

AGENDA

PLAN COMMISSION MEETING

Thursday – May 26, 2016 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – March 31, 2016, Plan Commission Meeting.
3. Conditional Use – Piggly Wiggly Addition to Building and Alteration to Parking Lot – Eagle Drive.
4. Discussion and Review of Comprehensive Plan – Discussion postponed until June Meeting.
5. Citizens to address the Plan Commission.
6. Adjourn.

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting. It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – March 31, 2016 – 7:00 pm
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037**

1. Call to Order & Roll Call.

Chairperson Mike Schwab called the meeting to order at 7:00 p.m.

Members present: Steve Schoen, Tr. Emmrich, Jeff Dalton, Tr. Kruepke, Doug Alfke, and Peter Habel.

Members excused: All Present.

Staff present: Jim Micech, John Walther, and Brian Kober.

2. Minutes – February 25, 2016, Plan Commission Meetings.

Motion by Doug Alfke, second by Peter Habel to approve the minutes of February 25, 2016.

Vote: 7 ayes, 0 nays. Motion carried.

3. Conditional Use – Piggly Wiggly – Alteration & Addition of Parking Lot, Eagle Drive.

Mark from Design to Construct was present and had received staff comments.

The Piggly Wiggly is proposing to regrade and resurface the existing parking lot and update the parking lot lay out. The current entry will be relocated so that it is more centrally located with the entrance. The rain water and swampy area issue will be addressed. Rain gardens are in the proposal with the regrading of the ditches and new culverts. There will be additional parking in the back.

Brian Kober commented that the Board of Public Works reviewed the plan as well and recommended to allow for the regrading and to have a management plan for cleaning of the ditch and maintenance of the rain gardens. Brian continued that a vertical barrier is needed.

Motion by Peter Habel, second by Tr. Kruepke to Recommend the Village Board Approve the Conditional Use for Piggly Wiggly in regards to Alteration & Addition of Parking lot, per staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

4. Extraterritorial - Living Word Lutheran High School – Construction of Dorms, Living Word Lane.

Todd Wagner from Quasius was present and had received staff comments. Dave Miskimen was also present. The proposal is for a college dorm for international students. The building would be used in the summer for different camps. This is a basic college dorm style building. They are seeking approval for the sanitary sewer and water lines. The proposed building looks to tie in/match with the existing school.

Motion by Tr. Peter Habel to recommend the Village Board approve the Extraterritorial - Living Word Lutheran High School – Construction of Dorms, Living Word Lane, per Staff Comments. Second by Doug Alfke.

Discussion of the fees of the REUs ensued, one versus two. The one REU should be paid up front and then if deemed necessary then the second would be charged. Brian commented that they have to make the request and the paperwork predicts two REUs in the first year. A payment plan can be worked out. John Walther commented that the projection is 219,000 gallons which is two REUs. There are 21 beds in the dorm. They may not have 21 students the first year.

Living Word is an existing customer and adding an additional lateral. They are also within the 2015 boundary agreement.

Vote: 7 ayes, 0 nays. Motion carried.

5. Discussion and Review of Comprehensive Plan.

Chairperson Schwab started the discussion of the Comprehensive Plan. Chairperson Schwab had previously highlighted portions of the plan to lead the discussion. Discussion began by starting with the first sections. Tr. Kruepke commented that an addendum had been discussed for the changes. The information will be superseded with inserts.

The Mission Statement on Section 1-8, page 25 was discussed. It will be replaced with the attached language.

Affordable Housing on Section 2-12 & 2-13; page 42 was discussed. Discussion ensued to leave the detail in as it exists. It was commented that the Village has a good mix of residential.

Property Maintenance on Section 2-13; page 43 was discussed. Discussion of removing the property maintenance area ensued. This is due to legislation enacted by the state. The Village has never stood in the way of the home being sold. The property maintenance code was a way to keep the housing stock value up. Discussion ensued to keep the language and add “due to state legislation the property maintenance inspections are on hold”. Currently the code is if there is a complaint.

Peter Habel commented that the property maintenance code is a tool that was used successfully in the past.

Chairperson Schwab added that, The Village of Jackson has an interest in seeing that homes in its jurisdictions are well maintained. While we are unable to require an exterior and interior inspection we would welcome the opportunity to do so. Tr. Emmrich suggested add the verbiage “in an effort to keep the housing stock market up to code”.

Federal, State, and Regional Housing Programs, paragraph 2, Section 2-13, page 43 was discussed. There were no changes. John Walther will investigate.

Inventory of Transportation Changes, fourth paragraph, section 3-2, page 45 was discussed. It was commented on to remove the entire paragraph.

Section 3-3, page 46 was then discussed. It was commented to removed Parkside, Georgetown, and Center. The items have been done. The Village of Jackson Village Board has a five year capital improvement program to support street improvements.

Washington County Bus System was noted. The Park & Ride was discussed. The County installed a park & ride. The purpose of a park & ride ensued. The bus system does exist but there is no impact on the Village. It was commented on to remove the sentence for the fifth pick up; then discussed to leave in.

Trucking of Section 3-6, page 49 was discussed. The truck entrance is on P rather than 60. Rytec has expanded and added loading docks.

Planned Pathways of 3-6, page 37 was discussed. Use Lake Hasmer Fishing Access rather than the Pier. It was commented to remove the properties that have not been completed.

Official Map of Section 3-7, page 37 was discussed. The Official Map will be adjusted with the boundary agreement. The official maps will continue to be updated. Take the street names out.

Washington County Planning of Section 3-18, page 61 was discussed. It was noted to remove what has been completed.

Additionally stated was that the extension of Spruce Street depends on Schnall property.

Signal issues have been solved; the second paragraph can be removed. In addition South Center Street and mention of the Aurora medical facility can be removed.

Discussion of the CMAQ grant has been completed.

It was commented to leave the Washington County plan have been constructed/have been completed. It was commented to include information on a roundabout on Hwy 60 and Eagle as it will slow traffic to the appropriate speed.

6. Citizens to address the Plan Commission.

Gloria Telfke commented that individuals need to come to the meetings in order to know what is going on in the Village.

7. Adjourn.

Motion by Peter Habel, second by Tr. Emmrich to adjourn.
Vote: 7 ayes, 0 nays. Meeting was adjourned at 8:07 p.m.

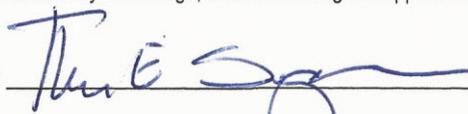
Respectfully submitted by Brian W. Kober, P.E., Director of Public Works

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

Name of Applicant THOMAS E. SUGARS
 Contact _____ Address/ZIP N9568 WINNEBAVO PK RD FOND DU LAC Phone # 920-922-7131
 E-mail Address tsugars@tdesigninc.com Fax # where Agenda/Staff comments are to be faxed 5437 920-922-8959
 Name of Owner HANSENS DEVELOPMENT Address/ZIP P.O. BOX 781, WEST BEND, WI 53095 Phone# _____
 Owner Representative/Developer RANDAL HANSEN
 Proposed Use of Site COMMERCIAL Present Zoning B1

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*	
			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		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal & prepared by the Village.		

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

Name THOMAS E. SUGARS Signature  Date 5/4/2016

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: FOX BROTHERS PIGGLY WIGGLY - THOMAS SUBERS AGENT

For a property located at (address): W194 N 16774 EAGLE DRIVE

Phone number of Business/Applicant: 920-922-7131

For (land use, activity, sign, site plan, other): BUILDING ADDITION, PARKING LOT ALTERATION

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

Hours of Operation: 6:00 AM - 10:00 PM 7 DAYS/WEEK

Comprehensive/Master Plan Compatibility: -

Building Materials (type, color): CONCRETE BLOCK & PREFINISHED METAL WALL
PANEL TO MATCH EXISTING.

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

Screening/Buffering: SEE SITE PLAN

Landscape Plan (sizes, species, location): SEE LANDSCAPE PLAN & SITE PLAN

Signing (dimensions, colors, lighting, location): NEW Pylon SIGN TO BE SUBMITTED
AT A LATER DATE.

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

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

Storm-water Management: SEE SITE PLANS

Erosion Control: SEE SITE PLANS

Fire Hydrant Location(s): SEE SITE PLANS

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

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: -

Parking (no. of spaces, handicapped parking, and dimensions): 118 INCLUDING 5 HANDICAP

Tree and shrub preservation: SEE LANDSCAPE PLAN

Setbacks/height limitations: SEE SITE PLAN

Wastewater Usage Projected: SEE IMPACT STATEMENT ATTACHED. gal/year Water Usage Projected: _____ gal/year

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

TERMS OF THIS PERMIT

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

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

John Walther, Administrator

_____, Owner
Please print name

May 5, 2016

Hansen,s Management Services
919 Foxland Pl
West Bend, WI 53095

Village of Jackson:

To whom this may concern:

I, Randall J Hansen Managing Partner of Hansen's Management Services, owner of the property and store operated by Fox Bros. Piggly Wiggly on Eagle Dr in Jackson, authorizes Thomas E. Sugars, Architect of Thomas Designs, Inc. N9568 Winnebago Park Rd, Fond du Lac, WI. To act as my agent in applying all approvals and permits required by The Village of Jackson and The State of Wisconsin in regards to the proposed building project of said store location.

Sincerely,

A handwritten signature in black ink, appearing to read "Randall J. Hansen". The signature is fluid and cursive, with a large initial "R" and a long, sweeping underline.

Randall J. Hansen
Hansen's Management Services

Washington County

Owner (s):
HANSENS MANAGEMENT

Location:
NW-NE,Sect. 20, T10N, R20E

Mailing Address:
**HANSENS MANAGEMENT
PO BOX 781
WEST BEND, WI 53095**

School District:
6307 - WEST BEND SCHOOL

Tax Parcel ID Number:
019700B

Tax District:
V3-VILLAGE OF JACKSON

Status:
Active

Acres:
2.6900

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

V OF JACKSON PT OF NW NE CSM 2448 LOT 1 V770 P674+DOC 1079236+1079237

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

W194N16774 EAGLE DR JACKSON, WI 53037

THOMAS DESIGN INC.

N9568 Winnebago Park Road
Fond du Lac, Wisconsin 54937
920.922.7131 FAX 920.922.8959

May 5, 2016

IMPACT STATEMENT

ANNUAL WATER / SEWER USE ESTIMATE:

The areas of the building that generate water and sewer use i.e. the bakery, deli, produce department, will not be significantly expanded – only relocated. The sales area to be expanded does not generate significant water use. Water/sewage used based on increased customer base should not exceed 10%.

VEHICLE TRIP GENERATION:

We estimate vehicle traffic to increase by approximate 10% from current levels.

PROPOSED SIGNS:

A new pylon sign is planned, but sign design is not completed at this time. The sign details will be submitted to the Village separately at a later date.

GENERAL HOURS OF OPERATION:

The store hours are 6:00 a.m. to 10:00 p.m., seven days a week.

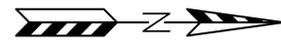
PROPOSED CONSTRUCTION DATES:

The project is scheduled to commence on June 20, 2016 and be complete on October 31, 2016.

Sincerely:

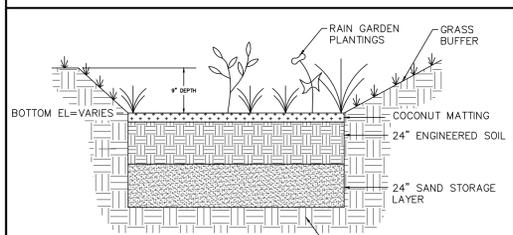
A handwritten signature in black ink that reads "Thomas E. Sugars". The signature is written in a cursive style with a large, looped 'S' at the end.

Thomas E. Sugars, Architect



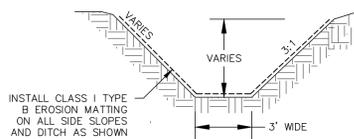
LEGEND:

- 844 — EXISTING MINOR CONTOUR.
- 845 — EXISTING MAJOR CONTOUR.
- - - 844 - - - PROPOSED MINOR CONTOUR.
- - - 845 - - - PROPOSED MAJOR CONTOUR.
- — — — — PROPOSED STORM SEWER.
- — — — — EXISTING STORM SEWER.

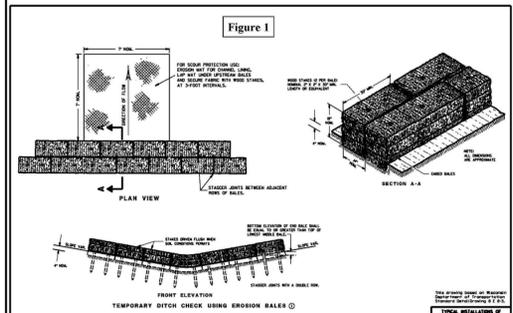


ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
 70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
 COMPOST SHALL MEET WDNR SPECIFICATION S100.
 STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
 SAND; WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.
 PLANT PLUGS SHALL BE USED FOR THE RAIN GARDENS BOTTOM ACCORDING TO THE
 "TECH STANDARD 1004" PLANTINGS AS SUPPLIED BY PRAIRIE NURSERY OR EQUIVALENT.
 TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL
 PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE RAIN GARDEN AREAS.

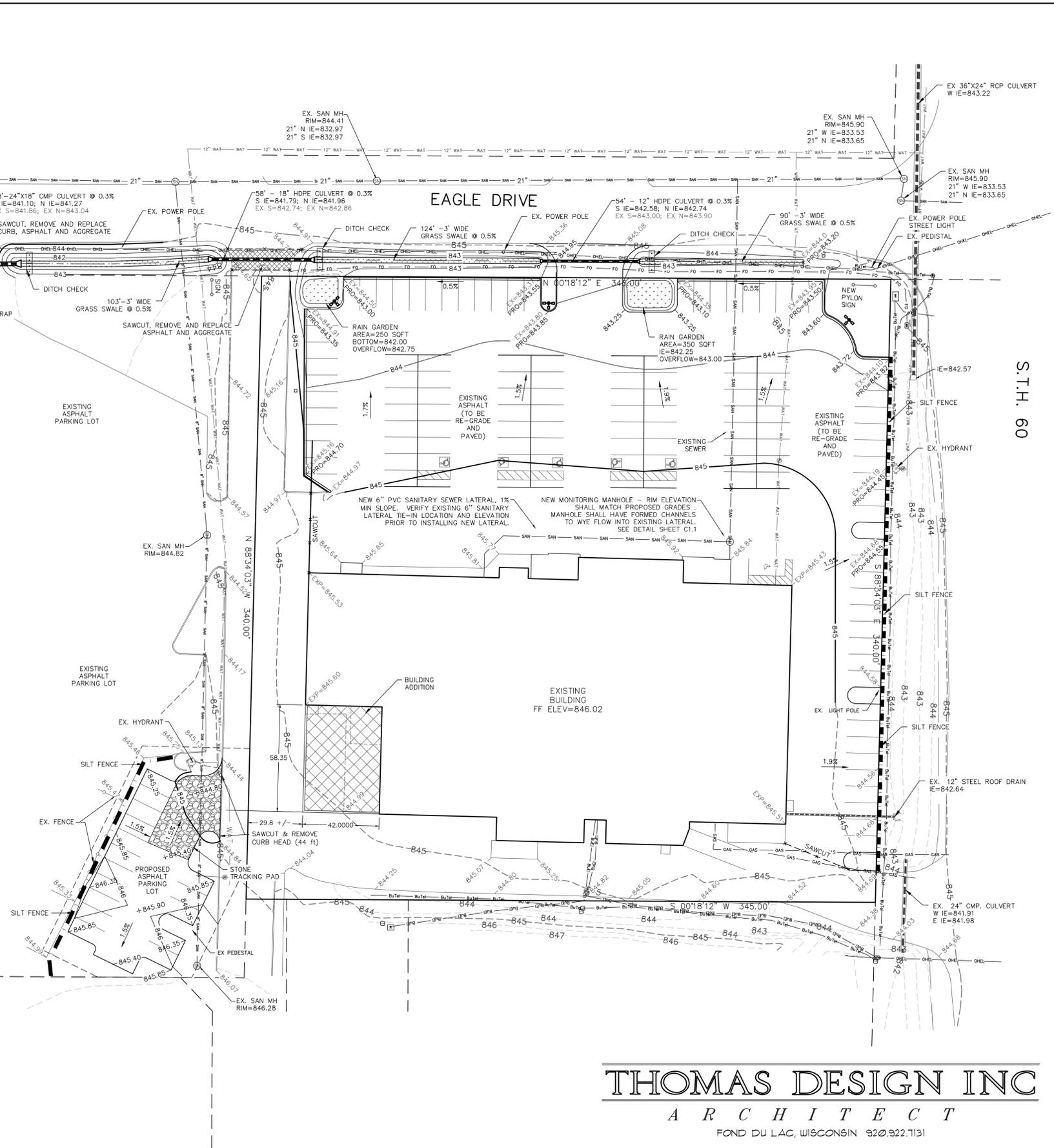
RAIN GARDEN DETAIL



3' WIDE SWALE CROSS SECTION



DITCH CHECK DETAIL



S.T.H. 60

EROSION NOTES:
 THE EXISTING ASPHALT WILL FUNCTION AS THE STONE TRACKING PAD THROUGHOUT THIS PROJECT. THE ASPHALT 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 MEASURES 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).

RAIN GARDENS WILL MAINTAIN 20 PERCENT SEDIMENT CONTROL FOR THE REDEVELOPED AREA OF THE PARKING LOT.

TIME SCHEDULE:

- APRIL 1, 2016 INSTALL INITIAL EROSION CONTROL DEVICES.
- APRIL 2 - JUNE 15, 2016 RECONSTRUCT PARKING LOT, EAGLE DRIVE DITCH WITH CULVERTS AND EMPLOYEE PARKING LOT.
- JUNE 16 - 30, 2016 COMPLETE FINAL LANDSCAPING INCLUDING RAIN GARDENS AND RESTORE ALL PVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEED 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 SEED 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 SEED 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.

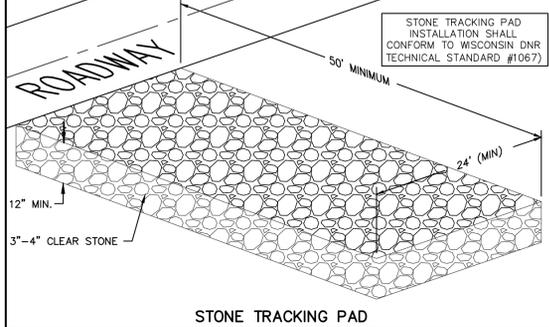
THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:

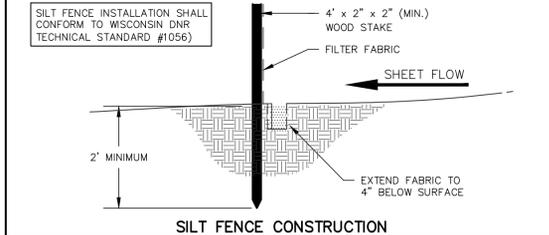
HANSENS MANAGEMENT SERVICES LLC
 PO BOX 781
 WEST BEND, WI 53095

ENGINEER:

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



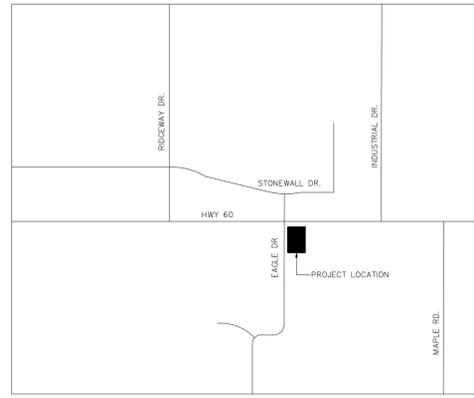
STONE TRACKING PAD



SILT FENCE CONSTRUCTION

JACKSON-PIGGLY WIGGLY
 GRADING AND EROSION CONTROL PLAN
 DATED: APRIL 27, 2016

C1.2



2 LOCATION PLAN
 NOT TO SCALE

LANDSCAPING MATERIALS				
MK	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE HEIGHT/SPREAD
S1	GOLDMOUND SPIREA	SPIRAEA 'GOLDMOUND'	18" TALL	2' / 3'
S2	BURNING BUSH COMPACT	EUONYMUS ALATUS 'COMPACTUS'	24" TALL	2' / 3'

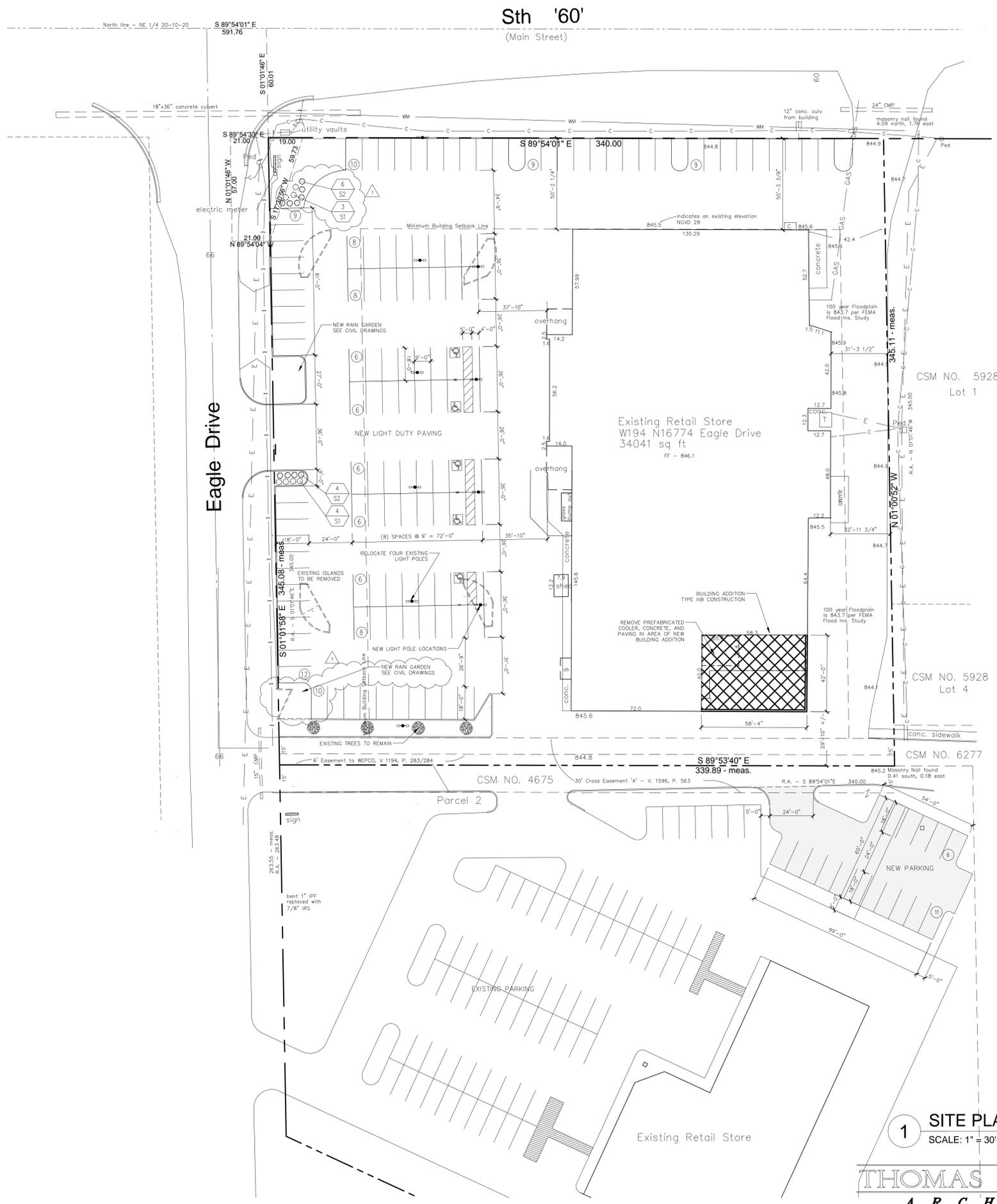
SITE DATA:

SITE AREA: 117,290 S.F.
 2.69 ACRES

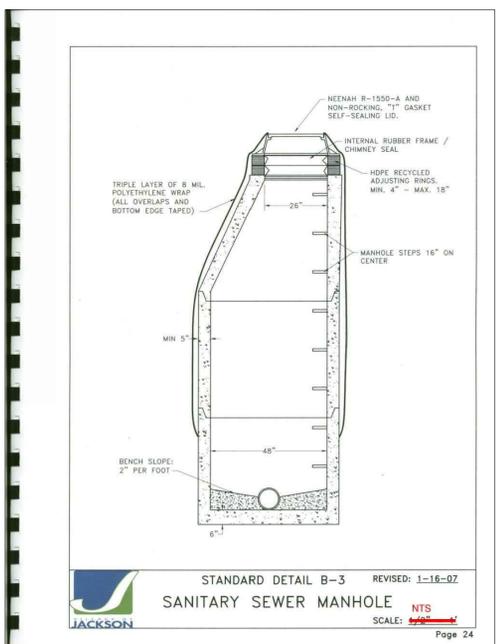
EXISTING BUILDING FOOTPRINT 34,041 S.F.
PROPOSED BUILDING ADDITION 2,450 S.F.
TOTAL PROPOSED FOOTPRINT 36,491 S.F.

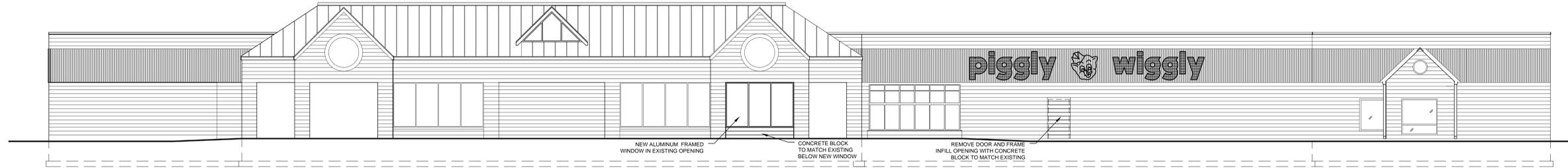
EXISTING PAVING AREA 77,433 S.F.
PROPOSED PAVING AREA 75,236 S.F.
TOTAL PAVEMENT REDUCTION 3,438 S.F.

PARKING DATA:
PARKING STALLS PROVIDED 113
ACCESSIBLE STALLS REQUIRED 5
ACCESSIBLE STALLS PROVIDED 5
TOTAL STALLS PROVIDED 118



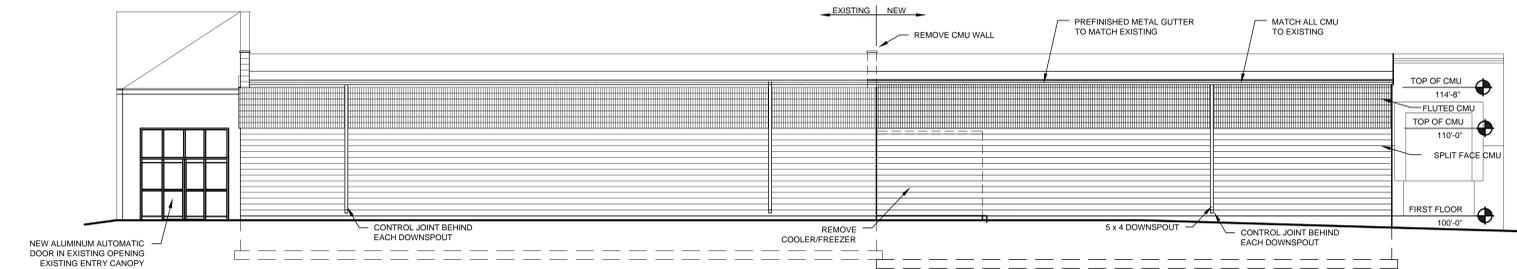
1 SITE PLAN
 SCALE: 1" = 30'-0"





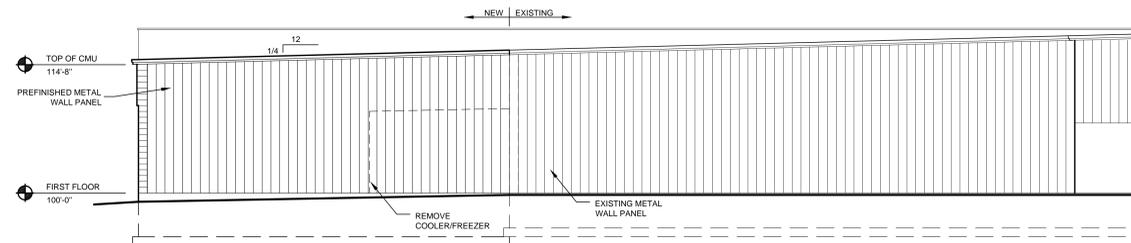
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

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



EAST ELEVATION

SCALE: 1/8" = 1'-0"

piggly wiggly
MIDWEST

2215 Union Avenue, Sheboygan, WI 920-457-4433

Project Description:
Piggly Wiggly

Project Location:
Jackson, Wisconsin

Project Manager:
Manager: Craig Genske 920-208-4292
Drawn By: Jim Bagemehl 920-208-4294

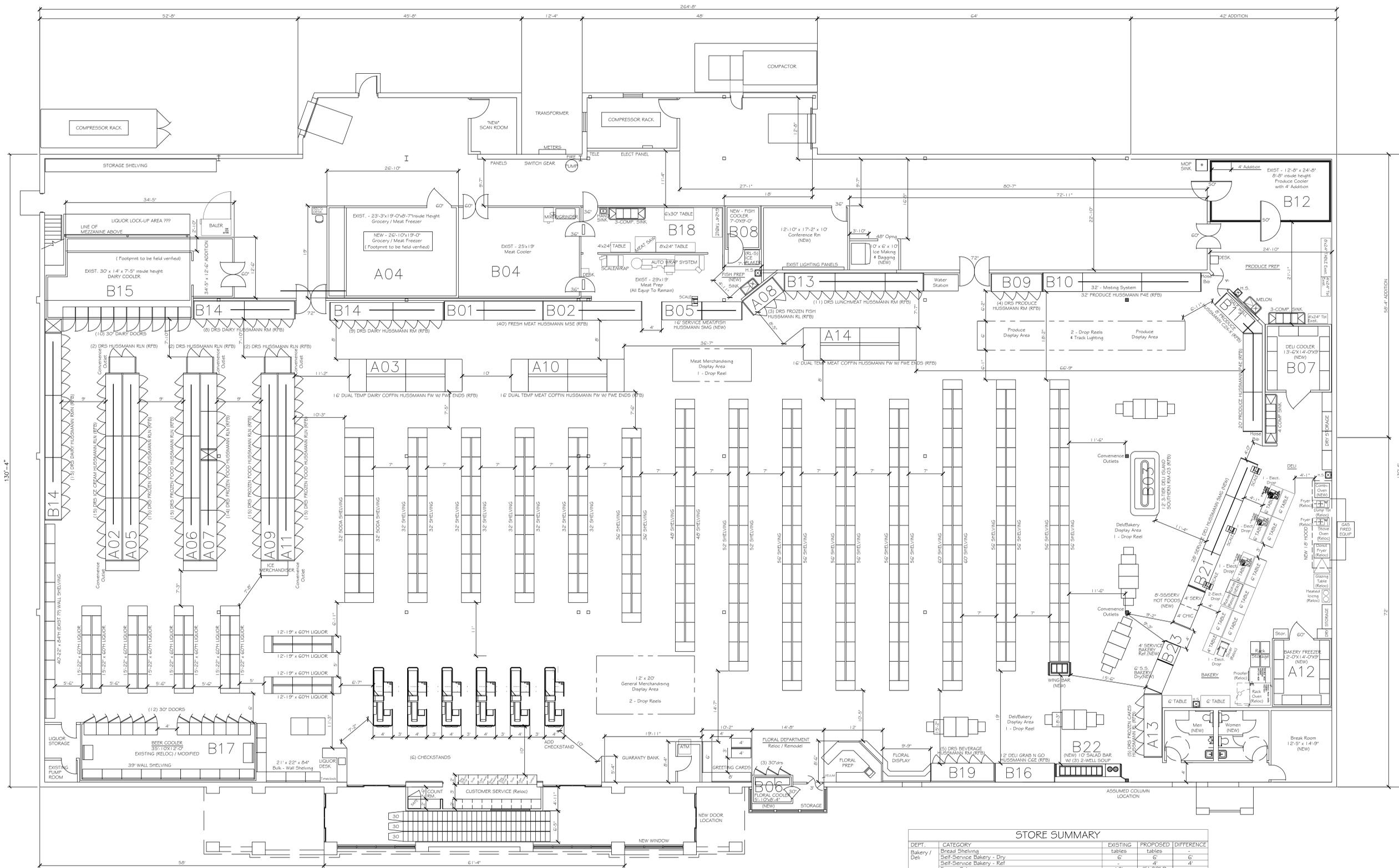
Checked by:
SHEET:
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DATE: 05/05/2016

1610 JACKSON A3.1.DWG

05/05/2016

THOMAS DESIGN INC
ARCHITECT
FOND DU LAC, WISCONSIN 920.922.7131



N FIXTURE PLAN
SCALE: 1/8" = 1'-0"

BUILDING DATA			
	EXISTING	PROPOSED	DIFFERENCE
TOTAL BUILDING AREA	34,416 SQ. FT.	36,527 SQ. FT.	+2,111 SQ. FT.
Sales Area	23,467 SQ. FT.	23,920 SQ. FT.	+453 SQ. FT.
Backroom, Ancillary, Prep Area	9,108 SQ. FT.	10,719 SQ. FT.	+1,611 SQ. FT.

STORE SUMMARY			
DEPT.	CATEGORY	EXISTING	PROPOSED
Bakery / Deli	Bread Shelving	Tables	Tables
	Self-Service Bakery - Dry	6'	6'
	Self-Service Bakery - Ref	-	4'
	Frozen Cakes	16'	(5) 30' Drs
	Service Deli	24'	28'
	Service Hot Case	6'	4'
	Rotisserie	yes	yes
	Self Service Hot	4'	4'
	Soup - Self Service	yes	yes
	Deli Island	10'	(1) 16'
Deli Grab n Go	6'	12'	
Produce	Refrigerated Produce	76'	60'+4 Drs
	Tables or Bins	(3) 6x6 "x"	500 Sq Ft + 500 Sq Ft
Meat	Lunch Meat	24'	(1) 30' Drs
	Fresh Meat - Self Service	48'	40'
	Service Meat / Fish	-	2'-8"
	Fresh Frozen Fish	-	(3) 30' Drs
Dairy	Low, Med or Dual Temp Coffin + Ends	24'+0 Ends	32'+Ends
	Refrigerated Dairy	56'	(32) 30' Drs
	30' Reach-in Dairy Doors	10	10
Frozen	Low Temp Coffin End	8'+0 Ends	16'+ Ends
	30' Frozen Doors	67	88
Liquor	22' Shelving	156 LF	208 LF
	Reach-in doors	12	12
Grocery	Grocery Shelving	1,044 LF	1,208 LF
	Soda Shelving	64 LF	64 LF
	Bulk Shelving	36 LF	21 LF
	Card Shelving	192 LF	Racks-22'
	TOTAL SHELVING	1,196 LF	1,293 LF



2215 Union Avenue, Sheboygan, WI 920-457-4433

Project Description:
Piggly Wiggly

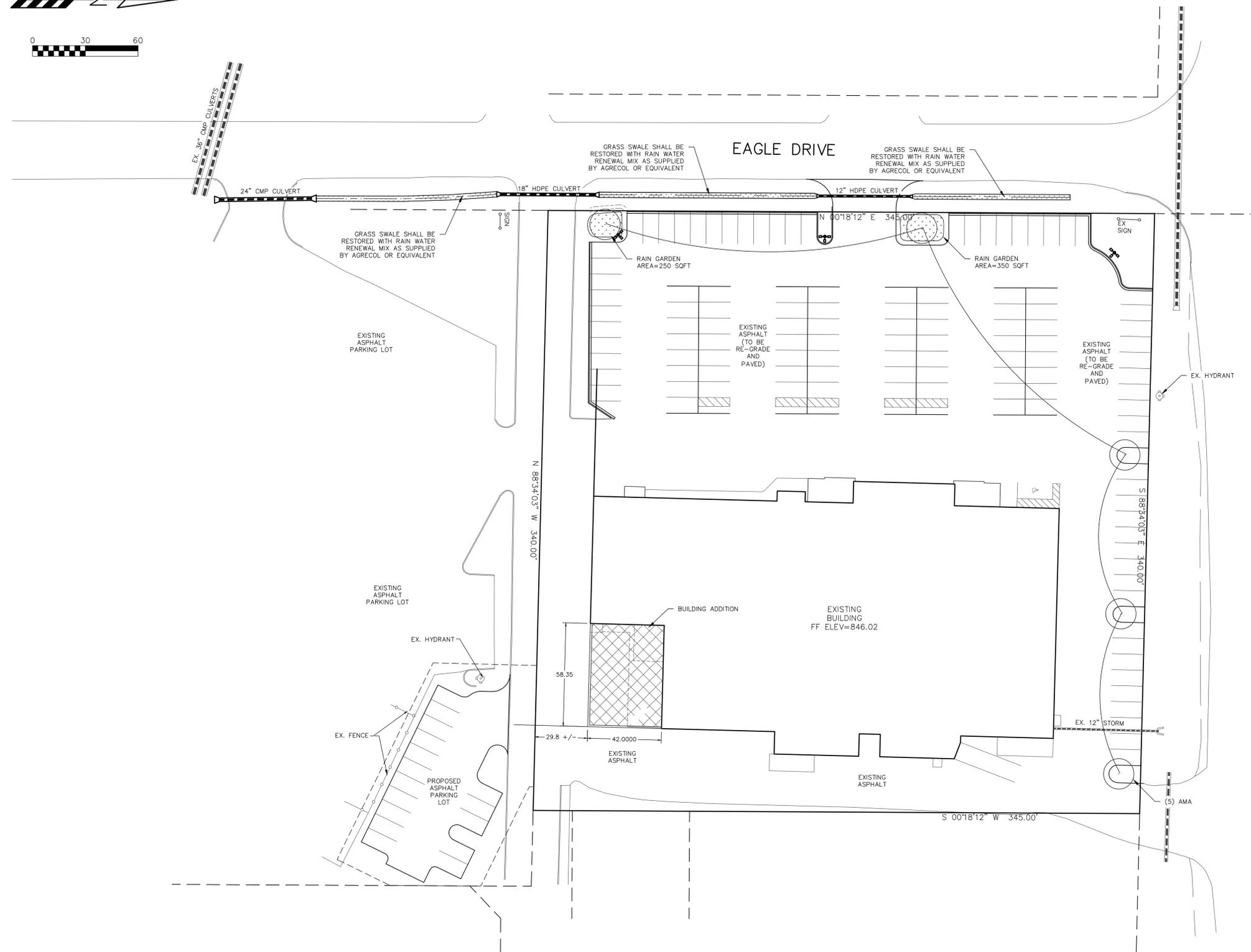
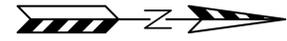
Project Location:
Jackson, Wisconsin

Project Manager:
Manager: Craig Genske 920-208-4292
Drawn By: Jim Bagemehl 920-208-4294

Checked by:
SHEET:
A.1.1

Drawing Scale: 1/8" = 1'-0"
FIXTURE PLAN 11

JACKSON_PP1_2016_05_03_CLEAN.DWG
05/03/2016



RAIN GARDEN PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
AMA	(5)	2.5"	Low Deciduous Trees American Mountain Ash	BB
RGP	(592)	1"	Rain Garden Plantings (12" o.c.)	Plug

- Common Blue Star
- Bottle Gentian
- Obedient Plant
- Columbine
- Switchgrass
- Foxsedge
- Black Eyed Susan
- Wild Iris
- Swamp Mildweed
- White Turtlehead
- Cardinal Flower
- Turk's Cap Lily
- Little Bluestem
- Canada Wild Rye
- Nodding Onion

NOTES:

- 1) Rain Garden to receive 1" shredded hardwood bark mulch.
- 2) Rain garden plants (RGP) to be installed 12" on center.
- 3) Grass swale shall be restored with Rain water renewal mix as supplied by Agrecol or equivalent.
- 4) Individual trees in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"

JACKSON-PIGGLY WIGGLY
 LANDSCAPE PLAN
 DATED: APRIL 19, 2016

L1.1

THOMAS DESIGN INC.

N9568 Winnebago Park Road
Fond du Lac, Wisconsin 54937
920.922.7131 FAX 920.922.8959

May 5, 2016

LETTER OF INTENT

The Piggly Wiggly Grocery store located at W194 N16774 Eagle Drive, Jackson, Wisconsin is planning a building project to include the following:

1. Building addition to the southeast corner of the existing building of 2,450 square feet.
2. Interior remodeling of existing sales area
3. Rebuild / regrade parking lot

Sincerely:

A handwritten signature in black ink that reads "Thomas E. Sugars". The signature is written in a cursive style with a large, looped 'S' at the end.

Thomas E. Sugars, Architect

Washington County

Owner (s):

HANSENS MANAGEMENT

Location:

NW-NE,Sect. 20, T10N, R20E

Mailing Address:

**HANSENS MANAGEMENT
PO BOX 781
WEST BEND, WI 53095**

School District:

6307 - WEST BEND SCHOOL

Tax Parcel ID Number:

019700B

Tax District:

V3-VILLAGE OF JACKSON

Status:

Active

Acres:

2.6900

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

V OF JACKSON PT OF NW NE CSM 2448 LOT 1 V770 P674+DOC 1079236+1079237

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

W194N16774 EAGLE DR JACKSON, WI 53037

STAFF REVIEW COMMENTS
Plan Commission Meeting – May 26, 2016

1. *Conditional Use – Piggly Wiggly – Addition to Building & Alteration to Parking Lot– Eagle Drive.*

Building Inspection

- North driveway access to State Hwy 60 shall be relocated to the west and onto the Piggly Wiggly Lot. The current location encroaches onto the neighboring property.
- State of Wisconsin Plan Review will be required for both the addition and the new exhaust hood proposed in the Deli area.
- New addition shall be fully sprinkled.
- New Pylon Sign will be required to be submitted at a future date for Plan Commission and Village Board approvals before installation may occur.

Public Works/Engineering

- The driveway on the east property line exiting onto STH 60 is entirely on the property. Secure an easement encompassing the driveway, or purchase the necessary land to have the entire driveway on the Piggly Wiggly property.
- A sampling manhole shall be installed on the sanitary lateral.

Police Department

- If there's sufficient width, suggest painting three lanes on the north entrance pavement; one entry lane and lanes for left and right turns on to Eagle. This would provide a little more stacking room and reduce conflict with the first north-south drive aisle.

Fire Department

- No Comments.

Administrative/Planning

- Recommend Approval.