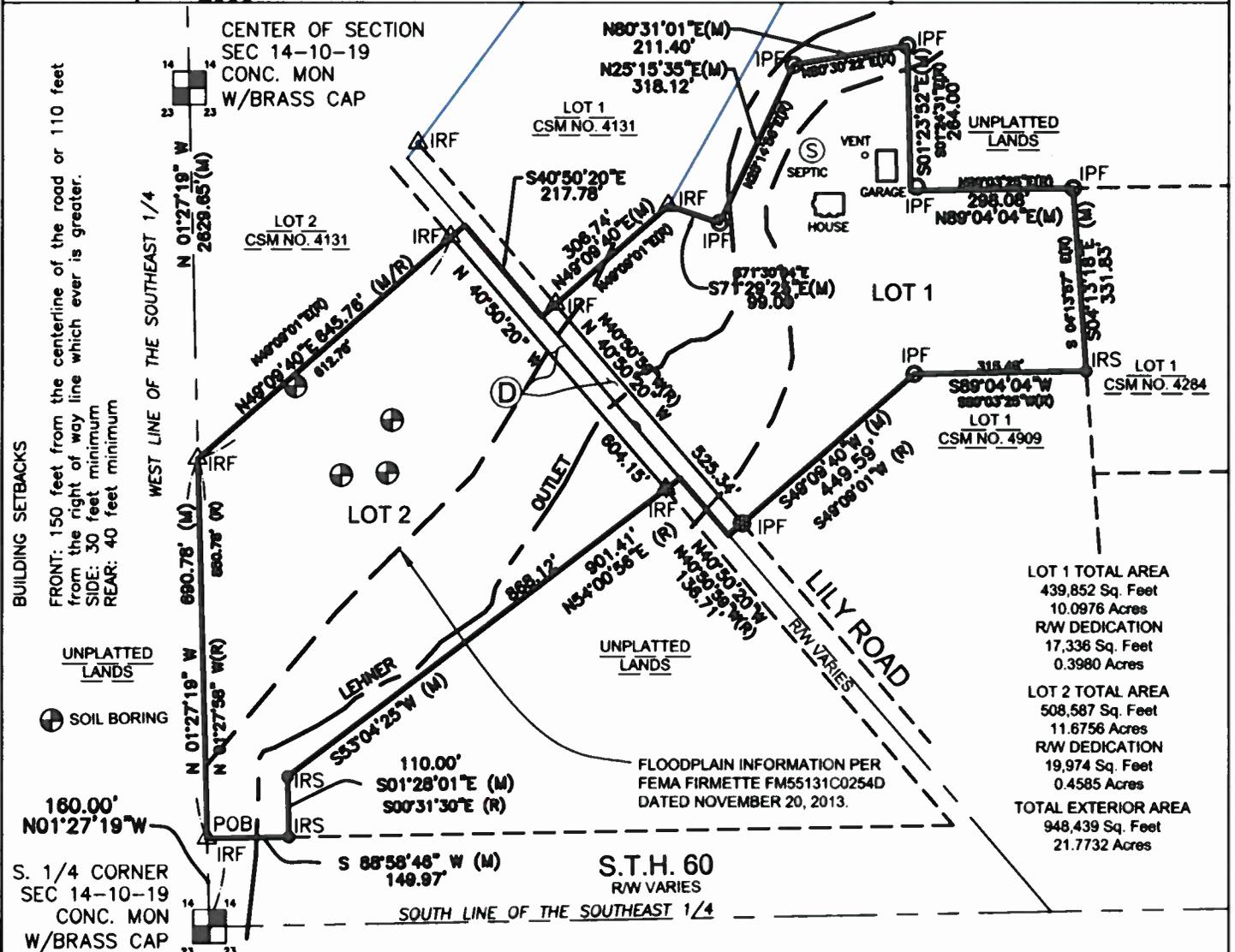


LOCATION MAP
SE 1/4 SECTION 21
T 13 N, R 20 E
1" = 2000'

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



BUILDING SETBACKS
FRONT: 150 feet from the centerline of the road or 110 feet from the right of way line which ever is greater.
SIDE: 30 feet minimum
REAR: 40 feet minimum

LOT 1 TOTAL AREA
439,852 Sq. Feet
10.0976 Acres
R/W DEDICATION
17,336 Sq. Feet
0.3980 Acres

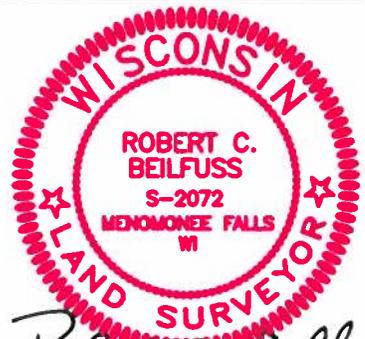
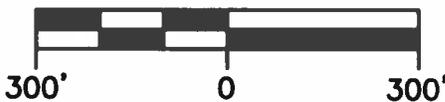
LOT 2 TOTAL AREA
508,587 Sq. Feet
11.6756 Acres
R/W DEDICATION
19,974 Sq. Feet
0.4585 Acres

TOTAL EXTERIOR AREA
948,439 Sq. Feet
21.7732 Acres

- 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-HUNDRETH OF A FOOT.
ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

INDICATES LANDS DEDICATED TO THE PUBLIC FOR ROAD PURPOSES

SCALE IN FEET



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

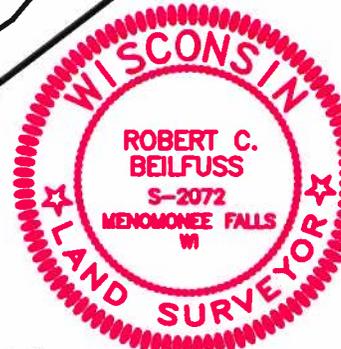
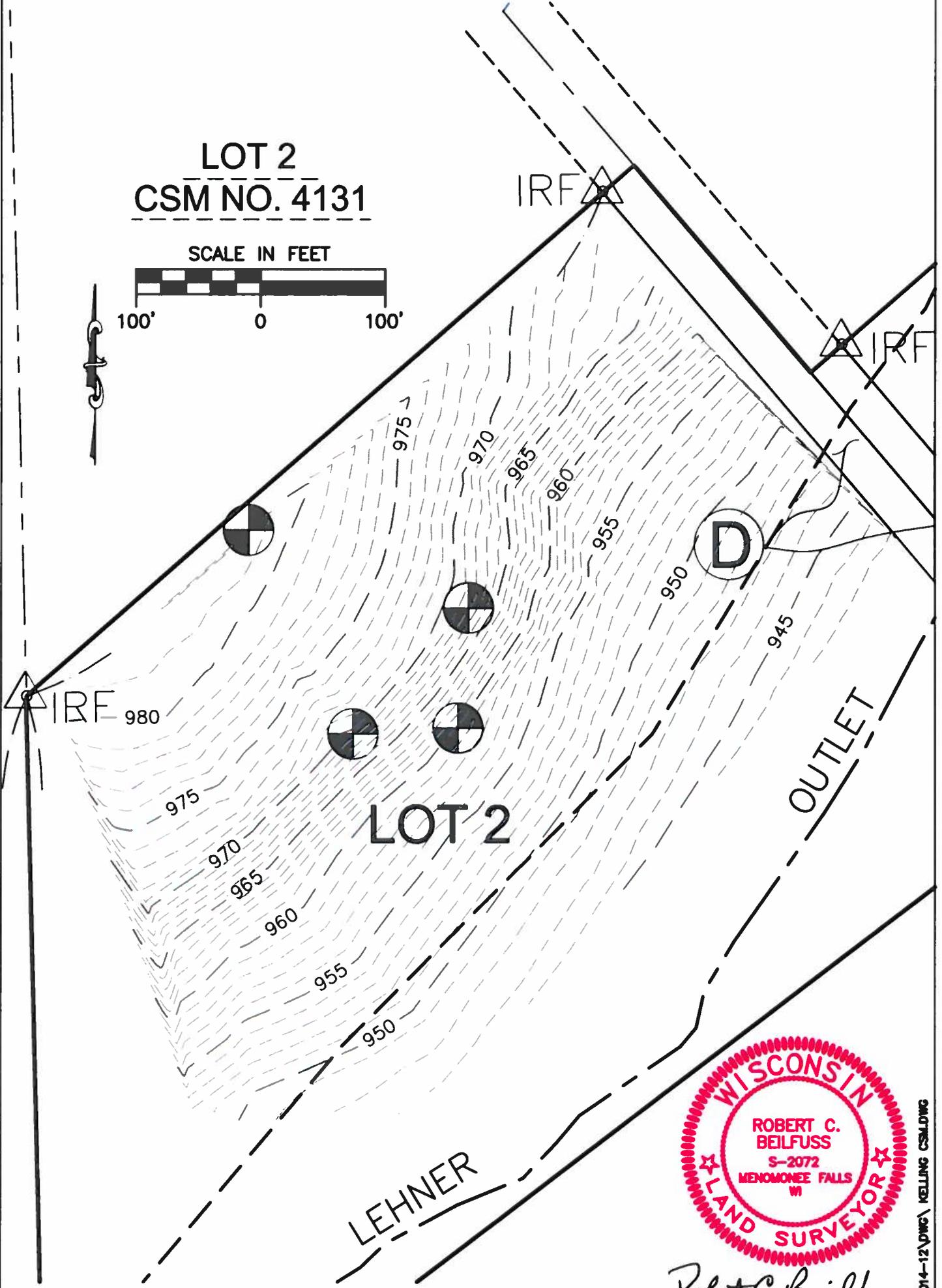
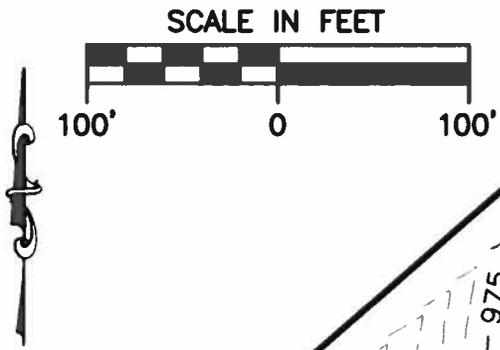
DATED THIS 26TH DAY OF JANUARY, 2016 REVISED THIS 1ST DAY OF FEBRUARY, 2016
THIS INSTRUMENT WAS DRAFTED BY ROBERT C. BEILFUSS, PLS S-2072, SHEET 1 OF 6

c:\projects\2015-07\dwg\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.

SURVEYOR'S CERTIFICATE:

State of Wisconsin)
) SS
County of Waukesha)

I, Robert C. Beilfuss, Professional Land Surveyor, do hereby certify that I have surveyed, divided and mapped 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, bounded and described as follows:

Commencing at a concrete monument with brass cap marking the South ¼ corner of said Section 14, thence North 01°27'19" West along the west line of the Southeast ¼, 160.00 feet to a found iron rebar and WISDOT survey cap, the north right of way line of State Trunk Highway 60 and to the point of beginning of the lands to be described:

Thence continuing North 01°27'19" West (North 01°27'58" West rec.) along the west line of the Southeast ¼, 690.78 feet to a found iron rod marking the south corner of Lot 2 of Certified Survey Map No. 4131; thence North 49°09'40" East (North 49°09'01" East rec.) along the southerly line of said Lot 2, 645.76 feet to the centerline of Lily Road; thence South 40°50'20" East (South 40°50'59" East, rec.) along said centerline, 217.78 feet to the southeasterly line of Lot 1 of Certified Survey Map No. 4131 extended; thence North 49°09'40" East (North 49°09'01" East, rec.) along said southeasterly line of said Lot 1, 306.74 feet to a found iron rod; thence South 71°29'25" East, (South 71°30'04" East, rec.) 99.00 feet to a found iron pipe; thence North 25°15'35" East (North 25°14'56" East rec.) 318.12 feet to a found iron pipe; thence North 80°31'01" East (North 80°30'22" East rec.) 211.40 feet to a found iron pipe; thence South 01°23'52" East (South 01°24'31" East rec.) 264.00 feet to a found iron pipe; thence North 89°04'04" East (North 89°03'25" East rec.) 298.08 feet to a found iron pipe marking the northwest corner of Lot 1 of Certified Survey Map No. 4284; thence South 04°13'18" East (South 04°13'57" East rec.) along the west line of said Lot 1 331.83 feet to the northeast corner of Lot 1 of Certified Survey Map No. 4909 and a set iron rod; thence South 89°04'04" West (South 89°03'25" West rec.) along said north line of said Lot 1, 315.48 feet to a found iron pipe; thence South 49°09'40" West (South 49°09'01" West rec.) along the northwesterly line of said Lot 1, 449.59 feet to the centerline of Lily Road; thence North 40°50'20" West (North 40°50'59" West rec.), 136.71 feet; thence South 53°04'25" West (South 54°00'56" West deed.) 901.41 feet to a set iron rod; thence South 01°28'01" East (South 00°31'30" East deed), 110.00 feet to the north right of way line of State Trunk Highway 60; thence South 88°58'46" West along said north right of way line, 149.97 feet to the point of beginning.

Containing in all 948,439 square feet, (21.7732 acres of land, more or less).

That I have made such survey, land division and map by the direction of Gene A. and Patricia A. Puestow, owner of said land.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Town of Polk Subdivision Control Ordinance in surveying, dividing and mapping the same.

Dated this 26th day of January, 2016
Revised this 1st day of February, 2016

Robert C. Beilfuss

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

This instrument was drafted by Robert C. Beilfuss, S-2072 Sheet 3 of 6
Job No. 2015-07



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 26th day of January, 2016
Revised this 1st 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 26th day of January, 2016
Revised this 1st day of February, 2016

Robert C. Beilfuss

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



**DRAFT MINUTES
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.

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, John Walther, and Brian Kober.

2. Minutes – January 28, 2016, Plan Commission Meetings.

Motion by Peter Habel, second by Jeff Dalton to approve the minutes of January 28, 2016.
Vote: 7 ayes, 0 nays. Motion carried.

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

Pat Adams and Ken from We Energies were present at the meeting and had received staff comments. They are resubmitting a stone aggregate building.

Chairperson Schwab liked the new submittal and was not concerned with the brown color.

Doug Alfke questioned the pitch of the roof. Ken from We-Energies said the roof will have a 4 by 12 pitch.

Motion by Chairperson Schwab, second by Peter Habel to recommend the Village Board approve the new building plan per staff comments.

Discussion continued, Administrator Walther questioned if the Commission was aware of the landscaping suggestion per staff comments. Ken from We-Energies stated the proposal is to plant three spruce trees between the Community Center and their site. Also, three spruce trees will be planted along Jackson Drive on their property.

Tr. Kruepke asked what about the north side of the We-Energies for landscaping?
Administrator Walther stated the property to the north is not developed, and when the property is developed then the proper landscaping will be done on that property.

Pete Habel called the question.

Vote: 7 ayes, 0 nays. Motion carried.

4. Certified Survey Map – Puestow – Lilly Road, extraterritorial area.

Mr. Puestow was present. Motion by Pres. Schwab, second by Tr. Kruepke to recommend the Village Board take no exception to the Certified Survey Map for Puestow on Lilly Road, per staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

5. Planned Unit Development Amendment – Lumber Sales – Delaney Court.

Brad Egan from Design II Construction stated there are no problems with the staff comments. The request is to use slag instead of road gravel for the driveway on the north and east side of the building. Discussion continued on the height of the block wall for the scrap lumber pile area. Jim Micech recommended only six feet in height.

Tr. Kruepke requested the block should be covered like the block installed at the company on Center Street is going to do. Discussion on the type of covering on the block continued. Brad Egan suggested fencing and working with the Inspection Department on a final solution.

Motion by Peter Habel, second by Tr. Emmrich to recommend the Village Board approve the Planned Unit Development Amendment for Lumber Sales on Delaney Court per updated staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

5. Discussion and Review of Comprehensive Plan.

Chairperson 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 the Plan Commission should update the Village's portion of the plan and let the Town of Jackson review their portion.

Discussion continued on what part of the plan should be updated. Chairperson Schwab handed out a new vision statement that he wrote. Discussion continued on the wording with consensus that the new vision statement is adequate to update the plan.

Chairperson Schwab requested the Commission review chapters 1 to 3 for the next Plan Commission meeting. Additionally, Chairperson Schwab will highlight areas pertaining to the Village of the requested Chapters for review. The highlighted area will be sent to the Village Clerk for distribution.

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 7:49 p.m.

Respectfully submitted by Brian W. Kober, P.E., Director of Public Works