

## **AGENDA**

### **PLAN COMMISSION MEETING**

Thursday – July 31, 2014 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – June 26, 2014, Plan Commission Meeting.
3. Concept Plan – Premier Cranberry Creek LLC – Concept Plan for 60 Unit Multi-Family Residential Development.
4. Concept Plan – Jackson Pet Hospital – Concept Plan for a Variety of Dog Related Businesses at One Site.
5. Citizens to address the Plan Commission.
6. Adjourn.

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

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

**DRAFT MINUTES  
PLAN COMMISSION MEETING  
Thursday – June 26, 2014 – 7:00 p.m.  
Jackson Village Hall  
N168W20733 Main St  
Jackson, WI 53037**

**1. Call to Order & Roll Call.**

Chairperson Wendy Kannenberg called the meeting to order at 7:00 p.m.  
Members present: Peter Habel, Doug Alfke, Tr. Kruepke, Steve Schoen, and Jeff Dalton.  
Members Excused: Tr. Lippold.  
Staff present: Jim Micech, John Walther.

**2. Minutes – May 29, 2014, Plan Commission Meeting.**

Motion by Jeff Dalton, second by Tr. Kruepke to approve the minutes of the May 29, 2014 Plan Commission meeting.  
Vote: 6 ayes, 0 nays. Motion carried unanimously.

**3. PUD Amendment – Kerry Sign.**

Motion by Doug Alfke, second by Steve Schoen to recommend the Village Board approve the PUD Amendment for the Kerry Sign.  
Vote: 6 ayes, 0 nays. Motion carried unanimously.

**4. PUD Amendment – Petro Properties II for Main Street Mart – Exterior Alterations / Refacing.**

Motion by Peter Habel, second by Steve Schoen to recommend the Village Board approve the PUD Amendment for Petro Properties II.  
Vote: 5 ayes, 0 nays, 1 Abstention (Tr. Kruepke.) Motion carried.

**5. Citizens to address the Plan Commission.**

There were no citizens to address the Plan Commission.

**6. Adjourn.**

Motion by Peter Habel, second by Tr. Kruepke to adjourn.  
Vote: 5 ayes, 0 nays. Motion carried unanimously.  
The meeting was adjourned at 7:03 p.m.

Respectfully submitted by John M. Walther – Administrator

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

Name of Applicant Premier Cranberry Creek, LLC  
 Contact Thomas M. Wood Address/ZIP 2718 N. Meade St., Appleton, WI 54911 Phone # 920-733-8377  
 E-mail Address twood@harrisinc.net Fax # where Agenda/Staff comments are to be faxed 920-733-4731  
 Name of Owner Calvin Akin Address/ZIP 19105 W. Capitol Dr., Ste. 200, Brookfield Phone# 262-790-4560  
 Owner Representative/Developer Joe Goldberger WI 53043  
 Proposed Use of Site Multi-Family Residential Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
<input checked="" type="checkbox"/> CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages) 2) Describe what you intend to do (paragraph)		XXX 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') 4) Owner acknowledgement of the request	labels 1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement 6) Location Map		XXX 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 8) Preliminary Plat		XXX XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat 10) Certified survey Map		XXX XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition 12) Annexation Map	1	XXX XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan 14) Landscape Plan	4 (24x36)	XXX XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	<b>Engineering Review - Infrastructure</b>		XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan 16) Water / Sewer / Storm Sewer Plans	4 (24x36) 4 (24x36)	XXX 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, Private Roads 18) Erosion Control Plan	4 (24x36) 4 (24x36)	XXX XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials 20) Developers Agreement		XXX XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (includes pre-annex agreements) 22) other -		XXX 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 Thomas M. Wood Signature Thomas M. Wood Date 05-02-14

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: Premier Real Estate Management, LLC

For a property located at (address): Blackberry Circle

Phone number of Business/Applicant: (262)790-4560

For (land use, activity, sign, site plan, other): Site plan approval for a 60-unit multi-family residential development

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

Hours of Operation: N/A

Comprehensive/Master Plan Compatibility: Proposed development conforms to existing zoning

Building Materials (type, color): Combination of masonry and maintenance free vinyl siding, architectural dimensional shingles

Setbacks from rights-of-way and property lines: Varies. See site plan sheet C1.0

Screening/Buffering: See site plan sheet C4.0

Landscape Plan (sizes, species, location): See landscape plan sheet C4.0

Signing (dimensions, colors, lighting, location): See site plan sheet C1.0

Lighting (wattage, style, pole location and height, coverage): See site plan sheet C1.0

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s)), (sidewalk/pedestrian way width and material): Private roads serve the proposed development connecting to existing improved roads. A new connection to Jackson Street is proposed.

Storm-water Management: A regional detention basin is situated on the property, and was designed to handle all stormwater runoff from this development.

Erosion Control: See erosion control plan sheet C5.0

Fire Hydrant Location(s): See site utilities plan sheet C3.0

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: A Fire Department approved knox box will be mounted on the outside wall of the equipment room of each building.

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: Small areas of wetlands exist in the NE corner of the parcel. A navigable stream exists along the north side of the parcel. A floodplain is associated with the existing stream.

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

Tree and shrub preservation: The development plans include all new landscape features to be installed. There is no existing vegetation to be preserved.

Setbacks/height limitations: Conforms to current zoning regulations.

Wastewater Usage Projected: \_\_\_\_\_ gal/year                      Water Usage Projected: \_\_\_\_\_ gal/year

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



## CRANBERRY CREEK ESTATES APARTMENTS

### A 60-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

BY

PREMIER CRANBERRY CREEK, LLC.

Cranberry Creek Estates Apartments (the "Development") is located West of Jackson Drive, and South of Main Street. The parcel has a total land area of approximately 8.3 acres. The subject parcel is currently zoned Planned Unit Development. There are small areas of wetlands and a navigable stream meandering along the North end of the development parcel.

The Development will consist of six identical 12-unit, two-story structures totaling 60 dwelling units. Each unit will have a private exterior entrance, two bedrooms, 1 1/2 baths and single-stall attached garage with direct access to the living unit. The units are approximately 1,100 square feet in size, which exceeds the minimum floor area requirements stipulated in the zoning code. One additional exterior parking stall along with ample visitor parking will be provided. Heat will be included in the rent. All appliances, including the refrigerator, washer and dryer, are furnished. The rental rates for the proposed units will be on a market rate basis. No subsidized or Section 8 housing contracts will be executed for this development.

Neighboring properties consist of a mix of single and multiple family residential, manufacturing and businesses uses. The Village Hall is Northwest of the Development site. Cranberry Creek Condominiums is immediately West and South of the Development site. Single-family dwellings and small businesses exist to the East of the Development site.

The Development will connect to existing public utilities, including sanitary sewer and water. Easements are on record, which allow for the connection and the means to serve the Development. The Development will include the extension and completion of a loop in the public water main system. A private sanitary sewer extension will be constructed to serve four of the proposed six new structures.

Storm water runoff will be collected within an existing detention pond. This pond was designed to handle the calculated storm water runoff produced by the Development. All proper site-grading permits will be obtained prior to the start of construction. These include: The Notice of Intent - Land Disturbance Permit, and a Chapter 30 General Permit, both registered with the WDNR. There is a certain amount of overland runoff, which currently traverses through the Development. This runoff is being accounted for, and is being diverted around the proposed structures.

The landscaping plan will conform to the Village of Jackson regulations. The required number of trees and shrubs will be met and/or exceeded. A mix of evergreens and deciduous trees will be incorporated throughout the Development.

Site lighting for the Development will be generated from low impact wall mounted fixtures above each entryway and staggered along the face of each structure. The fixtures will be the cut-off series with a maximum wattage of 60 watts. They will be shielded to prevent light spraying into neighboring properties. Two dumpster enclosures, along with a community mailroom (10'x10') are proposed.

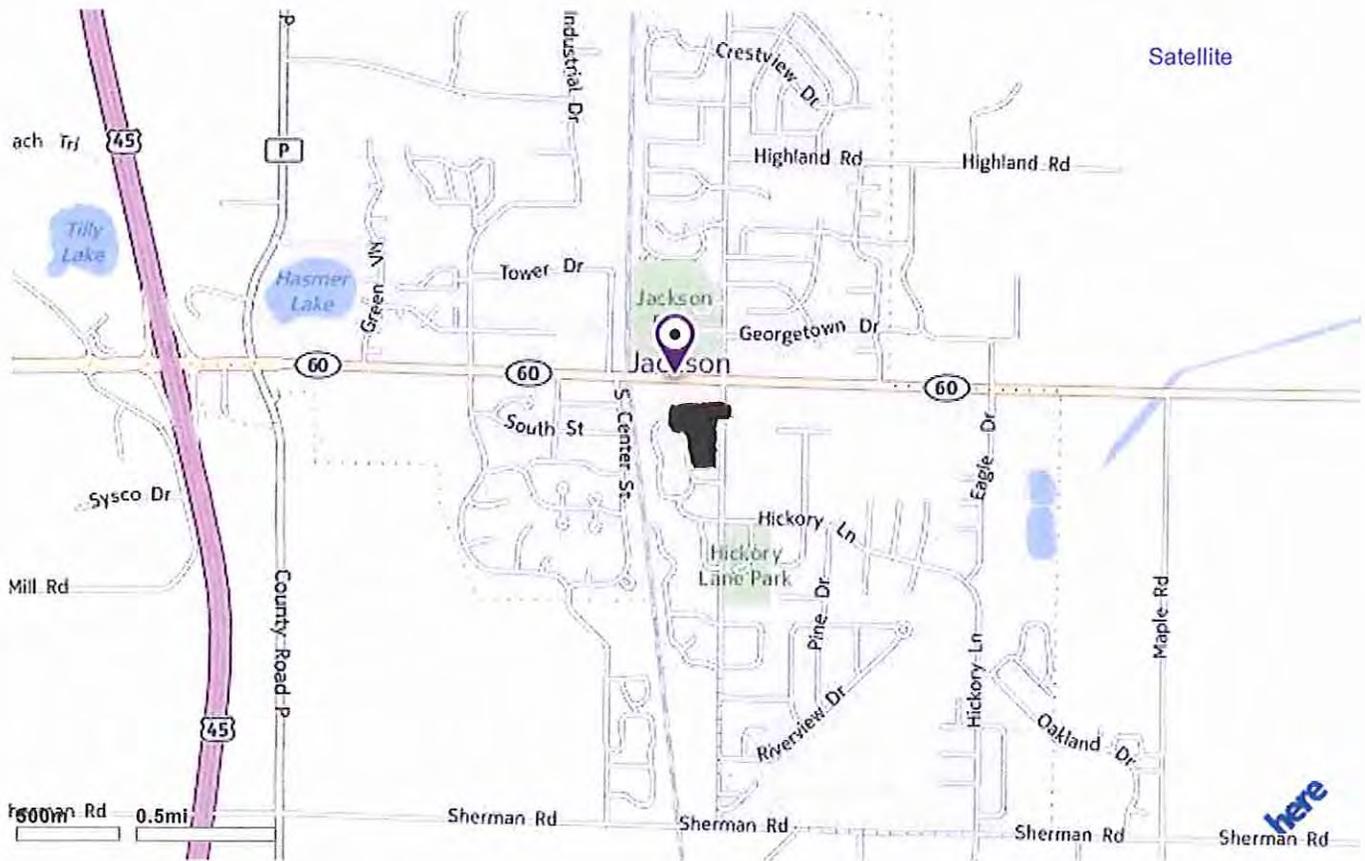
It is anticipated that construction is to begin near the beginning of September 2014. All foundations, utilities and the first coarse of asphalt is to be completed by the end of November 2014. Premier Real Estate Management, LLC, will manage the Development once units become occupied. Please see the attached biography.

YAHOO!  
MAPS

Jackson, WI

Enter notes here

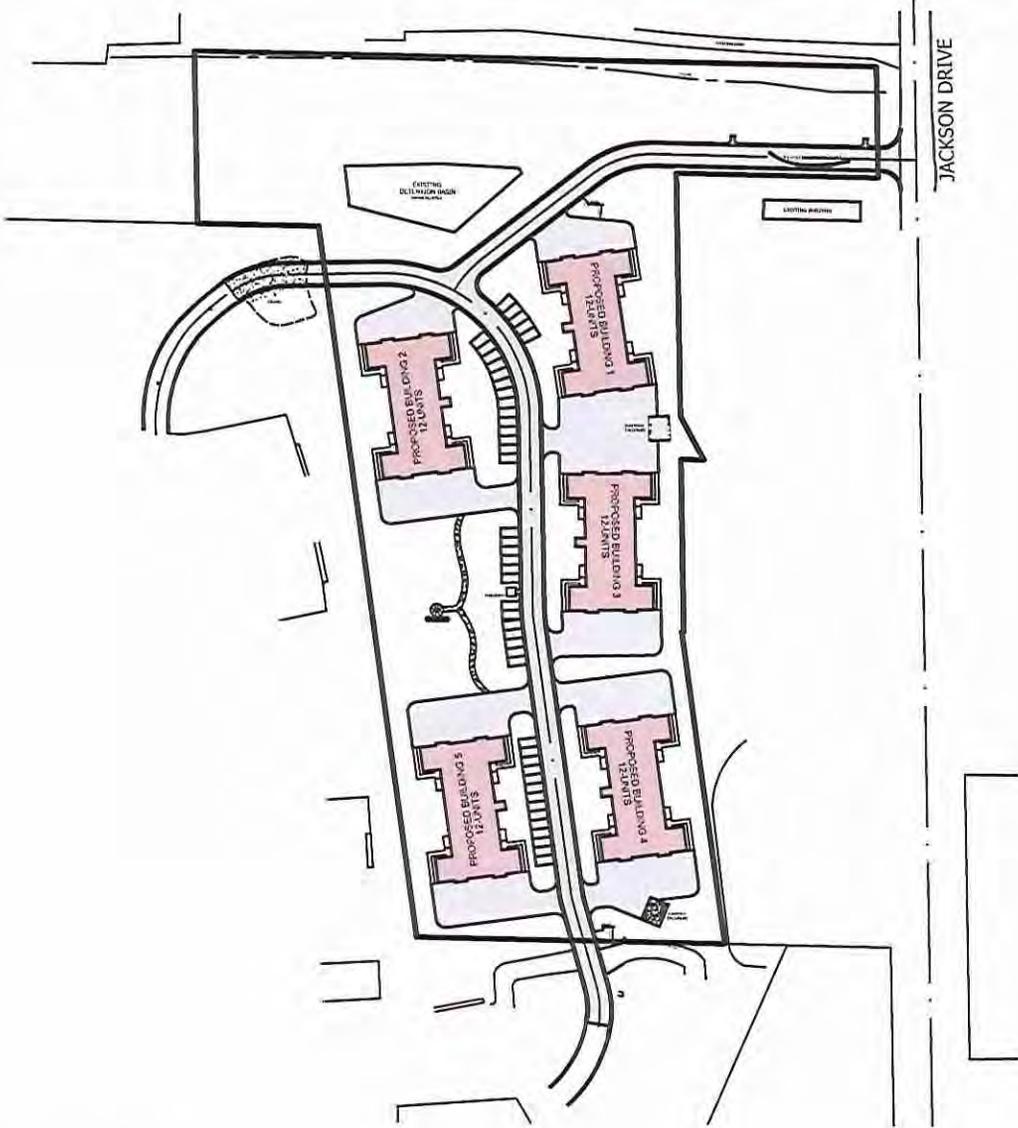
255



When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning

# CRANBERRY CREEK ESTATES

VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



PREMIER REAL ESTATE MANAGEMENT, LLC  
 19105 W. CAPITOL DR., STE. 200  
 BROOKFIELD, WISCONSIN 53045  
 (262) 790-4500



**DEVELOPMENT PLAN**  
 SCALE 1" = 60'

- INDEX OF DRAWINGS**
- C1.0 - DEVELOPMENT PLAN
  - C1.1 - EXISTING CONDITIONS PLAN
  - C2.0 - OVERALL SITE GRADING PLAN
  - C2.1 - PARTIAL SITE GRADING PLAN
  - C2.2 - PARTIAL SITE GRADING PLAN
  - C2.3 - PARTIAL SITE GRADING PLAN
  - C3.0 - SITE UTILITIES PLAN
  - C4.0 - LANDSCAPE PLAN & DETAILS
  - C5.0 - EROSION CONTROL PLAN & DETAILS

	HARRIS AND ASSOCIATES, INC. 1000 W. WISCONSIN MILWAUKEE, WI 53233 TEL: 414-224-4400
	PREMIER REAL ESTATE MANAGEMENT, LLC 19105 W. CAPITOL DR., STE. 200 BROOKFIELD, WI 53045 TEL: 262-790-4500
PROJECT: CRANBERRY CREEK ESTATES LOCATION: VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN DRAWING NO: C1.0	SHEET NO: 1 OF 1 DATE: 10/27/2011 SCALE: 1" = 60' DRAWN BY: [Name] CHECKED BY: [Name]
C1.0	7402

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

Name of Applicant Jackson Pet Hospital / SPH Training Center  
 Contact Sam Bauman Address/ZIP 3370 Jackson Dr. 53037 Phone # 262-677-3112  
 E-mail Address jackson-pet@charter.net Fax # where Agenda/Staff comments are to be faxed 262-677-3122  
 Name of Owner Sam Bauman / Amy Spaeth Address/ZIP 3370 Jackson Dr 53037 Phone# 262-853-8795  
 Owner Representative/Developer Mark Kohlway (current owner) cell- 414-587-6360  
 Proposed Use of Site \_\_\_\_\_ 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) 2) Describe what you intend to do (paragraph)		XXX 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') 4) Owner acknowledgement of the request	labels 1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement 6) Location Map		XXX 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 8) Preliminary Plat		XXX XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat 10) Certified survey Map		XXX XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition 12) Annexation Map	1	XXX XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan 14) Landscape Plan	4 (24x36)	XXX XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	<b>Engineering Review - Infrastructure</b>		XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan 16) Water / Sewer / Storm Sewer Plans 17) Street / Right of Way cross sections	4 (24x36) 4 (24x36) 4 (24x36)	XXX XXX XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan 19) Proposed colors / materials	4 (24x36)	XXX XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement 21) Annexation Agreement (includes pre-annex agreements)		XXX 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 Samuel J. Bauman Signature *Samuel J. Bauman* Date 7/10/14

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

# VILLAGE OF JACKSON

*Concept Plan*

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: Jackson Pet Hospital / JPH Training Center

For a property located at (address): W208N16900 Center St.

Phone number of Business/Applicant: 262-677-3112 Cell 262-853-8795

For (land use, activity, sign (site plan) other): Attracting or opening a variety of dog related businesses to one site.

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): Noise + dog waste management will be closely monitored, as to not disturb neighboring properties

Hours of Operation: Various, including evenings + weekends.

Comprehensive/Master Plan Compatibility: N/A

Building Materials (type, color): Existing

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

Screening/Buffering: N/A

Landscape Plan (sizes, species, location): Existing

Signage (dimensions, colors, lighting, location): N/A - Signage to be limited to entrance door postings at this time

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

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

Storm-water Management: N/A

Erosion Control: N/A

Fire Hydrant Location(s): Existing

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: Sam Banman cell phone: 262-853-8795

Hazardous Material Storage: N/A

Alarm Systems: Currently on JPH Training Center suite; possibly more at a future date.

Site Features/Constraints: Any potential future activity will be contained by appropriately secure fencing.

Parking (no. of spaces, handicapped parking, and dimensions): Street parking, and lots at both North & South ends of the building

Tree and shrub preservation: Existing

Setbacks/height limitations: Existing

Wastewater Usage Projected: \* gal/year <sup>Depends on specific needs of the businesses present.</sup> Water Usage Projected: \* gal/year

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period): Each business will apply when appropriate for Conditional Use permits, and will provide more specific details about that business's impact.

## 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 \_\_\_\_\_

Samuel J. Bauman  
\_\_\_\_\_  
Samuel J. Bauman, 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):

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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.**

7/10/14

**Concept Plan Submission**

**Jackson Pet Hospital (contact – Sam Bauman 262-677-3112; cell 262-853-8795)**

**2 – Letter of Intent**

It is the intent of the Jackson Pet Hospital to utilize various additional suites and existing areas in and around the building located at N208 W16900 North Center Street. The JPH Training Center has been in operation in this building since October of 2012. It is our goal to provide a more complete dog-centered experience for our clients and the general public by creating a sort of “Dog Mall” through opening or attracting a variety of additional dog-related businesses to this site.

Some possible businesses we have envisioned for different parts of the building include a dog grooming shop, a doggy daycare, a doggy bakery and treat shop, and a canine therapy and exercise pool, just to name a few. At this point, it is not our plan to make dramatic structural changes to the interior of the building, but rather to embrace the history and “nooks and crannies” that this building has to offer. As the Mall starts to take shape, aesthetic improvements to the outside of the building will be made as appropriate to attract visitors, and to improve the general look and feel of the site.

At some future date, we would also like to add a Canine Wellness Center to the Mall’s offerings. This facility would operate as a satellite office to the Jackson Pet Hospital, and would have a focus on canine rehabilitation, including chiropractic care, canine massage, and other types of therapeutic treatment (acupuncture, aromatherapy, etc.) Dog-related educational seminars and recreational events would also be held in various parts of the building, creating a stronger sense of continuity among our clients and the surrounding community.

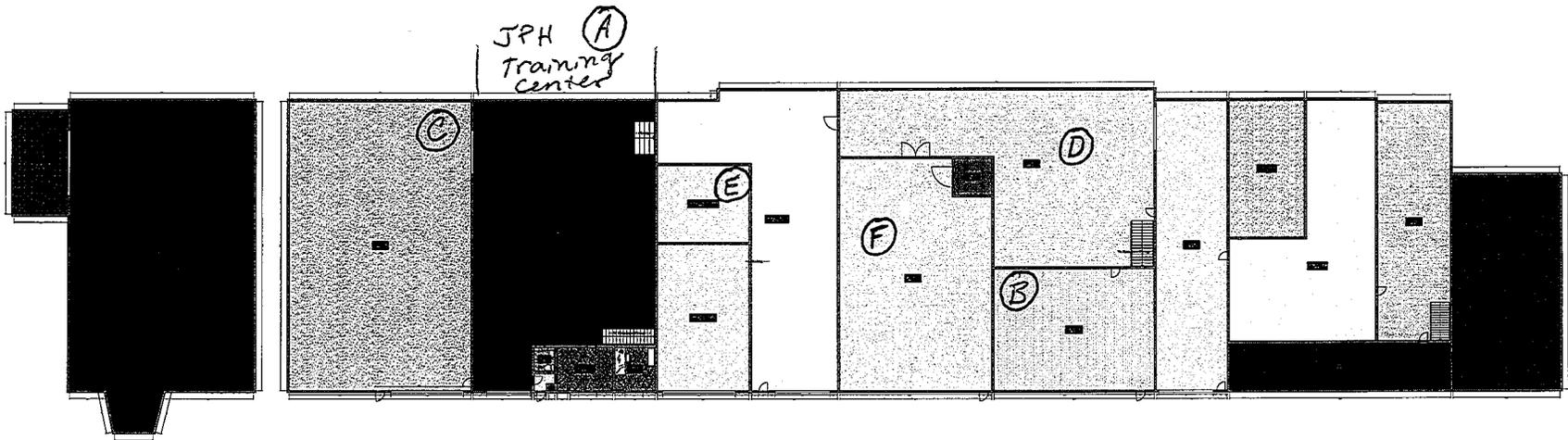
Until the above vision is realized, various parts of the current building will be leased out for other purposes, to businesses that will present their Conditional Use proposals to the Village as necessary. We have appreciated the opportunity to expand our presence into the community with the JPH Training Center, and look forward to continuing our relationship with the Village for many years to come.

Thank you for your time and your consideration.

Do something fun with your dog!

13. Sketch Plan

W 208 N 16900 Center St.



Center St.

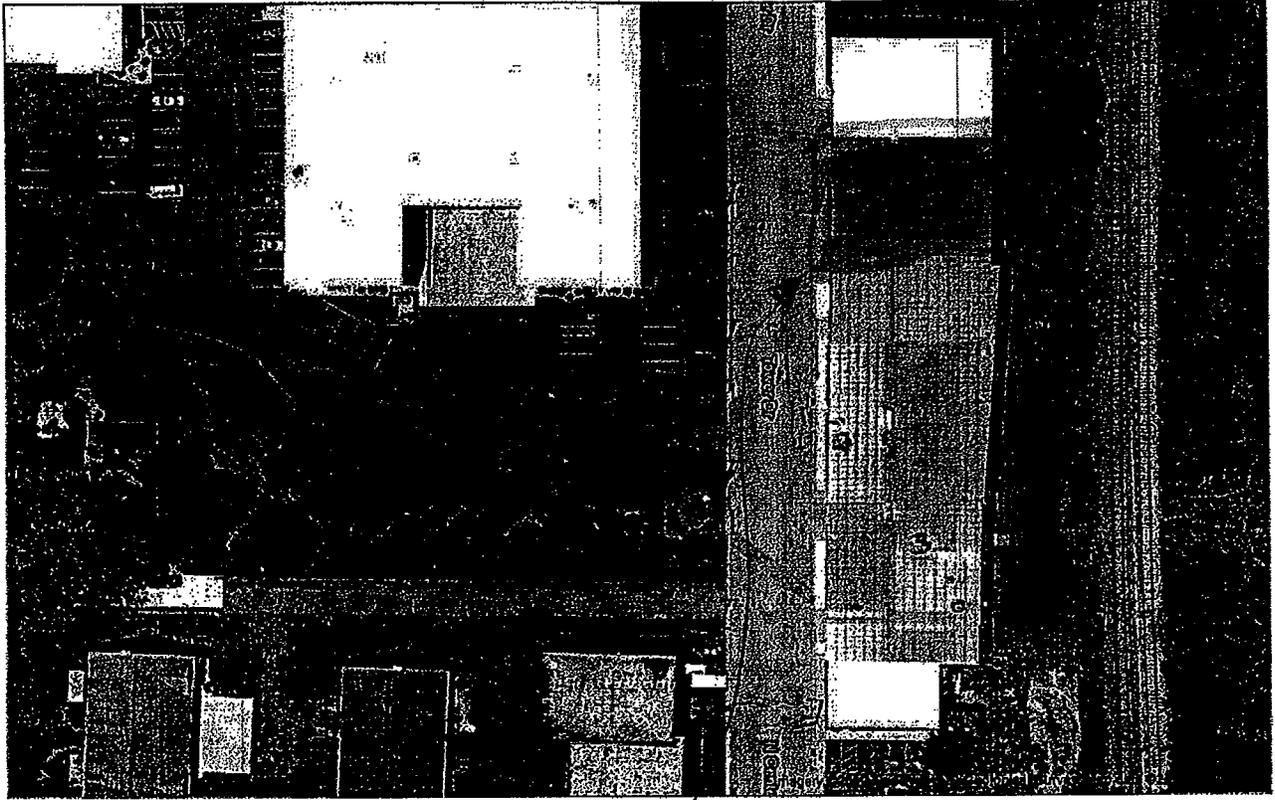
### **13 – Sketch Plan**

- A - JPH Training Center - Currently located in this suite, no major changes under this Concept Plan.**
- B - Dog Grooming Shop - This suite was previously used as a small kitchen.**
- C - Doggy Daycare - This would utilize the far north suite, with possible expansion into an outdoor play yard that would encompass the east half of the north parking lot, and the area that is currently lawn.**
- D - Doggy Bakery and Treat Shop**
- E - Canine Therapy and Exercise Pool**
- F - Canine Wellness Center**

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**Samuel J. Bauman**

6. LOCATION MAP



SITE : W208 N169 CENTER ST.



★ VILLAGE HALL

**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – July 31, 2014**

**1. *Concept Plan Review – Premier Cranberry Creek, LLC, / Blackberry Circle – 60 Unit Multifamily Residential Development.***

**Building Inspection**

- State of Wisconsin Plan review will be required due to size of addition.
- Buildings shall be fully sprinklered due to size and number of units per building.
- Each unit shall be individually metered and all meters are located in the meter.
- Since units will have individual private entrances, each unit will be individually addressed. One address shall be displayed at the front door areas and a second address shall be located at the overhead garage door area. The meter room will have its own separate address for the public meter.
- A defined swale shall be installed along the east property line and shall flow into catch basins/inlets to resolve the flooding issues that are currently occurring. Landscaping and mowing shall also extend to the east property line areas. The Inspection Department has dealt with weed and flooding complaints over the past several years regarding the vacant areas and recommends approving this Concept Plan.
- A new Developer's Agreement shall be created for Phase 4.
- Recommend an additional dumpster with enclosure should be installed for the buildings on the west side of the road.

**Public Works/Engineering**

- The proposed Development will need a new Developer's Agreement created and approved.
- A CSM (certified survey map) with the proper easement for the dedication of the water and sanitary sewer utilities will need to be created and approved. The Utilities will be responsible for each lateral up to the shutoff valve for water service and the easement line for sanitary lateral.
- The proposed development will have its own trash and recycling contract and not be part of the Village's contract. Each building should have separate containers for recycling and trash.
- Engineering drawings for the design of the utilities (water, sanitary sewer, and storm sewer) will need to be submitted for approval.
- The east property line shall be graded to retain the storm water on the property.
- Since this is the last development on the west side of Jackson Drive; the installation of a public sidewalk along the west side of Jackson Drive from Main Street to Cranberry Creek Lane is now in order. The Village should install the sidewalk and special assess the benefitting properties.

**Police Department**

- No comments.

**Fire Department**

- A Knox Box Entry System shall be installed on each equipment room as noted in the application.
- All applicable Fire Alarm and or Fire Suppression Systems shall be installed per code. This includes the installation of pull stations in each unit. The Fire Department Connection installation shall also comply with the Village Code requirements.

**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – July 31, 2014**

- The fire department is glad to see that finally the entire circle drive of Blackberry Circle will be finished allowing for ease of access to all of the multi-family buildings should something catastrophic happen in that area. In addition, the second proposed entrance from Jackson Drive would also aid in the fire department's ability to respond to the residents' needs on Blackberry Circle.

**Administrative/Planning**

- The initial 2007 proposal for the Cranberry Creek Condominium Subdivision was approved to include eighty-four condominiums in this area.
- The latest proposal was for seventy-two apartment units in six 12-family buildings. After denial by the Village Board in June, the developer revised the proposal.
- The developer now proposes sixty units in five 12-family buildings with additional green space (dressed with a gazebo, pergola, or arbor.)
- Construction of the development should eliminate the frequent weed complaints in that area, allow the additional access to Jackson Drive requested by the Fire Department, and ultimately provide closure for the entire multi-family development.
- The current development agreement would need to be rescinded in favor of a new one.

**2. Concept Plan Review – Jackson Pet Hospital / Training Center – Attracting or Opening of a Variety of Dog Related Businesses to One Site.**

**Building Inspection**

- Jackson Pet Hospital currently has their dog training facility in this building and is looking to expand their business as well as possibly rent space for a pet related use. All tenants would be required to apply for a Conditional Use Permit unless the Board would pre-approve a list of approved uses for this building at the time a full submittal is applied for.
- If the dog bakery and treat shop would go into this building, the use would fully be in compliance with the M-1 Zoning.

**Public Works/Engineering**

- There are two water meters for the building/buildings, a 5/8 inch meter and a 1 inch meter. Future plans of building shall address the water meter arrangement relative to tenants and water usage. Future water usage will determine the size of the meter.
- As the property expands with more tenants, the onsite parking need shall be addressed. The current Village Code requires one (1) space for 150 square feet of floor area, plus one (1) space for each two (2) employees.

**Police Department**

- No comments.

**Fire Department**

- No comments.

**Administrative/Planning**

- No additional comments.