

AGENDA

PLAN COMMISSION MEETING

Thursday – June 25, 2015 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – April 30, 2015, Plan Commission Meeting.
3. Planned Unit Development Amendment - Poblocki Sign Company LLC, Rytec Corporation – Sign at Cedar Parkway.
4. Conditional Use – Dasko - Fence Height – Hunters Road.
5. Conditional Use – DeRite Shine Commercial Services – Trucking Company, Meadow Lane.
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 – April 30, 2015 – 7:00 p.m.
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: Tr. Kruepke, Steve Schoen, Peter Habel, and Jeff Dalton.
Not Present: Doug Alfke, Tr. Emmrich
Staff Present: John Walther, Brian Kober, Jim Micech.

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

Motion by Peter Habel, second by Steve Schoen to approve the minutes of the March 26, 2015, Plan Commission meeting with correction. Vote: 5 ayes, 0 nays. Motion carried.

3. Planned Unit Development – ABC Supply Co. – Sign on Alcan Drive.

Don Nummerdor was present and had received staff comments. Motion by Peter Habel, second by Tr. Kruepke, to recommend approval of the Planned Unit Development ABC Supply Co. – Sign on Alcan Drive subject to staff comments. Vote: 5 ayes, 0 nays. Motion carried.

4. Planned Unit Development – RJ Wood – Alcan Court.

Brad Egan was present and had received staff comments. Motion by Peter Habel, second by Jeff Dalton, to recommend approval of the Planned Unit Development – RJ Wood – Alcan Court subject to staff comments. Vote: 5 ayes, 0 nays. Motion carried.

5. Planned Unit Development – Delaney Group LLC – Alcan Drive.

Brad Egan was present and had received staff comments. Motion by Peter Habel, second by Steve Schoen, to recommend approval of the Planned Unit Development – Delaney Group LLC – Alcan Drive subject to staff comments. Vote: 5 ayes, 0 nays. Motion carried.

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

John Walther commented that the owner requested that this item be deferred to the next Plan Commission meeting due to the person giving the presentation has pneumonia. Motion by Jeff Dalton, second by Peter Habel to defer the item to the next Plan Commission Meeting. Brian Kober commented that staff is recommending denial. This item is not per the zoning. Vote: 5 ayes, 0 nays. Motion carried.

7. Citizens to address the Plan Commission.

Tr. Kruepke questioned if enclosures were required around the dumpsters at the industrial park. Brian Kober commented enclosures are required per the Village Code depending on when they came into the Village.

8. Adjourn.

A motion was made by Peter Habel, second by Jeff Dalton to adjourn at 7:14 p.m.

Vote: 5 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 Poblocki Sign Company for RYTEC
 Contact Matt Kaminski(Poblocki) Address/ZIP 922 S. 70th St., West Allis WI 53214 Phone # 414-777-4219
 E-mail Address RYTEC CORPORATION Fax # where Agenda/Staff comments are to be faxed 414-453-3070(or email)
 Name of Owner _____ Address/ZIP _____ Phone# _____
 Owner Representative/Developer Michael Watkins - RYTEC 262-677-6271 Phone# dburton@poblocki.com
 Proposed Use of Site _____ 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
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)		XXX
			3) Address Labels of adjacent owners to be notified (500' / 200')	labels	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	4) Owner acknowledgement of the request	1	
			5) Impact Statement		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	6) Location Map		XXX
			7) Development Plan / Site Plan		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	8) Preliminary Plat		XXX
			9) Final Plat		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	10) Certified survey Map		XXX
			11) Annexation Petition		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	12) Annexation Map	1	XXX
			13) Sketch Plan		XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	14) Landscape Plan	4 (24x36)	XXX
			Engineering Review - Infrastructure		
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan	4 (24x36)	XXX
			16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	17) Street / Right of Way cross sections	4 (24x36)	XXX
			18) Erosion Control Plan	4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials		XXX
			20) Developers Agreement		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (includes pre-annex agreements)		XXX
			22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			

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

Name Deb Burton(Poblocki Signs) Signature  Date 6-4-15

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

VILLAGE OF JACKSON

Special Use Conditional Use Planned Unit Development Amendment Permit # _____

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

Permit to:

Name of Business/Applicant: RYTEC Corporation

For a property located at (address): W233 N16601 Cedar Parkway, Jackson, WI 53037

Phone number of Business/Applicant: 262-677-6271(Michael Watkins, RYTEC) 414-777-4261(Deb Burton Poblocki)

For (land use, activity, sign, site plan, other): Sign

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

Hours of Operation: N/A

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): _____

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

Screening/Buffering: _____

Landscape Plan (sizes, species, location): _____

Signing (dimensions, colors, lighting, location): One set of back-lit letters 3'6" H x 10' 3 3/16" L, reading RYTEC per drawing 68301 LL-01 - brushed aluminum with red led's. Above east entrance.

Lighting (wattage, style, pole location and height, coverage): low voltage LED's.

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

Storm-water Management: _____

Erosion Control: _____

Fire Hydrant Location(s): _____

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

Hazardous Material Storage: _____

Alarm Systems: _____

Site Features/Constraints: _____

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

Tree and shrub preservation: _____

Setbacks/height limitations: _____

Wastewater Usage Projected: _____ 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 _____

_____, Owner
Please print name

John M. Walther, Administrator

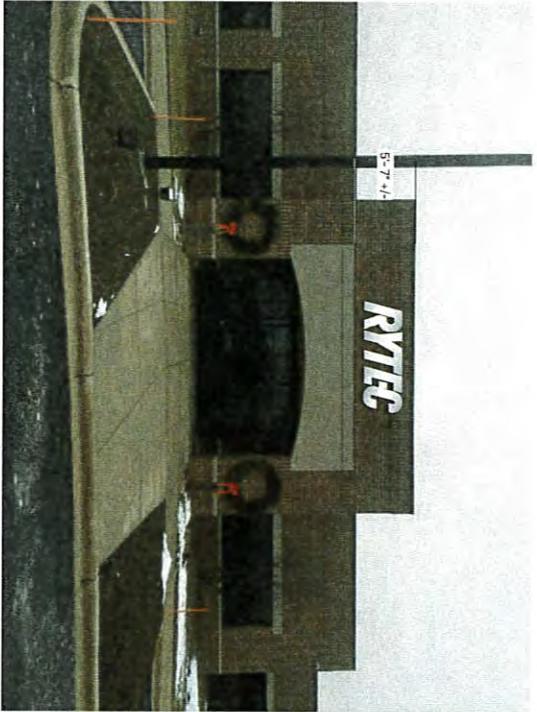


SIGN SPECIFICATIONS

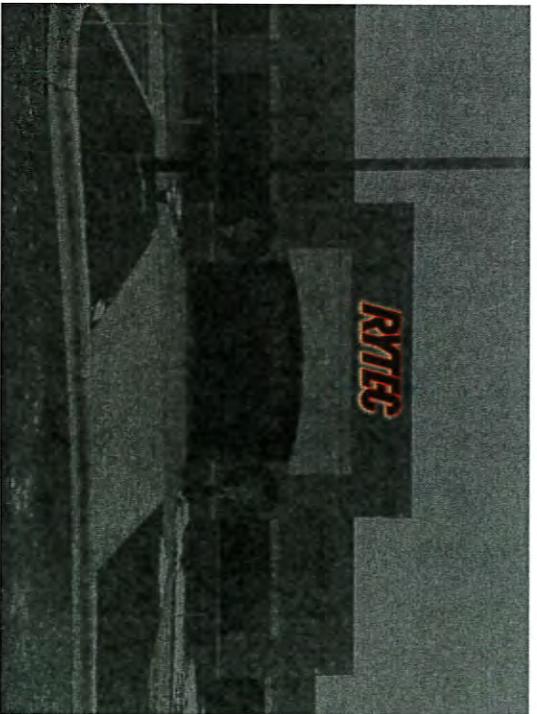
[A] - ILLUMINATED LETTERS

Lighting: Red LED
 Voltage: 1180V
 Description: Back-Lit (Remote)
 Face Color: Paint Brushed Aluminum
 Return Color: Paint Brushed Aluminum
 Installation: Stand-off 2 1/2"

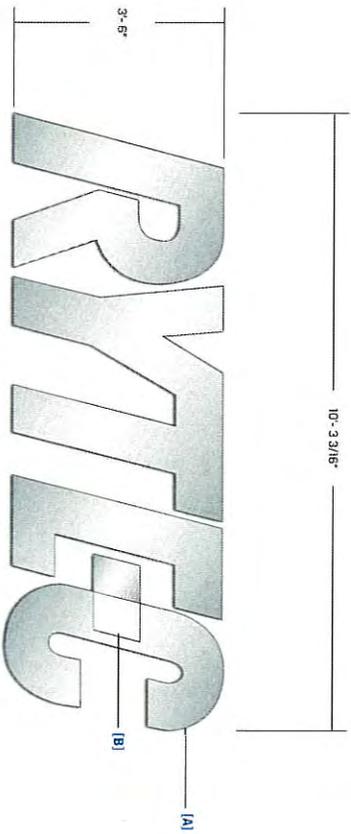
[B] - GRAPHICS
 Material: Vinyl
 Color: White



proposed day view - approx size & location



proposed night view - approx size & location



524 S. GRIFFIN AVE. SUITE 201
 JACKSON, WISCONSIN 53001

This document is intended for informational purposes only. It is not a contract. The client agrees not to use the information contained herein for any other purpose without the prior written consent of Poblacki Sign Company, LLC. Poblacki Sign Company, LLC is not responsible for any errors or omissions in this document. Poblacki Sign Company, LLC is not responsible for any damage or injury resulting from the use of this document. Poblacki Sign Company, LLC is not responsible for any damage or injury resulting from the use of this document.

Project
Rytec
 Jackson, Wisconsin

Scale: 1/2"=1'
 Original Paper Size: 11" X 17"

Notes

Revisions	REV DESCRIPTION	BY	DATE

Sign: All-Itt Illuminated
 Drawn By: Sarah Watson Inset Date: 12/15/14
 Sign Loc. No. :

LL-01
 Lit Letters
 Sign Type

68301 **C02**
 (P/P - Project - Top Up) Design)

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

Name of Applicant Tom; Kim Daslo
 Contact Tom Address/ZIP N170 W2005 Hunters Rd Phone # 262-677-1936
 E-mail Address kimmie-ll@charter.net Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Tom; Kim Daslo Address/ZIP N170 W2005 Hunters Rd Phone# 262-677-1936
 Owner Representative/Developer _____
 Proposed Use of Site Residential Present Zoning R4

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		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 [Signature] Signature Kim Daslo Date 6/3/15

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: TOM & KIM DASKO

For a property located at (address): N170 W20015 HUNTERS RD

Phone number of Business/Applicant: 262-677-1936

For (land use, activity, sign, site plan, other): SEEKING A 4' HIGH FENCE WHICH IS AN ADDITIONAL 6" ^{MORE} THAN THE ALREADY APPROVED HEIGHT OF 3'6" BY BUILDING INSPECTOR JIM MICECH.

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

Hours of Operation: N/A

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): VINYL, ALMOND IN COLOR

Setbacks from rights-of-way and property lines: 2' TO 3' FROM SIDEWALK, DISTANCE FROM PROPERTY LINES TO THE SOUTH & WEST DEPENDS ON NEIGHBORS PERMISSION IF APPROVED FOR 4'

Screening/Buffering: N/A

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

Signage (dimensions, colors, lighting, location): N/A

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): NOT AFFECTED

Storm-water Management: N/A

Erosion Control: N/A

Fire Hydrant Location(s): N/A

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

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: _____

Parking (no. of spaces, handicapped parking, and dimensions): N/A

Tree and shrub preservation: N/A

Setbacks/height limitations: _____

Wastewater Usage Projected: N/A gal/year

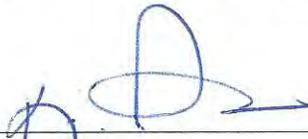
Water Usage Projected: N/A gal/year

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 _____~~



H.M. Dasico _____, 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):

I. 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 - upon village board 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.**

Impact Statement

Annual water consumption estimate – N/A

Annual Sewage generation estimate – N/A

Vehicle trip generation – N/A

Estimated number of vehicles and recreational vehicles to be stored or parked on site – N/A

Proposed sign(s) (advertising business, industry, dwelling unit) – N/A

General hours of operation – N/A

Anticipated User profiles (for residential development) – N/A

Proposed dates of construction and completion – upon village board approval

Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.) – N/A

Tom & Kim Dasko
N170 W20015 Hunters Rd
Jackson WI 53037

Conditional Use Request by the original owner of a well maintained home

This is a request for an additional 6 inches on the height to 4 feet of a proposed fence install from the already approved height of 3' 6" by building inspector Jim Micech. We would prefer a 5 foot fence but realize that may be asking too much. The cost of the fence will be approximately \$7,000 whether the fence is 4' or 3' 6" in height.

The fence is required because of our dog (Whippet) requires daily exercise beyond walking. Our dog is like a therapy dog for Kim who has numerous medical issues and our 26 year old daughter who has developmental disabilities.

Thank you kindly for your consideration,



Date 6/3/15



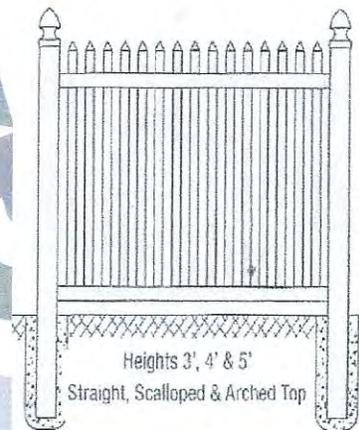
Date 6/3/15

American Manufactured Vinyl Fence

Alexander

Style: Alexander

All American made materials for great quality, long life and beauty for your yard! All Alexander styles come in 4', 5' and 6'. Five and six foot fences all have 3 rails and you can add a third rail to a 4'. You can have straight top, convex or concave scallop. Choose your picket spacing of 1", 2" or 3". Also choose dog eared or pointed picket caps. Colors are white or almond, other colors available on special order. All sections are 6' wide! Post are sold separately. 4" post for 4' fence and 5" post for all 5' and 6' fence.



Top Rail
2" x 3 1/2"

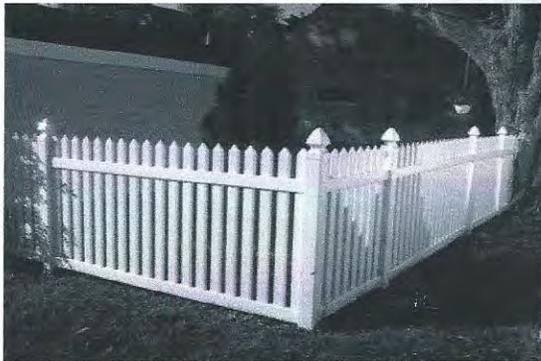
Pickets
7/8" x 3"

Picket Spacing
Available in 1", 2", or 3"

Picket Caps
7/8" x 3" x 2"

Bottom Rail
2" x 3 1/2"

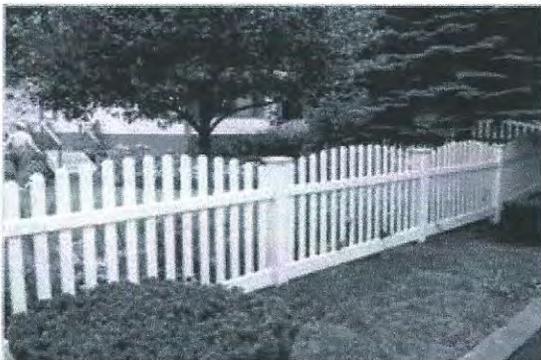
Post
4' fence - 4" x 4"
5' or 6' fence - 5" x 5"



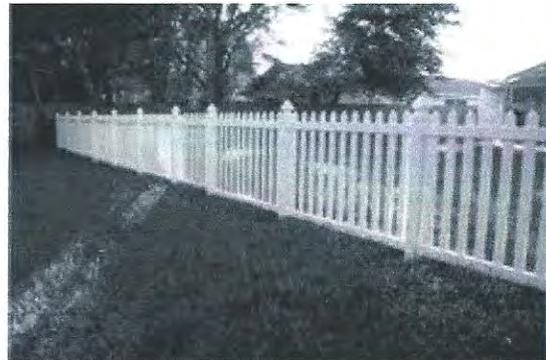
Alexander 1 4' open picket with 1" spacing



Alexander 2 scallop - 4' open picket with 2" spacing



Alexander 3 convex scallop - 4' open picket with 3" spacing



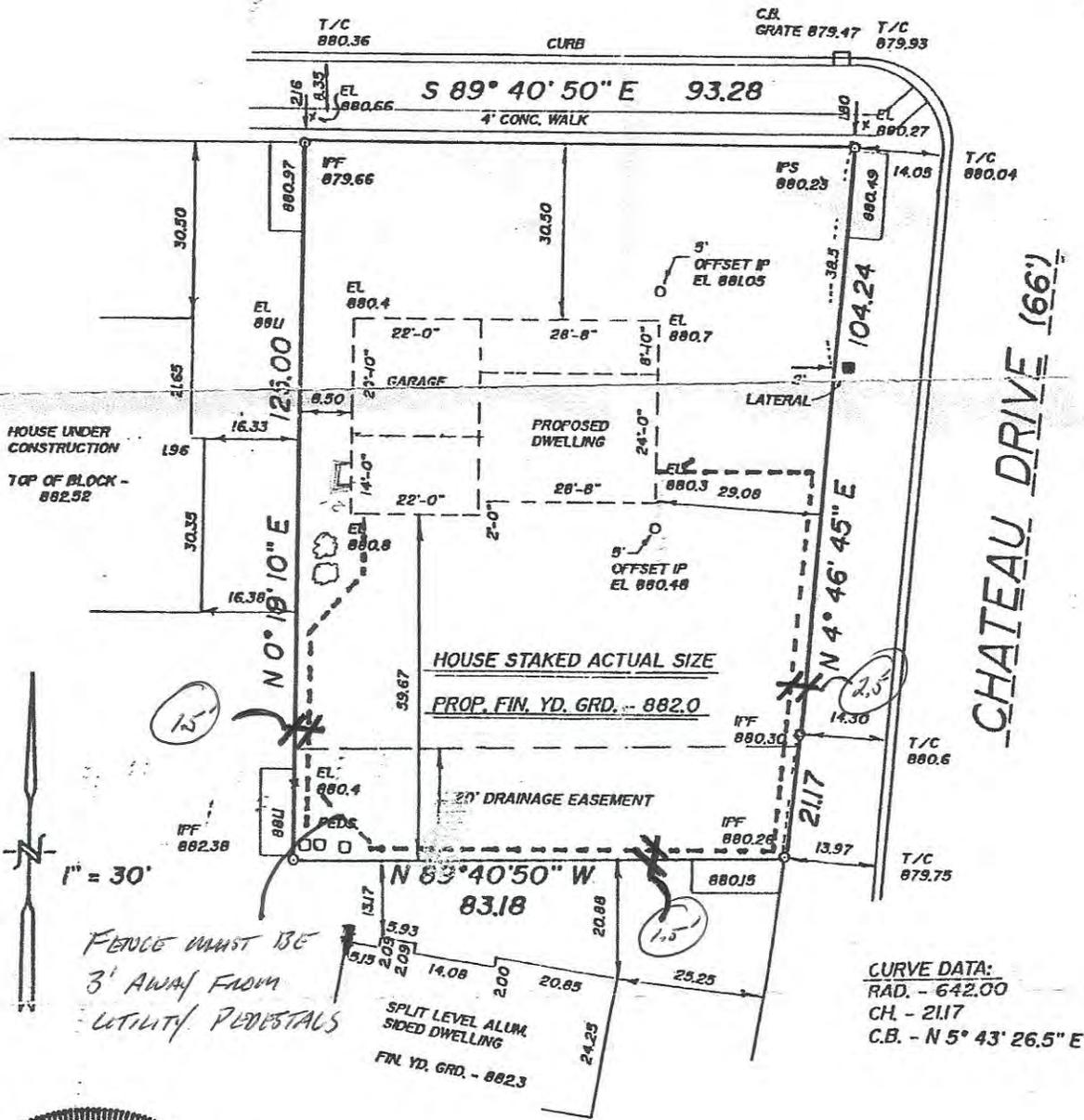
Alexander 3' straight top open picket with 3" spacing

American Manufactured Vinyl Fence is a division of A to Z Quality Fencing LLC. www.atozqualityfencing.com 414-235-0173
www.americanmanufacturedvinylfence.com

* APPROXIMATE COST OF FENCE INSTALL IS \$7000.

HUNTERS ROAD (66')

SANITARY MH
RIM - 879.76

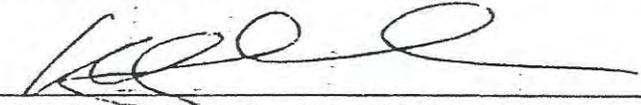


FENCE MUST BE
3' AWAY FROM
UTILITY PEDESTALS

CURVE DATA:
RAD. - 642.00
CH. - 2117
C.B. - N 5° 43' 26.5" E



I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

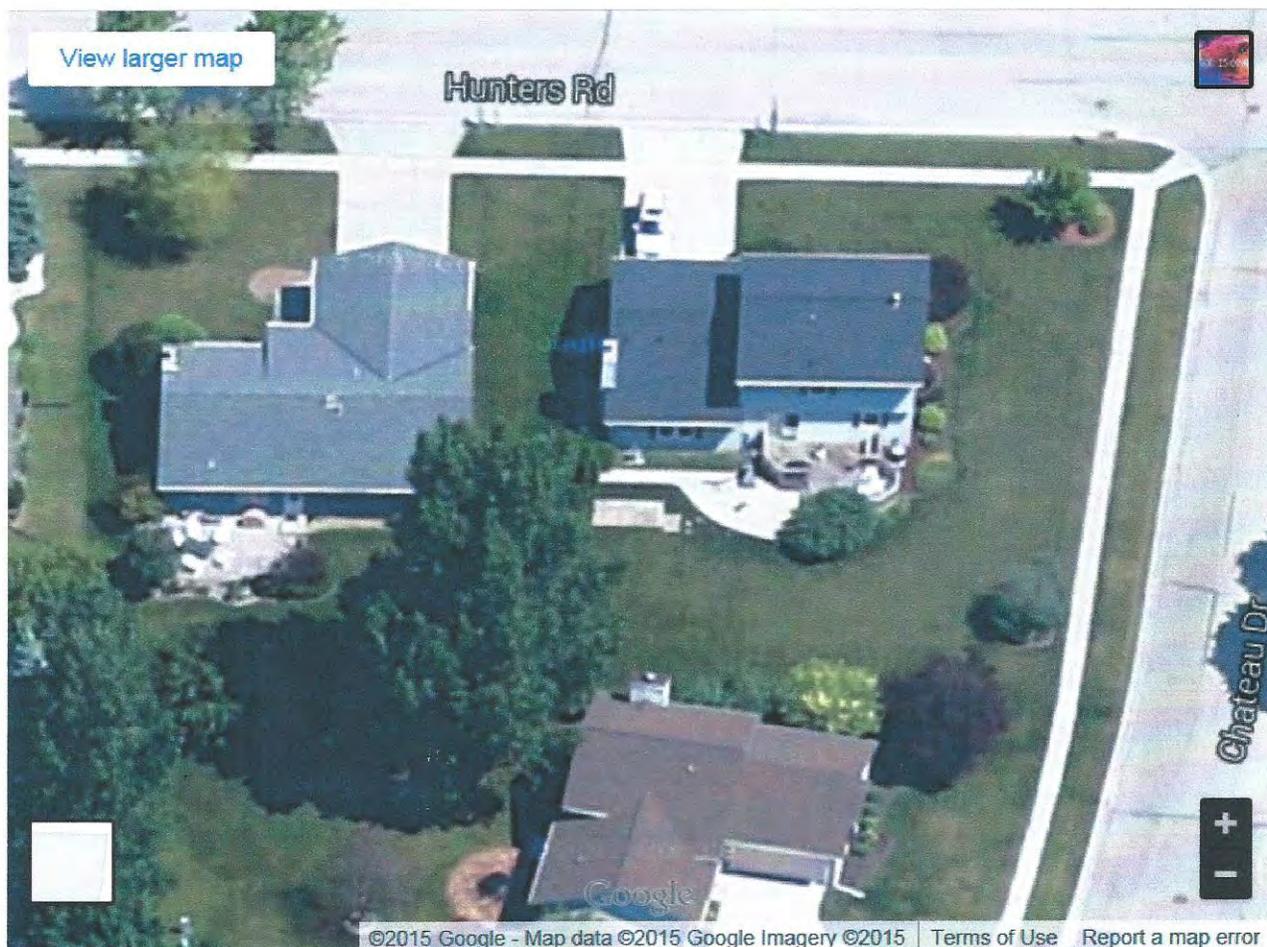
Signed 
STANLEY J. POTRYKUS - REGISTERED LAND SURVEYOR S-500

Side yard 6' and 10'

* FENCE LOCATION AROUND THE UTILITY PEDESTALS WILL DEPEND ON UNDERGROUND CABLES AND WHAT IS ALLOWABLE.

Medium ▾

<iframe src="https://www.google.com/maps/embed?pb=!1m14!1m12!1m3!1d138.4





We Energies
 500 S. 116th St.
 West Allis, WI 53214-1000
 www.we-energies.com

VIA EMAIL: kimmie_11@charter.net

June 4, 2015

Kim Dasko
 N170W20015 Hunters Rd
 Jackson, WI 53037

SUBJECT: ENCROACHMENT OF FENCE IN EASEMENT
 LOT 25, WILLOW RIDGE SUBDIVISION
 WEPCO FILE NO. 150000-070

Dear Kim Dasko:

Your request to construct a fence on the property located at N170W20015 Hunters Rd in the Village of Jackson, Washington County, Wisconsin has been reviewed.

Wisconsin Electric Power Company, a Wisconsin corporation, doing business as We Energies, has no objection to the construction of the fence as long as the following conditions are met:

1. Digger's Hotline must be called a minimum of 3 working days prior to the onset of any digging. They will mark cables in the area of the construction. Their number is 1-800-242-8511 or you may dial 811.
2. Fence posts must be 3 feet away from any underground cables whether they are on your property or on an adjoining property.
3. The fence must be 3 feet away from any pedestal whether it is on your property or on an adjoining property (pedestals are smaller and rectangular in shape).
4. The fence must be 10 feet away from the **door** side of any pad-mounted transformer and 3 feet away from the other sides whether the pad-mounted transformer is on your property or on an adjoining property (transformers are larger and square in shape, the door is the side with the padlock on it).
5. If a pole is enclosed on your property, maintain a 4 foot clear area around it, so that a utility worker would be able to climb the pole.

Finally, please be aware that Wisconsin Electric Power Company must have access to its facilities for routine and emergency maintenance, repairs and replacement. Should the fence be constructed in such a way to make access difficult or impossible, a portion of the fence may be removed to provide adequate access to our facilities. Wisconsin Electric Power Company will not be liable for the reconstruction of the fence or any damages to the fence.

In the event you sell your property at **N170W20015 Hunters Rd** this permission terminates.

Please acknowledge above terms by signing this letter and returning to Esther at esther.casey@we-energies.com, or by fax (414)221-2713, or you may mail it to Esther's attention at We Energies, 333 W. Everett St., Room A252, Milwaukee, WI 53203.

_____ (name)

_____ (name)

Please call me at the number below if you have any further questions or concerns.

Sincerely,

Deborah Meier
 Right of Way Analyst – 414-944-5761

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

Name of Applicant Krystal DeRuyter
 Contact Krystal DeRuyter Address/ZIP 111 Spring Valley Rd 53037 Phone # 262-994-0547
 E-mail Address KrystalDeRuyter@gmail.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner _____ Address/ZIP 141 Meadow Ln Jackson WI 53037 Phone# _____
 Owner Representative/Developer Krystal DeRuyter
 Proposed Use of Site Small Trucking Business 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
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') - 4 labels	1	
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		XXX
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		
			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 Krystal DeRuyter Signature Krystal DeRuyter Date 6-9-15

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: Krystal DeRuyter DeRite Shine Commercial Services

For a property located at (address): LTI Meadow Ln, JACKSON WI 53037

Phone number of Business/Applicant: 262-994-0547

For (land use, activity, sign, site plan, other): Business use for a small trucking company

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): minimal noise

Hours of Operation: Monday - Friday 6am - 6pm, weekend limited by "appointment"

Comprehensive/Master Plan Compatibility: N/A

Building Materials (type, color): None at the moment. Future plans will be submitted when ready

Setbacks from rights-of-way and property lines: existing building

Screening/Buffering: N/A

Landscape Plan (sizes, species, location): will be proposed at future date

Signing (dimensions, colors, lighting, location): will be proposed at future date

Lighting (wattage, style, pole location and height, coverage): current will propose at future date

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s)), (sidewalk/pedestrian way width and material): 5 trucks in & out = 10 trips

5-8 pedestrians in & out = 10 trips
Parking Front & Back

Storm-water Management: current / none at this time

Erosion Control: current none but will install in information

Fire Hydrant Location(s): current / existing

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: current propose at future date

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: N/A

Parking (no. of spaces, handicapped parking, and dimensions): Proposal for future date map included. Proposing to install gravel for 1-2 months and will propose/submit requirements drive & parking

Tree and shrub preservation: N/A

Setbacks/height limitations: ~~N/A~~ ^{KED} existing

Wastewater Usage Projected: ~~minimize~~ ^{N/A} gal/year Water Usage Projected: ~~min~~ ^{N/A} gal/year

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period): Approval for temporary use to park dump trucks over night future building submittals will be

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

Letter of Intent

I am looking to purchase property for a small trucking company to park 5 trucks and be able to do minor repairs on equipment at.

Proof of Property

An offer has been made on 6-10-15 to purchase the property in contingent approval the Village of Jackson allows a small trucking company on the premises.

Impact Statement

- A. Minimal water consumption
- B. Minimal Sewage Generation
- C. Vehicle Trip Generation
 - a. 5 trucks x 2 times a day= 10 trips
- D. 5 trucks to be located on property after business hours and 5-8 vehicles during normal business hours for employee parking.
- E. Signs to be approved at a later date
- F. Hours of operation would be Monday thru Friday 6 am to 6 pm, with minimal hours by appointment on Saturdays.
- G. N/A
- H. To be determined at a later date. Will just be parking and using current structure for the time being.
- I. N/A

Location Map

Attached

Development Plan/Site Plan

Keep current building for the time being and propose a plan at a future date.

Landscape Plan

Keep current landscape and propose plan at future date.

Grading/Drainage Plan

Keep current and propose plan at future date if necessary.

Water/Sewer/Storm Sewer Plans

Keep current and propose plan at future date if necessary.

Erosion Control Plan

Keep current and propose plan at future date if necessary.

Proposed colors/materials

Keep current and propose plan at future date if necessary.

Developers Agreement

At a later date we would propose a plan to get water and natural gas hook up at the location site in question, which would include either a total tear down and new construction or update of current building .

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

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

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

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

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

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



VILLAGE OF JACKSON

Special Use Conditional Use Planned Unit Development Permit # _____

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

Permit to:

Name of Business/Applicant: The Laser Shop

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

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

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

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

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

Comprehensive/Master Plan Compatibility: N/A

Building Materials (type, color): N/A

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

Screening/Buffering: N/A

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

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

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

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

Storm-water Management: N/A

Erosion Control: N/A

Fire Hydrant Location(s): Existing

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

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: N/A

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

Tree and shrub preservation: N/A

Setbacks/height limitations: N/A

Wastewater Usage Projected: N/A gal/year

Water Usage Projected: N/A gal/year

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

TERMS OF THIS PERMIT

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

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

Debbie Szekliński

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

John M. Walther, Administrator



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

YOUR FIRST CHOICE IN LASER PROCESSING & METAL FABRICATION

March 3, 2015

Village of Jackson
Planning Commission and Village Board

RE: Letter of Intent

To Whom It May Concern:

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

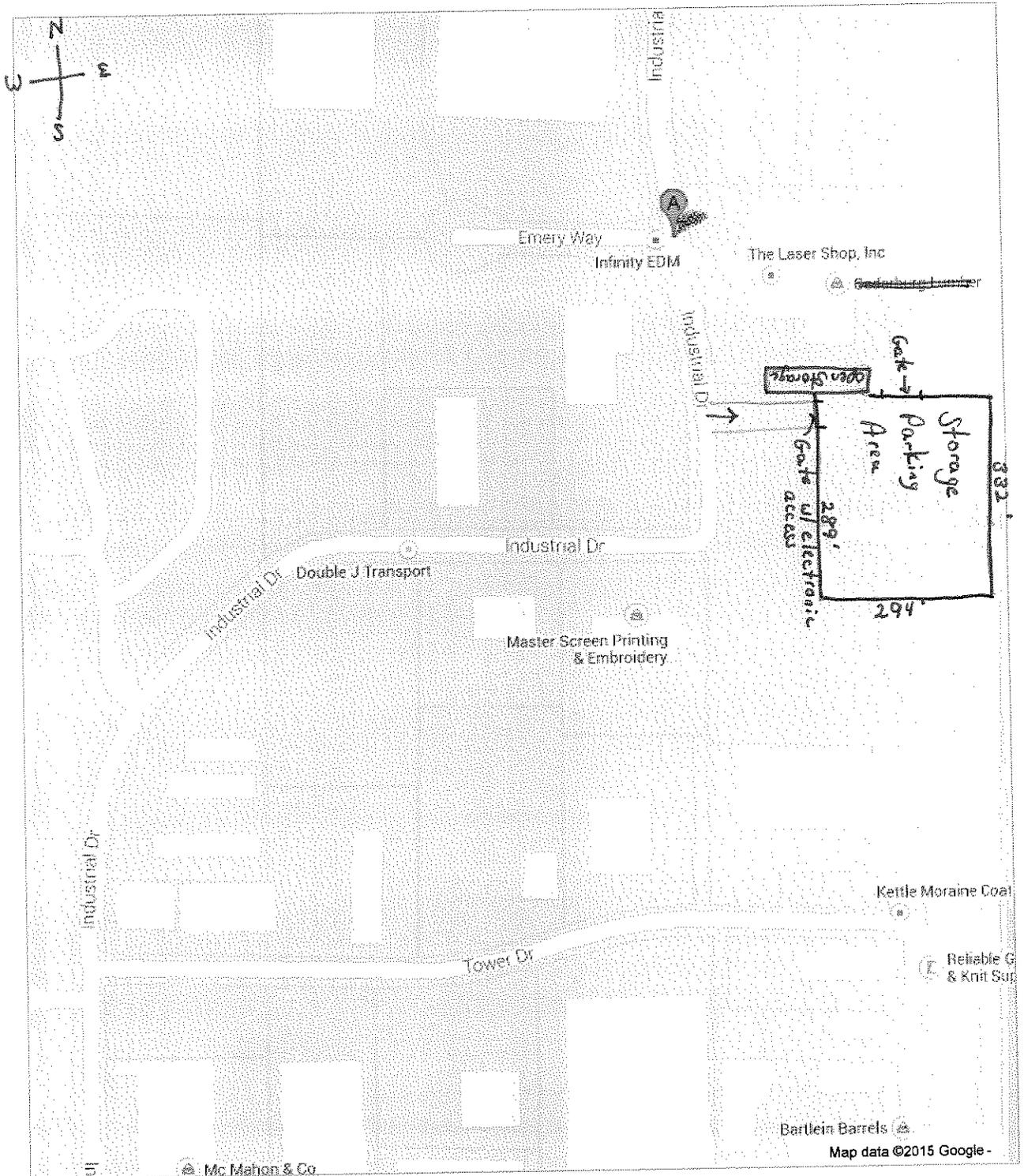
The use of our vacant land for this purpose is temporary until our next building expansion which would include expanding into this area. At that time, we would stop renting spaces for parking/storage.

Regards,

Debbie Szeklinski
Business Manager

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

Google



2
5



Google earth

feet
meters

700
200



Proposed Jackson Storage Parking

Prepared 2/26/15

VIEW#1

(FACING SOUTHEAST ON INDUSTRIAL)



VIEW #3

(FACING NORTHEAST ON INDUSTRIAL)



VIEW#2

(FACING EAST ON INDUSTRIAL)

