

AGENDA

PLAN COMMISSION MEETING

Thursday – March 26, 2015 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – February 26, 2015, Plan Commission Meeting.
3. Planned Unit Development Amendment – Coffeerville Company LLC, Main Street.
4. Concept Plan – The Laser Shop – Industrial Drive.
5. Certified Survey Map – CNR, Alcan Drive.
6. Planned Unit Development Amendment – CNR, Alcan Drive.
7. Brownfield Assessment Grant Program.
8. Citizens to address the Plan Commission.
9. 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 – February 26, 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: John Walther, Brian Kober.

Others Present: David Belman of Belman Homes, Ray Hoffman of Renewal by Andersen, Kristine Hillmer of Metropolitan Builders Association.

2. Minutes – January 8, 2015, Plan Commission Meeting.

Motion by Peter Habel, second by Doug Alfke to approve the minutes of the January 8, 2015, Plan Commission meeting. Vote: 7 ayes, 0 nays. Motion carried.

3. Rezoning Request – M1 to PUD – Spabau Realty LLC, Center Street.

Sam Bauman was present and had received staff comments. After discussion, a motion was made by Peter Habel, second by Tr. Lippold to Recommend the Village Board Approve the Rezoning Request – M1 to PUD – Spabau Realty LLC, Center Street subject to Staff Comments.

Vote: 7 ayes, 0 nays. Motion carried.

4. Presentation of Operation Finally Home.

John Walther introduced Kristin Hillmer, Ray Hoffman, and David Belman. David Belman, of Belman Homes, gave an informational presentation on Operation Finally Home. This is a nationwide program that provides mortgage free homes to wounded war veterans. To date sixty homes have been given to wounded veterans. This is the first time the program has been offered in Wisconsin. Dave continued that this is not a hand-out but a hand-up. Two lots have been donated by Neuman Homes. The lots are in Cranberry Creek Subdivision, lots 14 and 15. The homes will start to be framed in October with completion in the winter or early 2016. One home will be stick built and the other will be panelized. A building study will be conducted on both homes to show the labor and material comparisons.

The group is looking for community support and corporate sponsorships. There will be four signature events: the reveal, the groundbreaking, the “notes of love” written on the studs of the home, and the dedication.

The recipients have to live in the home for at least five years and will be responsible for the taxes and insurance.

5. Citizens to address the Plan Commission.

None.

6. Adjourn.

A motion was made by Peter Habel, second by Doug Alfke to adjourn at 7:27 p.m.

Vote: 7 ayes, 0 nays. Motion carried.

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

DRAFT

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

Name of Applicant Jack P. Kulwikowski
 Contact Jack P. Kulwikowski Address/ZIP N168 W 20101 Main St. Jackson Phone # 414 813 5522
 E-mail Address coffeecompany@icloud.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Jack P. Kulwikowski Address/ZIP N168 W 20101 Main St. Jackson Phone# 414 813 5522
 Owner Representative/Developer _____
 Proposed Use of Site Coffeehouse/Cafe, Retail Kiosks Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)		XXX
			3) Address Labels of adjacent owners to be notified (500' / 200')	labels	
X PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	4) Owner acknowledgement of the request	1	
			5) Impact Statement		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	6) Location Map		XXX
			7) Development Plan / Site Plan		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	8) Preliminary Plat		XXX
			9) Final Plat		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	10) Certified survey Map		XXX
			11) Annexation Petition		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	12) Annexation Map	1	XXX
			13) Sketch Plan		XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	14) Landscape Plan	4 (24x36)	XXX
			Engineering Review - Infrastructure		XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan	4 (24x36)	XXX
			16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
FINAL PLAT / Final Plat (except...)	\$100	1,2,3,5,6,9,15,16,17,18,20	17) Street / Right of Way cross sections	4 (24x36)	XXX
			18) Erosion Control Plan	4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials		XXX
			20) Developers Agreement		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (includes pre-annex agreements)		XXX
			22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			

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

Name Jack P. Kulwikowski Signature  Date 02/26/2015

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: Coffeerville Company LLC Jack P. Kulwikowski

For a property located at (address): N168 W20101 Main St. Jackson Wi 53037

Phone number of Business/Applicant: 414 813 5522

For (land use, activity, sign, site plan, other): Coffeehouse/Cafe, 4 kiosks
Construction Plan Approval

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

Hours of Operation: 6 am - 7 pm

Comprehensive/Master Plan Compatibility: yes

Building Materials (type, color): to follow (to be presented at Plan Commision March 26th)

Setbacks from rights-of-way and property lines: Current building with addition to rear, 4 Concrete slabs
future construction of kiosks

Screening/Buffering: Large oak trees along the driveway remain

Landscape Plan (sizes, species, location): to follow (to be presented at Plan Commision March 26th)

Signing (dimensions, colors, lighting, location): to follow (to be presented at Plan Commision March 26th)

Lighting (wattage, style, pole location and height, coverage):
to follow (to be presented at Plan Commision March 26th)

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), (sidewalk/pedestrian way width and material): to follow (to be presented at Plan Commision March 26th)

Storm-water Management: to be determined

Erosion Control: _____

Fire Hydrant Location(s): current

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: Jack P. Kulwikowski 414 813 5522

Hazardous Material Storage: N/A

Alarm Systems: to follow

Site Features/Constraints: Main Log Coffeehouse (current structure), New addition (Serving counters, kitchen, retail, roasting room), Drive thru, Parking lot, 4 kiosks.

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

Tree and shrub preservation: oak trees west lot line, trees and shrubs along east lot line

Setbacks/height limitations: current

Wastewater Usage Projected: min _____ gal/year

Water Usage Projected: min _____ gal/year

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):
Coffeehouse, 4 kiosks plan review

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 _____



JACK P. KULLIKOU SAK, 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.**

Coffeeville Company - Impact Statement 2015

- A. Annual water consumption estimate - Less than 100,000 gallons per year.
- B. Annual sewage generation estimate - Less than 100,000 gallons per year.
- C. Vehicle trip generation - +/- 300 cars per day
- D. Estimated numbers of vehicles and recreational vehicles to be stored on site - None
- E. Proposed signs.
 - 1. Company name sign (GROUND) to be located at front of building (facing HWY 60) with spot lights. Sign to be made of wood and iron.
 - 2. Company name sign (ATTACHED) to be located on main building (facing HWY 60) with spot lights. Sign to be made of wood and iron.
 - 3. ENTER AND EXIT directionals signs to be located at front of building (facing HWY 60)
 - 4. Drive thru info boards and ordering board.
 - 5. Company name sign located on west building wall above patio.
- F. General hours of operation
 - 6AM - 7PM Drive Thru 7 days a week except major holidays.
 - 7AM - 7PM Main Coffeehouse 7 days a week except major holidays.
- G. Proposed dates of construction and completion
 - Construction to begin April 2015
 - Completion no later than the end of September 2015

Coffeeville Company

Concept Rendering

Intention: Coffeeville Company intends to provide a convenient and casual, yet sophisticated sensory experience for the citizens of Jackson and surrounding areas. We will accomplish this mission through the following: optimal location, unique offerings, and ambient setting. The Coffeeville Company will also encourage a greater sense of community and bolster local economy in Jackson.

Optimal Location: Keeping many of the beautiful old trees, Coffeeville Company will renovate an 1860 farm house located on Main Street (WI Highway 60), at the heart of Village of Jackson. Old-fashioned lighting will be utilized to feature the new business and highlight a predominate landmark for Village of Jackson. Residents of Jackson and surrounding areas will love the convenient location and the covered drive through option. The facility will offer seating for approximately 50 patrons and outdoor patio seating for an additional 20 patrons. In addition to Main Coffeehouse, Coffeeville Co. will offer 4 kiosks for retail where patrons will be able to purchase goods from local vendors and artists.

Unique Offerings: In addition to quality coffee and deserts, the Coffeeville Company will offer distinctive comfort foods at affordable prices. Patrons may choose from delectable one of a kind subs or a variety of Polish, Italian lunch specials. The specialty foods, based upon the owner's secret family recipes, will impart a sense of comfort and provide patrons with an adventurous departure from the typical offerings found at traditional coffee houses and fast food restaurants.

Ambient Setting: Coffeeville Company endeavors to provide a sophisticated, charming, sensual, yet casual experience not currently available to the residents of Village of Jackson. The alluring marriage between the historic 1860 farm house and the modern coffee house will result in a one of a kind destination of choice for both locals and visitors.

Community and Economy: Coffeeville Company will provide a wholesome venue for residents to meet friends, family, co-workers, and out of town visitors. Our business plan projects to generate more than 14 new jobs. The nature of the business will also boost local economy by attracting patrons who in turn may support local businesses.

24.75'

60'

N 89°40'22" W 2634.55'

233.13'

1317.43'
(r.a. 1317.14)

North Quarter corner
Sec. 20-10-20
conc.mon./brass cap found

dedicated right-of-way

S 01°06'19" E
80.02'

234.63'
N 89°40'22" W

Plat of Survey for Ruth K. Metzger Living Trust

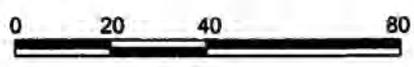
That part of Out Lot One Hundred Eight (108) in ASSESSOR'S PLAT of the Village of Jackson in the Northwest 1/4 of Northwest 1/4 - Section 20, Township 10 North - Range 20 East, Village of Jackson, Washington County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of Section 20, Township 10 North, Range 20 East; thence South 88 degrees 50 minutes East along the north line of the NW 1/4 of Section 20-10-20, said line being the center line of S.T.H. 60 (Main Street), 895.00 feet to the place of beginning of this description; thence continuing along said line South 88 degrees 50 minutes East, 180.00 feet; thence South 01 degree 10 minutes West, 354.75 feet; thence North 88 degrees 50 minutes West, 180.00 feet; thence North 01 degree 10 minutes East, 354.75 feet to a point on the north line of the NW 1/4 and the place of beginning, EXCEPTING THEREFROM that portion thereof heretofore conveyed to Schmidt Funeral Home, Inc. as described by deed recorded in the Washington County Registry in Volume 995 of Records on page 389, as Document No. 531629.

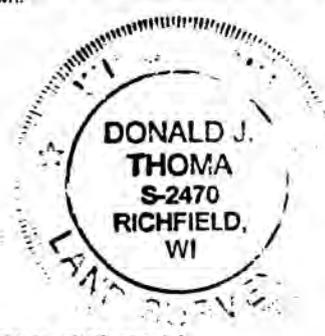
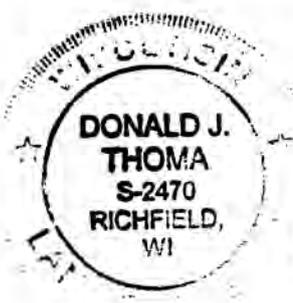
Note: No Title Search or Title Policy was provided at the time of this survey and all easements may not be shown.

- (r.a.) - means "recorded as"
- - indicates 1.3" od iron pipe found.
- - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

Bearings are referenced to the Wisconsin State Plane Coordinate System Grid, per CSM 3243 and Pinehurst Add'n 3. The north line of the NW 1/4 of Sec. 20-10-20 which has a grid bearing of N 89°40'22" W.



Scale in feet
1" = 40'



State of Wisconsin)
Washington County)s.s.

I certify that I have surveyed the above described (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon and roadways, to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owners of the Property, for one (1) year from date hereof.

Dated this 27th day of August, 2014.
Registered Land Surveyor

Lot 6, Block 7, Pinehurst Add'n 3

pipe found in
hole from pipe
south of 1.3" iron
nd.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

OWNER'S POLICY

SCHEDULE A

OFFICE FILE NUMBER	POLICY NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE
GC-243689-0	81306-92641701	September 12, 2014	\$90,000.00

1. Name of Insured:

Jacek P. Kulwikowski and Lisa M. Zanella

2. The estate or interest in the land which is covered by this Policy is:

fee simple

3. Title to the estate or interest in the land is held of record by the Insured.

4. The land referred to in this Policy is located in the County of **Washington**, State of Wisconsin and is described as follows:

That part of Out Lot 108 in Assessor's Plat of the Village of Jackson in the Northwest 1/4 of Northwest 1/4, Section 20, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of Section 20, Township 10 North, Range 20 East; thence South 88 degrees 50 minutes East along the North line of the Northwest 1/4 of Section 20, Township 10 North, Range 20 East, said line being the center of S.T.H. 60 (Main Street), 895.00 feet to the place of beginning of this description; thence continuing along said line South 88 degrees 50 minutes East, 180.00 feet; thence South 01 degrees 10 minutes West, 354.75 feet; thence North 88 degrees 50 minutes West, 180.00 feet; thence North 01 degrees 10 minutes East, 354.75 feet to a point on the North line of the Northwest 1/4 and the place of beginning, Excepting therefrom that portion thereof heretofore conveyed to Schmidt Funeral Homes, Inc., as described by Deed recorded in the Washington County Registry in Volume 995 of Records, on Page 389, as Document No. 531629.

OWNER'S POLICY

SCHEDULE B

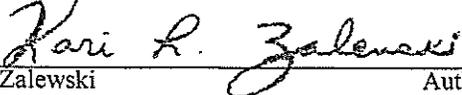
File No. GC-243689-0

Policy No. 81306-92641701

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
2. Easements or claims of easements not shown by the public records.
3. Any claim of adverse possession or prescriptive easement.
4. General Taxes for the year 2014 and subsequent years, not yet due or payable.
5. Easement granted to Wisconsin Electric Power Company and Wisconsin Bell, Inc., as recorded in the Register of Deeds office for Washington County, on December 18, 1991, as Document No. 590512.
6. Easement executed by and between Ruth Netzo, Executrix of the Estate of Marie Koenig, deceased and Libby, McNeill and Libby, a Maine Corporation, as recorded in the Register of Deeds office for Washington County, on July 20, 1970, as Document No. 315973.

Countersigned by:


Kari L. Zalewski _____ Authorized Signatory

OWNER'S POLICY OF TITLE INSURANCE

Issued by
Commonwealth Land Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Nebraska corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under

- federal bankruptcy, state insolvency, or similar creditors' rights laws; or
- (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, the Company has caused this Policy to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

Kari L. Zaleski

 Authorized Signatory

COMMONWEALTH LAND TITLE INSURANCE COMPANY



By *[Signature]* President
 Attest *[Signature]* Secretary

4670WI GC-243689
 Heritage Title Services, Inc.
 17450 West North Avenue
 Brookfield, WI 53045
 Tel: (262) 785-9555
 Fax: (262) 785-0474



EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable

consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters



affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing



evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any

liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the

Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including



litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation

includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured.

All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured.

Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.



17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

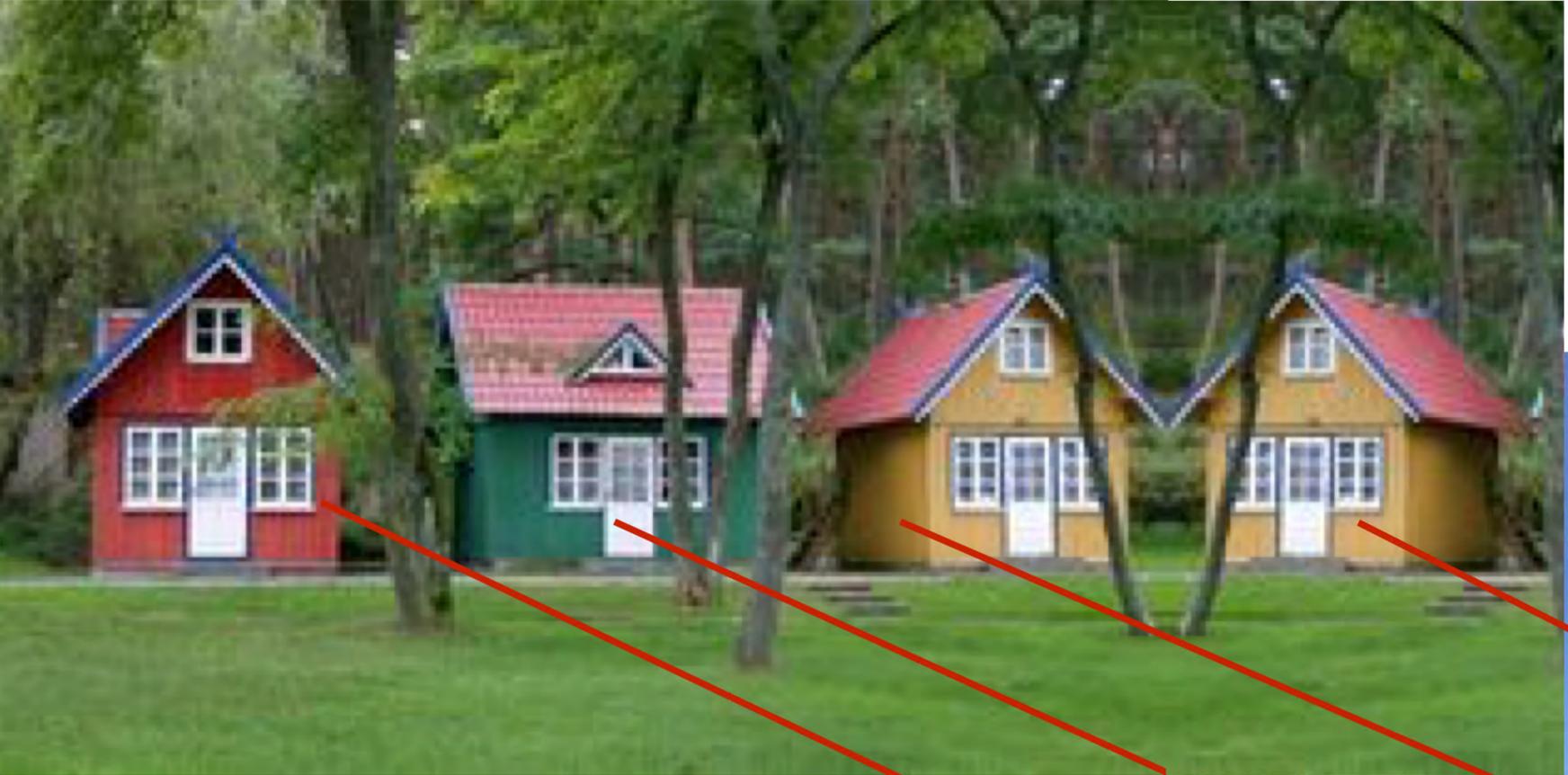
Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at: P.O. Box 45023, Jacksonville, FL 32232-5023.





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

Name of Applicant The Lower Shop
 Contact Debbie Szeklinski Address/ZIP 6209 N 17150 Industrial Dr 53037 Phone # 262-502-1111
 E-mail Address debbies@the-lower-shop.com Fax # where Agenda/Staff comments are to be faxed 262-502-9930
 Name of Owner Sandra Rauch Address/ZIP 6209 N 17150 Industrial Dr 53037 Phone # 262-502-1111
 Owner Representative/Developer Debbie Szeklinski
 Proposed Use of Site _____ Present Zoning M1

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	③ 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 Debbie Szeklinski Signature Debbie Szeklinski Date 3-3-15

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: The Laser Shop

For a property located at (address): W209 N17150 Industrial Drive

Phone number of Business/Applicant: 262-502-1111

For (land use, activity, sign, site plan, other): Use vacant land south of our building to rent spaces to individuals for parking boats, campers, etc.

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): N/A

Hours of Operation: 24 hrs/day, 7 days/week

Comprehensive/Master Plan Compatibility: N/A

Building Materials (type, color): N/A

Setbacks from rights-of-way and property lines: N/A

Screening/Buffering: N/A

Landscape Plan (sizes, species, location): N/A

Signing (dimensions, colors, lighting, location): Sign on gate only

Lighting (wattage, style, pole location and height, coverage): We will have 2 lights on the south side of the open storage bldg - one by the gate + one further east.

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

Storm-water Management: N/A

Erosion Control: N/A

Fire Hydrant Location(s): Existing

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

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: N/A

- Parking (no. of spaces, handicapped parking, and dimensions): We will have approximately (120) 10' x 20' spaces and (70) 10' x 30' spaces within the fenced storage area.

Tree and shrub preservation: N/A

Setbacks/height limitations: N/A

Wastewater Usage Projected: N/A gal/year

Water Usage Projected: N/A gal/year

- Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):
Continuous - Reviewed on Complaint

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 _____

Debbie Szekliński

Debbie Szekliński, ~~Owner~~ Agent
Please print name

John M. Walther, Administrator



W209 N17150 INDUSTRIAL DRIVE
JACKSON, WI 53037
PHONE: (262) 502-1111
FAX: (262) 502-9930
CELL: (262) 617-5131
debbies@thelasershop.com
<http://www.thelasershop.com>

YOUR FIRST CHOICE IN LASER PROCESSING & METAL FABRICATION

March 3, 2015

Village of Jackson
Planning Commission and Village Board

RE: Letter of Intent

To Whom It May Concern:

The Laser Shop is submitting documentation for approval of a concept plan for using the vacant land owned by The Laser Shop south of our existing building at W209 N17150 Industrial Drive, Jackson, WI for the purpose of renting spaces to individuals for parking/storage of boats, campers, etc. The area will be fenced in completely and have an electronic access on the gate, which will be kept closed and locked at all times. The rental will be for parking/storage only – at no time will servicing of vehicles or anything parked be allowed.

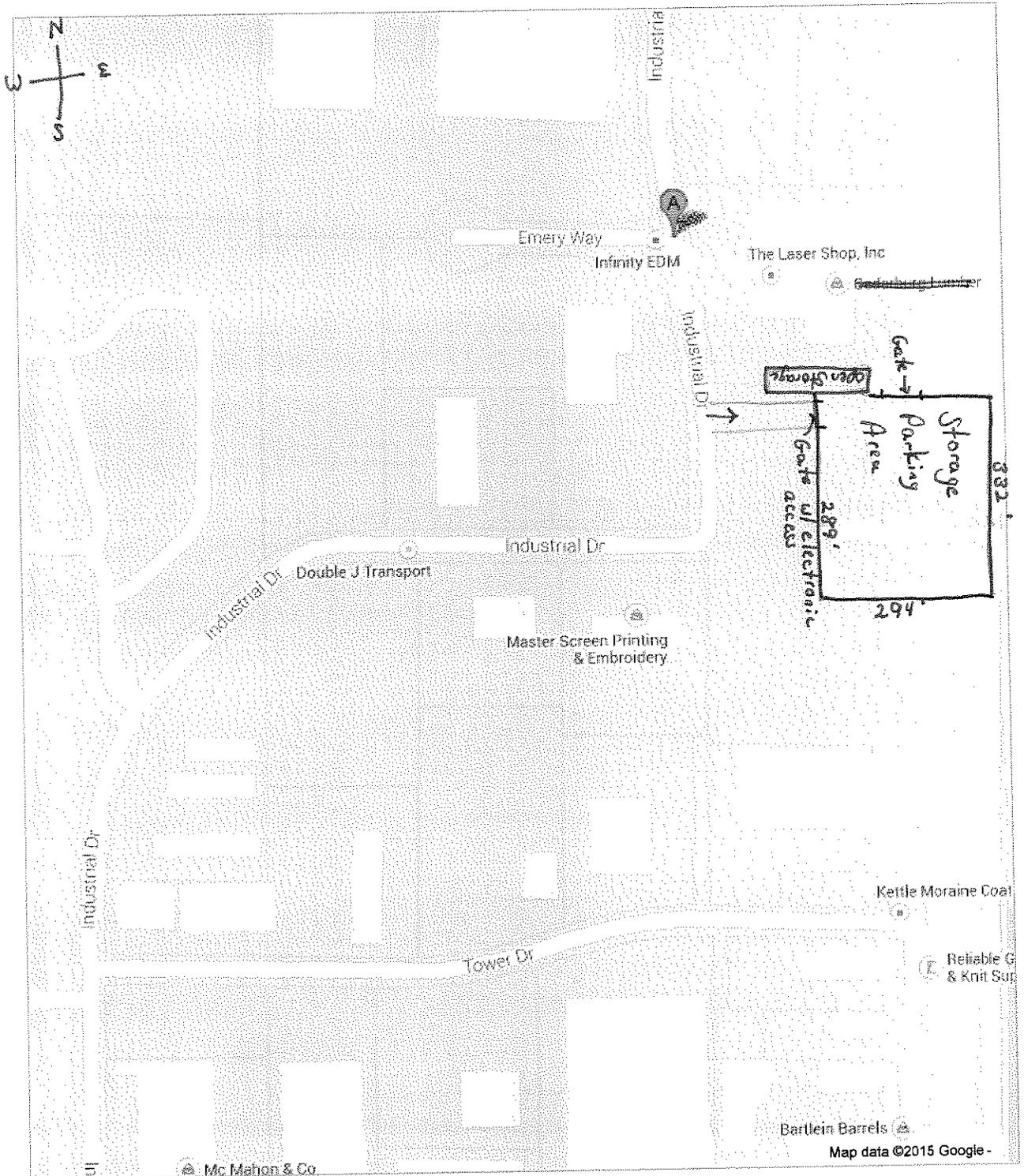
The use of our vacant land for this purpose is temporary until our next building expansion which would include expanding into this area. At that time, we would stop renting spaces for parking/storage.

Regards,

Debbie Szeklinski
Business Manager

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google



2
5



Google earth

feet
meters

700
200



Proposed Jackson Storage Parking

Prepared 2/26/15

VIEW#1

(FACING SOUTHEAST ON INDUSTRIAL)



VIEW#2

(FACING EAST ON INDUSTRIAL)



VIEW #3

(FACING NORTHEAST ON INDUSTRIAL)



Washington County Certified Survey Map

A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 5900, as recorded in the Washington County Registry in Volume 43 of Certified Survey Maps on pages 206-207, as Document No. 1091091, being a division of Lot 2 of Certified Survey Map No. 5408, as recorded in the Washington County Registry in Volume 38 on pages 225-227 as Document No. 904819 and a division of Parcel 1 of Certified Survey Map No. 5389, as recorded in the Washington County Registry in Volume 38 on pages 159-161 as Document No. 898927, all being part of the NE 1/4 of the NW 1/4 and part of the SE 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of B.J.E. LLC, I have surveyed, divided, and mapped the land shown and described hereon, A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 5900, as recorded in the Washington County Registry in Volume 43 of Certified Survey Maps on pages 206-207, as Document No. 1091091, being a division of Lot 2 of Certified Survey Map No. 5408, as recorded in the Washington County Registry in Volume 38 on pages 225-227 as Document No. 904819 and a division of Parcel 1 of Certified Survey Map No. 5389, as recorded in the Washington County Registry in Volume 38 on pages 159-161 as Document No. 898927, all being part of the NE 1/4 of the NW 1/4 and part of the SE 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

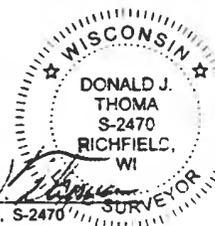
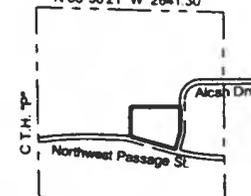
Commencing at a concrete monument with a brass cap marking the North Quarter corner of said Section 18; thence N 88°38'21" W, along the north line of said NW 1/4, 1315.19 feet; thence S 00°39'45" E, along the northerly extension of the west line of said Certified Survey Map No. 5900, 1358.31 feet, to the northwest corner of said Lot 1 of Certified Survey Map No. 5900 and the point of beginning of lands herein described; thence N 89°20'22" E, along the north line of said Lot 1, 689.35 feet, to a point in the westerly right-of-way line of Alcan Drive; thence S 00°39'38" E, along said westerly right-of-way line, 331.34 feet; thence southerly continuing along said westerly right-of-way line and along the arc of a curve to the right 31.44 feet, radius 117.00 feet, delta 15°23'52", chord S 07°02'18" W 31.35 feet; thence S 14°44'14" W, continuing along said westerly right-of-way line, 240.15 feet, to the intersection of the northerly right-of-way line of Northwest Passage; thence northwesterly along said northerly right-of-way line and along the arc of a curve to the right 100.97 feet, radius 3167.00 feet, delta 01°49'36", chord N 75°31'37" W 100.97 feet; thence N 74°36'49" W, continuing along said northerly right-of-way line, 555.56 feet, to the southwest corner of said Lot 1 of Certified Survey Map No. 5900; thence N 00°39'45" W, along the west line of said Lot 1, 414.00 feet to the point of beginning.

Containing 8.0496 acres (350,638 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Village of Jackson Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 3rd day of March, 2015.

Location Sketch
NW 1/4 of Sec. 18-10-20
Scale 1" = 200'
Cedar Creek Road
N 88°38'21" W 2641.30'



Owner's Certificate:

As owners, we hereby certify that we caused the land shown and described herein to be surveyed, divided and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Village of Jackson Plan Commission Village of Jackson Village Board

James G. Blise - Owner Member

Bryan J. Enders - Owner Member

Stephen J. Jesmok, III - Owner Member

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 20____, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____, Notary Public, _____, Wisconsin. My commission expires _____

Washington County Certified Survey Map

A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 5900, as recorded in the Washington County Registry in Volume 43 of Certified Survey Maps on pages 206-207, as Document No. 1091091, being a division of Lot 2 of Certified Survey Map No. 5408, as recorded in the Washington County Registry in Volume 38 on pages 225-227 as Document No. 904819 and a division of Parcel 1 of Certified Survey Map No. 5389, as recorded in the Washington County Registry in Volume 38 on pages 159-161 as Document No. 898927, all being part of the NE 1/4 of the NW 1/4 and part of the SE 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Village of Jackson Plan Commission Approval:

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

this ____ day of _____, 201__.

Wendy A. Kannenberg - Chairperson

Deanna Boldrey - Clerk/Treasurer

Village of Jackson Village Board Approval:

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

this ____ day of _____, 201__.

Wendy A. Kannenberg - President

Deanna Boldrey - Clerk/Treasurer



Donald J. Thoma, S-2470

Dated this 30 day of March, 2015.

This instrument was drafted by Donald J. Thoma, S-2470

Consent of Corporate Mortgage:

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

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary(cashier), at _____, Wisconsin, and its corporate seal to be hereunto affixed this ____ day of _____, 2015. In the presence of:

Corporate Name _____ (Corporate Seal)

President Secretary or Cashier Date

STATE OF WISCONSIN)
WASHINGTON COUNTY) s.s.

Personally came before me this ____ day of _____, 2015.

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

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

My commission expires _____

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 H173 W 21010 NW PASSAGE Phone # 262 677 9933
 E-mail Address brad@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262 677 9954
 Name of Owner CNR Address/ZIP ALCANT DR Phone# _____
 Owner Representative/Developer _____
 Proposed Use of Site MANUFACTURING FACILITY Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)		XXX
			3) Address Labels of adjacent owners to be notified (500' / 200')	labels	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	4) Owner acknowledgement of the request	1	
			5) Impact Statement		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	6) Location Map		XXX
			7) Development Plan / Site Plan		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	8) Preliminary Plat		XXX
			9) Final Plat		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	10) Certified survey Map		XXX
			11) Annexation Petition		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	12) Annexation Map	1	XXX
			13) Sketch Plan		XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	14) Landscape Plan	4 (24x36)	XXX
			Engineering Review - Infrastructure		
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan	4 (24x36)	XXX
			16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	17) Street / Right of Way cross sections	4 (24x36)	XXX
			18) Erosion Control Plan	4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials		XXX
			20) Developers Agreement		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (includes pre-annex agreements)		XXX
			22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			

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

Name BRAD EGAN Signature [Signature] Date 2/6/15

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: CNR - BOB & GERRI ALBRECHT

For a property located at (address): ALCAN

Phone number of Business/Applicant: 262 677 9700

For (land use, activity, sign, site plan, other): NEW MANUFACTURING FACILITY

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

Hours of Operation: 7:30 - 4:30 M-F

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): CMU PAINTED & METAL CANOPY

Setbacks from rights-of-way and property lines: 89' FRONT 10' N 11'S 420' W

Screening/Buffering: SEE PLAN

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

Signing (dimensions, colors, lighting, location): BY OWNER

Lighting (wattage, style, pole location and height, coverage): WALL MOUNTED 250 W
FULL CUT-OFF LED

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s)), (sidewalk/pedestrian way width and material): 24' W DRIVE W/ SIDEWALK @ BUILDING

Storm-water Management: SEE PLAN

Erosion Control: SEE PLAN

Fire Hydrant Location(s): EXISTING

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

Hazardous Material Storage: NONE

Alarm Systems: _____

Site Features/Constraints: UNTOUCHED WETLANDS TO THE WEST

Parking (no. of spaces, handicapped parking, and dimensions): (9) 10'x20' w/ (1) ACCESSIBLE

Tree and shrub preservation: NONE

Setbacks/height limitations: BUILDING WILL BE 27'-6" TALL

Wastewater Usage Projected: TBD gal/year

Water Usage Projected: TBD gal/year

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

TERMS OF THIS PERMIT

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

Granted by: Village Board _____ Date _____ Over the Counter _____ Date _____

BOB ALBRECHT _____, Owner
Please print name

John M. Walther, Administrator

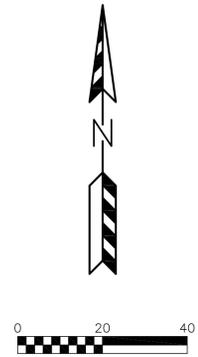
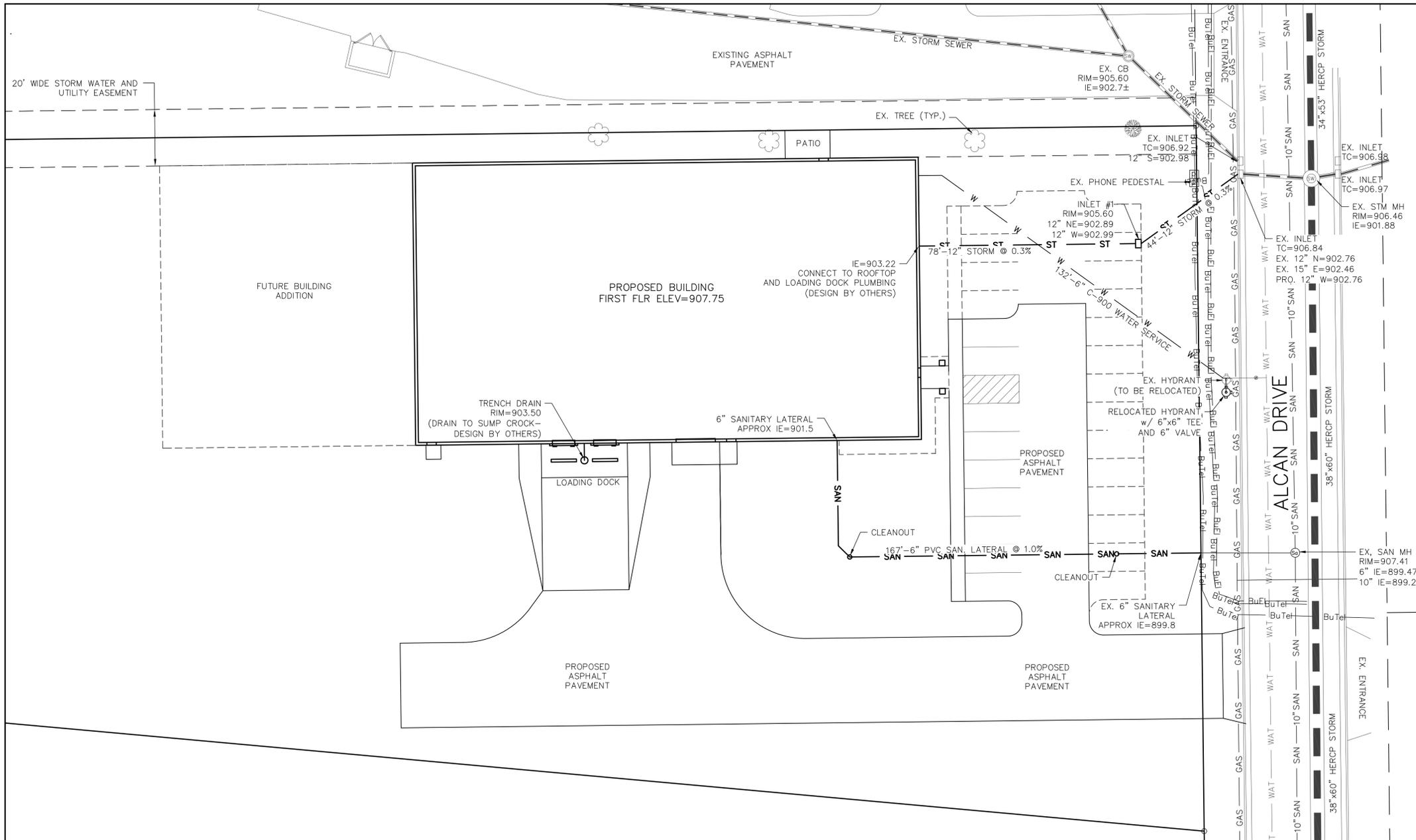
Applications shall be submitted by 4:00 PM of the first Friday of the month to be considered by the Planning Commission that month. In some cases, more than the number of copies on the face of this form will be required. Only complete applications shall be presented to the Planning Commission and the 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.**



UTILITY NOTES:

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

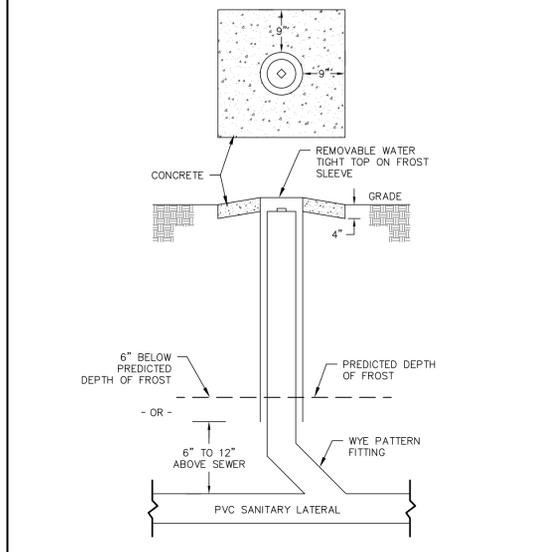
THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

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.

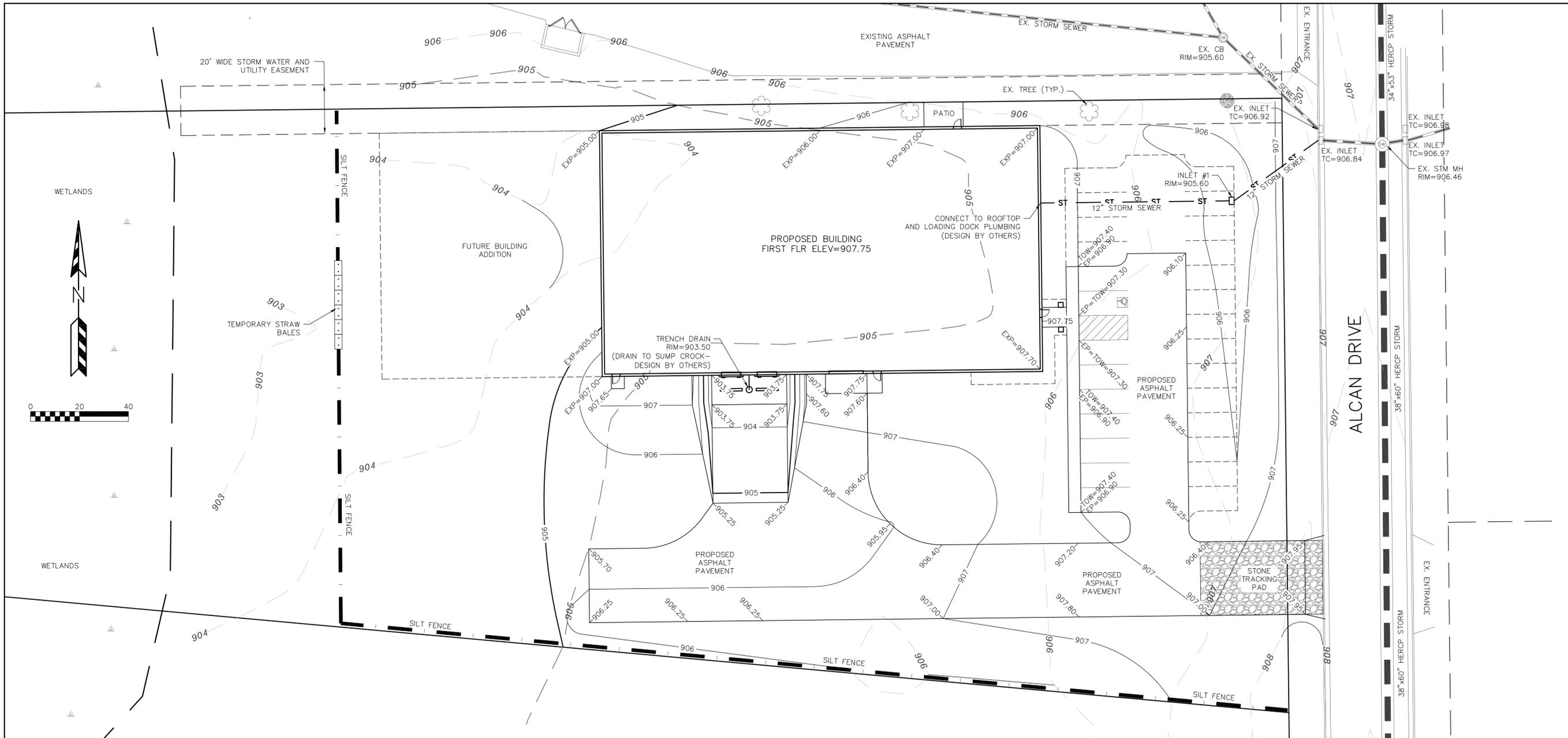
ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT IN PRIOR TO BUILDING CONSTRUCTION AND SHALL PRESENT THE INFORMATION TO THE ENGINEER OR BUILDING CONTRACTOR.



CNR - ALCAN DRIVE
 UTILITY PLAN
 DATED: MARCH 6, 2015

C-103



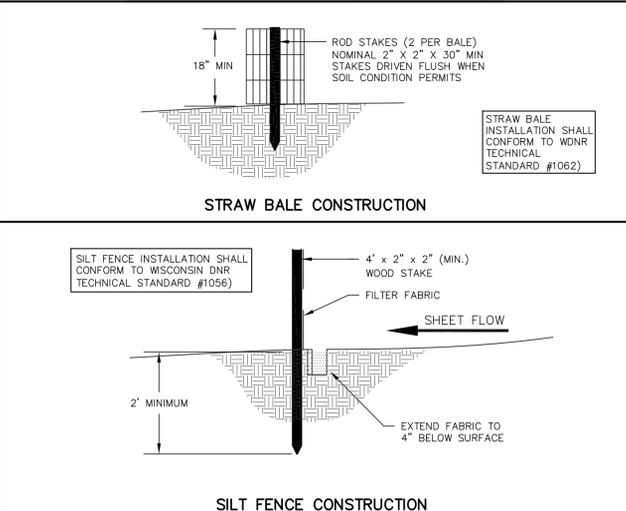
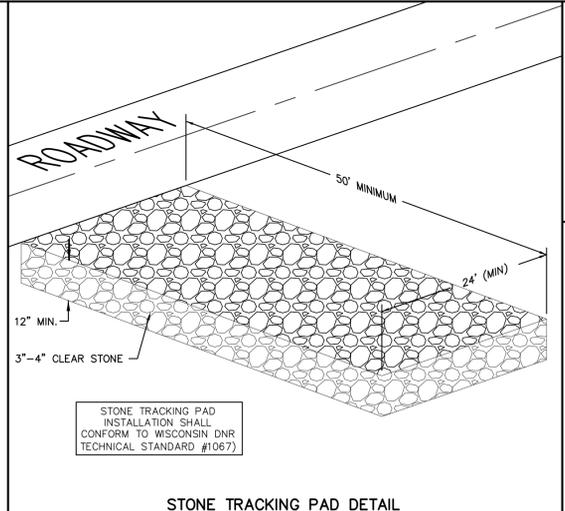
EROSION NOTES:
 THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET 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, DRAINAGE WAYS, 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 LIKELY 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, 2015 INSTALL INITIAL EROSION CONTROL DEVICES.
 APRIL 15 - SEPTEMBER 1, 2015 CONSTRUCT PROPOSED BUILDING, PARKING LOT AND UTILITIES.
 SEPTEMBER 1 - 15, 2015 COMPLETE FINAL LANDSCAPING AND RESTORE ALL PERVIOUSLY 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:
 BJE, LLC
 N173W21010 NORTHWEST PASSAGE
 JACKSON, WI 53037

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



LEGEND:

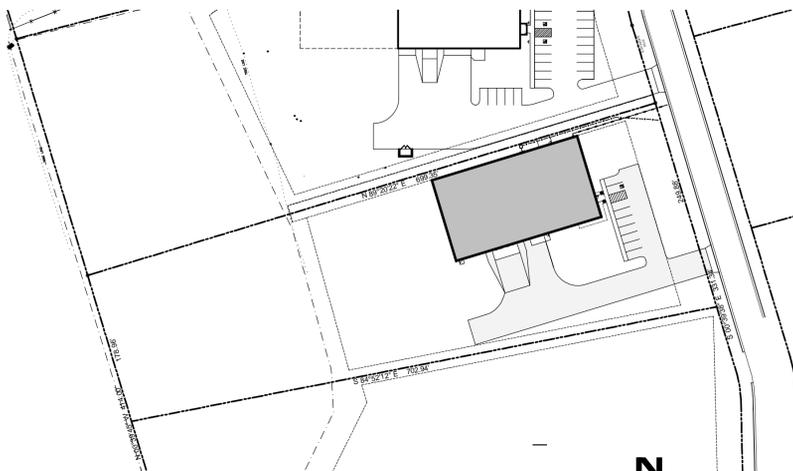
- 907--- EXISTING MINOR CONTOUR.
- 905--- EXISTING MAJOR CONTOUR.
- 907--- PROPOSED MINOR CONTOUR.
- 905--- PROPOSED MAJOR CONTOUR.
- 907.00- PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT)
- FF=907.75 FIRST FLOOR ELEVATION.
- [Pattern] INSTALL WDOT TYPE B INLET PROTECTION.

CNR - ALCAN DRIVE
 GRADING AND EROSION CONTROL PLAN
 DATED: MARCH 6, 2015

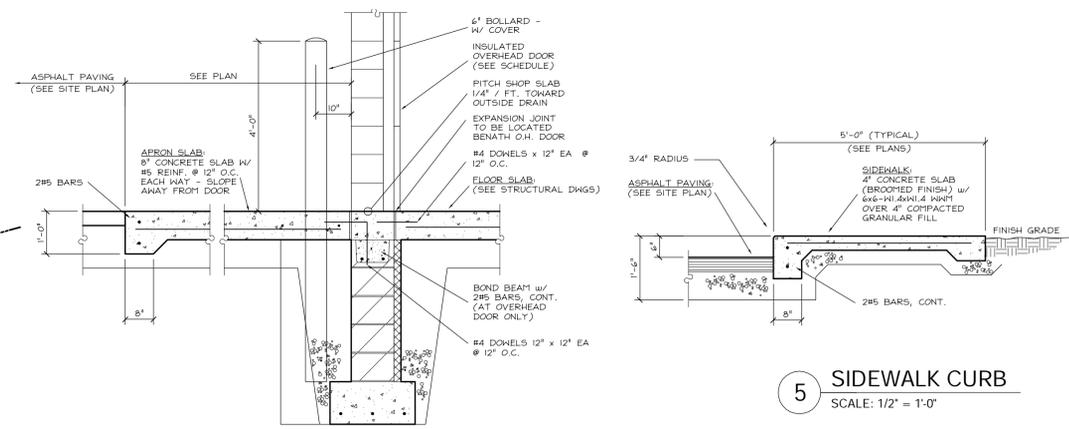
C-102

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

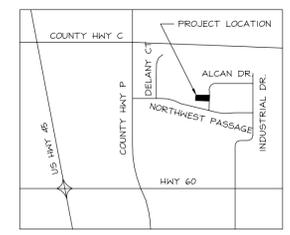


2 OVERALL SITE PLAN
SCALE: 1" = 100'-0"

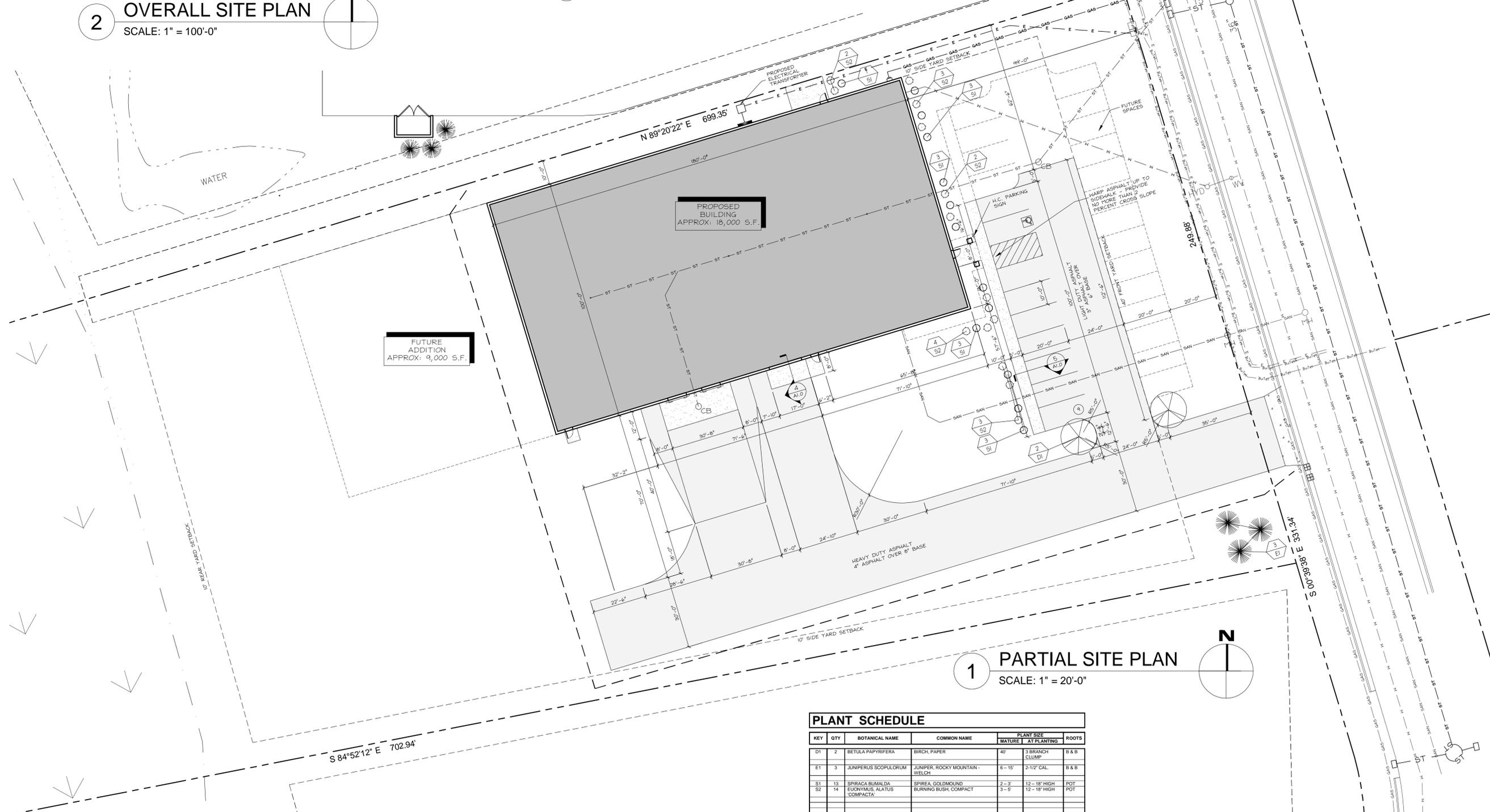


4 CONCRETE APRON
SCALE: 1/2" = 1'-0"

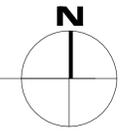
5 SIDEWALK CURB
SCALE: 1/2" = 1'-0"



3 LOCATION PLAN
NOT TO SCALE



1 PARTIAL SITE PLAN
SCALE: 1" = 20'-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	3	JUNIPERUS SCOPULORUM	JUNIPER, ROCKY MOUNTAIN - WELCH	6 - 15'	2-1/2' CAL.	B & B
S1	13	SPIRACA BIMALDA	SPIREA, GOLDMOUND	2 - 3'	12 - 18" HIGH	POT
S2	14	EUCONYMUS ALATUS COMPACTA	BURNING BUSH, COMPACT	3 - 5'	12 - 18" HIGH	POT

SITE DATA:

SITE AREA:	103,159 S.F.	2.37 ACRES
SITE AREA - WETLAND:	46,395 S.F.	1.07 ACRES
TOTAL BUILDING FOOTPRINT:	18,000 S.F.	
TOTAL HARD SURFACE AREA:	36,355 S.F.	35%
CONCRETE AREA:	1,310 S.F.	
HEAVY DUTY PAVING:	12,204 S.F.	
LIGHT DUTY PAVING:	4,841 S.F.	
TOTAL GREENSPACE AREA:	66,804 S.F.	65%
ZONING DISTRICT:	PUD	
FRONT YARD SETBACK:	40'-0"	
SIDE YARD SETBACK:	10'-0"	
REAR YARD SETBACK:	10'-0"	
PARKING STALL REQUIREMENTS:	9 (INCL. H.C. STALL)	
TOTAL PARKING PROVIDED:	1	
HANDICAP PARKING REQUIRED:	1	
HANDICAP PARKING PROVIDED:	1	
FUTURE PARKING STALLS:	18	

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:
CNR
*
ALCAN DRIVE
JACKSON, WI 53037

SHEET TITLE
SITE PLAN

REVISIONS

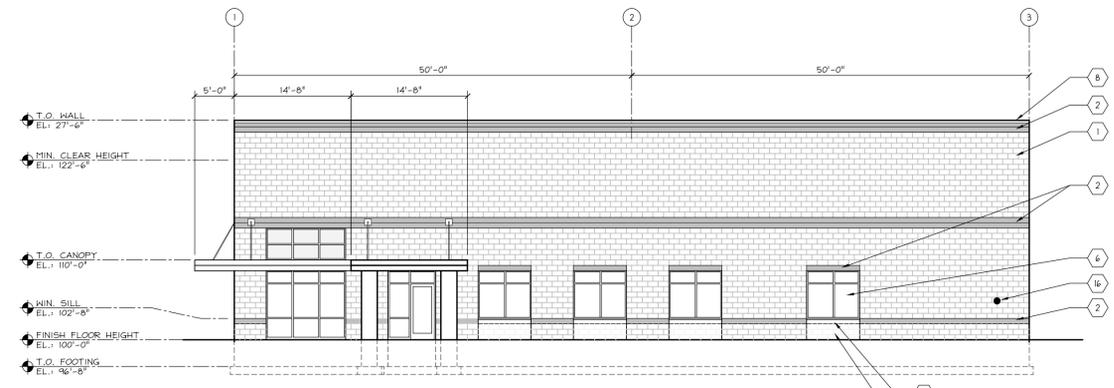
PROJECT DATA

DATE: 03.06.2015
JOB NO.: 13-00225
SET USE: PLAN COMMISSION
FILE NAME: C1-A1.0
DRAWN BY: BCE
SHEET NO.:

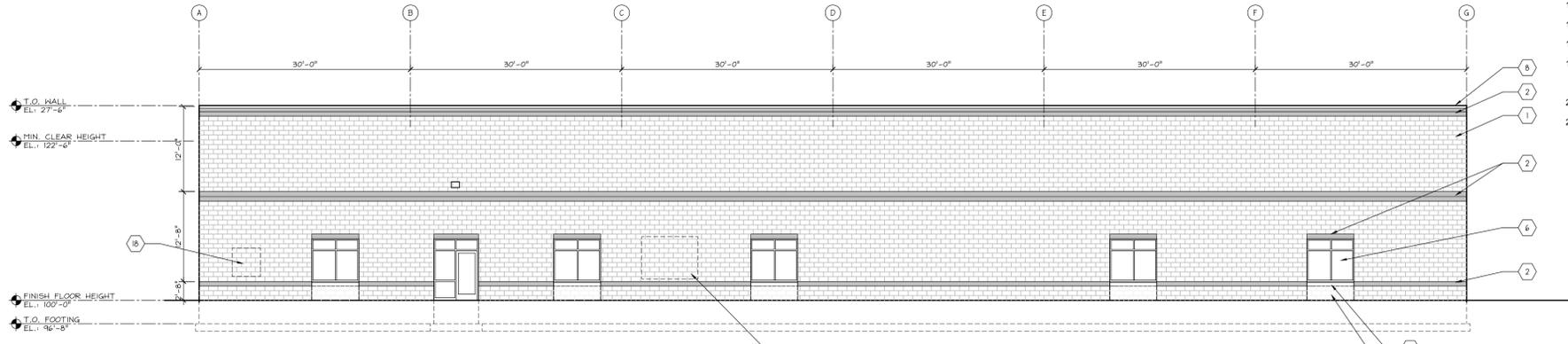
A1.0

MATERIAL LEGEND:

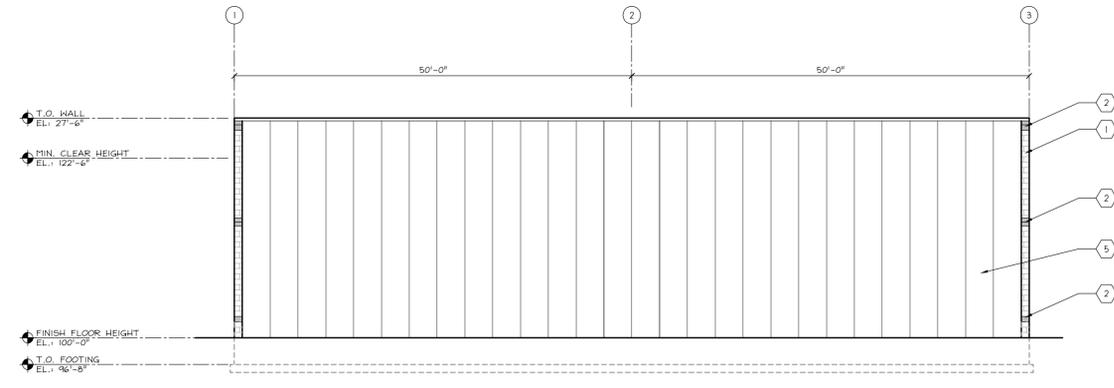
- 1 12" SPLIT FACE INSULATED CMU - PAINTED
 COLOR: REPOSE GRAY SW7015
- 2 12" SMOOTH INSULATED CMU - PAINTED
 COLOR: PANTONE BLUE 287 C
- 3 8" SPLIT FACE INSULATED CMU - PAINTED
 COLOR: REPOSE GRAY SW7015
- 4 8" SMOOTH FACE HORIZON SILL BLOCK
- 5 PREFINISHED INSULATED METAL WALL PANELS
 COLOR: REGAL GRAY
- 6 1" INSULATED TINTED GLAZING IN CLEAR
 ANODIZED ALUMINUM STOREFRONT FRAMING
- 7 1" INSULATED SPANDREL PANEL IN CLEAR
 ANODIZED ALUMINUM STOREFRONT FRAMING
- 8 PREFINISHED ALUMINUM COPING
 COLOR: CLEAR ANODIZED ALUM
- 9 HOLLOW METAL DOOR AND FRAME -PAINTED
 COLOR: REPOSE GRAY SW7015
- 10 9'-0" x 10'-0" INSULATED OVERHEAD DOCK DOOR
- 11 MECHANICAL DOCK LEVELORS W/ BUMPERS
- 12 LOADING DOCK COMPRESSION SEAL
- 13 6" DIA. CONCRETE FILLED PIPE BOLARD W/ POLY
 COVER
- 14 14'-0" x 14'-0" INSULATED OVERHEAD DOOR W/
 ELECTRIC OPENER
- 15 WALL MOUNTED LIGHT FIXTURE - FULL CUTOFF
 LED
- 16 FIRE DEPARTMENT CONNECTION (FDC)
- 17 ELECTRICAL SERVICE
- 18 GAS SERVICE
- 19 DECORATIVE CANOPY - PREFINISHED SHEET
 METAL OVER STRUCTURAL STEEL FRAME
 COLOR: CLEAR ANODIZED ALUM.
- 20 CANOPY SUPPORT TIE BACK
- 21 PREFINISHED ALUM COLUMN COVER
 COLOR: PANTONE BLUE 287 C



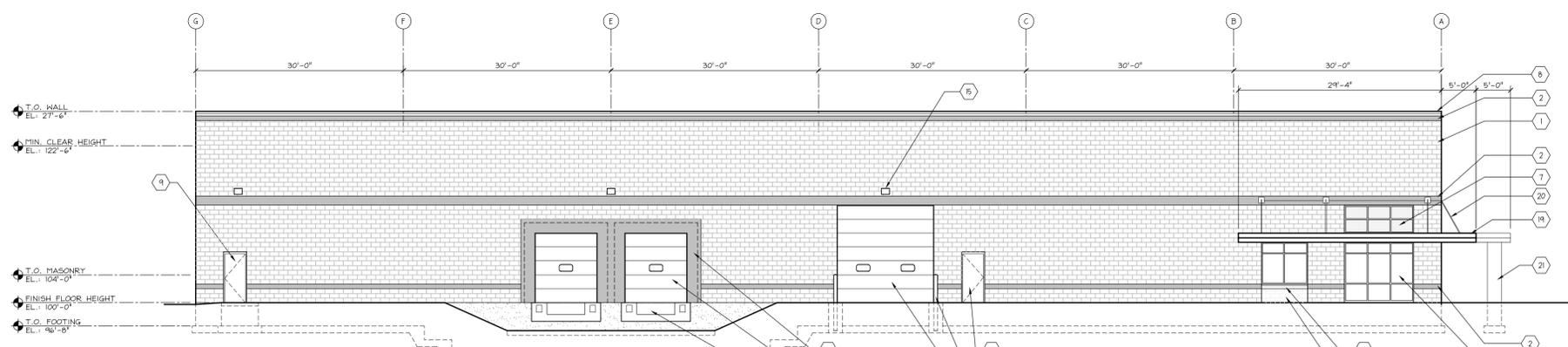
1 EAST ELEVATION
 SCALE: 3/32" = 1'-0"



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



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



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

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA	
DATE	03.06.2015
JOB NO.	13-00225
SET USE	PLAN COMMISSION
FILE NAME	G2-A4.0
DRAWN BY	BCE
SHEET NO.	A4.0

A4.0

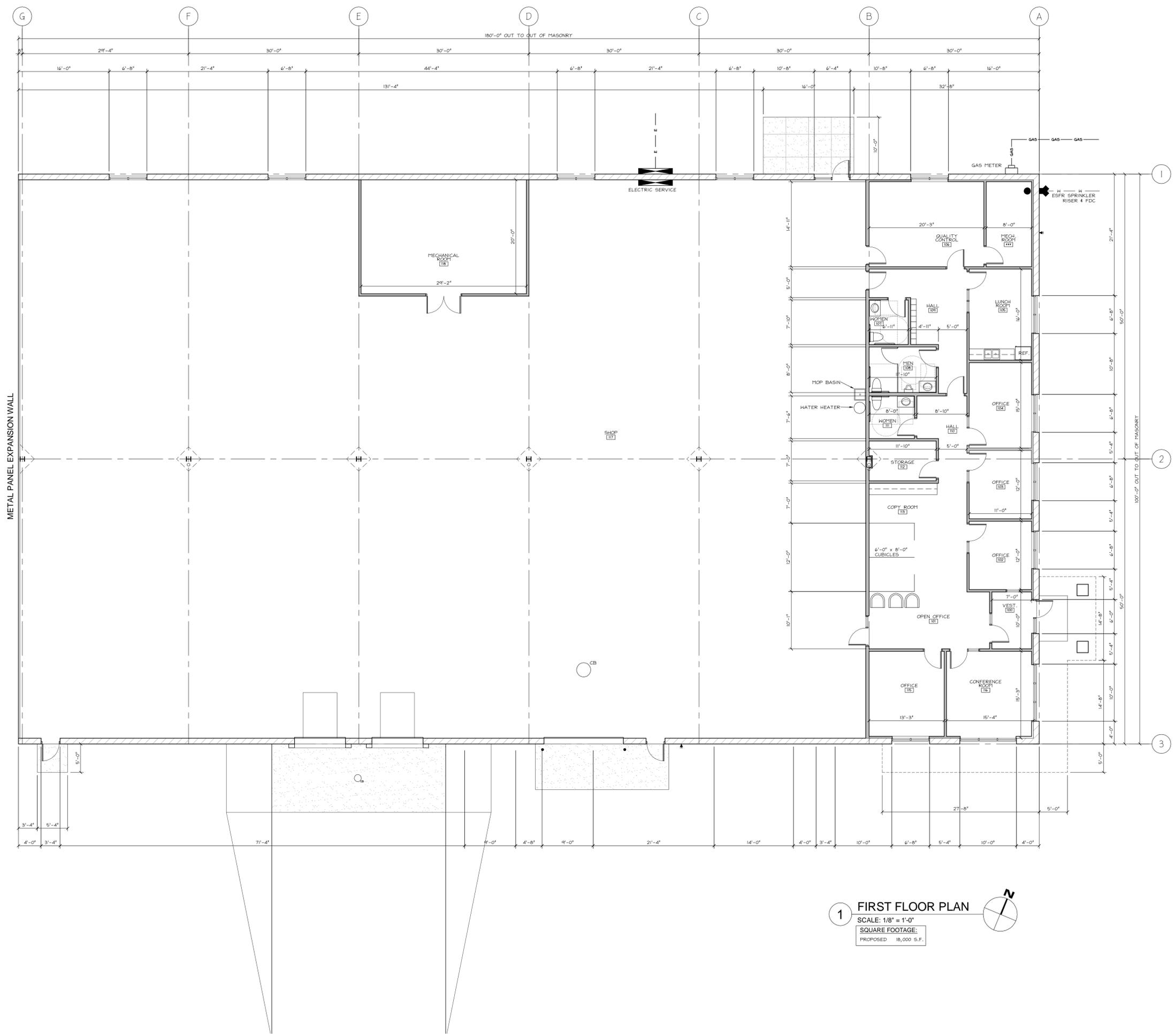
BUILDING DESIGN FOR:
CNR
 *
ALCAN DRIVE
 JACKSON, WI 53037

SHEET TITLE
 FLOOR PLAN

REVISIONS

PROJECT DATA	
DATE	03.06.2015
JOB NO.	13-00225
SET USE	PLAN COMMISSION
FILE NAME	E4-A2.1
DRAWN BY	BCE
SHEET NO.	

A2.1



PARTITION TYPES:

- | NO. | SKETCH | DESCRIPTION |
|--------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| (FURRING TYPES) | | |
| 1 | [Sketch] | 5/8" GYPSUM HALFBARD ON 3/8" METAL STUDS, 24" O.C. FULL THICKNESS SOUND INSULATION BATTIS. ACTUAL THICKNESS: 4-1/2". PLAN DIMENSION: Varies (SEE PLANS) |
| (STUD WALL TYPES) | | |
| 2 | [Sketch] | 5/8" GYPSUM HALFBARD (EACH FACE) ON 3/8" METAL STUDS, 24" O.C. FULL THICKNESS SOUND INSULATION BATTIS. ACTUAL THICKNESS: 4-1/2". PLAN DIMENSION: 4'-0" |
| 3 | [Sketch] | 5/8" GYPSUM HALFBARD (EACH FACE) ON 3/8" METAL STUDS, 24" O.C. FULL THICKNESS SOUND INSULATION BATTIS. ACTUAL THICKNESS: 4-1/2". PLAN DIMENSION: 2'-0" |

1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 SQUARE FOOTAGE:
 PROPOSED 18,000 S.F.





BUILDING DESIGN FOR:

**CNR
ALCAN DRIVE
JACKSON, WI 53037**

PROJECT DATA: SHEET INDEX:

<u>BUILDING CODE:</u> 2009 INTERNATIONAL BUILDING CODE	
<u>OCCUPANCIES:</u>	FACTORY INDUSTRIAL F-1 BUSINESS: B
<u>CLASS OF CONSTRUCTION:</u>	TYPE IIB
<u>NO. OF STORIES:</u>	ONE
<u>BUILDING IS:</u>	SPRINKLER SYS. (NFPA-13)
<u>BUILDING TYPE:</u>	MANUFACTURING WITH ASSOCIATED BUSINESS AREAS
<u>PROPOSED AREAS (GROSS):</u>	
FACTORY	14,942 SF
BUSINESS	3,058 SF
TOTAL	18,000 SF
<u>ALLOWABLE AREAS (GROSS):</u>	
FACTORY (WORST CASE)	15,500 SF
FRONTAGE INCREASE	0 SF
SPRINKLER INCREASE	46,500 SF
TOTAL	62,000 SF
<u>OCCUPANCY SEPARATIONS:</u>	NONE: NON-SEPARATED USES METHOD USED
<u>OCCUPANT LOAD:</u>	
NO. OF EMPLOYEES:	8 (6W / 2M)
<u>INDUSTRIAL (100 SF/OCC):</u>	150 OCC
<u>BUSINESS (100 SF/OCC):</u>	31 OCC
TOTAL	181 OCC
<u>EXIT WIDTH (2" PER OCCUPANT):</u>	
REQUIRED:	36.2 (72" MINIMUM)
PROVIDED:	144
<u>EXIT DISTANCES:</u>	
FACTORY (WORST CASE):	250'

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

PROJECT CONTACTS

CIVIL CONSULTANT
QUAM ENGINEERING
544 S. MAIN, SUITE B
WEST BEND, WI 53095
KEVIN PARISH
kjparish@sbcglobal.net
OFF: (262) 338-6641
FAX: (262) 338-6684

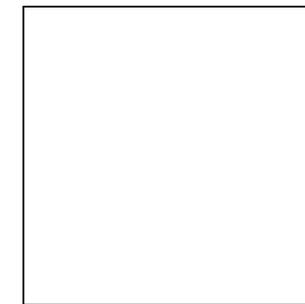
ARCHITECT
BRAD EGAN

PROJECT MANAGER
SHARON REITSMA

PROJECT NO.
13-00225

DATE
03.06.2015

SEAL



STRUCTURAL CONSULTANT

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

DESIGN
•
CONSTRUCTION

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

•
N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037



N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
•
PHONE 262.677.9933
FAX 262.677.9934
•
info@design2construct.com

BUILDING DESIGN FOR:
CNR
ALCAN DRIVE
*
JACKSON, WI 53037

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA	
DATE	03.06.2015
JOB NO.	13-00225
SET USE	PLAN COMMISSION
FILE NAME	A1-TS
DRAWN BY	BCE
SHEET NO.	

TS

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 H173 W 21010 NW PASSAGE Phone # 262 677 9933
 E-mail Address brad@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262 677 9954
 Name of Owner CNR Address/ZIP ALCANT DR Phone# _____
 Owner Representative/Developer _____
 Proposed Use of Site MANUFACTURING FACILITY Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)		XXX
			3) Address Labels of adjacent owners to be notified (500' / 200')	labels	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	4) Owner acknowledgement of the request	1	
			5) Impact Statement		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	6) Location Map		XXX
			7) Development Plan / Site Plan		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	8) Preliminary Plat		XXX
			9) Final Plat		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	10) Certified survey Map		XXX
			11) Annexation Petition		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	12) Annexation Map	1	XXX
			13) Sketch Plan		XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	14) Landscape Plan	4 (24x36)	XXX
			Engineering Review - Infrastructure		XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan	4 (24x36)	XXX
			16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	17) Street / Right of Way cross sections	4 (24x36)	XXX
			18) Erosion Control Plan	4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials		XXX
			20) Developers Agreement		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (includes pre-annex agreements)		XXX
			22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			

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

Name BRAD EGAN Signature [Signature] Date 2/6/15

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: CNR - BOB & GERRI ALBRECHT

For a property located at (address): ALCAN

Phone number of Business/Applicant: 262 677 9700

For (land use, activity, sign, site plan, other): NEW MANUFACTURING FACILITY

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

Hours of Operation: 7:30 - 4:30 M-F

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): CMU PAINTED & METAL CANOPY

Setbacks from rights-of-way and property lines: 89' FRONT 10' N 11'S 420' W

Screening/Buffering: SEE PLAN

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

Signing (dimensions, colors, lighting, location): BY OWNER

Lighting (wattage, style, pole location and height, coverage): WALL MOUNTED 250 W
FULL CUT-OFF LED

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s)), (sidewalk/pedestrian way width and material): 24' W DRIVE W/ SIDEWALK @ BUILDING

Storm-water Management: SEE PLAN

Erosion Control: SEE PLAN

Fire Hydrant Location(s): EXISTING

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

Hazardous Material Storage: NONE

Alarm Systems: _____

Site Features/Constraints: UNTOUCHED WETLANDS TO THE WEST

Parking (no. of spaces, handicapped parking, and dimensions): (9) 10'x20' w/ (1) ACCESSIBLE

Tree and shrub preservation: NONE

Setbacks/height limitations: BUILDING WILL BE 27'-6" TALL

Wastewater Usage Projected: TBD gal/year

Water Usage Projected: TBD gal/year

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

TERMS OF THIS PERMIT

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

Granted by: Village Board _____ Date _____ Over the Counter _____ Date _____

BOB ALBRECHT _____, 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.**