

AGENDA

PLAN COMMISSION MEETING

Thursday – July 30, 2015 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – June 25, 2015, Plan Commission Meeting.
3. Conditional Use – DeRite Shine Commercial Services – Trucking Company, Meadow Lane.
4. Certified Survey Map – Majestic Millwork LLC – Meadow Lane.
5. Planned Unit Development Amendment – Coffeerville Company – Signs, Main Street.
6. Citizens to address the Plan Commission.
7. 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 – June 25, 2015 – 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: Tr. Kruepke, Tr. Emmrich, Steve Schoen, and Peter Habel.
Members excused: Doug Alfke and Jeff Dalton.
Staff present: John Walther.

2. Minutes – April 30, 2015, Plan Commission Meeting.

Motion by Peter Habel, second by Steve Schoen to approve the minutes of the April 30, 2015 Plan Commission meeting. Vote: 5 ayes, 0 nays. Motion carried.

3. Planned Unit Development Amendment - Poblocki Sign Company LLC, Ryttec Corporation – Sign at Cedar Parkway.

Poblocki Sign Company, LLC requested this item to be removed from the agenda.

4. Conditional Use – Dasko - Fence Height – Hunters Road.

Motion by Peter Habel, second by Tr. Emmrich to recommend to the Village Board the approval of the fence per staff comments. Vote: 5 ayes, 0 nays. Motion carried.

5. Conditional Use – DeRite Shine Commercial Services – Trucking Company, Meadow Lane.

Motion by Peter Habel, second by Steve Schoen to refer this item to the next Plan Commission meeting. Vote: 5 ayes, 0 nays. Motion carried.

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

After discussion, a motion was made by Peter Habel, second by Tr. Kruepke to recommend to the Village Board denial of the concept plan per staff comments. Vote: 5 ayes, 0 nays. Motion carried.

7. Citizens to address the Plan Commission.

There were no citizens to address the Plan Commission.

8. Adjourn.

Motion by Tr. Kruepke, second by Peter Habel to adjourn.
Vote: 5 ayes, 0 nays. Meeting was adjourned at 7:21 p.m.

Respectfully submitted by John M. Walther – Administrator

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		
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		
			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 JAMES R. MERKEL + TOM SELLE
 Contact JAMES R. MERKEL Address/ZIP 3085 SHERMAN DR JACKSON 53037 Phone # 414-416-3827
 E-mail Address JAMESR3047@G-MAIL.COM Fax # where Agenda/Staff comments are to be faxed 262-677-9473
 Name of Owner MERKEL + SELLE Address/ZIP 1169 W 21155 MEADOW LAKE JACKSON 53027 Phone # 262-677-4439
 Owner Representative/Developer _____
 Proposed Use of Site WOOD WORKING CABINETS Present Zoning M-1

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		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 JAMES R. MERKEL Signature James R. Merkel Date _____
THOMAS G SELLE
 Office Use: Date Received 6/23/15 Date Paid 6/24/15 Receipt # 161664 Amount Paid \$ 150.⁰⁰

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: MAJESTIC MILLWORK LLC

For a property located at (address): N169 W21155 MEADOW LAKE JACKSON 5303

Phone number of Business/Applicant: 262-677-4439

For (land use, activity, sign, site plan, other): CERTIFIED SURVEY MAP TO INCORPORATE EXISTING SHED TO BE INCLUDED WITH lot 2

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: 12'-0" MIN FROM NEW lot line NORTH of EXISTING SITES AND 12'-0" MIN FROM NEW lot line WEST of EXISTING SITES

Screening/Buffering: N/A

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

Signing (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): 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): N/A

Tree and shrub preservation: N/A

Setbacks/height limitations: 12' FROM SITED TO NEW NORTH & WEST LOT LINES

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 _____~~

 _____
 _____

> TOM SELLE & JAMES D. MERKEL Owner
Please print name

John M. Walther, Administrator

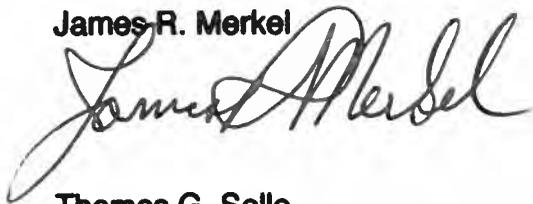
**Majestic Millwork LLC.
N169 W21155 Meadow Lane
Jackson, WI 53037**

**Planning Commission
Village of Jackson**

We are requesting that the building on lot one, to be incorporated into lot two.

Please see Certified Survey Map.

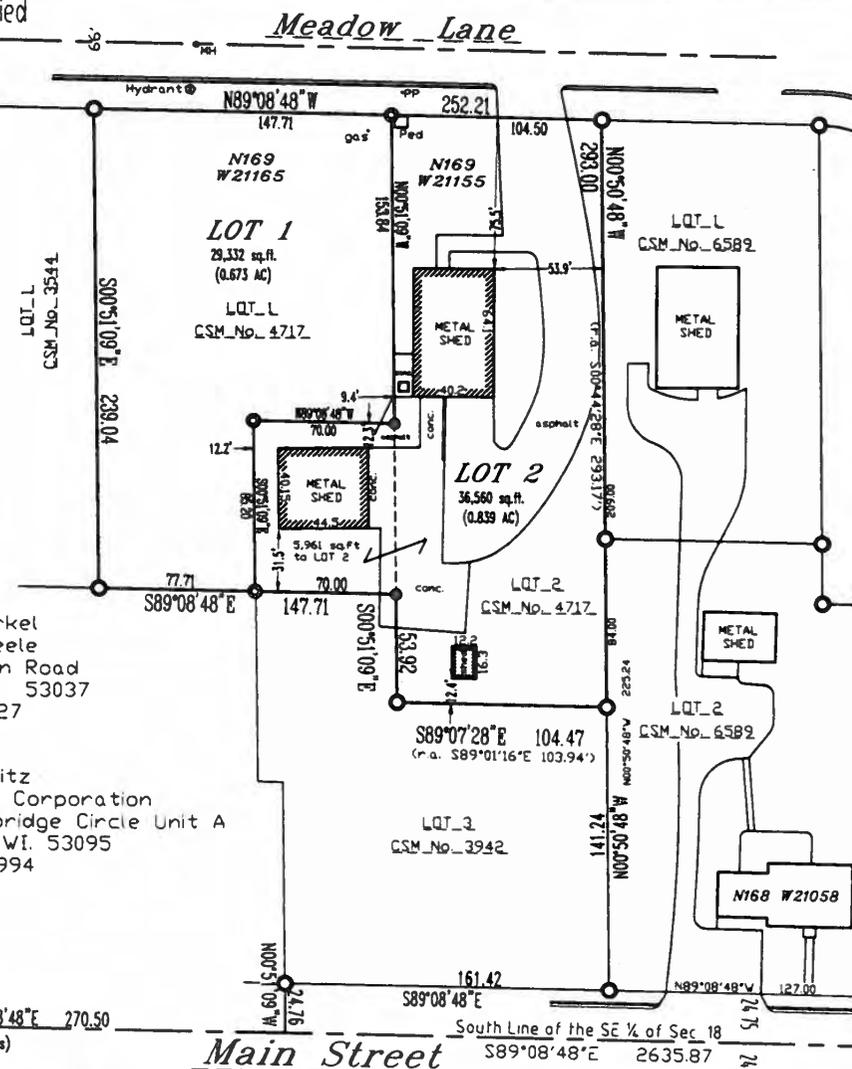
James R. Merkel

A handwritten signature in black ink, appearing to read "James R. Merkel". The signature is written in a cursive style with a large, looping initial "J".

Thomas G. Selle

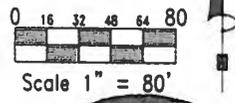
Certified Survey Map

A redivision of LOTS 1 And 2 of Certified Survey Map No. 4717, being a part of OUTLOT 41 of "Assessor's Plat Of The Village Of Jackson" and situated in a part of the SW ¼ of the SE ¼ of Section 18, T10N, R20E, Village of Jackson, Washington County, Wisconsin.



Surveyor's Certificate:

I, Eric M. Schmitz, registered land surveyor, hereby certify that by the direction of James R. Merkel and Thomas G. Seele, I have surveyed, divided, mapped, and shown the land described herein; That part of the SW ¼ of the SE ¼ of Section 18, Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, described as follows: Commencing at the South ¼ Corner of said Section 18, thence S 89°08'48" E, along the south line of the SE ¼ of said Section 18, 270.50 feet; thence N 00°51'09" W, 24.76 feet to the northerly right-of-way line of Main Street (S.T.H. 60) and the southwest lot corner of Lot 3 of Certified Survey Map Number 3942; thence S 89°08'48" E, along said northerly r-o-w line and south lot line of said Lot 3, 161.42 feet to the southeast lot corner of said Lot 3 (also being the southwest corner of LOT 2 of Certified Survey Map No. 6589); thence N 00°50'48" W, along the easterly lot line of Lot 3 of CSM No. 3942, and the westerly lot line of Lot 2 of CSM No. 6589, 141.24 feet to the point of beginning; thence continuing N 00°50'48" W along the westerly lot line of Lots 1 and 2 of CSM No. 6589, 293.00 feet to the northwest corner of LOT 1 of CSM No. 6589, and the southerly right-of-way line of "Meadow Lane"; thence N 89°08'48" W along said southerly right-of-way line 252.21 feet; thence S 00°51'09" E 239.04; thence S 89°08'48" E 147.71 feet; thence S 00°51'09" E 53.92 feet; thence S 89°07'28" E 104.47 feet to the point of beginning. Said described lands containing 65,892 sq. ft. (1.513 Acres) of land, more or less. That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. I have fully complied with the provision of Chapters 236.20, 236.21(2)(a) and 236.34 of the Wisconsin State Statutes, and the Land Division Ordinances of the Village of Jackson, in surveying, dividing and mapping said land, and to the



OWNERS:
James R. Merkel
Thomas G. Seele
3085 Sherman Road
Jackson, WI. 53037
(414) 416-3827

SURVEYOR:
Eric M. Schmitz
Eric Schmitz Corporation
2334 Stonebridge Circle Unit A
West Bend, WI. 53095
(262) 338-6994

6-23-2015
Eric M Schmitz (S-1660) DATE

(Conc. Monument w/brass cap)
South 1/4 Cor.
Sec. 18-10-20 S89°08'48"E 270.50
N 487,944.38 (State Plane Coordinates)
E 2,486,452.37

LEGEND
(n.a. = recorded as)

- DENOTES AN IRON PIPE POUND
- DENOTES 3/4"(O.D.) DIA. IRON ROD SET WEIGHTING NOT LESS THAN 1.13 LBS/FT. (Point on MH Cover) SE Cor. Sec. 18-10-20
- DENOTES 1 1/2"(O.D.) x 18" IRON PIPE SET WEIGHTING NOT LESS THAN 1.13 LBS/FT.

N 487,905.13
E 2,489,087.67
(State Plane Coordinates)

North Referenced To Monuments Found And The Wisconsin Coordinate System, South Zone Based On The Control Survey Summary Diagram By Southeastern Wisconsin Regional Planning Commission, Revised January 2013 And The South Line Of The SE 1/4 Of Section 18-10-20 Bearing S 89°08'48" E

Certified Survey Map

A redivision of LOTS 1 And 2 of Certified Survey Map No. 4717, being a part of OUTLOT 41 of "Assessor's Plat Of The Village Of Jackson" and situated in a part of the SW ¼ of the SE ¼ of Section 18, T10N, R20E, Village of Jackson, Washington County, Wisconsin.

Owner's Certificate:

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

WITNESS the hand and seal of said owners this _____ day of _____, 2015.

In the presence of:

James R. Merkel

Thomas G. Seele

Witness

(STATE OF WISCONSIN WASHINGTON COUNTY)s.s.
Personally came before me this _____ day of _____, 2015, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____, Notary Public,

_____, Wisconsin.

My commission expires _____.

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

This land division is hereby approved by the Village of Jackson Plan Commission on this _____ day of _____, 2015.

Michael E. Schwad, Chairperson

John Walther, Zoning Administrator

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

This land division is hereby approved by the Village of Jackson Village Board on this _____ day of _____, 2015.

Michael E. Schwad, President

Deanna Boldrey, Village Clerk/Treasurer



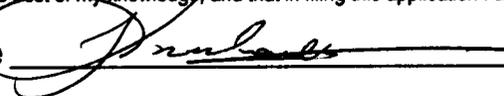
Eric M. Schmitz (S-1660) DATE
6-29-2015
6-23-2015

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

Name of Applicant COFFEVILLE COMPANY JACK KULWIKOWSKI
 Contact JACK KULWIKOWSKI Address/ZIP N 168 W 201 OLMAW ST Phone # 414 813 5522
 E-mail Address coffevillecompany@icloud.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Jack Kulwickowski Address/ZIP _____ Phone# _____
 Owner Representative/Developer _____
 Proposed Use of Site COFFEVILLE COMPANY Present Zoning 2 UD

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	1,2,3,4,5,6,7,8,9,10,14,16,16,17,16,20,19	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 Jack Kulwickowski Signature  Date 07/10/15

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: COFFEEVILLE COMPANY

For a property located at (address): N 168 W 20101 MAIN ST JACKSON WI

Phone number of Business/Applicant: 414 813 5522

For (land use, activity, sign, site plan, other): 3 BUILDING SIGNS, 2 DIRECTIONAL SIGN, MENU BOARD

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

Hours of Operation: 6 AM - 7 PM

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): see description

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

Screening/Buffering: _____

Landscape Plan (sizes, species, location): see description & site plan

Signage (dimensions, colors, lighting, location): see description

Lighting (wattage, style, pole location and height, coverage): see description

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

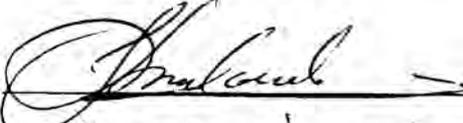
Water Usage Projected: _____ gal/year

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 _____



Mr. Kuczkowski, Owner
Please print name

John M. Walther, Administrator

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.**

Description

1. Instal business name sign (Coffeeville Company) at north wall of the building as shown on page 5 and 6

- *Material to be use; wood, wrought iron and or acrylic.*
- *Sign lighting will be provided by installing 3 LED "goose neck" or similar outdoor light fixtures above the sign (as shown on page 5)*
- *Total measurement not to exceed 9' 00" X 6' 00"*
- *Color; Green, Brown*

2. Instal company logo "Coffee Cup" sign at east wall of the building as shown on page 3 and 4

- *Material to be use; wrought iron and or acrylic.*
- *Sign lighting will be provided by installing 2 LED "goose neck" or similar outdoor light fixtures above the sign (as shown on page 4)*
- *Total measurement not to exceed 7' 00" X 6' 00"*
- *Color; Green, Brown*

3. Instal sign (Historic Log Coffeehouse & Kitchen) at north wall of the building as shown on page 2 and 5

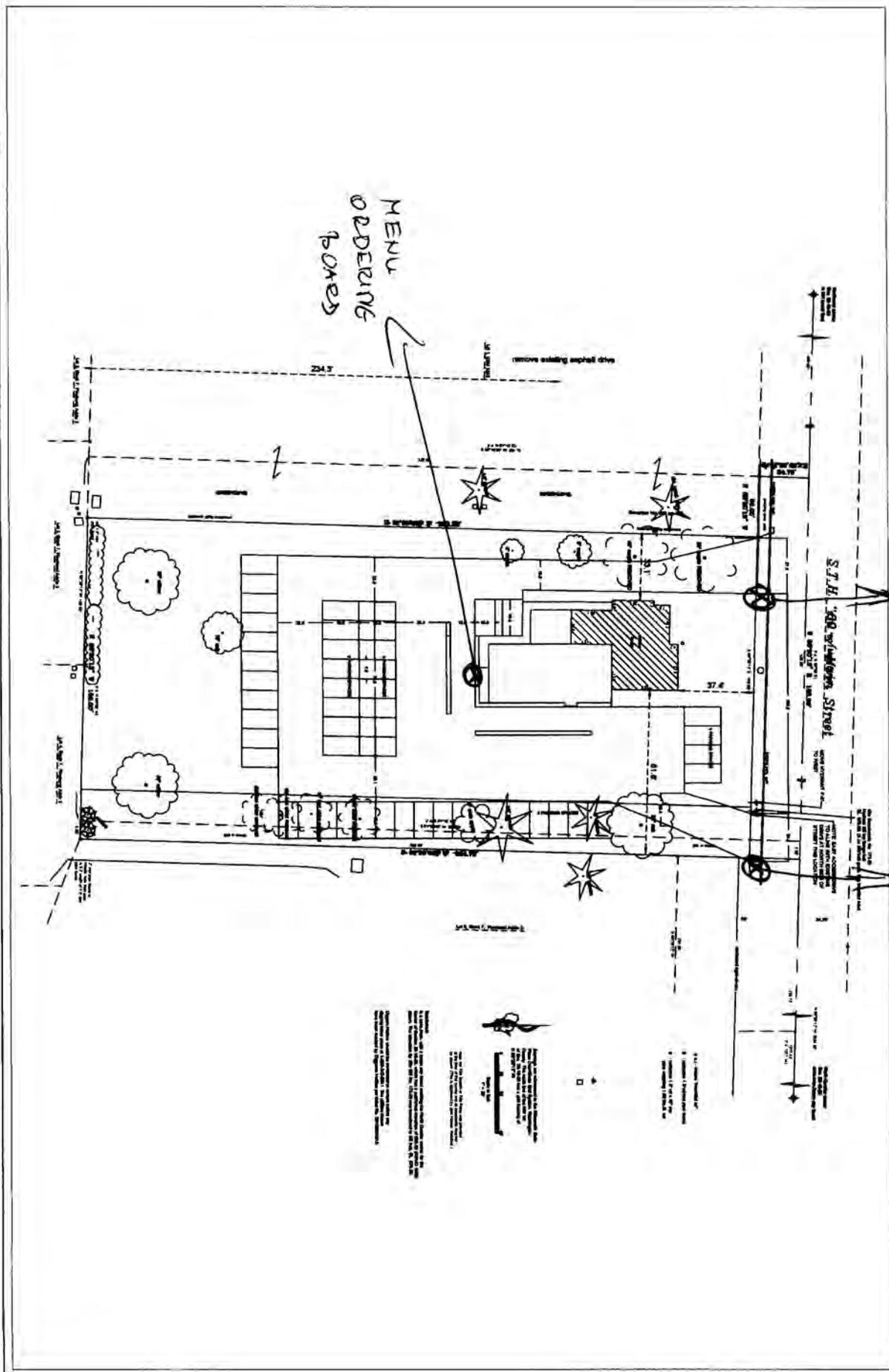
- *Material to be use; wrought iron and or acrylic.*
- *Total measurement not to exceed 22' 00" X 2' 06"*
- *Color; Brown*

4. Instal 2 directional signs (ENTER, EXIT)

- *ENTER DIRECTIONAL SIGN to be located on the east edge of the west driveway to the property as shown on page 1.*
- *EXIT DIRECTIONAL SIGN to be located on the east edge of the east driveway to the property as shown on page 1.*
- *Both directional signs use standard fluorescent light bulbs.*
- *Details and measurements included in the attachment.*

5. Instal pre-assembled MENU ORDERING BOARD as shown on page 1 and 7 with separate microphone

- *Sign uses standard fluorescent light bulbs.*
- *Measurements included in the attachment.*



ENTER

EXIT

①

S-1

9 JUN 16

1406

COFFEEVILLE COMPANY
 N168 W20101 MAIN STREET
 VILLAGE OF JACKSON WISCONSIN 53037

SITE PLAN

HEISLER ARCHITECTS
 892 FALLS ROAD
 TOWN OF GRAFTON WISCONSIN 53024
 262 375 2060

2

Historic Log Coffeehouse & Kitchen

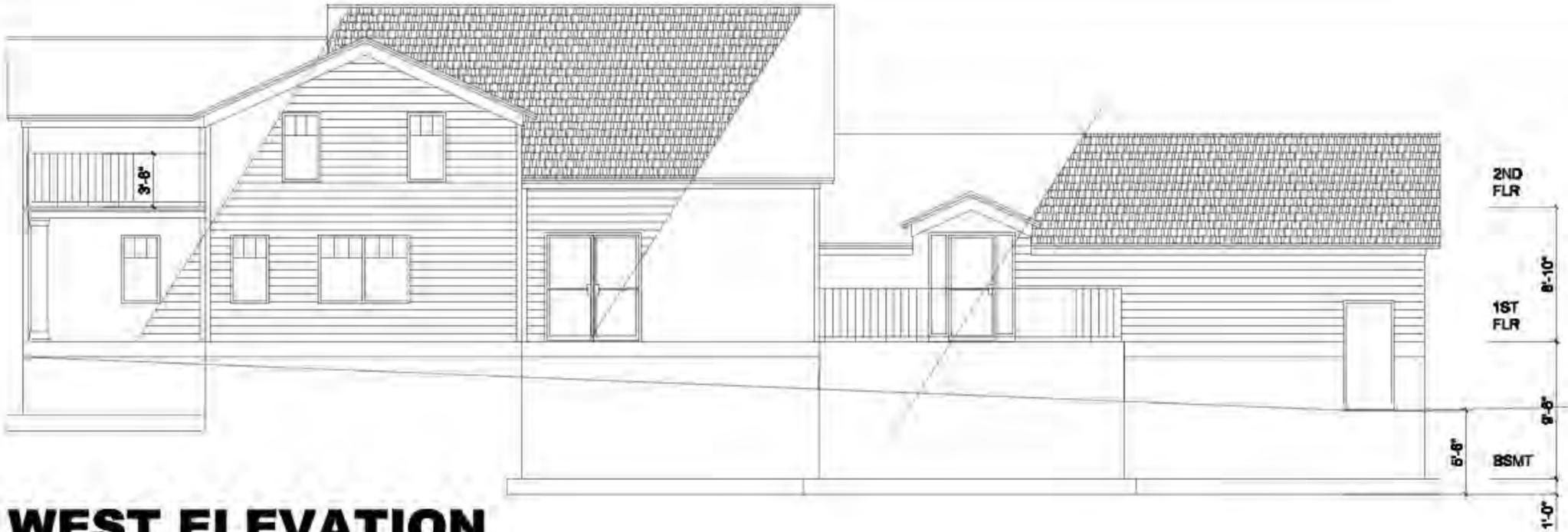




1ST FLR
ELEV 874

EAST ELEVATION

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



2ND
FLR

1ST
FLR

BSMT

WEST ELEVATION

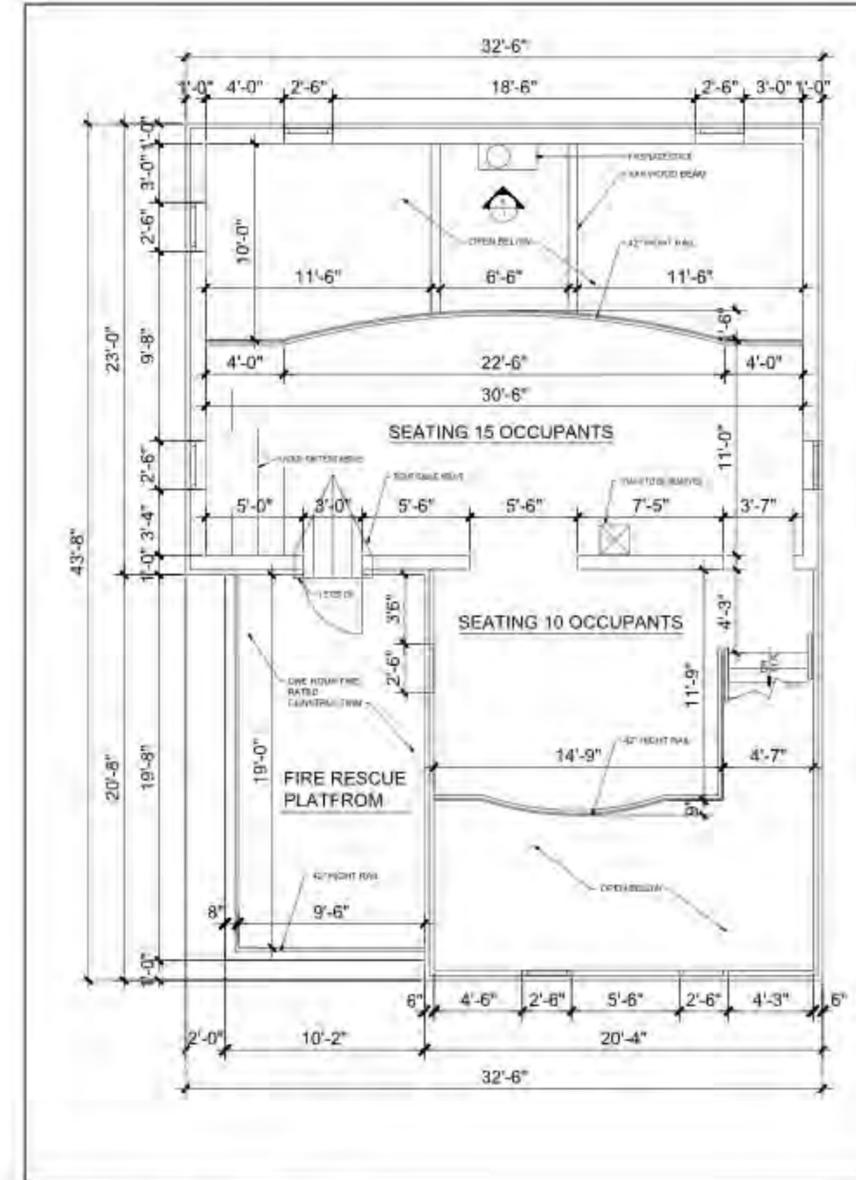
SCALE: 1/4" = 1'- 0"



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



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



SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

HEISLER ARCHITECTS
892 FALLS ROAD
TOWN OF GRAFTON WISCONSIN 53024
262.375.2080

ELEVATIONS & SECOND FLOOR PLAN

COFFEEVILLE COMPANY
N168 W20101 MAIN STREET
VILLAGE OF JACKSON WISCONSIN 53037

1406

9 JUN 15

Historic Log Coffeehouse & Kitchen

Letters to be made of wrought iron or acrylic to the shape and color of company logo



Real Wood Background - weather shield with 5 + coats of oil based polyurethane



OUTDOOR DIRECTIONAL SIGN INSTALLATION INSTRUCTIONS



EXCLUSIVE WARRANTY

We, The Howard company, Inc., warrant indoor items to be free from defects in material and workmanship under normal use and service for two years, and outdoor items for one year. This warranty does not apply to translites, poster prints, menustrips, lamps and starters.

THIS WARRANTY IS EXCLUSIVE AND IS IN PLACE OF ANY OTHER WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

HOWARD
Results At The Point-Of-Purchase

1375 North Barker Road, Brookfield, WI 53045-5211
Telephone: 800-445-1645 • Fax: 877-782-6515 • www.howardcompany.com

NEW FOUNDATION

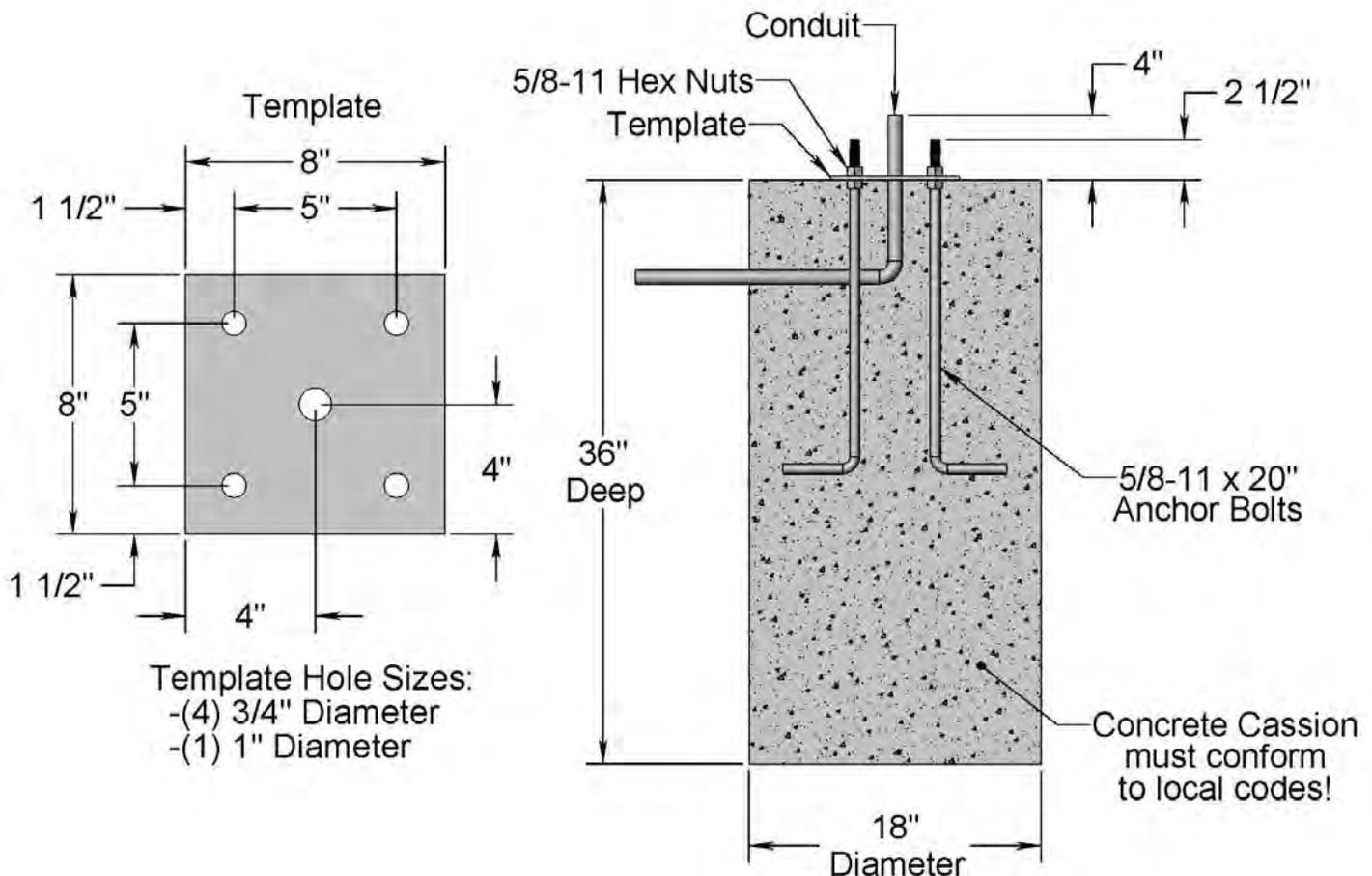
It is the intent of these instructions to be used as a guideline only, for the installation of the equipment illustrated. The information contained in this document has set forth certain assumed conditions. It shall be the responsibility of the purchaser and his contractor to verify these assumptions with local governing agencies. In addition, certain assumptions have been made regarding soil bearing capacity. It shall be the responsibility of the purchaser and his contractor to verify these assumptions and make the necessary revisions to the structure and submit the revised documents to the proper governing agencies for their review and to make all necessary modifications and/or revisions.

Step 1: Before beginning installation, check that you have all required hardware:

- A. One (1) Template
- B. Four (4) Anchor Bolts
- C. Eight (8) Hex Nuts

Step 2: Construct the concrete cassion per local codes. A recommended size is listed below. While the concrete is still soft, insert the four (4) anchor bolts. Use the supplied template as an anchor bolt and conduit locator. Anchor bolts must be 2-1/2" above the concrete cassion. Prior to placing the template down, one (1) nut must be threaded onto each anchor bolt and sunk into the concrete, flush with the top of the nut. Place the template over the four (4) anchor bolts and secure in place with four (4) more nuts.

Note: The high voltage conduit must be installed in place by a qualified contractor. It runs from the power source to the directional sign location. A conduit stub should protrude 4" above the concrete cassion. Use the supplied template for the correct relationship between the anchor bolts and the conduit location. Power and ground leads should be pulled through the conduit approximately 12" beyond the conduit stub and be accessible at the time of final wiring.



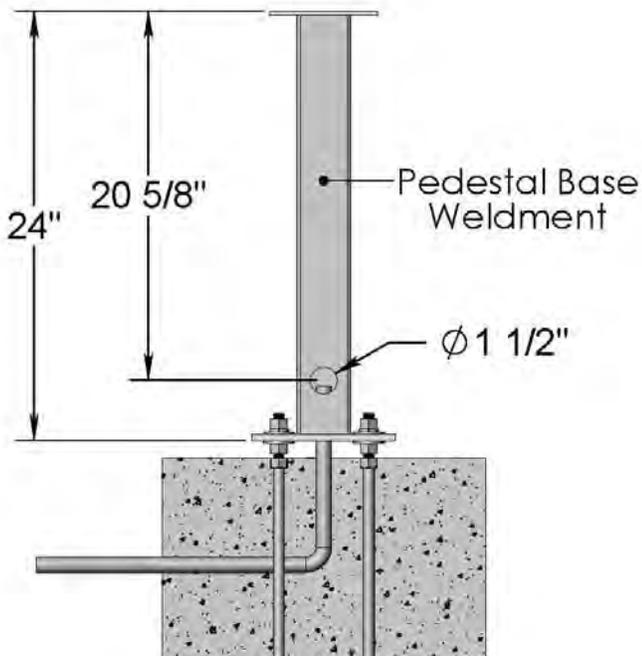
HOWARD
Results At The Point-Of-Purchase

1375 North Barker Road, Brookfield, WI 53045-5211
Telephone: 800-445-1645 • Fax: 877-782-6515 • www.howardcompany.com

Step 3: After the concrete has set, remove the four (4) nuts and template from anchor bolts. Remove any concrete residue from the threads of the anchor bolts. Thread one (1) nut onto each anchor bolt until it stops, then place a flat washer over each nut. Place pedestal base weldment over anchor bolts and conduit stub. Place a flat and lock washer over each anchor bolt and thread on a nut. The top of the weldment should be rough leveled at this time. Adjust the upper and lower hex nuts until the weldment is level and tighten.

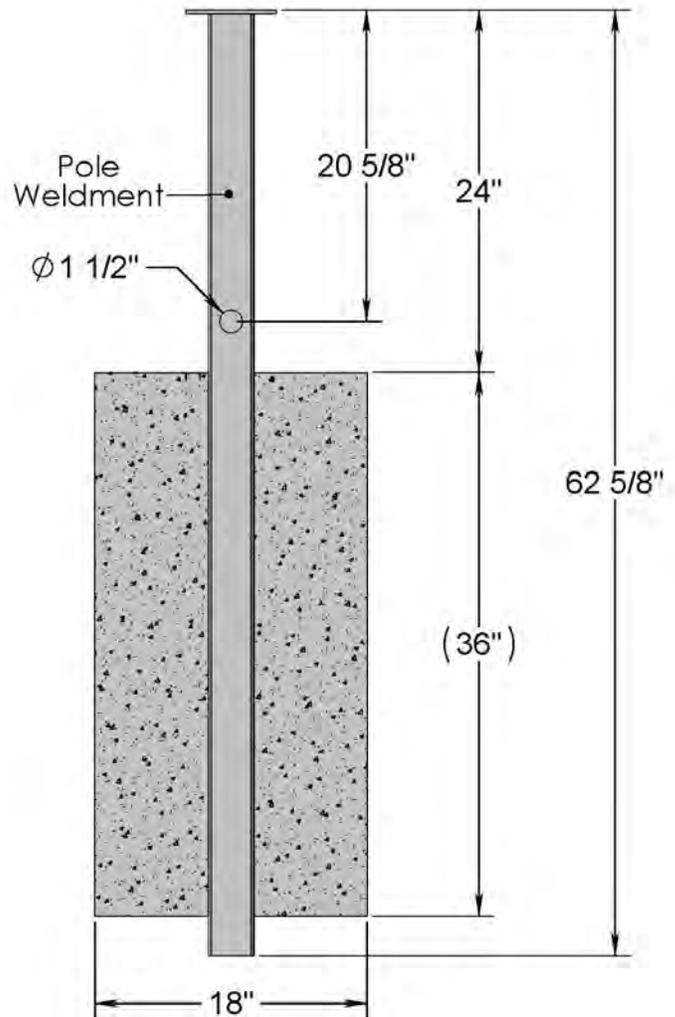
Note: Final leveling can be done after the directional sign is in place, if required. Use the same procedure as above. The base plate also has slots for fine tuning the viewing angle.

Step 4: Remove the plastic hole plug on vertical leg of pedestal base weldment to expose 1-1/2" hole for wire access.



Step 5: For direct burial applications, construct concrete cassion following diagram below. Leveling of the pole weldment must be performed prior to final curing of the concrete.

Note: Bottom of pole must extend 2"-3" below bottom of concrete cassion to allow any water accumulated to drain. Electrical conduit to run up outside of vertical leg of pole weldment. A junction box can be mounted over 1-1/2" access hole for wire connection from source power to directional sign.



INSTALLATION INSTRUCTIONS

Step 6: To remove directional sign faces, remove two (2) Phillips pan head screws located on each side of directional sign. Lift top of directional sign to remove. Slide graphic out of directional sign to remove.

Note: These steps will be required to access fluorescent lamps and ballast for replacement in the future.



Step 7: Set directional sign on pedestal base weldment. Align holes in bottom of sign with holes in top plate of weldment. Using supplied 1/2"-13 hardware, feed bolt and flat washer up thru pedestal base weldment and into directional sign. Insert flat washer, lock washer, and hex nut over bolts. Tighten to secure. Feed electrical conduit and wires thru center hole located on bottom of directional sign and into pedestal base. Connect wires from directional sign to wires from source power.



Step 8: To add a service switch, remove plastic hole plug from vertical leg of pedestal base weldment. Mount a junction box over access hole. Mount switch in box.

Note: Service switch must be rated for outdoor applications.



DIRECTIONAL SIGN SPECIFICATIONS:

Size: 24-1/8" (w) x 12" (h)

Lamp: (2) FLF/T5/841, 14 watt, 22" T5 Fluorescent

Ballast: (1) Fulham WH2-120-L, Electronic

Electrical: 120v, 50hz, 0.33 Amps

HOWARD
Results At The Point-Of-Purchase

1375 North Barker Road, Brookfield, WI 53045-5211
Telephone: 800-445-1645 • Fax: 877-782-6515 • www.howardcompany.com

COMMONWEALTH LAND TITLE INSURANCE COMPANY

OWNER'S POLICY

SCHEDULE A

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

1. Name of Insured:

Jacek P. Kulwikowski

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

fee simple

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

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

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

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

This Policy valid only if Schedule B is attached.

OWNER'S POLICY

SCHEDULE B

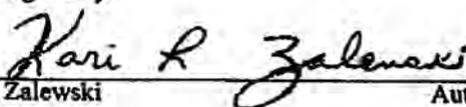
File No. GC-243689-0

Policy No. 81306-92641701

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

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

Countersigned by:


Kari L. Zalewski _____
Authorized Signatory

DT CHOICE 120VAC

OUTDOOR DRIVE-THRU MENU BOARD

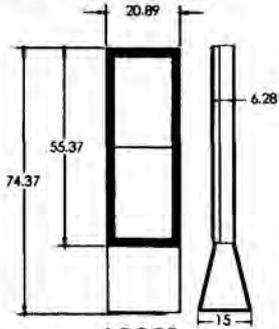
INSTALLATION INSTRUCTIONS & USER GUIDE

Construct the foundation according to local codes.

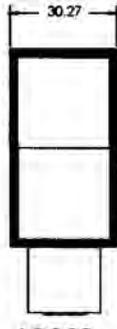
DIAGRAM D

Configurations

7



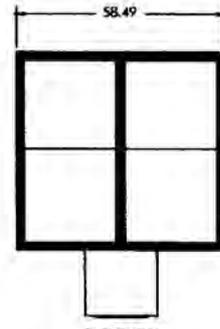
1 DOOR
18"
DTX-118



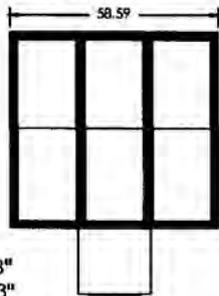
1 DOOR
27"
DTX-127



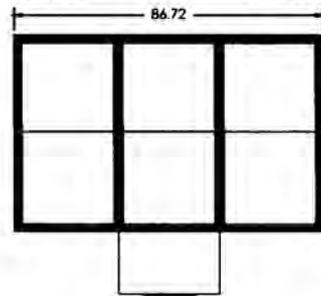
2 DOOR
18"/18"
DTX-236



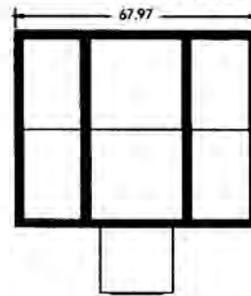
2 DOOR
27"/27"
DTX-254



3 DOOR
18"/18"/18"
DTX-354

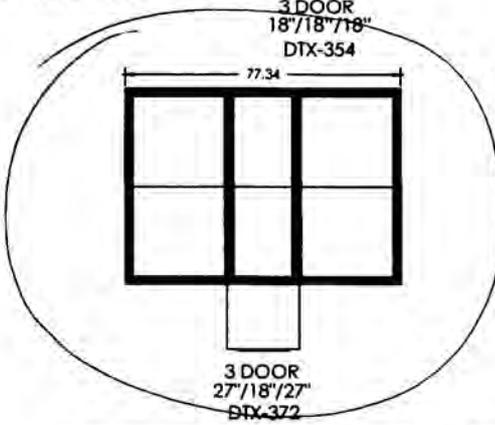


3 DOOR
27"/27"/27"
DTX-381

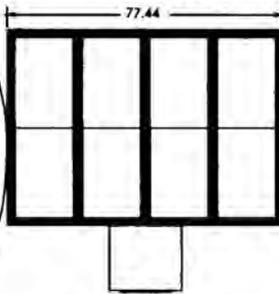


3 DOOR
18"/27"/18"
DTX-363

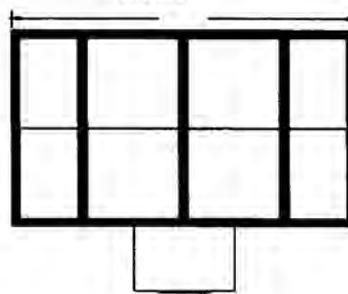
* SMALL SHROUD: 20.38"
LARGE SHROUD: 46.13"



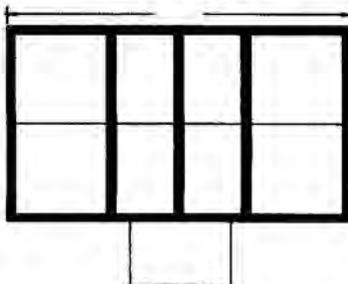
3 DOOR
27"/18"/27"
DTX-372



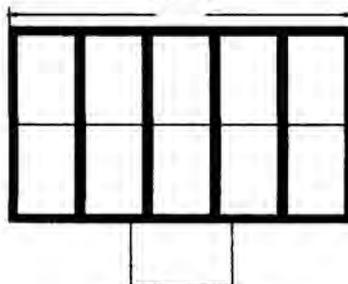
4 DOOR
18"/18"/18"/18"
DTX-472



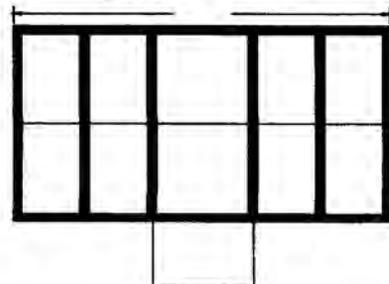
4 DOOR
18"/27"/27"/18"
DTX-490A



4 DOOR
27"/18"/18"/27"
DTX-490B



5 DOOR
18"/18"/18"/18"/18"
DTX-590



5 DOOR
18"/18"/27"/18"/18"
DTX-599

STAFF REVIEW COMMENTS
Plan Commission Meeting – July 30, 2015

1. Conditional Use – DeRite Shine Commercial Services – Trucking Company, Meadow Lane.

Building Inspection

- Owner currently is operating business at their personal residence in the Town of Jackson and has run out of room and is looking to store up to 5 trucks at this site. Plans for a future building and office area are currently being discussed.
- Existing building currently does not have sewer and water to the building. In order for any minor repairs to be completed on the trucks, a uni-sex bathroom shall be installed, a make-up air intake and exhaust system shall be installed in the current building and the building shall have a heating system installed.

Public Works/Engineering

- Per the Village Code, a landscape barrier or berm is necessary to separate a commercial use from a residential use. The barrier shall be installed on the south side of the property.

Police Department

- No comments.

Fire Department

- Fire Extinguishers shall be installed per the applicable national, state and local codes.
- Exit lighting shall be installed per the applicable national, state and local codes.
- Knox Box Entry System shall be installed per village code.

Administrative/Planning

- Recommend approval.

2. Certified Survey Map – Majestic Millwork LLC – Meadow Lane.

Building Inspection

- The CSM for the revised Lot 1 meets all M-2 setbacks. The existing building located on Lot 2 currently is verified having a 9.4 Feet side yard setback which is an existing non-conforming use. Recommend moving the lot line to meet the M-2 side yard setback requirement of 12 Feet.

Public Works/Engineering

- No additional comments, and agree with the Building Inspection comments.

STAFF REVIEW COMMENTS
Plan Commission Meeting – July 30, 2015

Police Department

- No Comments.

Fire Department

- No Comments.

Administrative/Planning

- Recommend approval.

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

Building Inspection

- A separate Sign Permit shall be applied for the installation of the new signs.
- There were no sizes on the signs but the signs displayed on the elevations look proportional.

Public Works/Engineering

- No Comments.

Police Department

- No Comments.

Fire Department

- No Comments.

Administrative/Planning

- Recommend approval.