

AGENDA

PLAN COMMISSION MEETING

Thursday – April 30, 2015 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – March 26, 2015, Plan Commission Meeting.
3. Planned Unit Development - ABC Sign Co. – Sign on Alcan Drive.
4. Planned Unit Development, RJ Wood - Alcan Court.
5. Planned Unit Development - Delaney Group LLC – Alcan Drive.
6. Concept Plan – The Laser Shop – Industrial Drive.
7. Citizens to address the Plan Commission.
8. Adjourn.

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

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

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – March 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, Jim Micech.

2. Minutes – February 26, 2015, Plan Commission Meeting.

Motion by Peter Habel, second by Tr. Lippold to approve the minutes of the February 6, 2015, Plan Commission meeting. Vote: 7 ayes, 0 nays. Motion carried.

3. Planned Unit Development Amendment – Coffeerville Company LLC, Main Street.

Jack Kulwikowski was not present for the item. Motion by Peter Habel, second by Tr. Lippold to take the agenda items out of order and return to item number 3 when the Coffeerville Company representative is at the meeting.

Vote: 7 ayes, 0 nays. Motion carried.

4. Concept Plan – The Laser Shop – Industrial Drive.

Deanna commented that there was a request to refer the item to the next meeting due to an emergency in the family. Motion by Jeff Dalton, second by Peter Habel to defer the request to the April Plan Commission Meeting.

Vote: 7 ayes, 0 nays. Motion carried.

5. Certified Survey Map – CNR, Alcan Drive.

Motion by Peter Habel, second by Jeff Dalton to recommend approval of the Certified Survey Map – CNR, Alcan Drive to the Village Board.

Vote: 7 ayes, 0 nays. Motion carried.

6. Planned Unit Development – CNR, Alcan Drive.

Brad Egan was present at the meeting and had received staff comments.

Brad commented on the dumpster enclosures. He noted that several owners do not have enclosures. The dumpsters will be enclosed if required. Brad requested that the enclosure be waived. Discussion of the dumpster language ensued that this normal language.

Brad commented on relocating the building south. The patio will be relocated from the north side of the building to the east side of the building which is near the employee entrance. This would relocate the patio out of the drainage swale.

The dock drainage will discharge into the storm sewer.

The mechanical room will contain chillers, air compressors, and plastic pellets. There will not be chemicals in the mechanical room. The air compressor is kept in there to keep the noise down.

Motion by Peter Habel, second by Tr. Kruepke to recommend approval of the Planned Unit Development – CNR, Alcan Drive to the Village Board, subject to staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

3. Planned Unit Development Amendment – Coffeerville Company LLC, Main Street.

Jack Kulwikowski was present and had received staff comments. The architect, John (Jack) Heisler, gave a presentation of the item. The Coffeerville Company LLC will be specialty coffee, retails sales, and light food items. The coffee will be custom roasted. The existing building is a former residential farm house that was a log home. It is a log home all the way through. The logs have been sandblasted and the concrete will be replaced. The outside siding will be removed and resided with to 2 ½ - 3 inch siding that is from the victorian era. The color samples were viewed. The site plan was reviewed. This is a two story setting with a fire place and balconies.

They do have a letter from the Wisconsin DOT in regards to the entrance and exit from 60. They do have a meeting with the DOT next week.

The southeast area of the site will have kiosks that are 525 square feet each. They will be 20 feet apart. The kiosks are for artisan sales of items made locally.

The parking has been moved down. John Heisler reviewed the entrances and drive through. The Kiosks do have walkways.

Samples of shingles were also shown. The shingles will be the same on the kiosks.

The buildings will be of different colors but the roof colors will be the same. The dumpsters will be enclosed. The asphalt detail as on the staff comments is not a problem.

The Coffeerville Company, LLC plan to open in August 2015.

Motion by Doug Alfke, second by Peter Habel to recommend the Village Board Approve the Planned Unit Development Amendment for Coffeerville Company LLC Main Street, per staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

7. Brownfield Assessment Grant Program.

John Walther reported on the item. He commented that this originally came to the Village Board in 2013. Washington County applied for a \$600,000 grant that would be utilized in the Village of Jackson, Richfield, Slinger, West Bend and Hartford. The grant is meant to target blighted areas due to chemical spills or other contamination. In 2014, it was announced that the grant was awarded to Washington County. The village targeted a number of sites basically along South Center Street and North Center Street that may have potential contamination. The funds cannot be expended until the Village signs a memorandum of agreement to allow the County to expend the funds. This is more informational for the Plan Commission. The item will go on to the April Village Board Meeting to authorize staff to sign the Memorandum of Agreement so that the County can expend the funds.

8. Citizens to address the Plan Commission.

None.

9. Adjourn.

A motion was made by Peter Habel, second by Tr. Lippold to adjourn at 7:26 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 Sign Effectz Inc.
 Contact Don Nummendor Address/ZIP 1827 W. Glendale Av., Milwaukee WI 53209 Phone # 414-312-6985
 E-mail Address donn@signeffectz.com Fax # where Agenda/Staff comments are to be faxed 414-312-6985
 Name of Owner ABC Supply Co. Inc Address/ZIP N174 W21221 Alcan Dr., Jackson WI 53037 Phone# _____
 Owner Representative/Developer Rodney Burzinski
 Proposed Use of Site Building material Supply Present Zoning _____

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

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

Name Don Nummendor Signature *Don Nummendor* Date 4-3-15

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: ABC Supply Co. / Sign Effectz Inc -Don Nummerdor

For a property located at (address): N174 W21221 Alcan Dr., Jackson WI 53037

Phone number of Business/Applicant: Don Nummerdor - 414-312-6985 agent

For (land use, activity, sign, site plan, other): Building and monument sign

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

Hours of Operation: N/A

Comprehensive/Master Plan Compatibility: N/A

Building Materials (type, color): existing

Setbacks from rights-of-way and property lines: Ground sign is out of public right away

Screening/Buffering: N/A

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

Signing (dimensions, colors, lighting, location): red white blue, see attached

Lighting (wattage, style, pole location and height, coverage): N/A

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

Storm-water Management: NA

Erosion Control: existing

Fire Hydrant Location(s): Existing

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: Don Nummerdor 414-312-6985 Sign Effectz

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: All signs will be out of public rite of way

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

Tree and shrub preservation: existing

Setbacks/height limitations: existing

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 and reviewed upon 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 _____

Don Nummerdor

Don Nummerdor, Agent

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) **See attached drawings**
 - F. General hours of operation
 - G. Anticipated User profiles (for residential developments)
 - H. Proposed dates of construction and completion **upon approval**
 - 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.**



VILLAGE OF JACKSON

"Small Town Living / World Class Technology"

BUILDING PERMIT APPLICATION FOR VILLAGE OF JACKSON

Please Print Permit # _____

Date 3-31-15

Owner ABC Supply Phone _____

Street Address N174 W21221 Alcan Dr

City Jackson State WI Zip 53037

Project Address N174 W21221 Alcan Dr

City Jackson State WI Zip 53037

Contractor Sign Effectz Inc - Don Nummerdor

Contractor Address 1827 W. Glendale Av., Milwaukee WI 53209

Contractor License No. 1016181 Qualifier License No. _____ Phone No. 414-312-6985

****2 sets of plans for residential and 3 sets of plans for commercial****

Type of Project Signs

Size of Building (or remodeled area) _____

Cost of Project _____

Building Plat of Survey or Certified Survey Map (C.S.M.)

Air Conditioner – Tons _____ # of Units _____

Furnace – BTU's _____ # of Units _____

******* FOR OFFICE USE ONLY *******

Permit Fee _____



SIGN SCHEDULE

- A** 6' NON-ILL RCL SET W/ PANEL SIGN - 141.61 SF - TWO (2) REQ'D
- B** NON-ILLUMINATED ACM PRODUCT PANELS (70.15 TOTAL SF) - FIVE (5) REQ'D
- C** NON-ILLUMINATED STRIPING (APPROX. 202 LF)
- D** NON-ILLUMINATED ACM ENTRANCE PANEL (10 SF) - ONE (1) REQ'D
- E** NON-ILLUMINATED BAY DOOR PANELS (8 TOTAL SF) - SIX (6) REQ'D
- F** NON-ILLUMINATED 6'-0" x 10'-0" D/F POST & PANEL SIGN (60 SF) - ONE (1) REQ'D. (EXACT LOCATION TBD)

SITE PLAN / AERIAL VIEW

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
2300 North Highway 121 Euless, Texas 76039
(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

Manufacturing Facilities:
Oceanside, CA - Euless, TX - Jacksonville, TX - Delaware, OH

Office Locations:
Oceanside, CA - Las Vegas, NV - Laughlin, AZ
Idaho Falls, ID - Euless, TX - Jacksonville, TX - San Antonio, TX
Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Graton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions:

R1 3.19.15 GB Add Sign F; Correct Sign D Font

R2 3.19.15 GB Add Sign E6

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: HOUSE KEY ACCOUNT

Project Manager: Christine Feeney

Drawn By: Gene Bourbonnais

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

ABC Supply Co. inc.
N174 W21221 Alcan Dr.
Jackson, WI
53037

Job Number: 23-30310-10

Date: 13 March 2015

Sheet Number: 1 Of 10

Design Number: 23-30310-10 R2

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PROPOSED NORTH & WEST ELEVATION

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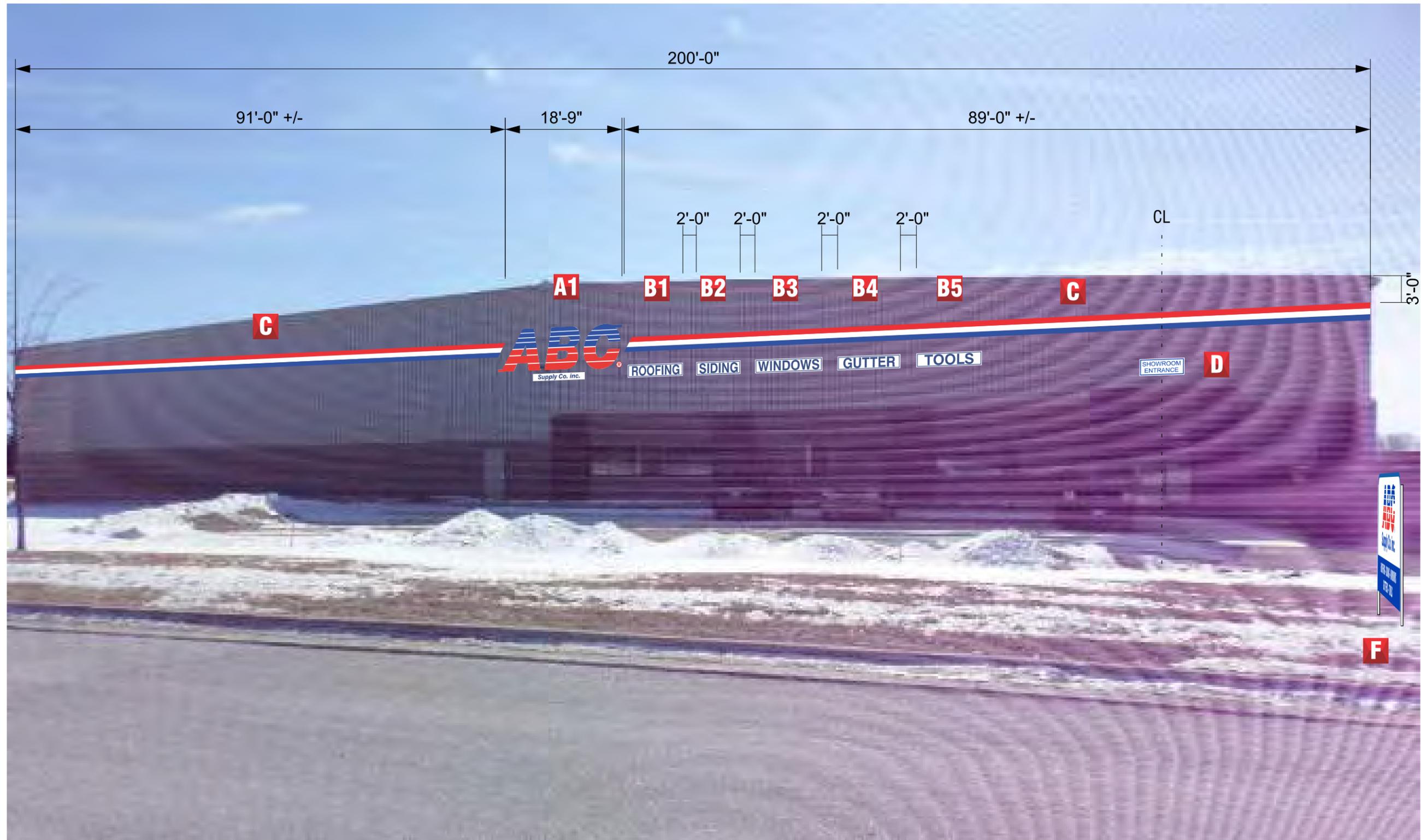
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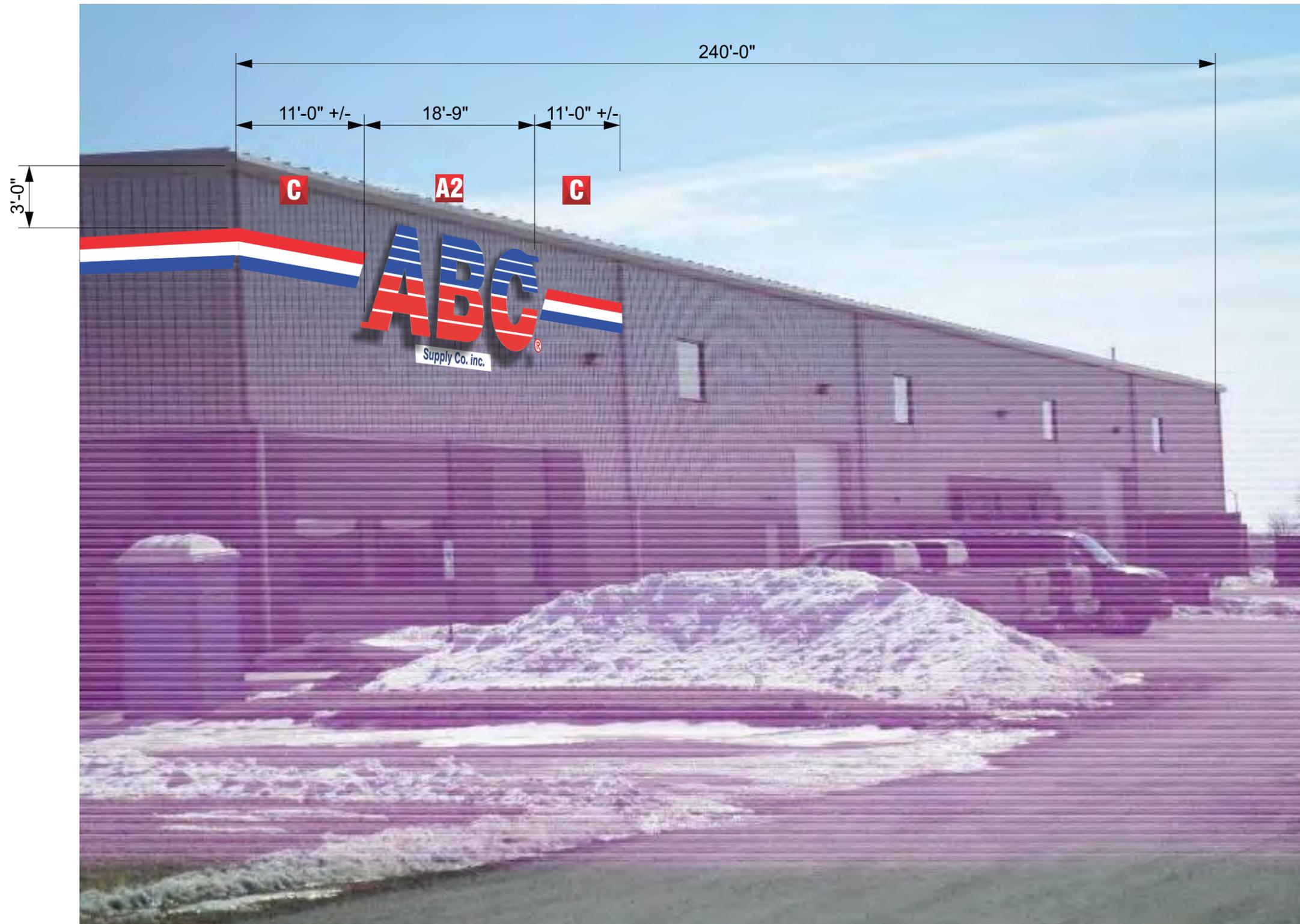
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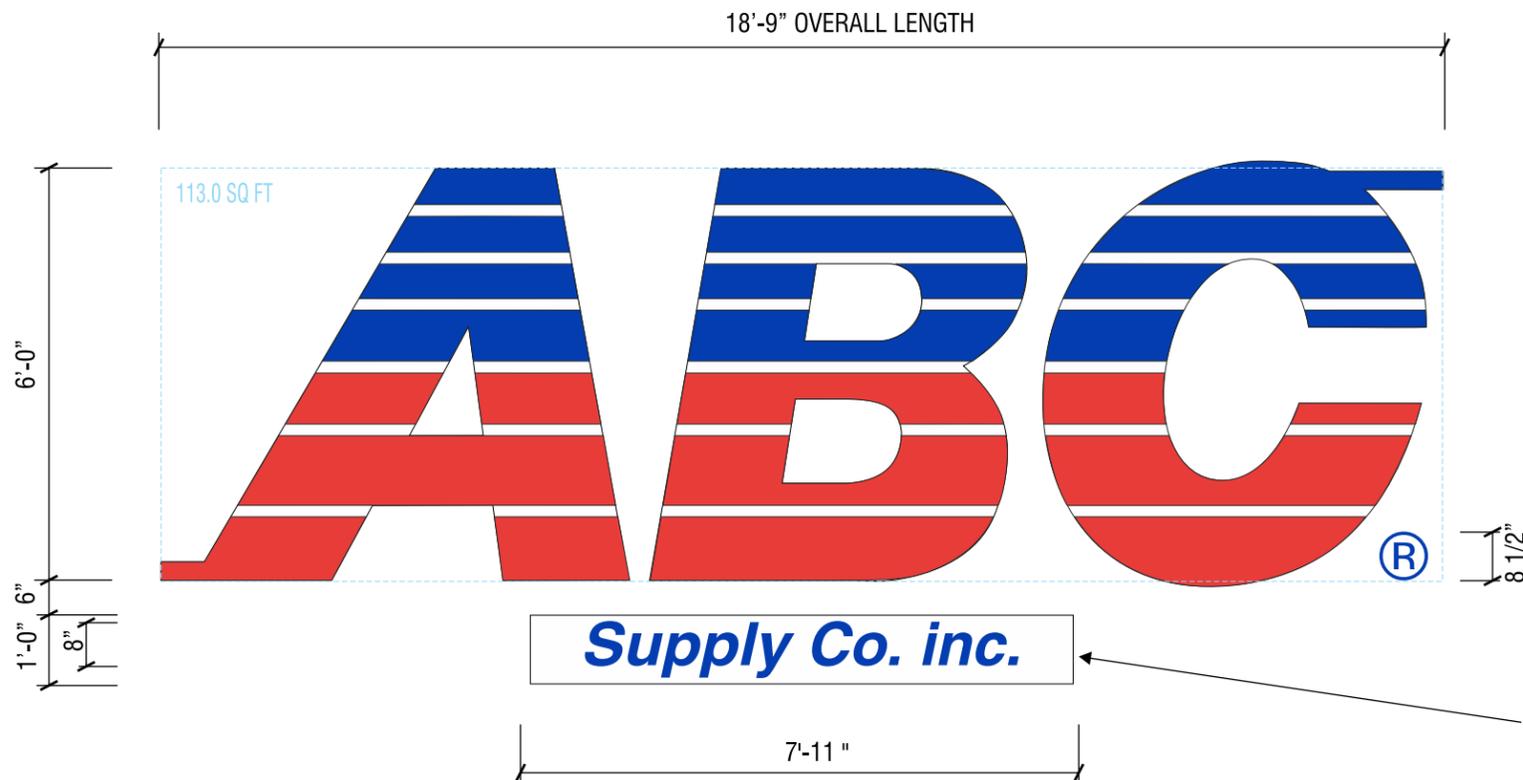
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PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION - NOTE: THIS ELEVATION HAS NOT BEEN SURVEYED



1" THICK WHITE ACRYLIC OR PVC REGISTER MARK. CIRCLE R IS #2100-05 BLUE VINYL APPLIED TO FACE SURFACE W/ WHITE BKG'D TO SHOW THRU. MOUNT TO WALL W/ ZINC STUDS & SILICONE ADHESIVE.

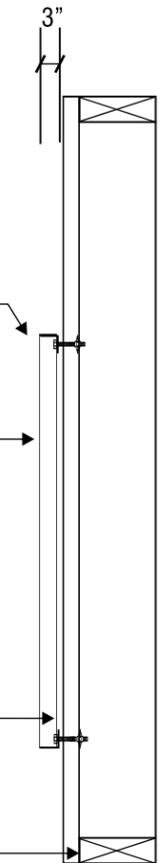
WHITE ALUMICORE PANEL W/ APPLIED 2100-05 BLUE VINYL ON FACE SURFACE.

.080 ALUMINUM LETTER RETURNS

.090 ALUMINUM FACES PAINTED COLORS AS NOTED

MOUNT FLUSH TO WALL W/ APPROPRIATE NON-CORROSIVE TYPE HARDWARE FOR WALL MATERIAL

WALL MATERIAL & CONDITIONS VARY



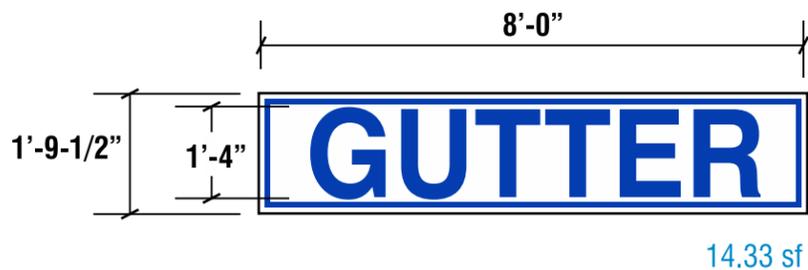
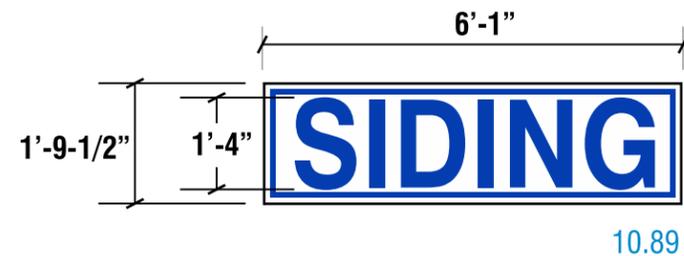
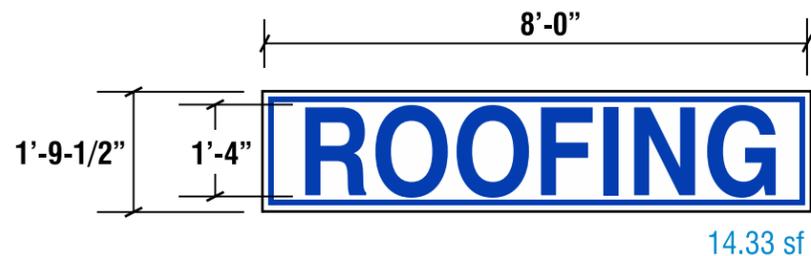
END VIEW

A ABC-72CL-W-PANEL
INDIVIDUAL NON-ILLUMINATED REV. CHANNEL LETTER ELEVATION
TWO (2) SETS REQ'D. 3/8" = 1'-0"

FABRICATED ALUMINUM REVERSE CHANNEL LETTERS - 3" DEEP.
 TOP HALF OF LETTERS ARE PAINTED #PMS-280 BLUE W/ WHITE STRIPES.
 BOTTOM HALF ARE PAINTED RED TO MATCH ARLON #33 RED.
 RETURNS ARE PAINTED TO MATCH LETTER FACE COLOR.
 WHITE STRIPES ON FACE AND STRIPED RETURNS.
 MOUNTING TEMPLATE TO BE PROVIDED FOR EACH LOCATION.
 INCLUDE ALUMICORE PANEL W/ BLUE VINYL GRAPHICS

- PTM PMS 280 BLUE
 ARLON 2100 SERIES #05 BLUE for OPAQUE
 ARLON 2500 SERIES #97 BLUE for TRANSLUCENT
- PTM #33 RED CALON
 ARLON 2100 SERIES #14 RED for OPAQUE
 ARLON 2500 SERIES #33 RED for TRANSLUCENT

"ABC" SUPPLY
72" LETTERS
 LETTERS SQ. FT.: 113.0
 TOTAL W/ PANEL (141.61)



B S/F WALL PANELS

one (1) each

SCALE: 3/8" to 1'-0"

70.15 TOTAL SQ. FT.

SCOPE OF WORK:

WHITE 6mm ECONOLITE PANEL

1" OUTLINE (1" FROM EDGE) AND TEXT TO BE APPLIED

ARLON# 2100-05 BLUE VINYL ON 1st SURFACE

- PTM PMS 280 BLUE
- ARLON 2100 SERIES #05 BLUE for OPAQUE
- ARLON 2500 SERIES #97 BLUE for TRANSLUCENT

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Job Number: 23-30310-10

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Sheet Number: 6 of 10

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Prope **Edit mode** Letter



This letter authorizes Sign Effectz (acting on behalf of Federal Heath Sign Company, LLC) to secure permits, to perform sign installations, removals or any sign maintenance necessary at our property located at:

ABC Supply Co., Inc.
N174 W21221 Alcan Dr.
JACKSON, WI 53037

Property Owner Name: Three J's Investment Group, LLC

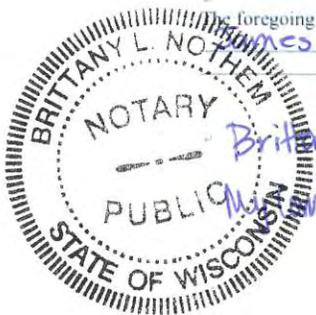
Address: N173 W21010 Northwest Passage Way

Phone: 262-677-9933 Fax: 262-677-9934

Property Owner Signature: *[Handwritten Signature]* MEMBER

STATE OF Wisconsin COUNTY OF Washington

The foregoing instrument was acknowledged before me this 1st day of April, 2015, by James G. Blise who is personally known to me or has produced as identification and who (did) (did not) take an oath.

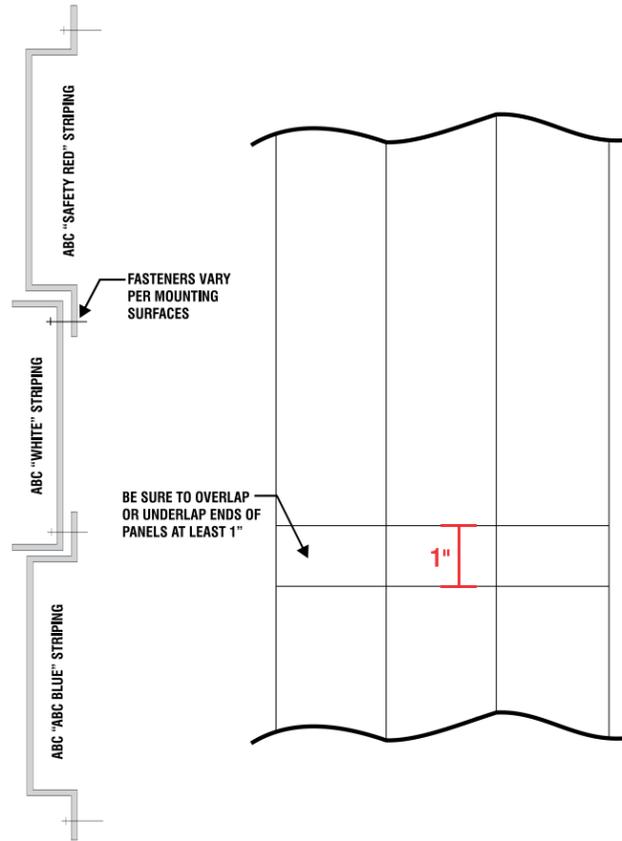
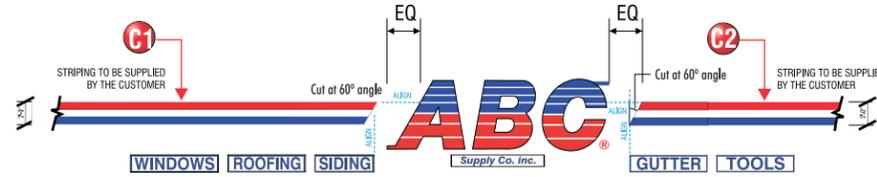


Brittany Nothem
Commission Expires 6/2/2018

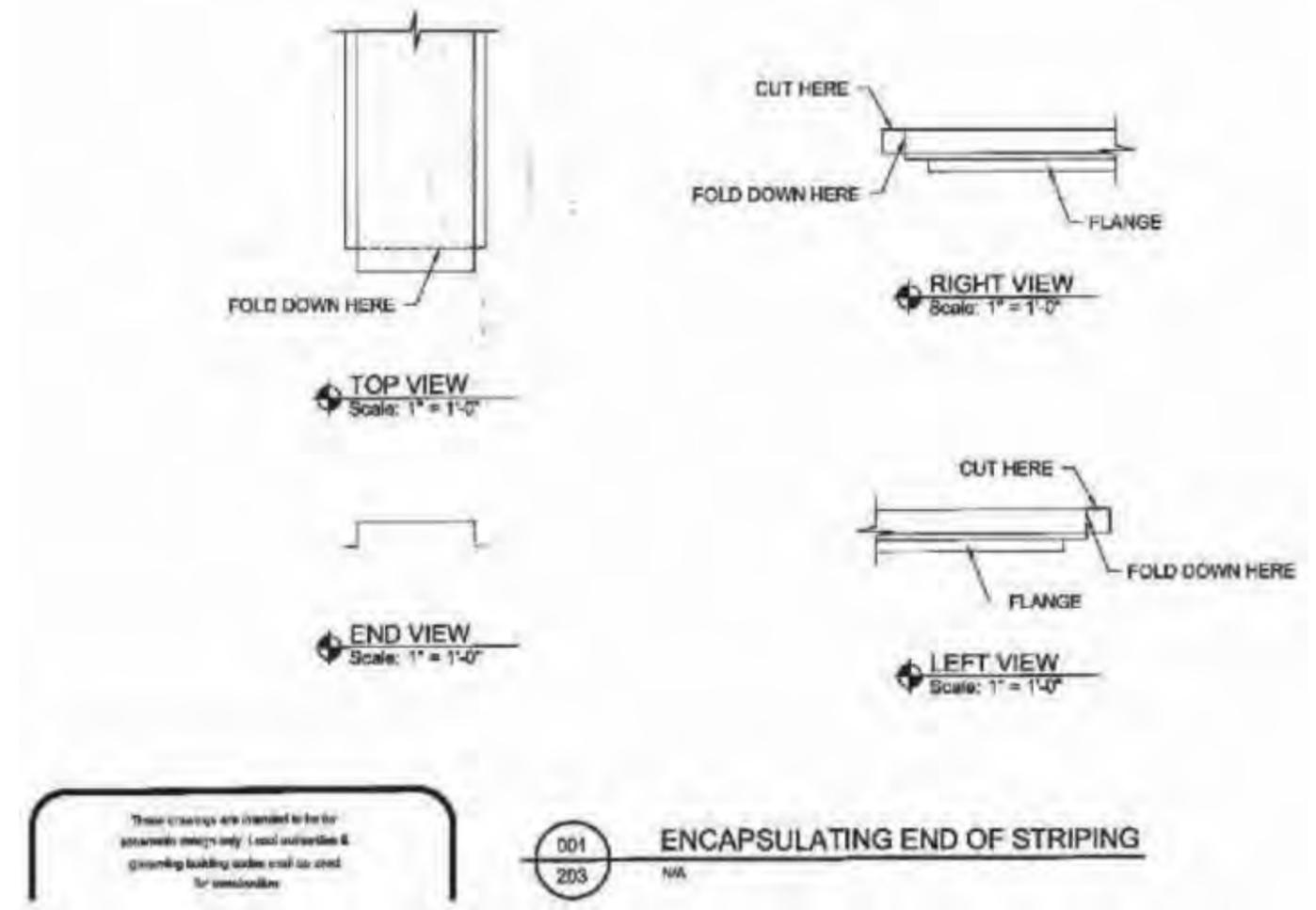
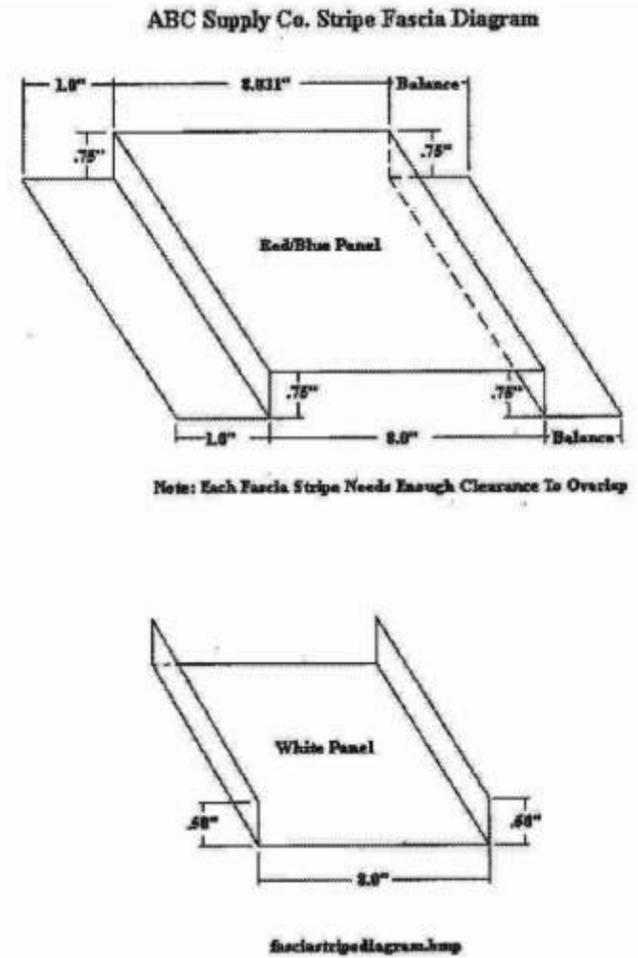
STRIPING TO BE CUT AT 60° DEGREE ANGLE WHERE IT SEPARATES FROM THE LOGO.

C APPROX. 96 FT.

STRIPING TO BE PROVIDED BY OWNER.
INSTALLED BY FEDERAL HEATH.
LENGTH(S) OF STRIPING TO BE DETERMINED.



PANEL CROSS SECTION
N.T.S.





10.0 SF

D Manufacture & Install (1)New ENTRANCE Panel

Scale: 1" = 1'-0"

LAYOUT AS SHOWN ABOVE.

(1) ONE SET REQUIRED

STANDARD PANEL

SPECIFICATIONS:

WHITE 6 MIL ECONOLITE PANEL 1" OUTLINE (1" FROM EDGE) AND TEXT TO BE APPLIED
2100-05 BLUE VINYL ON FIRST SURFACE OF FACE.

FIELD SURVEY REQ'D. PRIOR TO MANUFACTURING

 PTM PMS 280 BLUE
ARLON 2100 SERIES #05 BLUE for OPAQUE
ARLON 2500 SERIES #97 BLUE for TRANSLUCENT



E Manufacture & Install (5) New BAY DOOR I.D. PANELS

SCALE: 1 1/2" = 1'-0"

**PANELS TO BE .63 PRE-PAINT WHITE ALUMINUM
W/ 2100-05 BLUE VINYL GRAPHICS**



ARLON 2100 SERIES #05 BLUE for OPAQUE

FONT IS HELVETICA NEUE LT STD CN



F D/F POST-N-PANEL SIGN STRUCTURE ELEVATION

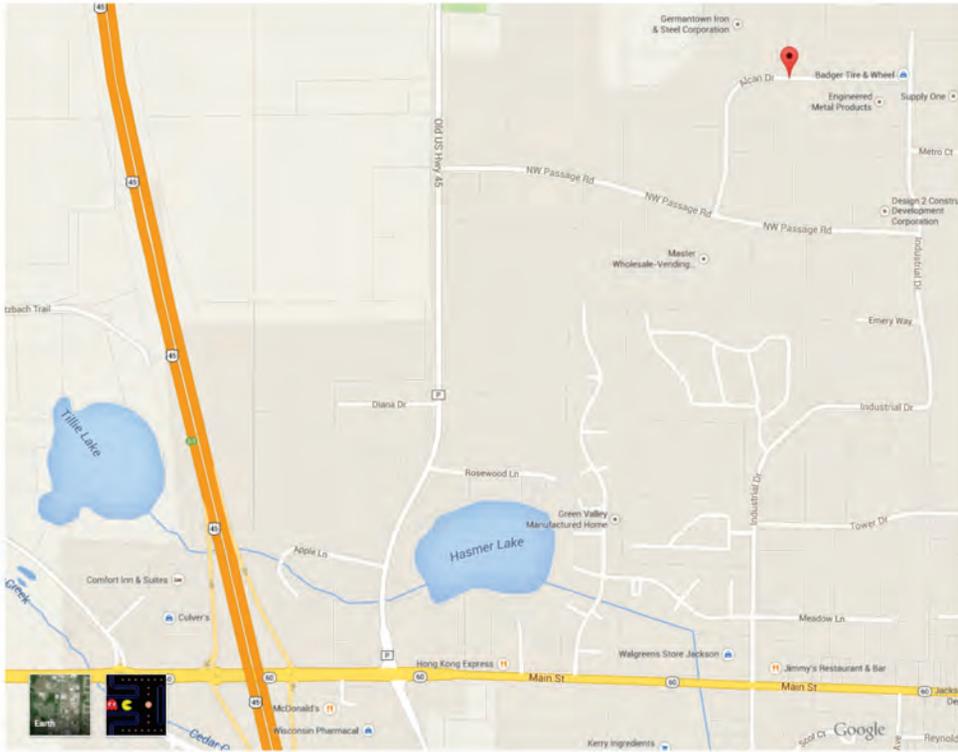
(1) ONE STRUCTURE REQUIRED

SCALE: 3/4" = 1'-0"

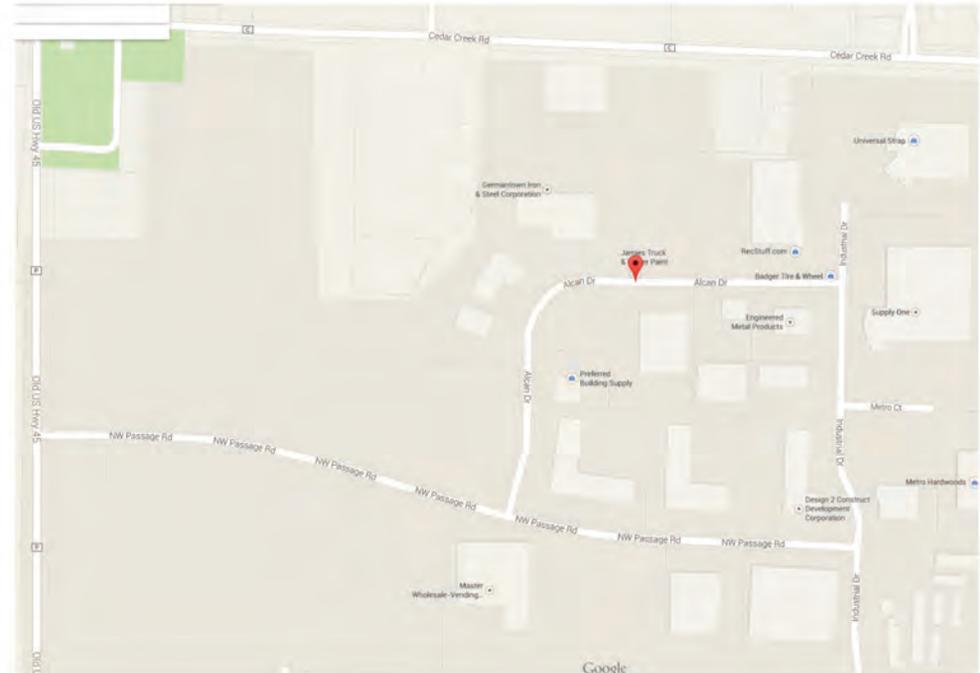
SPECIFICATIONS:

- 1 1/2" DEEP ALUMINUM PANEL SIGN SECTION PAINTED BLUE WITH VINYL GRAPHIC OVERLAYS APPLIED FIRST SURFACE.
 - BACKGROUND IS WHITE W/ SHOW THRU BLUE STRIPES (LOGO) AND "SUPPLY CO. INC.
 - BOTTOM SECTION OF LOGO IS 2100-14 RED VINYL.
 - SECONDARY COPY TO BE #2100-02 WHITE
- SUPPORT POSTS: 2" SQUARE TUBE ALUMINUM SUPPORTS PAINTED WHITE AND GROUND MOUNTED INTO CONCRETE.
- SIGN STRUCTURE IS NON-ILLUMINATED.

	PTM PMS 280 BLUE ARLON 2100 SERIES #05 BLUE for OPAQUE ARLON 2500 SERIES #97 BLUE for TRANSLUCENT
	PTM #33 RED CALON ARLON 2100 SERIES #14 RED for OPAQUE ARLON 2500 SERIES #33 RED for TRANSLUCENT



ABC Supply Co
N174 W21221 Alcan Dr.
Jackson WI., 53037



ALTA/ACSM LAND TITLE SURVEY

CLIENT

Investors Associated

SITE ADDRESS

N174 W21221 Alcan Drive, Village of Jackson, Washington County, Wisconsin.

LEGAL DESCRIPTION

Lot One (1) of Certified Survey Map No. 6056, recorded in Washington County Registry on July 18, 2006 in Volume 45 of Certified Survey Maps on Pages 63 - 65, as Document No. 1133163, being a part of the NE 1/4 - NW 1/4, part of the SE 1/4 - NW 1/4, part of the NW 1/4 - NE 1/4, and part of the SW 1/4 - NE 1/4 of Section 18, T10N, R20E, Village of Jackson, County of Washington, State of Wisconsin, being a subdivision of Lot 2 of Certified Survey Map No. 5799 Volume 42, page 212, and an access easement being part of Lot 1 of Certified Survey Map No. 5358 Volume 38, Page 61.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the East line of the NW 1/4 of Section 18-10, which bears S00°39'39"E.

TITLE COMMITMENT

This survey was prepared based on Fidelity National Title Company Commitment No. MTX 23366, effective date of February 10, 2015 which lists the following easements and/or restrictions from schedule B-II:

6, 7, 8 & 16 visible evidence shown, if any.

1, 2, 3, 4, 5, 9, 17, 18, 19 & 20 not survey related.

10. Distribution Easement Underground Joint to Wisconsin Electric Power Company, a Wisconsin corporation doing business as WE Energies and Wisconsin Bell, Inc., d/b/a SBC Ameritech Wisconsin recorded November 4, 2002 as Document No. 955922. **Affects site by location, shown.**
11. Distribution Easement Underground Joint to Wisconsin Electric Power Company, a Wisconsin corporation doing business as WE Energies and Wisconsin Bell, Inc., d/b/a SBC Ameritech Wisconsin recorded November 4, 2002 as Document No. 955923. **Affects site by location, shown.**
12. Distribution Easement Underground Joint to Wisconsin Electric Power Company, a Wisconsin corporation doing business as WE Energies and Wisconsin Bell, Inc., d/b/a SBC Ameritech Wisconsin recorded November 4, 2002 as Document No. 1102831. **Affects site by location, shown.**
13. 20' Utility Easement as disclosed on CSM 6056. **Affects site by location, shown.**
14. Distribution Easement Underground to Wisconsin Electric Power Company, a Wisconsin corporation doing business as WE Energies recorded on October 18, 2010 as Document No. 1261853. **Affects site by location, shown.**
15. Covenants, conditions, and restrictions as contained in Subordination, Nondisturbance and Attornment Agreement recorded January 23, 2015, as Document No. 1374389. **Affects site by location.**

PARKING SPACES

There are 6 regular parking spaces and 1 handicap space marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Washington, Community Panel No. 55131C0258D, effective date of November 20, 2013, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

Site is zoned: PUD (Planned Development) - per Village of Jackson

Front setback: 25 feet

Side setback: 8 feet

Rear setback: 25 feet

LAND AREA

The Land Area of the subject property is 175,152 square feet or 4.021 acres.

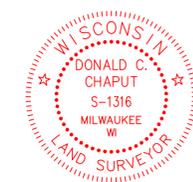
TABLE "A" ITEMS

- 10(a)(b). There was no observable evidence of division or party walls at the time of survey.
- 11(b). Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175).
15. Available Rectified orthophotography from Washington County Wisconsin is dated 2010. Therefore it is not current.
16. There is no visible evidence of earth moving, building construction or building additions within recent months.
17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
18. There is no observable evidence of site use as a solid waste dump or sanitary landfill.
19. There is no evidence on site of delineated wetlands areas.
- 20(a). There were no offsite easements or servitudes benefiting the survey property disclosed in furnished Title Commitment at the time of survey.

TO: Investors Associated, LLP, a Wisconsin Limited Liability Partnership
Fidelity National Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 10(a), 11(b), 13, 16, 17, 18, 19, 20(a), 20(b), and 21 of Table A thereof. The field work was completed on March 20, 2015.

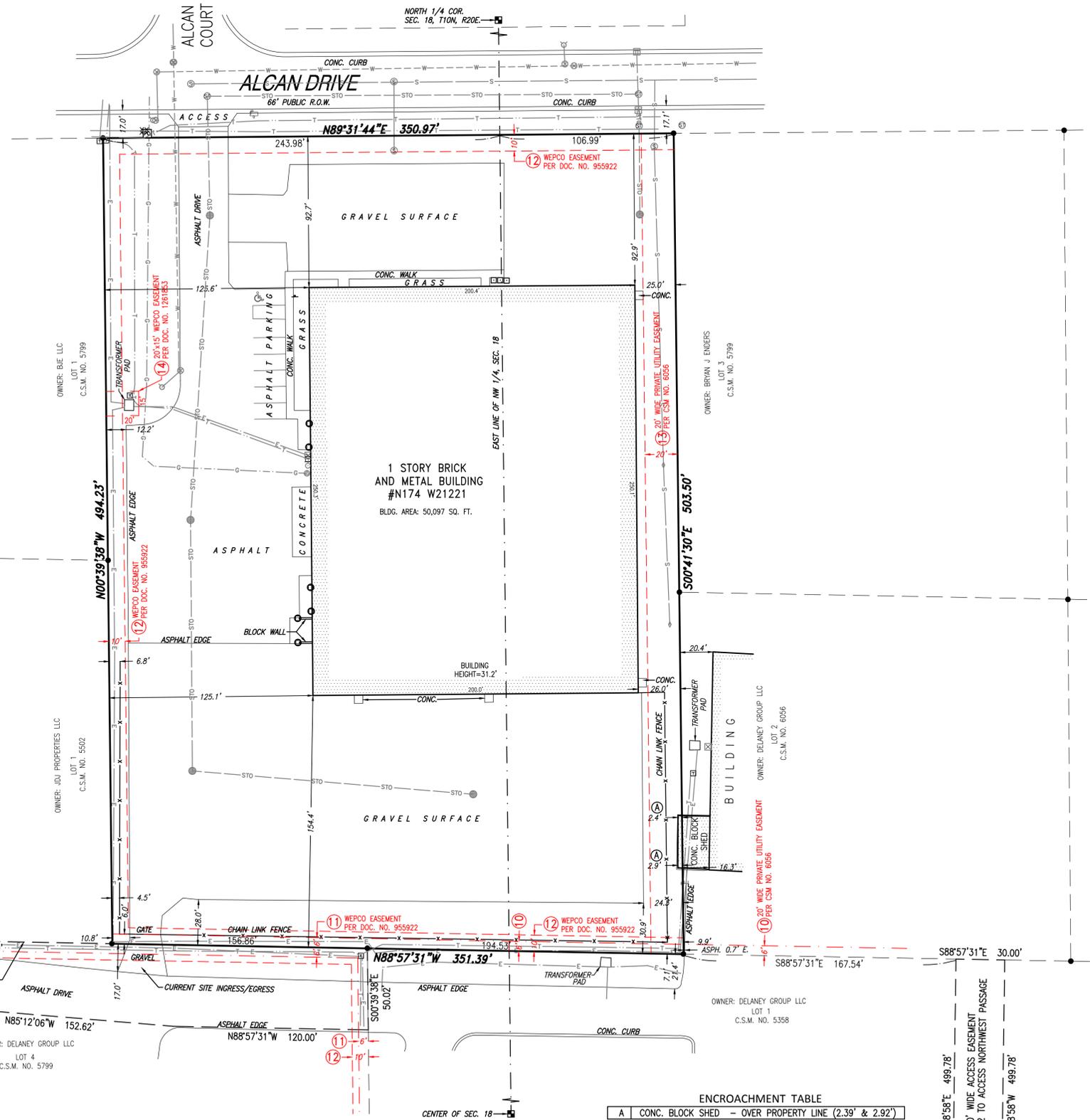
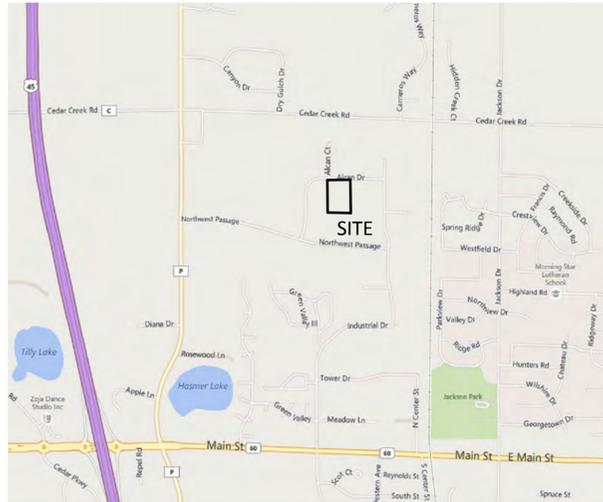
Date of Map: March 25, 2015



Donald C. Chaput
Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT LAND SURVEYS, LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com Drawing No. 1943-jtn

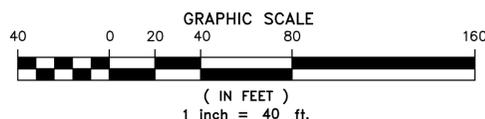
VICINITY MAP



LEGEND

● INDICATES FOUND 1" IRON PIPE	⊙ WATER MANHOLE	☐ TELEPHONE PEDESTAL	✕ RAILROAD CROSSING SIGNAL
○ INDICATES SET 1" IRON PIPE	⊙ WATER SERVICE CURB STOP	⊙ CABLE PEDESTAL	⊙ HANDICAP SPACE
⊕ INDICATES FOUND CHISELED CROSS	⊙ WELL HEAD	⊙ CONTROL BOX	⊙ CONIFEROUS TREE
⊙ SANITARY MANHOLE	⊙ STAND PIPE	⊙ FIBER OPTIC SIGN	⊙ DECIDUOUS TREE
⊙ SANITARY CLEANOUT OR VENT	⊙ WALL INDICATOR VALVE	⊙ TRAFFIC LIGHT	⊙ SANITARY SEWER
⊙ M.I.S. MANHOLE	⊙ POST INDICATOR VALVE	⊙ COMMUNICATION MANHOLE	⊙ STORM SEWER
⊙ UNKNOWN MANHOLE	⊙ LIGHT POLE	⊙ MARSH	⊙ WATERLINE
⊙ STORM MANHOLE	⊙ SPOT/YARD LIGHT	⊙ WETLANDS FLAG	⊙ MARKED GAS MAIN
⊙ INLET (ROUND)	⊙ UTILITY POLE	⊙ MARSH	⊙ MARKED ELECTRIC
⊙ INLET (SQUARE)	⊙ GUY WIRE	⊙ MARSH	⊙ OVERHEAD WIRES
⊙ STORM SEWER END SECTION	⊙ GUY WIRE	⊙ MARSH	⊙ MARKED TELEPHONE
⊙ GAS VALVE	⊙ ELECTRIC MANHOLE	⊙ MARSH	⊙ PARKING METER
⊙ GAS METER	⊙ ELECTRIC PEDESTAL	⊙ MARSH	⊙ SIGN
⊙ WATER VALVE	⊙ ELECTRIC METER	⊙ MARSH	⊙ MAILBOX
⊙ HYDRANT	⊙ TELEPHONE MANHOLE	⊙ MARSH	

ENCROACHMENT TABLE	
A	CONC. BLOCK SHED - OVER PROPERTY LINE (2.39' & 2.92')



NORTHWEST PASSAGE
66' PUBLIC R.O.W.

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

Name of Applicant RJ WOOD
 Contact BRAD EGAN Address/ZIP N173 W21010 NW PASSAGE Phone # 262 677 9933
 E-mail Address beginna design 2 construct.com Fax # where Agenda/Staff comments are to be faxed 262 677 9934
 Name of Owner RANDY MARTIN Address/ZIP W208 N16927 CENTER ST Phone# 262 677 0203
 Owner Representative/Developer DESIGN 2 CONSTRUCT
 Proposed Use of Site CABINET SHOP 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
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	3) Address Labels of adjacent owners to be notified (500' / 200')	labels	
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	4) Owner acknowledgement of the request	1	
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	5) Impact Statement		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	6) Location Map		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	7) Development Plan / Site Plan		XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	8) Preliminary Plat		XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	9) Final Plat		XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	10) Certified survey Map		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	11) Annexation Petition		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	12) Annexation Map	1	XXX
VARIANCE	\$150	1,2,3,4,6,7	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
			Engineering Review - Infrastructure		XXX
			15) Grading/Drainage Plan	4 (24x36)	XXX
			16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
			18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
			20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
			22) other -		XXX

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

Name BRAD EGAN Signature [Signature] Date 4/8/15
 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: RJ WOOD

For a property located at (address): ALCAN CT

Phone number of Business/Applicant: 262 677 0203

For (land use, activity, sign, site plan, other): NEW CABINET SHOP

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

Hours of Operation: M-F 5:00 AM-6:00 SAT 5:00 AM-2:00 PM

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): MASONRY / METAL PANEL

Setbacks from rights-of-way and property lines: SEE PLAN

Screening/Buffering: SEE PLAN

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

Signing (dimensions, colors, lighting, location): BY OWNER - SEE PLAN FOR LOCATION

Lighting (wattage, style, pole location and height, coverage): SEE PLAN & ELEVATIONS

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

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: PAINT, GLUE IN DEDICATED AREAS

Alarm Systems: TBD

Site Features/Constraints: NONE

Parking (no. of spaces, handicapped parking, and dimensions): 33 + 2 ACCESSIBLE
10' x 20'

Tree and shrub preservation: NONE

Setbacks/height limitations: SEE PLANS

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 _____

_____, 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.**

JACKLIN RENTALS LLC
W212N17525 ALCAN CT
JACKSON, WI 53037

JSC INVESTMENTS LLC
N174W21030 ALCAN DR
JACKSON, WI 53037

J5 ENTERPRISE LLC
W209N17500 INDUSTRIAL DR
JACKSON, WI 53037

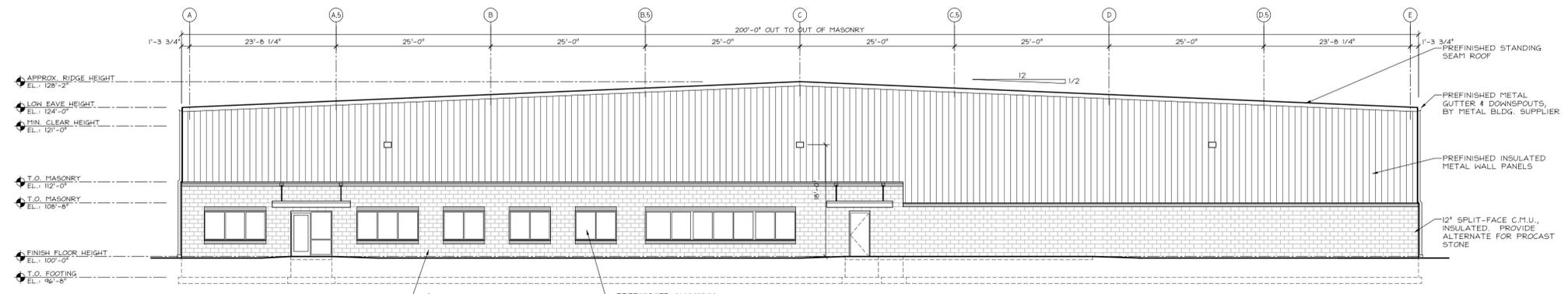
RICHARD&NANCY SKINNER
2665 CEDAR CREEK RD
JACKSON, WI 53037

KENNETH GUTBROD & DAVID GUTBROD
N174W21370 ALCAN DR
JACKSON WI 53037

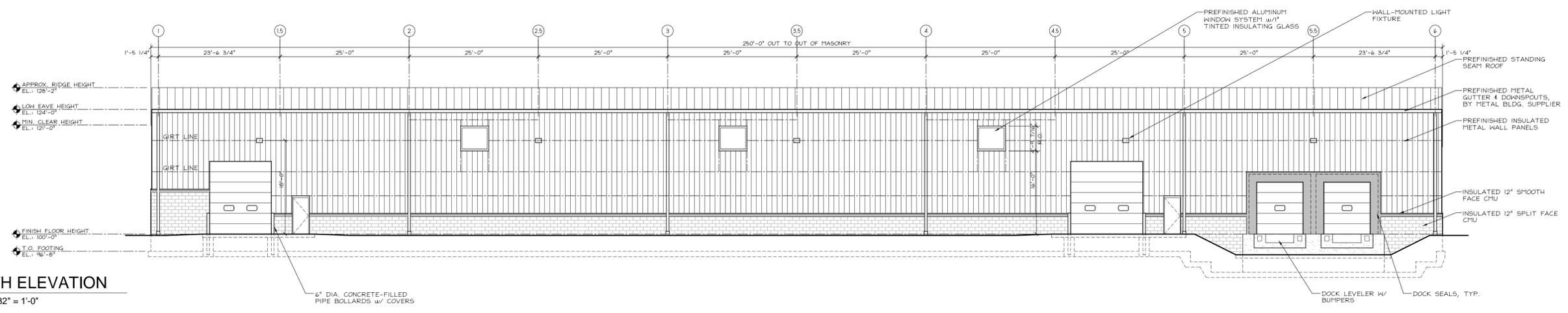
BJCMS PROPERTIES LLC
4102 MEADOW VALLEY DR
MADISON, WI 53704-7671

STEVEN&PATRICIA PUESTOW
2708 PLEASANT VALLEY RD
JACKSON, WI 53037

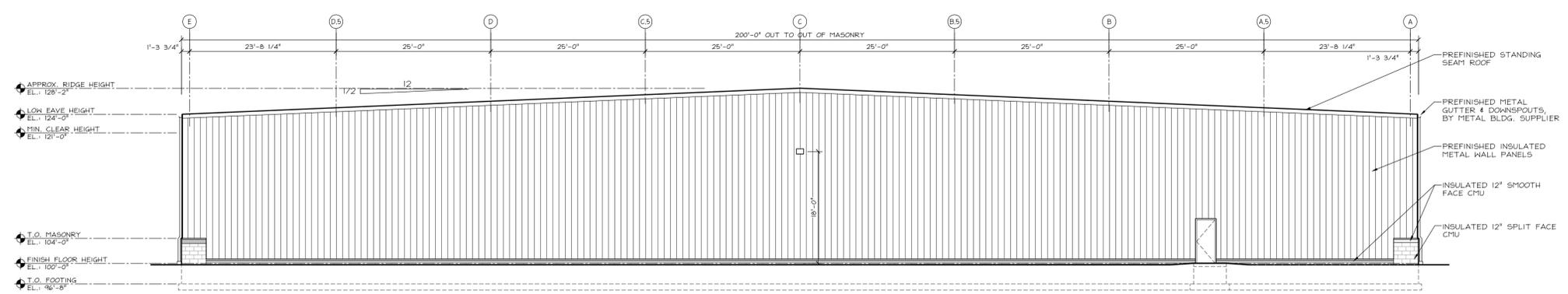
DONALD&GAIL BAKKEN
2666 CEDAR CREEK RD
JACKSON WI 53037



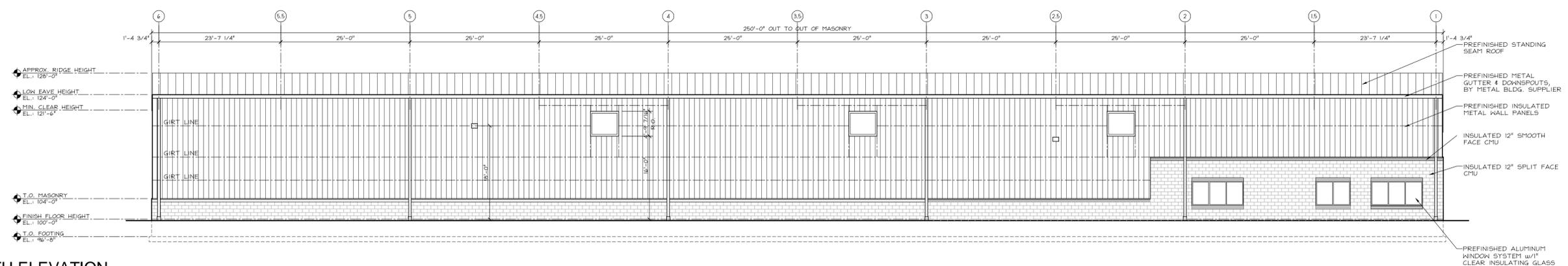
1 WEST ELEVATION
 SCALE: 3/32" = 1'-0"



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



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



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

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA	
DATE	04.08.2015
JOB NO.	13-00227
SET USE	P.C. SUBMITTAL
FILE NAME	G2-A4.0
DRAWN BY	RWL
SHEET NO.	

A4.0



BUILDING DESIGN FOR:
RJ WOOD INDUSTRIES, INC
ALCAN COURT
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	44,130 SF
BUSINESS	5,870 SF
TOTAL	50,000 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:	30 (4W / 26M)
<u>INDUSTRIAL (100 SF/OCC):</u>	441 OCC
<u>BUSINESS (100 SF/OCC):</u>	59 OCC
TOTAL	500 OCC
<u>EXIT WIDTH (2" PER OCCUPANT):</u>	
REQUIRED:	100 (72" MINIMUM)
PROVIDED:	180
<u>EXIT DISTANCES:</u>	
FACTORY (WORST CASE):	250'

TS	TITLE SHEET
	CIVIL DRAWINGS
C-101	EXISTING SITE
C-102	GRADING PLAN
C-103	UTILITY PLAN
	ARCHITECTURAL
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
 kjarish@sbcglobal.net
 OFF: (262) 338-6641
 FAX: (262) 338-6684

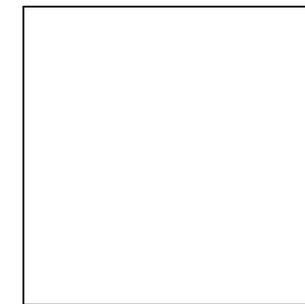
ARCHITECT
 BRAD EGAN

PROJECT MANAGER
 TODD OPGENORTH

PROJECT NO.
 13-00225

DATE
 04.08.2015

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

DESIGN

CONSTRUCT
 DEVELOPMENT CORPORATION

N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

PHONE 262.677.9933
 FAX 262.677.9934

info@design2construct.com

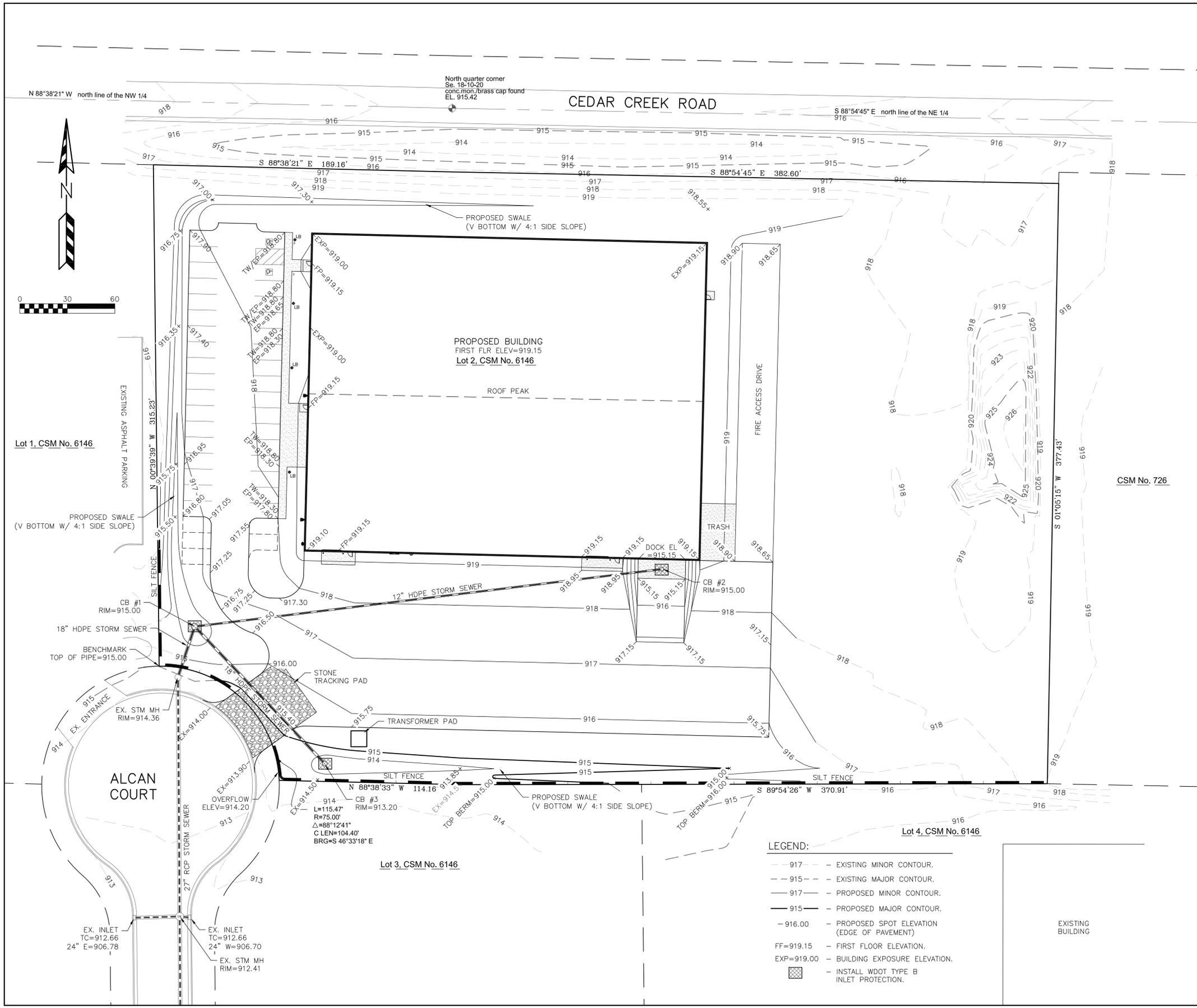
BUILDING DESIGN FOR:
RJ WOOD INDUSTRIES, INC.
 ALCAN COURT
 JACKSON, WI 53037

SHEET TITLE
 TITLE SHEET

REVISIONS

<u>PROJECT DATA</u>	
DATE	04.08.2015
JOB NO.	13-00227
SET USE	P.C. SUBMITTAL
FILE NAME	A1-TS
DRAWN BY	BCE
SHEET NO.	

TS



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 DEFICIENCIES 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.

ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

AFTER ALL OF THE REQUIRED EROSION CONTROL MEASURES HAVE BEEN PROPERLY INSTALLED PER THE APPROVED PLANS, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF WEST BEND TO REQUEST AN "INITIAL INSPECTION". NO LAND DISTURBING ACTIVITIES ARE PERMITTED PRIOR TO THE APPROVAL OF AN INITIAL INSPECTION BY CITY OF WEST BEND STAFF.

TIME SCHEDULE:

JUNE 1, 2015	INSTALL INITIAL EROSION CONTROL DEVICES.
JUNE 2 - 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. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDDED WITH "MOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 6.30 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 SEEDDED 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 SEEDDED 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.

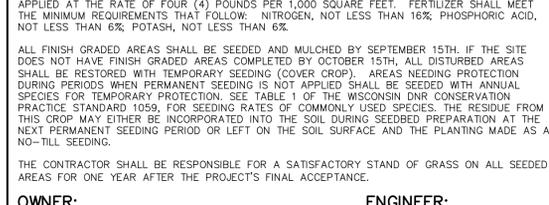
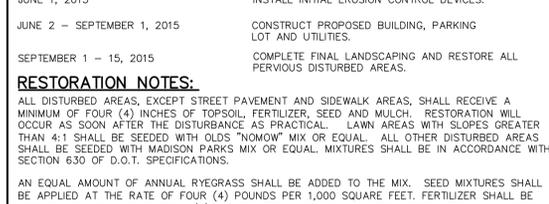
THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:

JR LAND HOLDINGS, LLC
 W208 N16927 NORTH CENTER ST.
 JACKSON, WI 53037

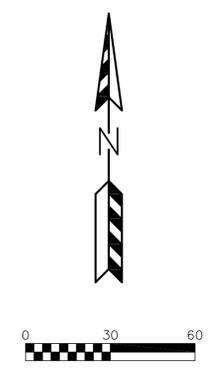
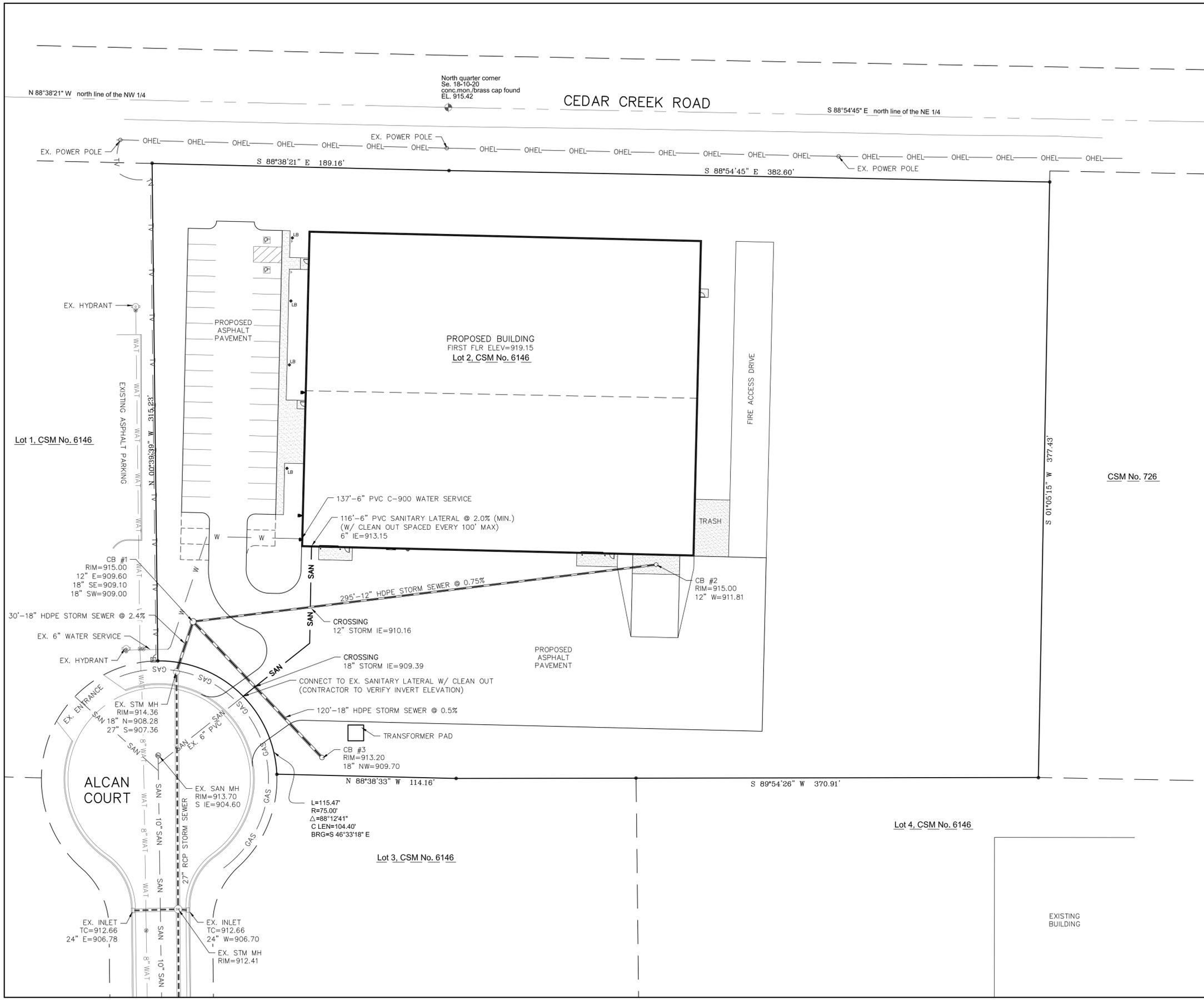
ENGINEER:

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



- LEGEND:**
- - 917 - - EXISTING MINOR CONTOUR.
 - - 915 - - EXISTING MAJOR CONTOUR.
 - - 917 - - PROPOSED MINOR CONTOUR.
 - - 915 - - PROPOSED MAJOR CONTOUR.
 - - 916.00 - - PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT)
 - - FF=919.15 - - FIRST FLOOR ELEVATION.
 - - EXP=919.00 - - BUILDING EXPOSURE ELEVATION.
 - ▣ - - INSTALL WDOT TYPE B INLET PROTECTION.

RJ WOODS - ALCAN COURT
 GRADING AND EROSION CONTROL PLAN
 DATED: APRIL 7, 2015



UTILITY NOTES:

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

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

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

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.

ALL EXISTING PUBLIC VALVES AND HYDRANTS WILL ONLY BE OPERATED BY THE VILLAGE OF JACKSON UTILITY DEPARTMENT PERSONNEL.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL AND WATER SERVICE INVERTS PRIOR TO BUILDING CONSTRUCTION.

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

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

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

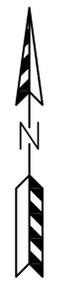
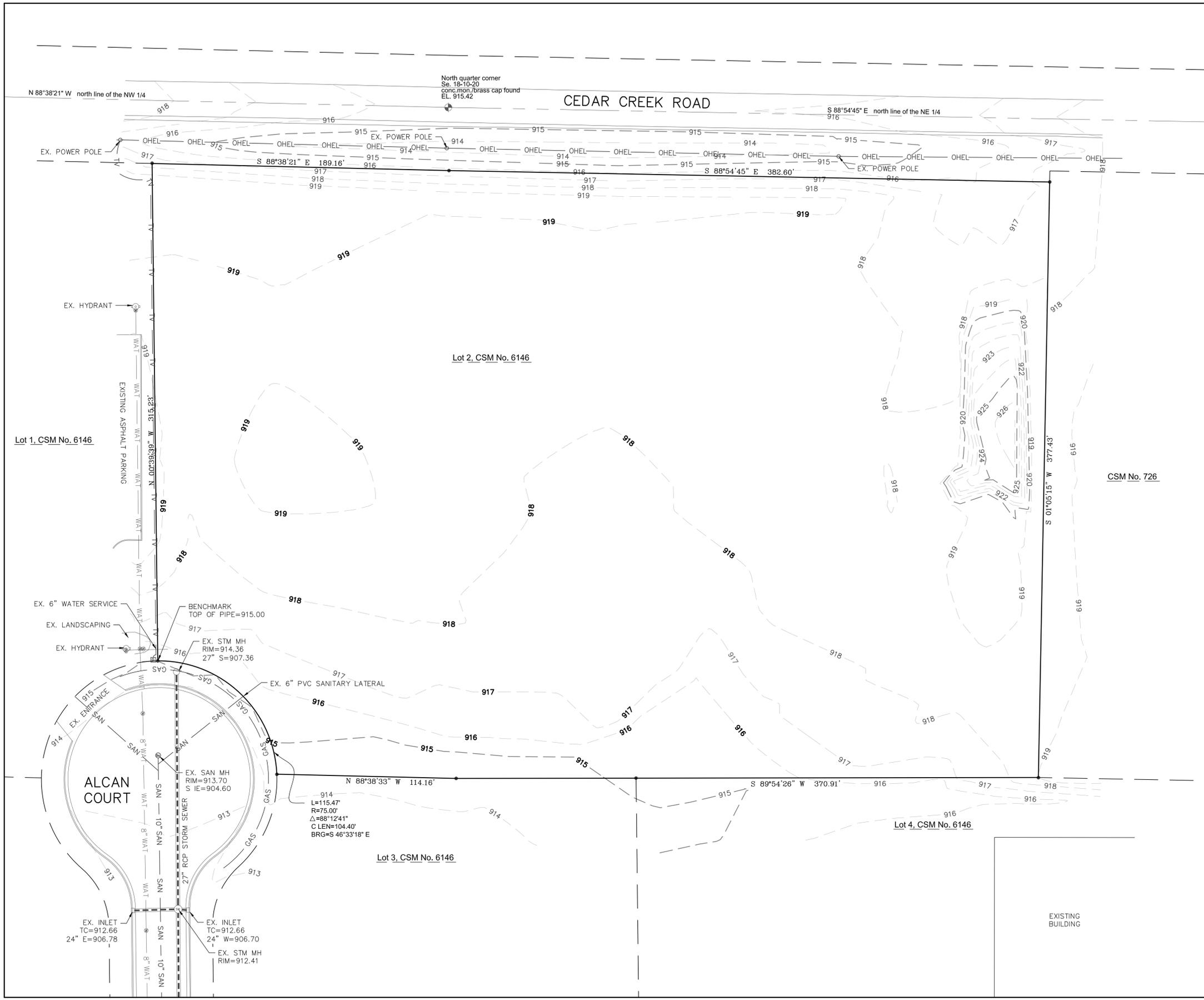
WIS. STATUTE 182.0175 (1974)
 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

RJ WOODS - ALCAN COURT
 UTILITY PLAN
 DATED: APRIL 7, 2015

C-103

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

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



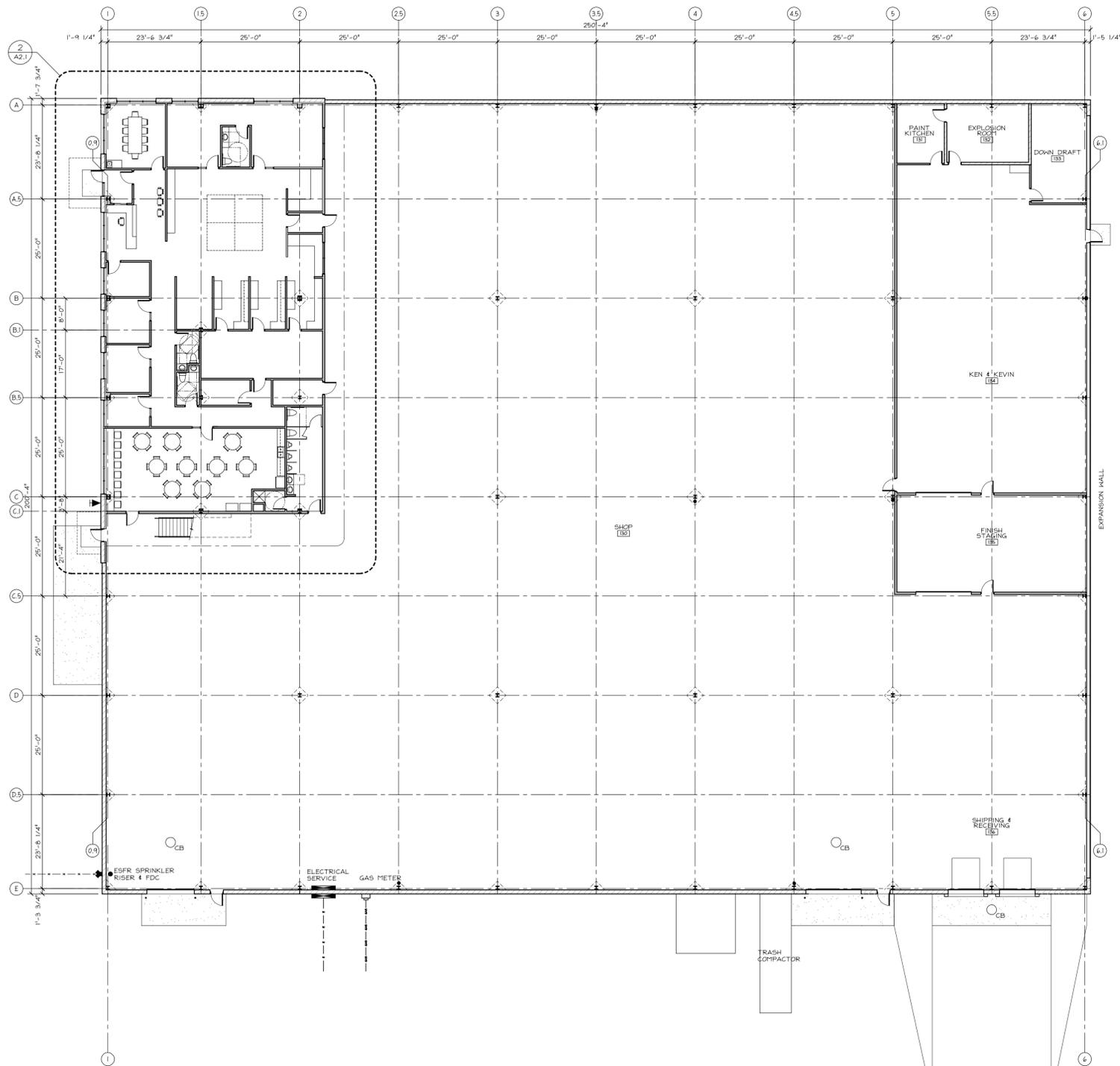
Lot 2 of Certified Survey Map No. 6146, as recorded in the Washington County Registry on March 30, 2007 in Volume 46 of Certified Survey Maps pages 25-28 as Document No. 1156150, being part of the NE 1/4-NW 1/4 and part of the NW 1/4-NE 1/4 of Section 18, T10N, R20E, Village of Jackson, Washington County, State of Wisconsin, and being a division of Lot 3 and Lot 4 of Certified Survey Map No. 6073 Volume 45, page 183, and Lot 2 of Certified Survey Map No. 5898, Volume 43, page 200.

RJ WOODS - ALCAN COURT
 EXISTING CONDITIONS PLAN
 DATED: APRIL 7, 2015

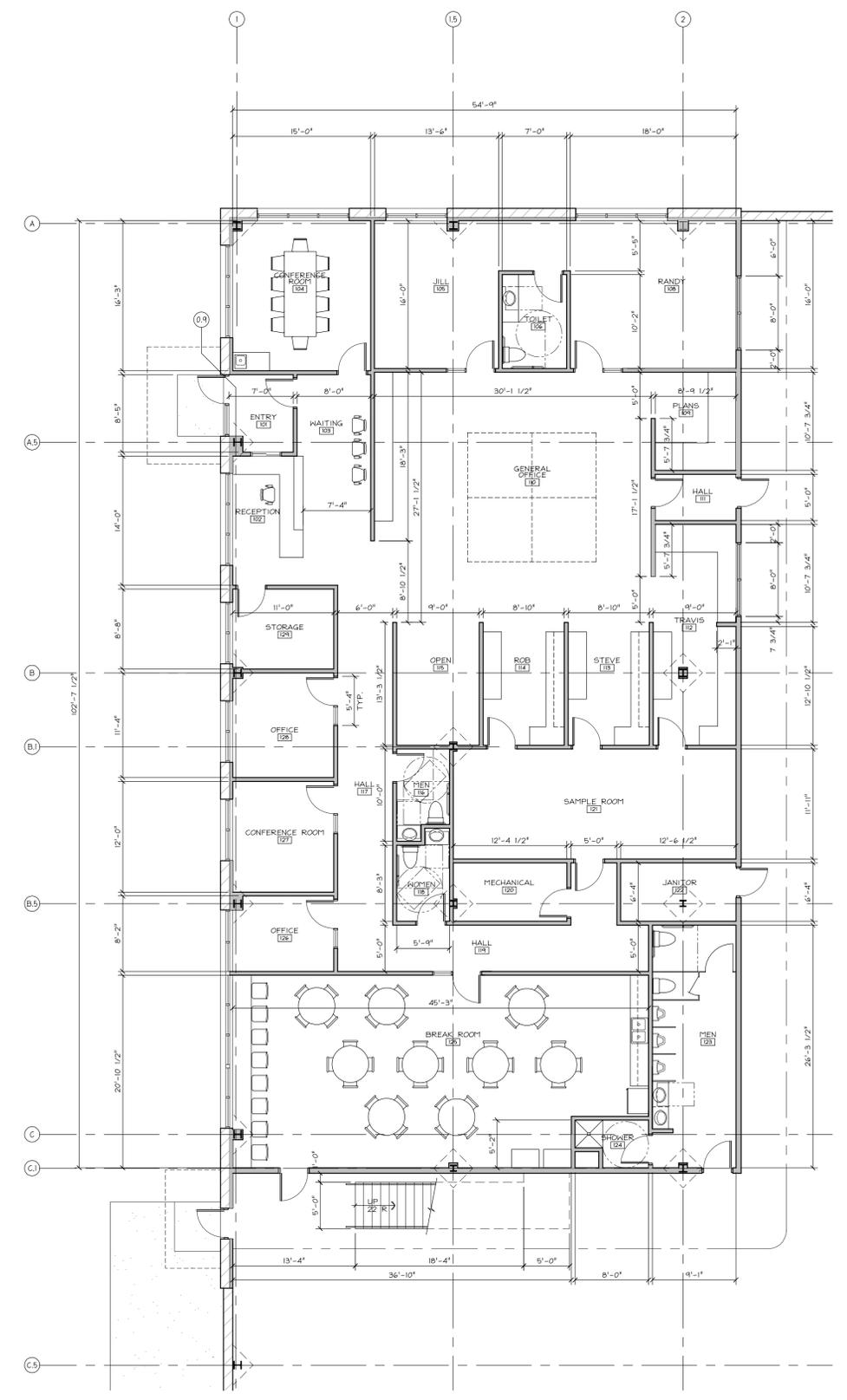
C-101

QUAM ENGINEERING, LLC
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 Phone (262) 338-6641; www.quamengineering.com



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



2 ENLARGED OFFICE PLAN
SCALE: 1/8" = 1'-0"
AREA = 5,924 SF



BUILDING DESIGN FOR:
PROPOSAL # 13-00227

SHEET TITLE
FLOOR PLAN &
ENLARGED OFFICE PLAN

REVISIONS

PROJECT DATA	
DATE	03.26.2015
JOB NO.	13-00227
SET USE	PRELIMINARY
FILE NAME	E4-A2.1B
DRAWN BY	BW
SHEET NO.	

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

Name of Applicant DELTAH GROUP LLC
 Contact BRAD EGAN Address/ZIP N173 W21010 NW PASSAGE Phone # 262 677 9933
 E-mail Address brad@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262 677 9934
 Name of Owner JIM BLISE Address/ZIP SAVE Phone # 262 677 9933
 Owner Representative/Developer DESIGN 2 CONSTRUCT
 Proposed Use of Site TENANT BUILDING 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),4,5,9 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 4/8/15

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: DELANEY GROUP LLC

For a property located at (address): ALCAN DR

Phone number of Business/Applicant: 262 677 9933

For (land use, activity, sign, site plan, other): SPECULATIVE TENANT BUILDING

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

Hours of Operation: TBD

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): MASONRY & PRECAST

Setbacks from rights-of-way and property lines: SEE PLANS

Screening/Buffering: SEE PLANS

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

Signage (dimensions, colors, lighting, location): TO BE SUBMITTED AT A LATER DATE

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

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

Storm-water Management: SEE PLAN

Erosion Control: SEE PLAN

Fire Hydrant Location(s): EXISTING

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: KNOX BOX ON BLDG

Hazardous Material Storage: NONE

Alarm Systems: _____

Site Features/Constraints: SEE PLAN

Parking (no. of spaces, handicapped parking, and dimensions): (42) + (2) ACCESSIBLE
10 x 20'

Tree and shrub preservation: NONE

Setbacks/height limitations: SEE PLAN

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 _____



James G. Bluse, 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.**

FKS REALTY LLC
N173W21640 NORTHWEST PASSAGE
JACKSON WI 53037

VILLAGE OF JACKSON
P.O. BOX 637
JACKSON WI 53037-9807

M&D PROPERTIES OF JACKSON LLC
N174W21400 ALCAN DR
JACKSON WI 53037

JACKSON PROPERTIES LLC
C/O JOHN DOWD
7240 N RIVER RD
RIVER HILLS WI 53217

KENNETH GUTBROD & DAVID GUTBROD
N174W21370 ALCAN DR
JACKSON WI 53037

RICHARD & MICHELE WINKLER
2779 CEDAR CREEK RD
JACKSON WI 53037

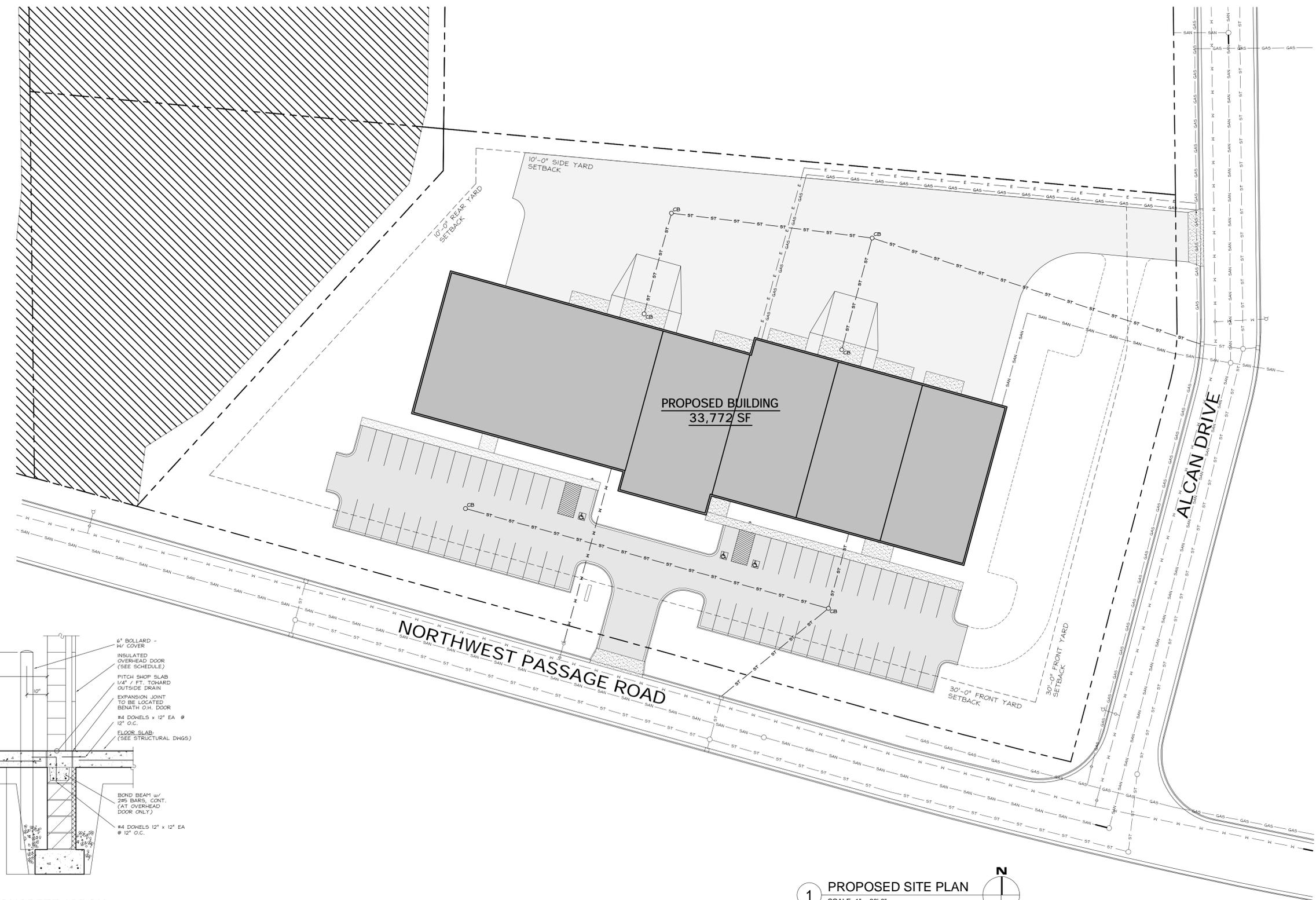
BJE LLC
N173 W21010 NORTHWEST PASSAGE
JACKSON, WI 53037

AMK PROPERTIES LLC
N174W21380 ALCAN DR
JACKSON WI 53037

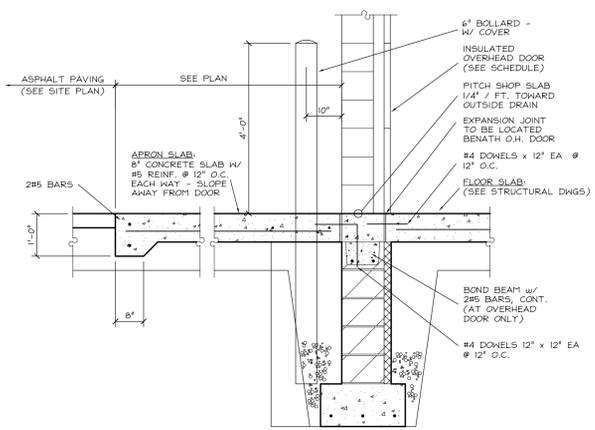
THREE J'S INVESTMENT GROUP
N173 W21010 NORTHWEST PASSAGE
JACKSON, WI 53037

DELANEY GROUP LLC
N173 W21010 NORTHWEST PASSAGE
JACKSON, WI 53037

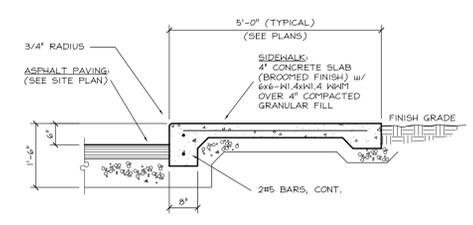
CEDAR BAY INVESTMENT GROUP LLC
N173 W21441 NORTHWEST PASSAGE
JACKSON, WI 53037



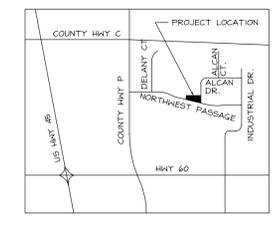
1 PROPOSED SITE PLAN
 SCALE: 1" = 30'-0"



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



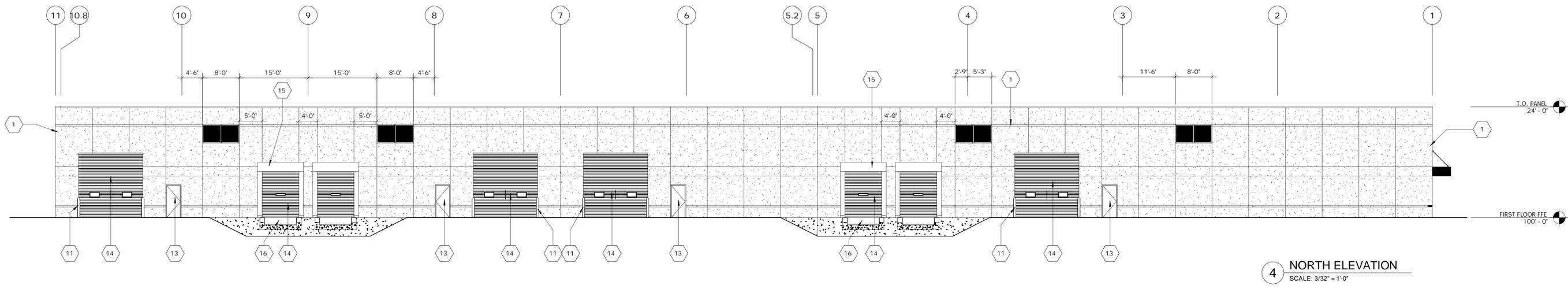
4 SIDEWALK CURB
 SCALE: 1/2" = 1'-0"



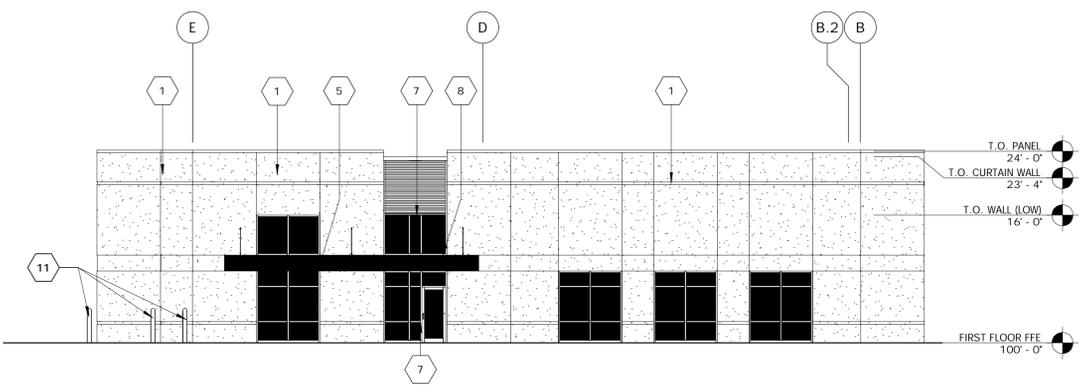
2 LOCATION PLAN
 NOT TO SCALE

SITE DATA:

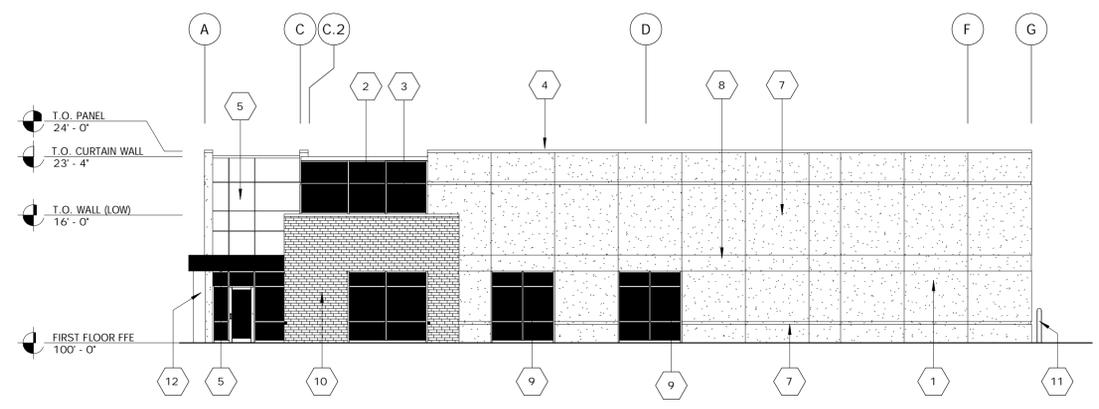
SITE AREA:	159,373 S.F.
	3.65 ACRES
AREA OF PROPOSED BUILDING	33,772 S.F.
TOTAL HARD SURFACE AREA:	94,092 S.F. (59% OF SITE)
CONCRETE AREA:	3,603 S.F.
HEAVY DUTY PAVING:	33,646 S.F.
LIGHT DUTY PAVING:	**23,121* S.F.
TOTAL GREENSPACE AREA:	65,281 S.F. (41% OF SITE)
ZONING DISTRICT:	PUD
BUILDING HEIGHT:	24'-0"
FRONT YARD SETBACK:	30'-0"
SIDE YARD SETBACK:	10'-0"
REAR YARD SETBACK:	10'-0"
TOTAL PARKING PROVIDED:	58 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	3
HANDICAP PARKING PROVIDED:	3
FUTURE PARKING STALLS:	0



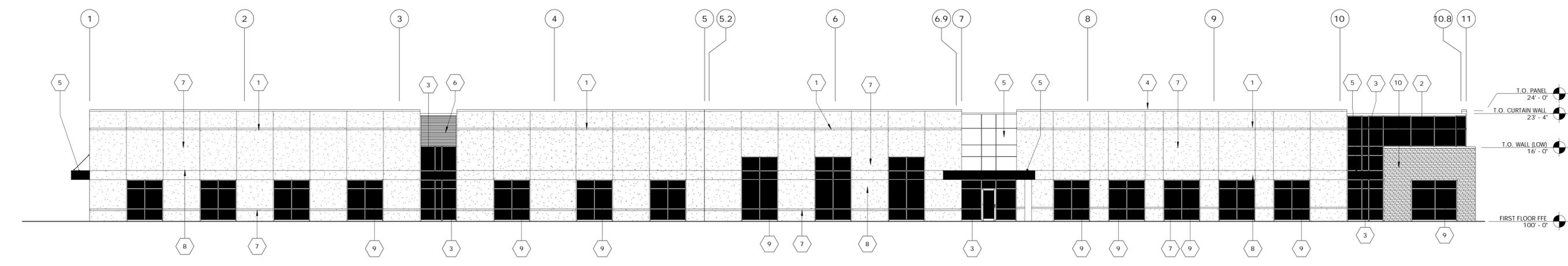
4 NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



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



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



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

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

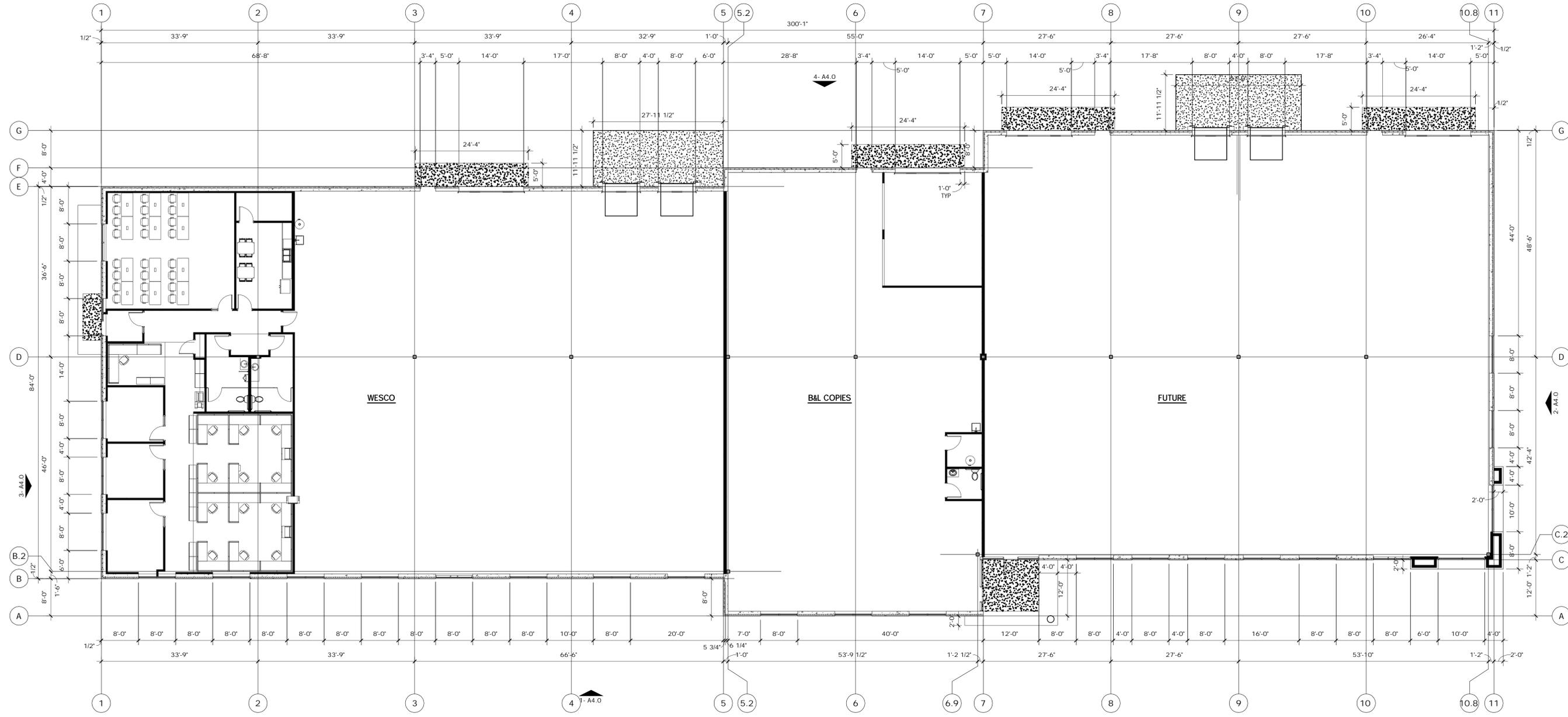
PROJECT DATA	
DATE	04.08.2015
JOB NO.	14-00225
SET USE	PLAN COMMISSION
FILE NAME	H1-A4.0
DRAWN BY	SS
SHEET NO.	

A4.0

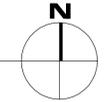
SHEET TITLE
FLOOR PLAN

REVISIONS

PROJECT DATA	
DATE	04.08.2015
JOB NO.	14-00225
SET USE	PLAN COMMISSION
FILE NAME	E4-A2.1
DRAWN BY	SS
SHEET NO.	



1 FLOOR PLAN
 SCALE: 3/32" = 1'-0"





BUILDING DESIGN FOR:

DELANEY GROUP, LLC
 N173 W21010 NORTHWEST PASSAGE WAY
 JACKSON, WISCONSIN 53051

PROJECT DATA:

BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE
 OCCUPANCIES: BUSINESS: B
 CLASS OF CONSTRUCTION: TYPE VB
 NO. OF STORIES: ONE
 BUILDING IS: SPRINKLER SYS. (NFPA-13)
 BUILDING TYPE: RETAIL SALES WITH ASSOCIATED BUSINESS AREAS
 OCCUPANCY SEPARATIONS: NONE: NON-SEPARATED USES METHOD USED

SHEET INDEX:

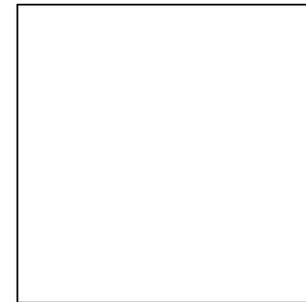
TS TITLE SHEET
ARCHITECTURAL
 A1.0 PROPOSED SITE PLAN
 A2.1 FIRST FLOOR PLAN
 A4.0 EXTERIOR ELEVATIONS

PROJECT CONTACTS

CIVIL CONSULTANT ARCHITECT MARK HERTZFELDT
 PROJECT MANAGER JIM BLISE
 PROJECT NO. 00.00000
 DATE 01.01.2013
LANDSCAPE CONSULTANT SEAL

STRUCTURAL CONSULTANT

DENTAL CONSULTANT



PREV. TRANS. NO.:
 NEW TRANS. NO.:
 REVIEWER: VILLAGE OF JACKSON

DESIGN
 •
 CONSTRUCTION

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

N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

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:
DELANEY V
 *
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

SHEET TITLE
 TITLE SHEET

REVISIONS

PROJECT DATA	
DATE	04.08.2015
JOB NO.	14-00225
SET USE	PLAN COMMISSION
FILE NAME	A1-TS
DRAWN BY	BW
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 The Lower Shop
 Contact Debbie Szeklinski Address/ZIP 6209 N 17150 Industrial Dr 53037 Phone # 262-502-1111
 E-mail Address debbies@thelowershop.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.

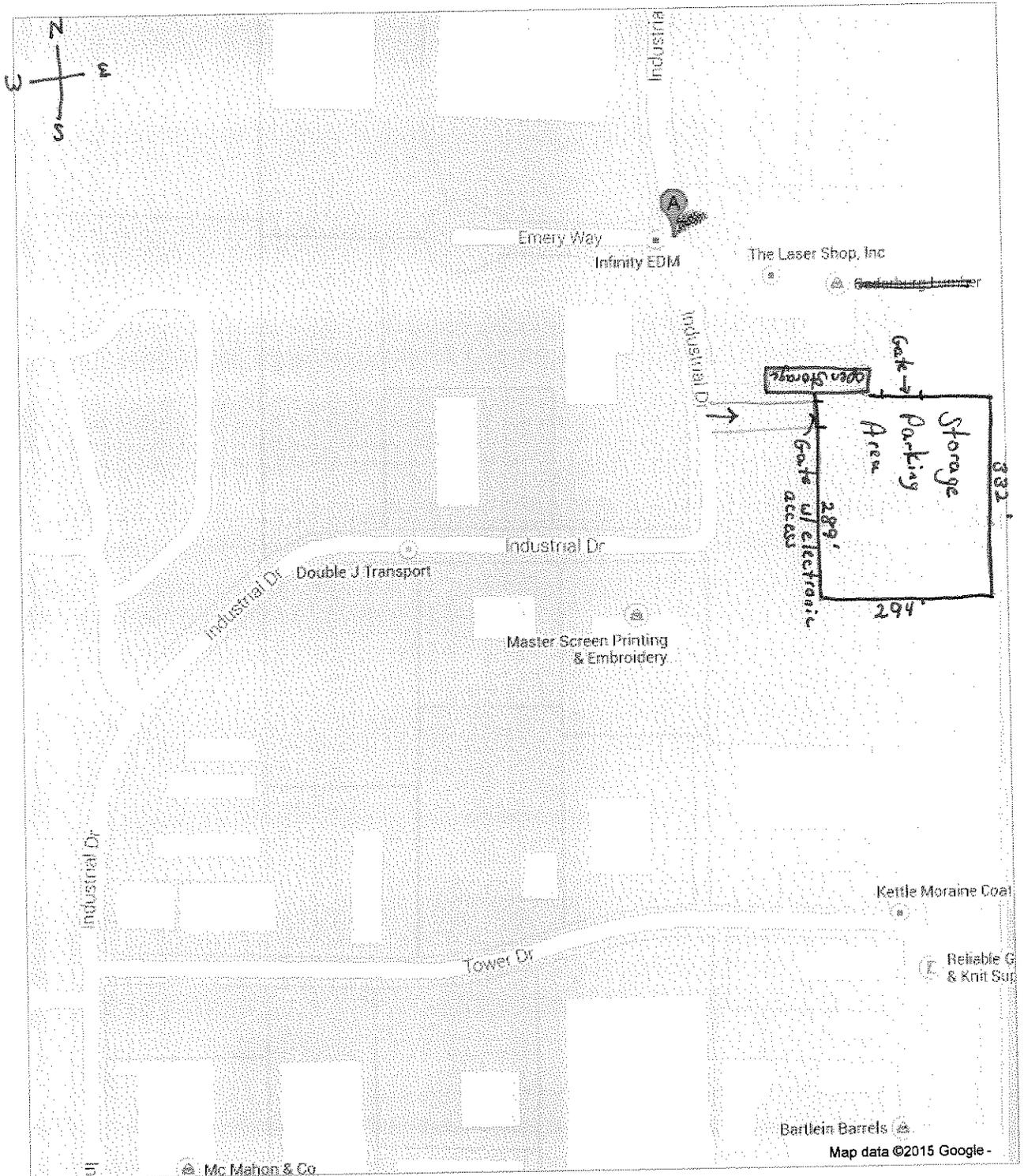
The use of our vacant land for this purpose is temporary until our next building expansion which would include expanding into this area. At that time, we would stop renting spaces for parking/storage.

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)



STAFF REVIEW COMMENTS
Plan Commission Meeting – APRIL 30, 2015

1. Planned Unit Development - ABC Supply Company – Alcan Drive.

Building Inspection

- A separate Sign Permit will be required for the installation of the signs

Public Works/Engineering

- No comments.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- Recommend approval.

2. Planned Unit Development - RJ Wood Industries – Alcan Court.

Building Inspection

- State of Wisconsin Plan Review will be required due to the building size.
- Building shall be fully sprinklered
- A dumpster enclosure will be required around the dumpsters. Where will this be located?
- Provide Material Safety Data Sheets and total quantities of stain, varnish, paint that will be stored on site.
- A saw dust exhaust system will be required for the saw cutting operations. Provide proper HVAC system (intake/exhaust) for stain, varnish, and painting operation areas. A separate HVAC Plan review will required from the State of Wisconsin.
- No signs were submitted with this submittal. All future signs shall require a separate Village Board Approvals.
- No outside storage shall be permitted

Public Works/Engineering

- No comments.

STAFF REVIEW COMMENTS
Plan Commission Meeting – APRIL 30, 2015

Police Department

- No comments.

Fire Department

- If required, all Fire Protection Systems shall be installed per the applicable national, state and local codes.
- A Knox Box Entry system shall be installed per village code.

Administrative/Planning

- No additional comments.

3. ***Planned Unit Development - Delany Group LLC – Alcan Drive.***

Building Inspection

- Plan specifies a Type VB Building allowing wood to be used in interior and exterior areas of the building. Detail shows Masonry. Should this be a Type IIB Building?
- State of Wisconsin Plan Review will be required due to building size.
- Building shall be fully sprinklered due to the size of the building.
- Floor plan lists two company names on the plan. B&L Copies is currently located in the Village. What type of business is WESCO? A Separate Approval will be required per the PUD Zoning for the business uses.
- A dumpster enclosure will be required around the dumpsters. Where will this be located?
- No outside storage shall be permitted

Public Works/Engineering

- No comments.

Police Department

- No comments.

Fire Department

- If required, all Fire Protection Systems shall be installed per the applicable national, state and local codes.
- A Knox Box Entry system shall be installed per village code.

Administrative/Planning

- No additional comments.

STAFF REVIEW COMMENTS
Plan Commission Meeting – APRIL 30, 2015

4. Concept Plan – The Laser Shop – Industrial Drive.

Building Inspection

- Current zoning for this property is M-1 (Limited Manufacturing District). Proposed use of this vacant area does not comply with the current zoning. If the Board does allow storage to occur, recommend a sunset date to be set (example: review it in 3 years and see where the business is in relation to their building expansion).

Public Works/Engineering

- The zoning for the property is M – 1 Limited Manufacturing District intended to provide for manufacturing, industrial, and related uses. Site plan approvals for the zoning usually restricted property owners from outside storage or equipment or material. Recommend denial of the concept plan request.

Police Department

- No additional comments.

Fire Department

- A Knox Box Entry system shall be installed for the gate in a location to be determined by the fire department.

Administrative/Planning

- This area is in TID #2 and is zoned M1-Limited Manufacturing, and therefore non-compliant with the district
- Recommend denial of the concept.