

Agenda

Village Board Meeting

Tuesday, August 9, 2016 at 7:30 p.m.

Jackson Area Community Center

N165 W20330 Hickory Lane

Jackson, WI 53037

Meeting Location Change Due to Election.

1. Call to Order and Roll Call.
2. Pledge of Allegiance.
3. Any Village Citizen Comment on an Agenda Item (Please sign in).
4. Public Hearing – Conditional Use – Dairy Queen, Signage, Main Street.
5. Public Hearing - Planned Unit Development Amendment – J&M Ltd, Car Wash, Hwy 60 and Eagle Drive.
6. Public Hearing - Planned Unit Development – ComForCare, Just Like Home Adult Daycare, Delaney Court.
7. Consent Agenda:
 - Approval of Minutes for the Village Board Meetings of July 12, 2016.
 - Licenses.
Operator Licenses:
The Village Mart: John Linton
East Side: Melissa Huttner, Tanya Zasada, Briana Spaeth, Jessica Guyro, Melissa Thornton
Latest Edition: Jennifer Weiland, Michael Wilke
Jackson Pub: Rosario Barone
Walgreens: Scott Badura
Entertainment License: Park & Rec Circus on August 26th in Hickory Lane Park
8. Budget & Finance Committee.
 - Trip and Fall Claim – Marlyss Thiel.
 - Fire Department Cots and Cot Loader System.
 - Pay Request #3 – Wilshire Drive Reconstruction Project.
 - Proposal for Engineering Services – Chateau Drive Reconstruction Project.
9. Ordinance 16-03 – An Ordinance Establishing a Tourism Commission.
10. Tourism Commission Appointments.
11. Resolution 16-17 – A Resolution Authorizing the Village Clerk / Treasurer to Sign and Execute Recycling Grant Applications, Documents, and Final Reports.

12. Plan Commission.
 - Certified Survey Map – Vogt – County Road P, Extraterritorial.
 - Certified Survey Map - ComForCare, Just Like Home Adult Daycare, Delaney Court.
13. Departmental Reports.
14. Washington County Board Report.
15. West Bend School District Liaison Report.
16. Greater Jackson Business Alliance Report.
17. Mid-Moraine Legislative Committee/Mid-Moraine Municipal Report.
18. Citizens to Address the Village Board.
19. Convene into closed session pursuant to Wis. Stats. § 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved; in matters relating to Jackson Properties, LLC, Patriot Homes, LLC, and the Village-Town Revenue Sharing Agreement and Cooperative Boundary Plan.

Reconvene into Open Session with Possible Action on closed session items.
20. 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.

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

Name of Applicant JEFF KRZYZANOWSKI (DAIRY QUEEN)
 Contact SAME Address/ZIP N168W 21991 MAIN STREET Phone # 262-677-3223
 E-mail Address KRIZJACK991@GMAIL Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner JEFF KRZYZANOWSKI Address/ZIP 247 MAPLEWAYNE RD WEST BEND Phone# 335-6498
 Owner Representative/Developer _____
 Proposed Use of Site COMMERCIAL Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
			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 - GOOGLE		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat		XXX
			10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal		

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 JEFF KRZYZANOWSKI Signature Jeff Krzyzanowski Date 7/7/16

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: KRIZ INCORPORATED (DAIRY QUEEN)

For a property located at (address): N168 W21991 MAIN ST, JACKSON 53037

Phone number of Business/Applicant: 262-677-3223

For (land use, activity, sign, site plan, other): NEW PYLON SIGN UPGRADE AND SIGNS DISPLAYED ON BLDG.

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

Hours of Operation: 10:30AM - 10:00PM M-SUN

Comprehensive/Master Plan Compatibility: N/A

Building Materials (type, color): N/A

Setbacks from rights-of-way and property lines: SIGN LOCATED AT EXACT LOCATION OF EXISTING

Screening/Buffering: N/A

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

Signing (dimensions, colors, lighting, location): 8'6" X 20' HEIGHT

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:
EMERGENCY - JEFF KRZYZANOWSKI 262-335-6498

Hazardous Material Storage: NONE

Alarm Systems: NONE

Site Features/Constraints: NONE

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

Tree and shrub preservation: N/A

Setbacks/height limitations: EXISTING

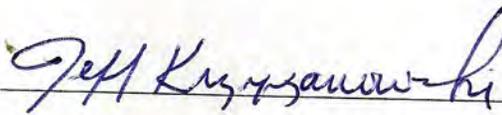
Wastewater Usage Projected: N/A gal/year Water Usage Projected: N/A gal/year

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



John Walther, Administrator

JEFF KRZYZANOWSKI _____, Owner
Please print name



Kriz, Incorporated
N168 W21991 Main Street
Jackson, WI 53037
(262) 677-3223

LETTER OF INTENT

Purchase and installation of required new Dairy Queen logo pylon sign and exterior building signs.

IMPACT STATEMENT

There should be no changes, as the new signing will be located in the same locations, as the existing signs.

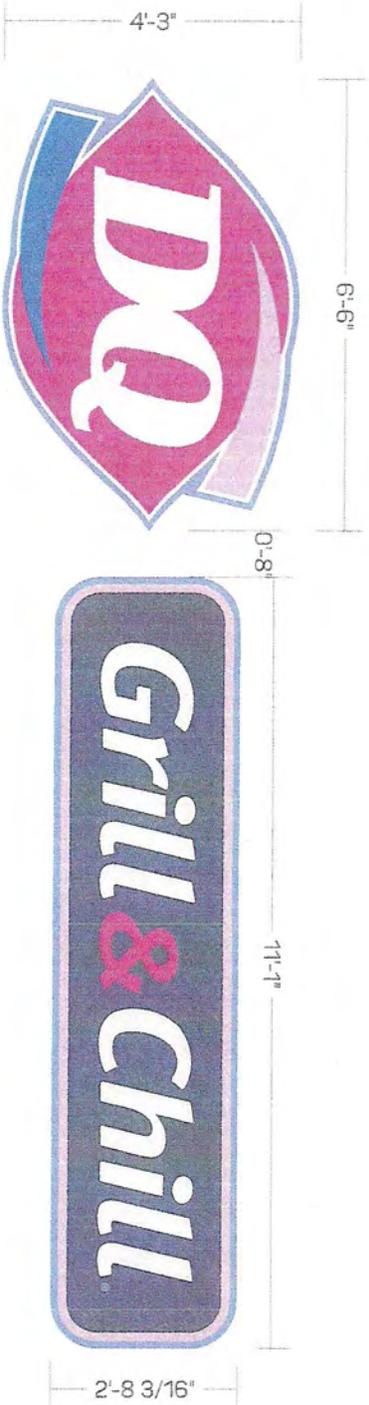
The new signs are only 6" larger than the old and the installer intends to use the existing pylon for the highway sign.



EXISTING



PROPOSED



GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	DAIRY QUEEN	Date:	05/11/16	Prepared By:	SC / SC	Note: Client may not be able to change pricing. All orders subject to credit check. Please contact us for more information. Please contact us for more information.	Eng:	-
Location:	JACKSON, WI	File Name:	147126 - R1 - JACKSON, WI					

PERSONA
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street SouthWest
PO Box 270
Wheaton, SD 57201-0270
1.800.843.9888 • www.personasigns.com

NORTH ELEVATION



EXISTING
LOGO 68" X 96"



PROPOSED



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

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

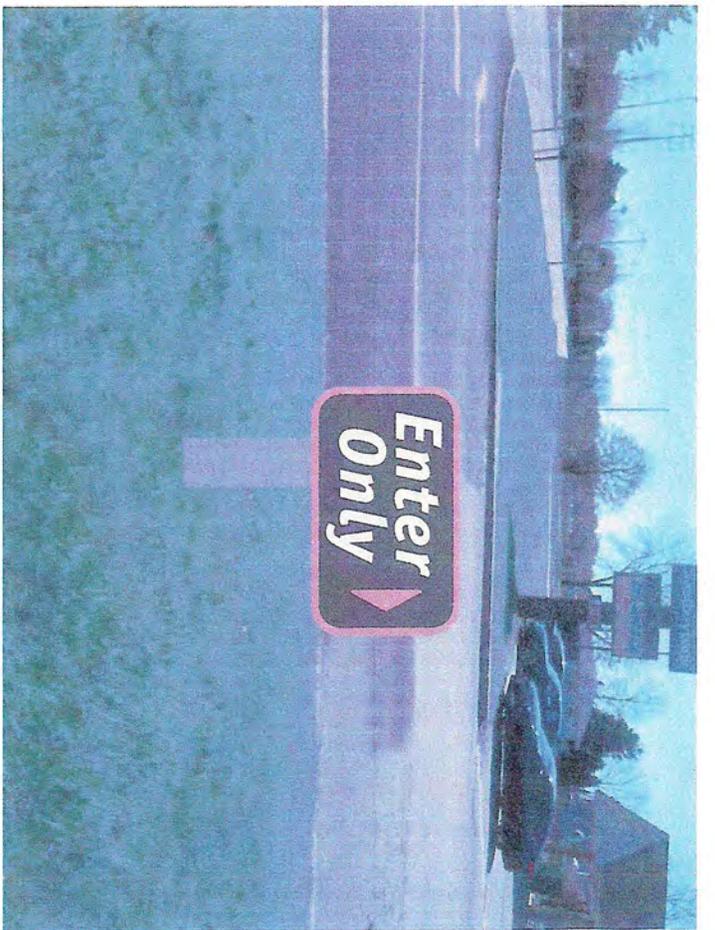
Customer:	DAIRY QUEEN	Date:	05/06/16	Prepared By:	SC	Note: Our output may not be exact when viewing or printing this drawing. All colors used are PNG or the closest CMYK equivalent. If you have any concerns, please provide us with your email and a review to this drawing will be made.	Eng:	-
Location:	JACKSON, WI	File Name:	147126 - JACKSON, WI					

PERSONA
SIGNS | LIGHTING | IMAGE

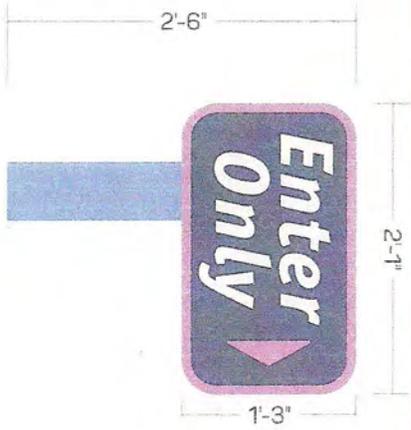
DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 270
Waterloo, SD 57201-0270
1.800.843.9888 • www.personasigns.com



EXISTING
5 9/16" x 16 3/16"



PROPOSED



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

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	DAIRY QUEEN	Date:	05/06/16	Prepared By:	SC	<small>Note: Consider any, or the most, when using a program drawing. Always use the drawing as a guide. Always use the drawing as a guide. Always use the drawing as a guide.</small>	Eng:	
Location:	JACKSON, WI	File Name:	147126 - JACKSON, WI					

persona
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 - www.personasigns.com

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

Name of Applicant DESIGN 2 CONSTRUCT
 Contact BRAD EGAN Address/ZIP MTZ W2100 NW PASSAGE Phone # 262 677 9934
 E-mail Address brad@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262 677 9934
 Name of Owner J & M LTD Address/ZIP PO BOX 477
 Owner Representative/Developer KURT KRUEPER Phone# _____
 Proposed Use of Site CAR WASH 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
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
			4) Owner acknowledgement of the request	1	
			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		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan	1	XXX
			14) Landscape Plan		XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure	4 (24x36)	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			XXX
* Labels	\$25				
			If not included with submittal & prepared by the Village.		

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

Name BRAD EGAN Signature [Signature] Date 7/8/16
 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: J & M LTD

For a property located at (address): NW CORNER OF Hwy 60 & EXETER DR

Phone number of Business/Applicant: 262 677 4901

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

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

Hours of Operation: 24 HOUR

Comprehensive/Master Plan Compatibility: PUD

Building Materials (type, color): MASONRY / EIFS

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

Screening/Buffering: SEE PLANS

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

Signing (dimensions, colors, lighting, location): SEE PLANS

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

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: TBD

Erosion Control: TBD

Fire Hydrant Location(s): EXISTING

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

Hazardous Material Storage: NONE

Alarm Systems: NONE

Site Features/Constraints: NONE

Parking (no. of spaces, handicapped parking, and dimensions): NONE

Tree and shrub preservation: TBD

Setbacks/height limitations: SEE PLAN

Wastewater Usage Projected: TBD gal/year Water Usage Projected: TBD gal/year

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

TERMS OF THIS PERMIT

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

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

FCSE / OWNER'S REP

John Walther, Administrator

KURT KRUEPKE, Owner
Please print name

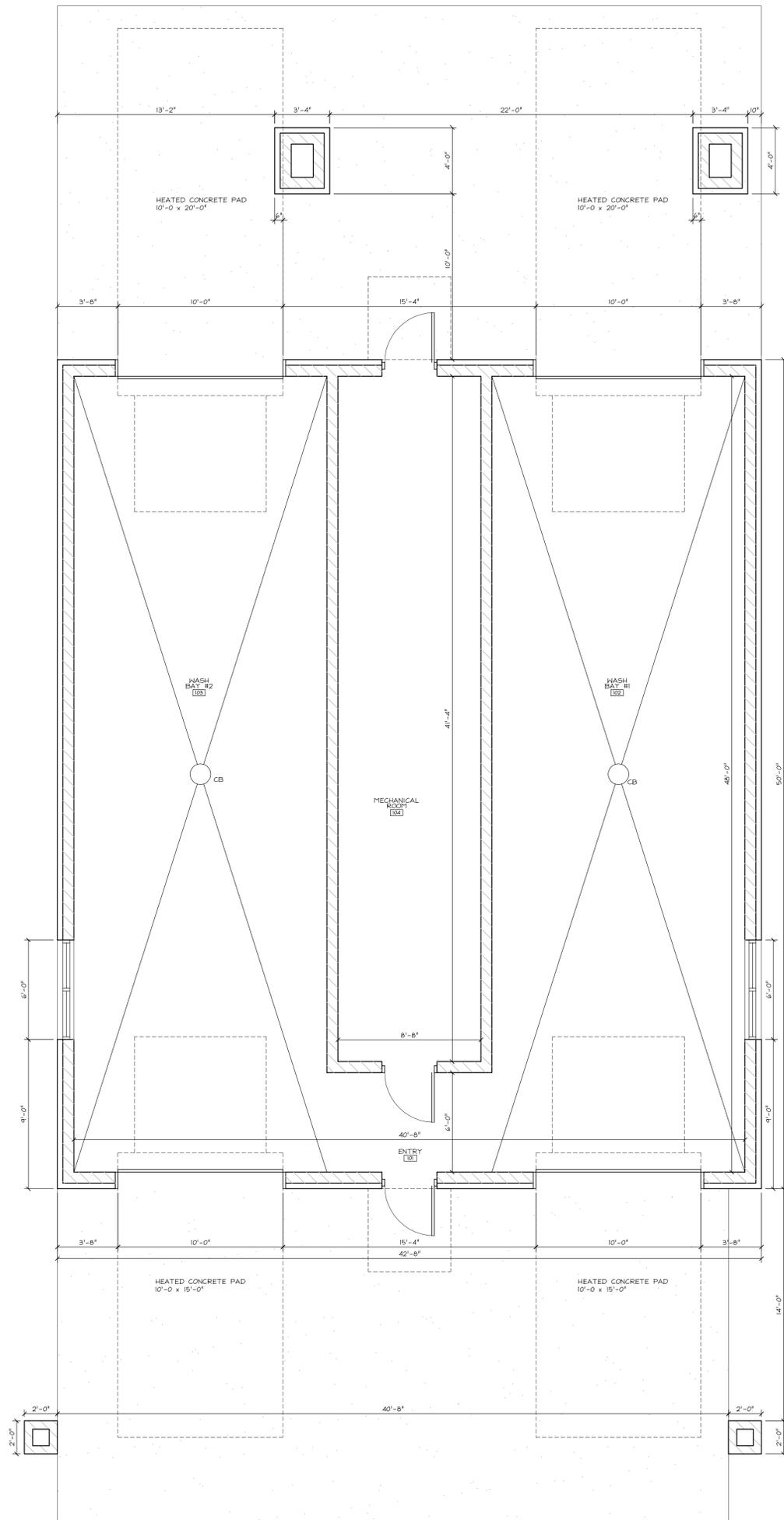
BUILDING DESIGN FOR:
PROPOSAL #15-00222
 *
N166 W21060 PARKWAY DRIVE
 JACKSON, WISCONSIN 53037

SHEET TITLE
 FLOOR PLAN

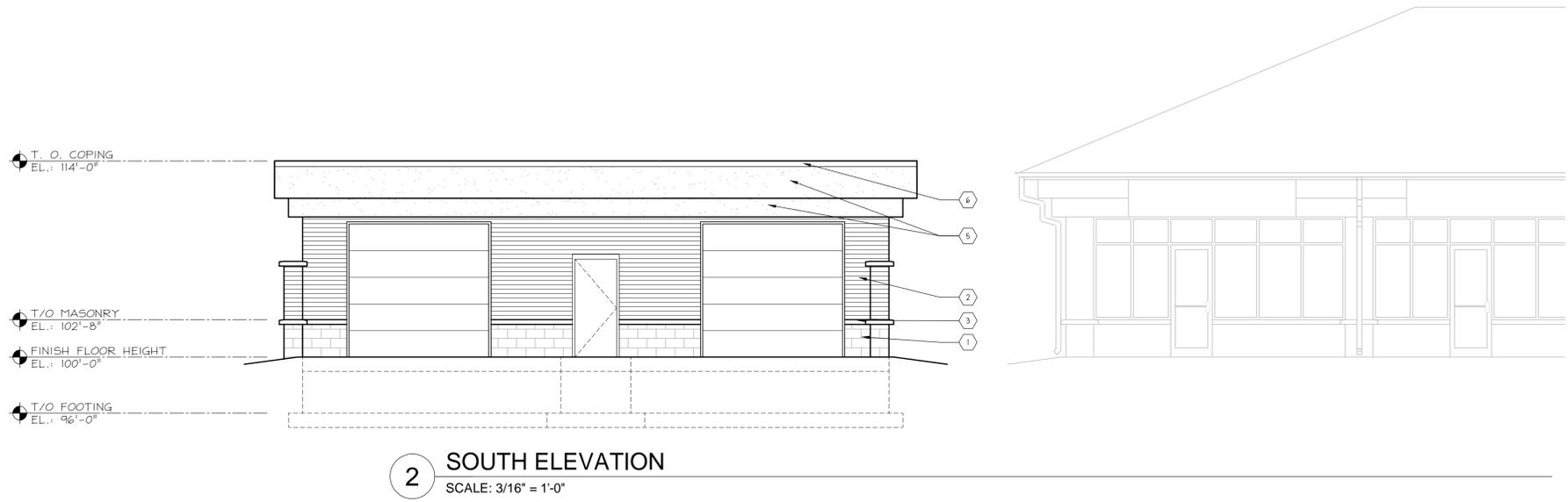
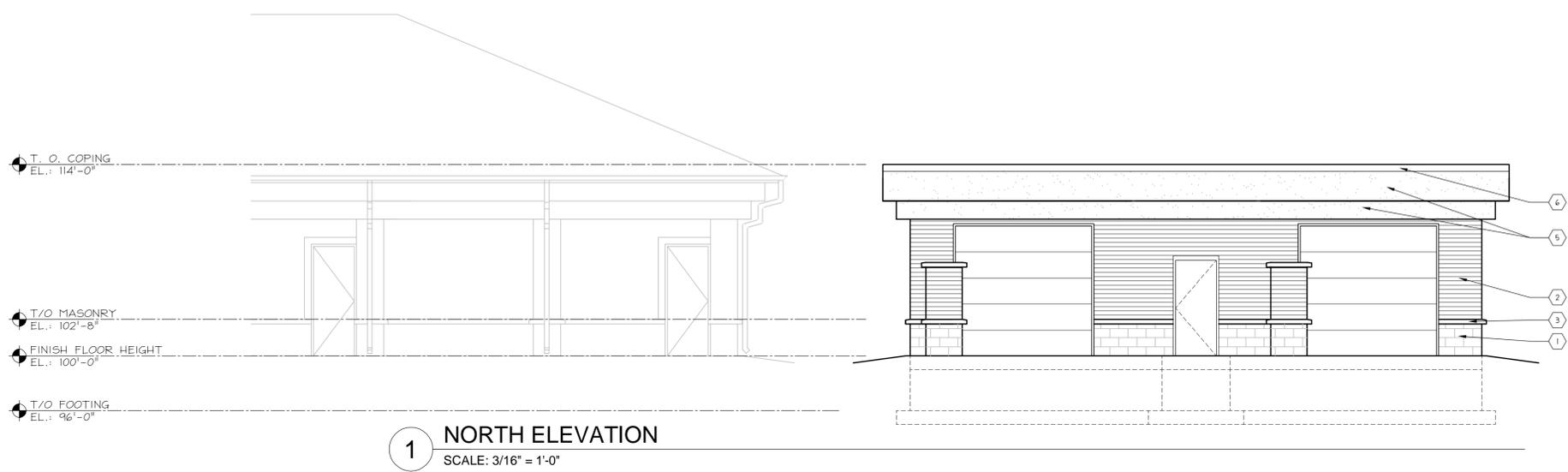
REVISIONS

PROJECT DATA	
DATE	07.08.2016
JOB NO.	15-00222
SET USE	PRELIMINARY
FILE NAME	E4-A2.1
DRAWN BY	JWH
SHEET NO.	

A2.1

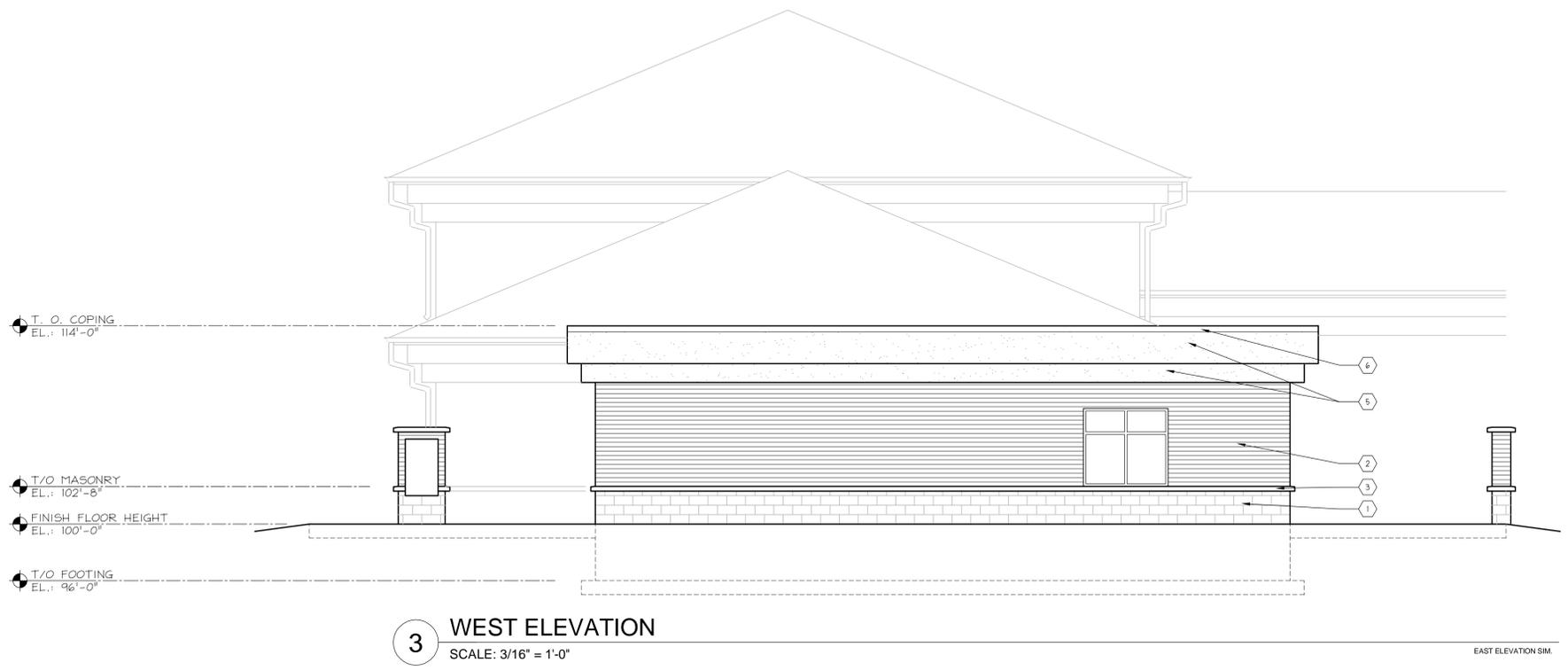


1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"



TYPICAL BUILDING FINISHES

- ① 'RENAISSANCE' MASONRY UNITS (TYP.)
- ② BRICK VENEER (TYP.)
- ③ STONE WINDOW SILL
- ④ NOT USED
- ⑤ E.I.F.S. FASCIA & SOFFIT
- ⑥ PREFINISHED SHEET METAL COPING
- ⑦ NOT USED
- ⑧ PRE-FINISHED "JAMES HARDIE" FIBER CEMENT FASCIA AND TRIM - ARCTIC WHITE



SHEET TITLE
 EXTERIOR ELEVATIONS

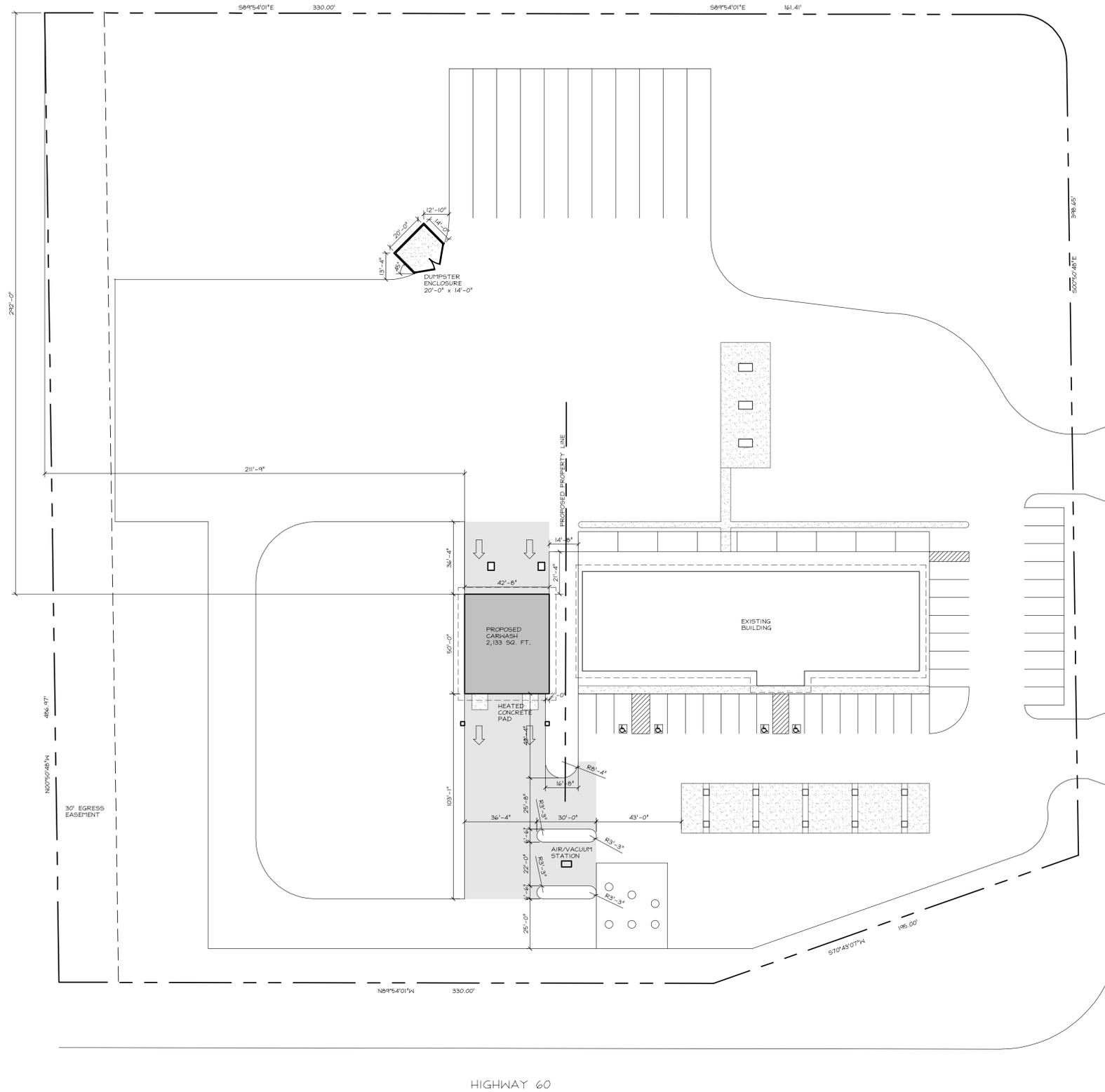
REVISIONS

PROJECT DATA

DATE	07.08.2016
JOB NO.	15-00222
SET USE	PRELIMINARY
FILE NAME	H1-A4.0
DRAWN BY	MVH/JWH
SHEET NO.	



2 LOCATION PLAN
NOT TO SCALE



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

BUILDING DESIGN FOR:
PROPOSAL #15-00222
*
N166 W21060 PARKWAY DRIVE
JACKSON, WISCONSIN 53037

SHEET TITLE
SITE PLAN

REVISIONS

PROJECT DATA
DATE
JOB NO. 07.08.2016
SET USE 15-00222
PRELIMINARY
FILE NAME
DRAWN BY C1-A1.0
JWH
SHEET NO.

A1.0



MEMORANDUM

July 12, 2016

Job Name: Jackson Car Wash
Job Number: 15-00222
Re.: Plan Commission Submittal
To: Village of Jackson

LETTER OF INTENT

Dear Plan Commission:

It is the Owner's intent to have Design 2 Construct build a two lane car wash at west side of our existing facility located at N168w19490 Main Street in Jackson.

The new car wash will match the colors of our existing building.

IMPACT STATEMENT

The annual water consumption and sewage generation are to be determined but will be less than our other existing wash due to new technology.

On average there will be approximately 35 vehicles visiting the site every day.

The only signage will be on the building and will be permitted at a later date.

The car wash will be automated and open 24/7.

We anticipate the facility to be open fall 2016.

There will be no hazardous materials, unusual conditions, noises or odors.

Thank you,

~~J & M Ltd.~~

KARM PROPERTIES, LLC

A handwritten signature in black ink, appearing to read "John Runk", is written over a horizontal line.

N173 W21010

Northwest Passage

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

STAFF REVIEW COMMENTS
Plan Commission Meeting – July 28, 2016

1. Certified Survey Map – Vogt – County Road P, Extraterritorial.

Building Inspection

- No comment.

Public Works/Engineering

- Recommend that the Jackson Sewer and Water Utility approve extension of service to the property. Sewer and water utility is readily accessible to the property.

Police Department

- No comment.

Fire Department

- No comment.

Administrative/Planning

- No comment.

2. Conditional Use – Dairy Queen, Signage, Main Street.

Building Inspection

- Separate Sign Permit is required for the sign installations.
- Pylon sign and entrance signs shall remain in same location as existing signs.

Public Works/Engineering

- The property has a B-1 (Business) Zoning, and all changes are conditional.
- Recommend approval of the conditional use.

Police Department

- No comment.

Fire Department

- No comment.

Administrative/Planning

- Recommend Approval.

STAFF REVIEW COMMENTS
Plan Commission Meeting – July 28, 2016

3. Planned Unit Development - ComForCare, Just Like Home Adult Daycare, Delaney Court.

Building Inspection

- State of Wisconsin Plan Review will be required.
- Building shall be fully sprinklered.
- No signs are being proposed with this submittal and shall require future submittals and Village Board approvals. What is the Pole Sign at the South-west yard area?
- A Sampling Manhole will be required at the front lot line/Public Right-of-way.
- A Dumpster Enclosure is shown, but not included on the plans or elevations. What will the enclosure be constructed of?
- Separate Fence Permit will be required for the fence around the rear Patio. What will this fence look like and how high will it be?

Public Works/Engineering

- A sampling manhole will be required to be installed at the property line on the sanitary sewer lateral.
- One REU (Residential Equivalent Unit) for each sewer connection fee and water impact fee will be charged at the issuing of the building permit. Future water usage will determine additional fee charges.
- The zoning for the property is PUD which offers flexibility in design and layout for residential, commercial, and industrial developments and makes it possible for mixed uses to be integrated into a development. If the intent of the Delaney Court area was a business park, then the use is compatible to the original intent. If there is no outdoor activity as in walking offsite being proposed, then the use would not be in conflict with the other Delaney Court uses.

Police Department

- No comment.

Fire Department

- Knox box, (noted on application as well)
- Building will have a sprinkler system
- A fire hydrant within 100' to 150' of FDC?
- Closest hydrant is 330 ft. away from building
- Permits and fees

Administrative/Planning

- Assuming all activities will be on premise with no off-site pedestrian travel.

STAFF REVIEW COMMENTS
Plan Commission Meeting – July 28, 2016

4. Certified Survey Map - ComForCare, Just Like Home Adult Daycare, Delaney Court.

Building Inspection

- No comment.

Public Works/Engineering

- The PUD Zoning requires a parcel of two (2) acres or larger in order to fulfill the zoning procedure. The proposed CSM is a 3.21 acres land division which meets the requirements of the PUD zoning.

Police Department

- No comment.

Fire Department

- No comment.

Administrative/Planning

- No comment.

5. Planned Unit Development Amendment – J&M Ltd, Car Wash, Hwy 60 and Eagle Drive.

Building Inspection

- State of Wisconsin Plan Review required for both building and plumbing.
- Recommend 16'-0" min. between the existing building and the car wash.
- Dumpster enclosure is shown on plan and has moved. Are you moving the existing one to this new location or are you building a new one. If so, what do the materials consist of (decorative block, cedar fence, chain-link fence, etc.)?
- One (1) REU will be charged with the Building Permit. At the end of year one, owner will either apply for a payment schedule or pay for any additional REU's that exceed the one REU.

Public Works/Engineering

- The proposed car wash was part of the original site plan. Recommend approval of the PUD Amendment.
- An additional REU (Residential Equivalent Unit) for sewer connection fee and water impact fee will be charged at the issuing of the building permit. Future water usage will determine additional fee charges.

Police Department

- No comment.

STAFF REVIEW COMMENTS
Plan Commission Meeting – July 28, 2016

Fire Department

- We would request that the building is keyed the same as the existing building so that we can use the same key in the Knox Box located on the existing building.

Administrative/Planning

- This car wash was originally approved by the Board in 2007 but was omitted by the owner prior to the construction project.
- Recommend approval.

STAFF REVIEW COMMENTS
Plan Commission Meeting – July 28, 2016

NOTE Concerning Concept Plan – Jackson Sports Complex – CTH P:

The Village’s approval is expressly subject to and conditioned upon the execution of an agreement among the Village, Jackson Properties, LLC, and CIBM Bank resolving all issues relating to the pending litigation Village of Jackson vs. Jackson Properties, LLC and CIBM Bank, Washington County Circuit Court Case 15-CV-0823. The preceding includes, without limitation, resolution of all issues relating to the Amended and Restated Tax Incremental District #4 Development Agreement.

6. Concept Plan – Jackson Sports Complex – CTH P.

Building Inspection

- What type of senior housing is being proposed with this? Will this be a nursing home, CBRF, or age 55 and over senior apartments?
- Recommend incorporating a third entrance into this development due to the amount of parking being proposed and other uses.
- Recommend flipping the front retail spaces with the parking lot for this area to be visible from CTH P. This also would include the future restaurant that is being proposed. By changing this around, more exposure would be provided to the businesses from the road and make it more appealing rather than viewing the rear of the buildings.
- Per Village Code 14.04F(5) Lot, Yard and Setback Provisions, whenever a parcel zoned B-1, B-2, M-1, or M-2 abuts a parcel zoned residential, at the time of construction of improvements on the commercial or industrial parcel begins, the owner shall construct a barrier on the lot line between the parcels consisting of fencing, shrubbery, plantings, berm or other means. The proposed barrier shall be approved by the Village, as part of the Conditional Use approval.
- Ponds in the front of the development? Will these ponds be decorative and maintained regularly?

Public Works/Engineering

- The proposed development will receive sewer and water service from the development of Rosewood Lane, but the concept plan does not show the development of Rosewood.
- The concept plan does not show the right of way dedication of Rosewood Lane. Rosewood Lane dedication shall be shown on the final concept plan. A new Certified Survey Map (CSM) will need to be created and approved if another layout of public roads is to be proposed. The only current public roads are Rosewood Lane and CTH P; all others will be considered private roads. The overall site plan shall show all Village owned property (property on Northwest Passage.)
- Recommend a better transition (landscaping, residential instead of a restaurant, etc.) between the existing properties on Rosewood Lane, and the proposed development.
- A storm water management plan will need to be submitted and approved. The proposed concept plan has an extreme amount of impervious surface. Final approval will be subject to the new Village Storm Water standards.
- Location and design of driveways accessing CTH P shall receive Washington County approval.
- The concept plan does not incorporate the proposed 10 ft. multi-use path and the 20 ft. water main easement along CTH P. The final concept plan shall incorporate each item.

STAFF REVIEW COMMENTS
Plan Commission Meeting – July 28, 2016

- The proposed development is located in the TIF #4 District which makes this development very important to be successful and being a realistic asset for the Village and the Developer.
- Only elevation drawings of the Sports Complex were part of the packet. What will be the compatibility of the architecture of the rest of the buildings with that of the sports complex?

Police Department

- The parking lot concept design provides adequate flow and stacking space for what could be a lot of vehicles. However, a project of this size would generally have an alternate access on at least one adjacent street, on the possibility that an emergency, such as a crash or a fire on the single road, would shut off access to and from the business. The potential retail, motel, and restaurant development would not be appropriate for Rosewood Lane to handle. Whether access is extended to Northwest Passage or remains exclusively on CTH P, Washington County should be urged to reduce the speed limit on the highway to 35 mph from Main Street to Cedar Creek Road. This development and CTH P's topography would combine to make 45 mph an unreasonable speed limit.

Fire Department

- Buildings within proposed complex shall comply with all current adopted codes pertaining to fire suppression systems and fire detection systems.
- All local permits shall be applied for and paid for before the installation of any fire suppression system or fire detection system begins.
- One set of State approved plans for any fire suppression system or fire detection system shall be given to the Jackson Fire Department.
- Fire hydrants shall be installed per local code.
- Complex shall have installed Knox Box system key vault(s).

Administrative/Planning

- Past concepts for the property have shown multi-family residential on the north side of Rosewood Lane providing a desired buffer between the single family residential and the commercial/industrial part of the development, while also offering an alternate access. Development of Rosewood Lane doesn't appear to be considered in the concept plan.
- The County approved only one access point to CTH P (Sylvester Circle) in addition to Rosewood Lane, in the current CSM.
- The significant amount of impervious surface will require a new storm water plan.

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

Name of Applicant Design 2 Construct
 Contact BRAD EGAN Address/ZIP N173 W2100 NW PASSAGE Phone # 262 677 9933
 E-mail Address brad@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262 677 9934
 Name of Owner DAVE MORBECK Address/ZIP 4466 HWY P SUITE 205 Phone# 262 674 1515
 Owner Representative/Developer _____
 Proposed Use of Site OFFICE & SENIOR DAYCARE 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
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) Owner acknowledgement of the request	Labels* 1	
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	5) Impact Statement 6) Location Map 7) Development Plan / Site Plan		XXX XXX XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	8) Preliminary Plat 9) Final Plat 10) Certified survey Map		XXX XXX XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition 12) Annexation Map		XXX XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan 14) Landscape Plan	1	XXX XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure	4 (24x36)	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 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)		XXX
VARIANCE	\$150	1,2,3,4,6,7	22) other -		XXX
* Labels	\$25				
If not included with submittal & prepared by the Village.					

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

Name BRAD EGAN Signature [Signature] Date 7/8/16

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: COMFORCARE / JUST LIKE HOME

For a property located at (address): DELANEY COURT

Phone number of Business/Applicant: 262 674 1515

For (land use, activity, sign, site plan, other): OFFICE / SENIOR DAY CARE

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

Hours of Operation: 6AM TO 6PM

Comprehensive/Master Plan Compatibility: YES

Building Materials (type, color): MASONRY / CEMENTICIOUS SIDING / ASPHALT SHINGLES - SEE EXTERIOR REFURVATIONS FOR COLORS

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

Screening/Buffering: SEE SITE PLAN

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

Signing (dimensions, colors, lighting, location): SEE SITE PLAN

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

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

Storm-water Management: SEE CIVIL PLAN

Erosion Control: SEE CIVIL PLAN

Fire Hydrant Location(s): EXISTING

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

Hazardous Material Storage: NONE

Alarm Systems: SPRINKLER

Site Features/Constraints: SEE PLANS

Parking (no. of spaces, handicapped parking, and dimensions): (2) H.C., (28) 10' x 18'

Tree and shrub preservation: NONE EXISTING

Setbacks/height limitations: SEE SITE PLAN

Wastewater Usage Projected: TBD gal/year Water Usage Projected: TBD gal/year

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

TERMS OF THIS PERMIT

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

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



John Walther, Administrator

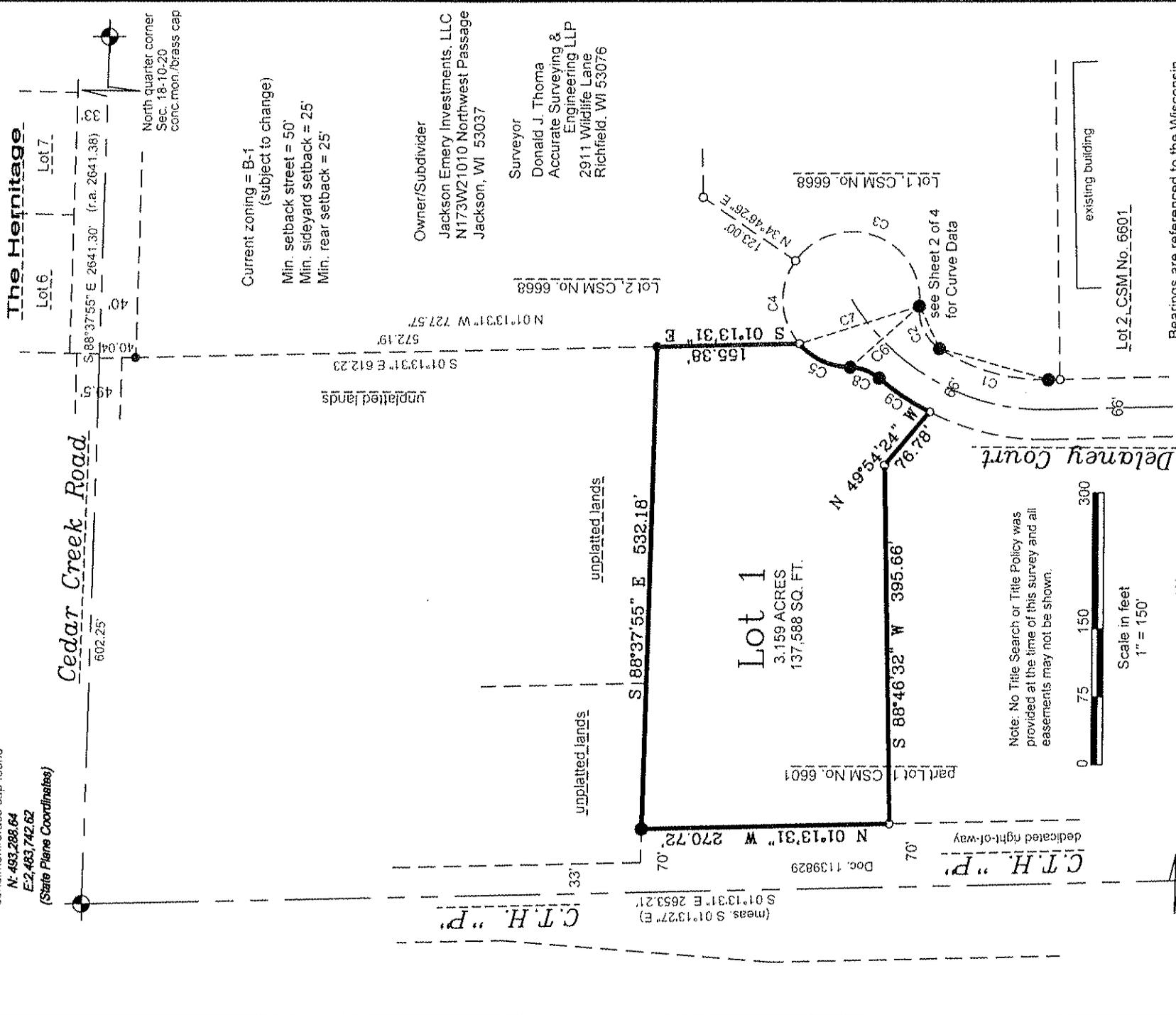
DAVID A. MORBECK, Owner
Please print name

Washington County Certified Survey Map

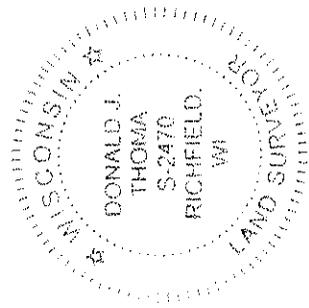
A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 6601, as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 227-229, as Document No. 1374118, being a division of Lot 2 of Certified Survey Map No. 6473, as recorded in the Washington County Registry in Volume 49 on pages 116-227 as Document No. 1313841, part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Northwest corner
Sec. 18-10-20
conc.mon./brass cap found
N: 483,288.64
E: 483,742.62
(State Plane Coordinates)

Sheet 1 of 4



Note: No Title Search or Title Policy was provided at the time of this survey and all easements may not be shown.



Donald J. Thoma
Donald J. Thoma, S-2470
conc.mon./brass cap

Dated this 1st day of July, 2016.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone. The West line of the NW 1/4 of Section 18-10-20 has a grid bearing of N 01°13'11" W.

(r.a.) - means "recorded as"

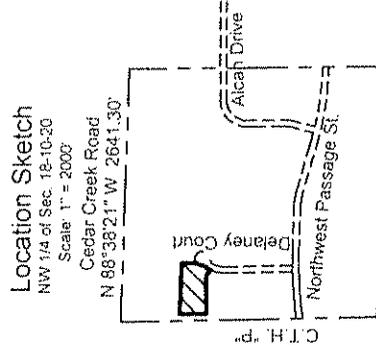
○ - indicates a 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

● - indicates a 1.3" iron pipe found unless noted.

● - indicates a 2" iron pipe found.

Washington County Certified Survey Map

A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 6601, as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 227-229, as Document No. 1374118, being a division of Lot 2 of Certified Survey Map No. 6473, as recorded in the Washington County Registry in Volume 49 on pages 116-227 as Document No. 1313841, part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.



Curve Data:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	217.00'	128.37'	33°53'42"	126.51'	N 15°43'22" E
C2	50.00'	54.93'	62°57'03"	52.21'	N 64°08'44" E
C3	75.00'	197.46'	150°50'49"	145.17'	N 20°11'51" E
C4	75.00'	98.80'	75°28'44"	91.81'	S 87°02'05" W
C5	75.00'	63.57'	48°33'57"	61.69'	S 25°00'44" W
C6	75.00'	359.83'	274°53'30"	101.44'	N 41°49'29" W
C7	75.00'	296.26'	226°19'33"	137.91'	N 17°32'31" W
C8	50.00'	34.68'	39°44'29"	33.99'	S 20°36'00" W
C9	283.00'	67.29'	13°37'28"	67.14'	S 33°39'31" W

Surveyor's Certificate:

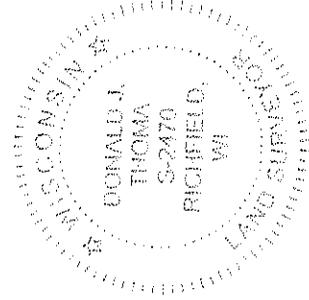
I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Jackson Emery Investments, LLC, I have surveyed, divided and mapped the land shown and described hereon, being A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 6601, as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 227-229, as Document No. 1374118, being a division of Lot 2 of Certified Survey Map No. 6473, as recorded in the Washington County Registry in Volume 49 on pages 116-227 as Document No. 1313841, part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 18; thence S 88°37'55" E, along the north line of said NW 1/4, 602.25 feet; thence S 01°13'31" E, along the northerly extension and west line of said Lot 1, and Lot 2 of Certified Survey Map No. 6668, as recorded in the Washington County Registry in Volume 51 of Certified Survey Maps on pages 103-106 as Document No. 1399290, 612.23 feet, to the point of beginning of lands herein described; thence continuing S 01°13'31" E, along said west line of Lot 2, 155.38 feet, to a point in the northwesterly right-of-way line of Delaney Court; thence southwesterly along said right-of-way line of Delaney Court and along the arc of a curve to the left, 63.57 feet, radius 75.00 feet, delta 48°33'57", chord S 25°00'44" W 61.69 feet; thence southwesterly continuing along said right-of-way line of Delaney Court and along the arc of a curve to the right, 34.68 feet, radius 50.00 feet, delta 39°44'29", chord S 20°36'00" W 33.99 feet; thence southwesterly continuing along said right-of-way line of Delaney Court and along the arc of a curve to the left, 67.29 feet, radius 283.00 feet, delta 13°37'28", chord S 33°39'31" W 67.14 feet; thence N 49°54'24" W, 76.78 feet; thence S 88°46'32" W, 395.66 feet, to a point in the easterly right-of-way line of C.T.H. "P"; thence N 01°13'31" W, along said right-of-way line of C.T.H. "P"; 270.72 feet, to the north and west corner of said Lot 1 of Certified Survey Map No. 6601; thence S 88°37'55" E, along the line of said Lot 1 of Certified Survey Map No. 6601, 532.18 feet to the point of beginning. Containing 3.159 acres (137.588 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Village of Jackson Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 27th day of July, 2016.


 Donald J. Thoma, S-2470



Washington County Certified Survey Map

A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 6601, as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 227-229, as Document No. 1374118, being a division of Lot 2 of Certified Survey Map No. 6473, as recorded in the Washington County Registry in Volume 49 on pages 116-227 as Document No. 1313841, part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Corporate Owner's Certificate:

Jackson Emery Investments, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land on this Certified Survey Map to be surveyed, divided and mapped as represented on this map.

Jackson Emery Investments, LLC, does further certify that this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval:
Village of Jackson Plan Commission
Village of Jackson Village Board

IN WITNESS WHEREOF, Jackson Emery Investments, LLC, has caused these presents to be signed by James G. Blise and Stephen J. Jesmok, III, its Members,

at _____, Wisconsin,
and its corporate seal to be hereunto affixed this _____ day of _____, 201__

In the presence of:

Jackson Emery Investments, LLC
Corporate Name

Officer

James G. Blise - Owner Member
(Print) Stephen J. Jesmok, III - Owner Member
(Print)

STATE OF WISCONSIN)
WASHINGTON COUNTY) s.s

Personally came before me this _____ day of _____, 2016, James G. Blise and Stephen J. Jesmok, III

Officer of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Officer of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(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

this _____ day of _____, 201__

Michael E. Schwab - Chairperson

Deanna Boldrey - Clerk/Treasurer

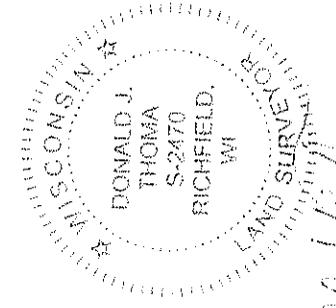
Village of Jackson Village Board Approval:

This land division is hereby approved and accepted by the Village of Jackson Village Board

this _____ day of _____, 201__

Michael E. Schwab - President

Deanna Boldrey - Clerk/Treasurer



Donald J. Thoma
Donald J. Thoma, S-2470

Dated this _____ day of _____, 2016.

Washington County Certified Survey Map

A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 6601, as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 227-229, as Document No. 1374118, being a division of Lot 2 of Certified Survey Map No. 6473, as recorded in the Washington County Registry in Volume 49 on pages 116-227 as Document No. 1313841, part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Consent of Corporate Mortgage:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Jackson Emery Investments, LLC, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary(cashier), at _____, Wisconsin, and its corporate seal to be hereunto affixed this ____ day of _____, 2016, in the presence of:

Corporate Name _____ (Corporate Seal)

President _____ Secretary or Cashier _____ Date _____

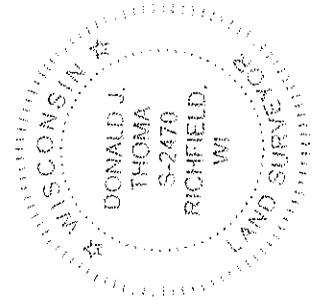
STATE OF WISCONSIN
WASHINGTON COUNTY s.s.

Personally came before me this ____ day of _____, 2016.

President, and _____, Secretary(cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____, Notary Public, _____, Wisconsin.

My commission expires _____



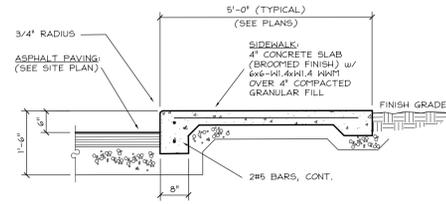
Donald J. Thoma

Donald J. Thoma, S-2470

Dated this ____ day of _____, 2016.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE		ROOTS
				MATURE	AT PLANTING	
01	3	AMELANCHIER	SERVICEBERRY	20'	8'	B & B
E1	6	JUNIPERUS SCOPULORUM	JUNIPER ROCKY MOUNTAIN WELCH	10' - 15'	2-1/2' CAL.	B & B
S1	12	SPIRAEA BIMALDA	SPIRAEA GOLDMOUND	2' - 3'	12 - 18" HIGH	POT
S2	13	ELONYMUS ALATUS COMPACTUS	BURNING BUSH, COMPACT	3' - 5'	12 - 18" HIGH	POT
S3	4	CEPHALOTAXUS HARRINGTON PROSTRATA	CREEPING YEW	1'-2'	12 - 18" HIGH	POT
G1	-	KARL FOESTER	FEATHER REED GRASS	4' - 5'	12 - 18" HIGH	POT



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



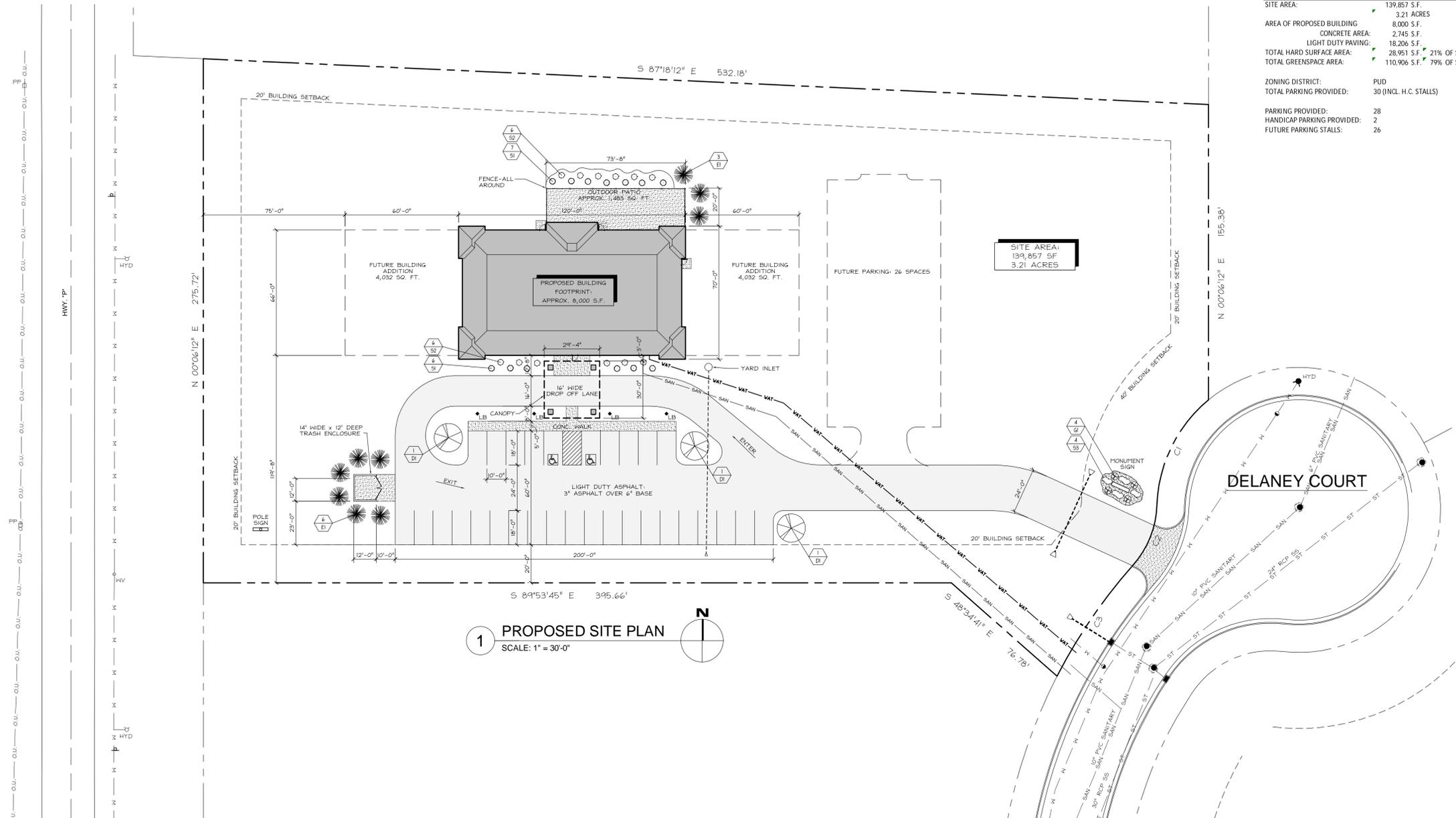
2 LOCATION PLAN
NOT TO SCALE

SITE KEY: (NOT ALL ITEMS MAY BE USED ON THIS PROJECT)

- ⊕ - BUILDING LIGHT (WALL MOUNTED, CUT-OFF TYPE, METAL HALIDE, 100 OR 250W)
- ⬮ - LIGHT BOLLARD
- - ELECTRIC / TELEPHONE SERVICE
- ⊞ - TELEPHONE PEDESTAL
- - CATCH BASIN
- ⊕ - MANHOLE
- ⊞ - CURB INLET
- ⊞ - FIRE HYDRANT
- ⊞ - WATER VALVE
- ⊕ - GAS VALVE
- ⊕ - CORNER STAKE
- ⊕ - SOIL BORING
- ⊞ - SIGN (HANDICAP PARKING)
- E — - ELECTRIC LINE
- G — - GAS LINE
- SAN — - SANITARY SEWER
- STM — - STORM SEWER
- T — - TELEPHONE LINE
- W — - WATER LINE

SITE DATA:

SITE AREA:	139,857 S.F.	3.21 ACRES
AREA OF PROPOSED BUILDING:	8,000 S.F.	
CONCRETE AREA:	2,745 S.F.	
LIGHT DUTY PAVING:	18,206 S.F.	
TOTAL HARD SURFACE AREA:	28,951 S.F.	21% OF SITE
TOTAL GREENSPACE AREA:	110,906 S.F.	79% OF SITE
ZONING DISTRICT:	PUD	
TOTAL PARKING PROVIDED:	30 (INCL. H.C. STALLS)	
PARKING PROVIDED:	28	
HANDICAP PARKING PROVIDED:	2	
FUTURE PARKING STALLS:	26	



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



N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
**COMFORCARE HOME CARE/
JUST LIKE HOME ADULT DAY CENTER**
DELANEY COURT
JACKSON, WI 53037

SHEET TITLE
PROPOSED SITE PLAN

REVISIONS

PROJECT DATA	
DATE	07.07.2016
JOB NO.	16-00138
SET USE	PLAN COMMISSION
FILE NAME	C1-A1.0
DRAWN BY	BCE, BW
SHEET NO.	

A1.0

BUILDING DESIGN FOR:
**COMFCARE HOME CARE/
 JUST LIKE HOME ADULT DAY CENTER**
 DELANEY COURT
 JACKSON, WI 53037

SHEET TITLE
 FIRST FLOOR PLAN

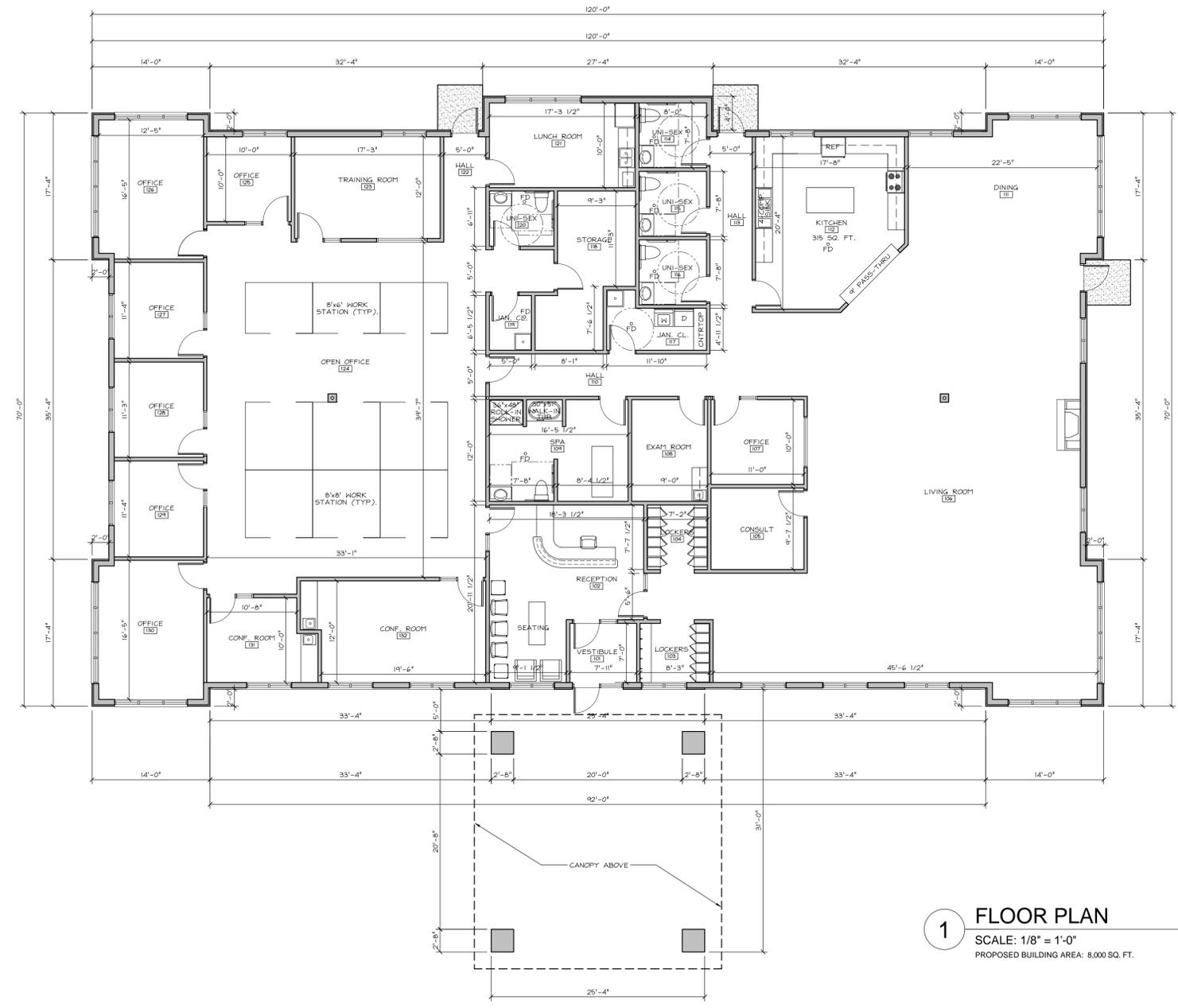
REVISIONS

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PROJECT DATA

DATE	07.07.2016
JOB NO.	16-00138
SET USE	PLAN COMMISSION
FILE NAME	E4-A2.1
DRAWN BY	BCE, DLH
SHEET NO.	

A2.1



1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 PROPOSED BUILDING AREA: 8,000 SQ. FT.



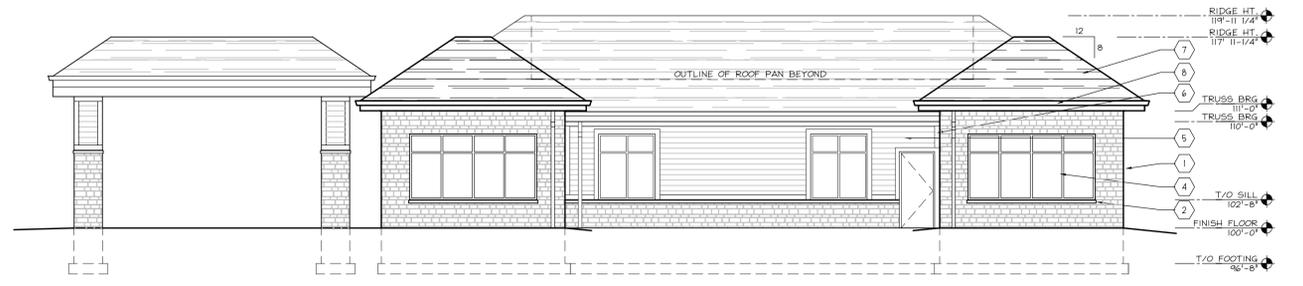
- TYPICAL BUILDING FINISHES**
- 1 DECORATIVE STONE VENEER -
COLOR: ANDANTE FIELDLEDGE
 - 2 STONE SILL / COLUMN BASE CAP
 - 3 PRE-FINISHED ALUMINUM STOREFRONT SYSTEM
COLOR: BLACK FRAMES, GRAY GLASS
 - 4 PRE-FINISHED ALUMINUM WINDOWS -
COLOR: BLACK FRAMES, GRAY GLASS
 - 5 PREFINISHED "JAMES HARDIE" FIBER CEMENT LAP SIDING -
COLOR: BOOTHBAY BLUE
 - 6 PREFINISHED "JAMES HARDIE" FIBER CEMENT TRIM -
COLOR: ARTIC WHITE
 - 7 30-YEAR ATLAS PINNACLE DIMENSIONAL ASPHALT SHINGLES -
COLOR: PRISTINE PEWTER
 - 8 PRE-FINISHED GUTTER AND DOWNSPOUTS -
COLOR: WHITE
 - 9 ACCESSIBLE PARKING SIGN



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

BUILDING DESIGN FOR:
**COMFORCARE HOME CARE/
JUST LIKE HOME ADULT DAY CENTER**
*
DELANEY COURT
JACKSON, WI 53037

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA	
DATE	07.07.2016
JOB NO.	16-00138
SET USE	PLAN COMMISSION
FILE NAME	H1-A4.0
DRAWN BY	BCE, DLH
SHEET NO.	



BUILDING DESIGN FOR:

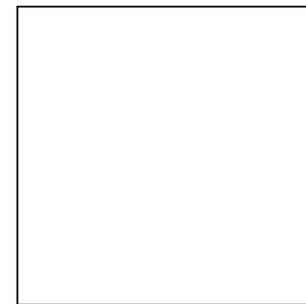
**COMFORCARE / JUST LIKE HOME ADULT DAY CENTER
DELANEY COURT
JACKSON, WISCONSIN 53037**

PROJECT DATA: SHEET INDEX:

BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE	TS	TITLE SHEET
OCCUPANCIES: BUSINESS: B INSTITUTIONAL: I-4	C-102	CIVIL DRAWINGS GRADING PLAN
CLASS OF CONSTRUCTION: TYPE III B	C-103	UTILITY PLAN
NO. OF STORIES: ONE		ARCHITECTURAL
BUILDING IS: SPRINKLER SYS. (NFPA-13)	A1.0	SITE PLAN
BUILDING TYPE: BUSINESS OFFICE ADULT CARE FACILITY	A2.1	FLOOR PLAN
	A4.0	EXTERIOR ELEVATIONS
PROPOSED AREAS (GROSS):		
BUSINESS: 4,000 SF		
ADULT CARE: 4,000 SF		
TOTAL: 8,000 SF		
ALLOWABLE AREAS (GROSS):		
ADULT CARE (WORST CASE): 13,000 SF		
FRONTAGE INCREASE: 7,500 SF		
SPRINKLER INCREASE: 26,000 SF		
TOTAL: 46,500 SF		
OCCUPANCY SEPARATIONS: NONE: NON-SEPARATED USES METHOD USED		
OCCUPANT LOAD:		
INSTITUTIONAL OUTPATIENT: 40 OCC		
BUSINESS (100 SF/OCC): 40 OCC		
TOTAL: 80 OCC		
EXIT WIDTH (2" PER OCCUPANT):		
REQUIRED: 16 (72" MINIMUM)		
PROVIDED: 144"		
EXIT DISTANCES:		
INSTITUTIONAL: 200'		
SANITARY REQUIREMENTS: 80 OCCUPANTS		
REQUIRED (MALE): 1 WC, 1 LAV		
PROVIDED (MALE): 1 WC, 1 LAV		
REQUIRED (FEMALE): 1 WC, 1 LAV		
PROVIDED (FEMALE): 1 WC, 1 LAV		
PROVIDED (UNISEX): 2 WC, 2 LAV		
NOTES: DRINKING WATER SHALL BE PROVIDED BY MEANS OF BOTTLED WATER		

PROJECT CONTACTS

CIVIL CONSULTANT QUAM ENGINEERING 544 S. MAIN, SUITE B WEST BEND, WI 53095 KEVIN PARISH kjparish@sbcglobal.net OFF: (262) 338-6641 FAX: (262) 338-6684	ARCHITECT BRAD EGAN
STRUCTURAL CONSULTANT	PROJECT MANAGER JIM BLISE
	PROJECT NO. 16-00138
	DATE 07.07.2016
	SEAL



PREV. TRANS. NO.:
NEW TRANS. NO.:
REVIEWER:

DESIGN
•
CONSTRUCTION

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

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
**COMFORCARE HOME CARE/
JUST LIKE HOME ADULT DAY CENTER**
DELANEY COURT
JACKSON, WI 53037

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA	
DATE	07.07.2016
JOB NO.	16-00138
SET USE	PLAN COMMISSION
FILE NAME	A1-TS
DRAWN BY	BCE
SHEET NO.	

TS



MEMORANDUM

July 12, 2016

Job Name: ComForCare & Just Like Home Adult Day Center

Job Number: 16-00138

Re.: Plan Commission Submittal

To: Village of Jackson

LETTER OF INTENT

Dear Plan Commission:

It is the Owner's intent to have Design 2 Construct build an office building between Delaney Court & Hwy P. The building will house two businesses. The first is the franchise office of ComForCare home health-care. The second is Just Like Home Adult Day Center..

IMPACT STATEMENT

The annual water consumption and sewage generation are to be determined but will be minimal.

On average there will be approximately 40 vehicles visiting the site every day.

The signage will be a monument sign at the entrance off Delaney Court and a pole sign adjacent to Hwy P and will be permitted at a later date.

The businesses will be open 6am to 6pm.

We anticipate the facility to be open late 2016 / early 2017.

There will be no hazardous materials, unusual conditions, noises or odors.

Thank you,

ComForCare

Just Like Home Adult Day Center.

N173 W21010

Northwest Passage

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

NAME

POLICE CHIEF
RECOMMENDATION

Operator's License Application:

John Linton	Village Mart	Approval
Melissa Huttner	East Side	Approval
Tanya Zasada	East Side	Approval
Jennifer Weiland	Latest Edition	Approval
Michael Wilke	Latest Edition	Approval
Rosario Barone	Jackson Pub	Approval
Briana C Spaeth	East Side	Approval
Scott Badura	Walgreens	Approval
Jessica Gyuro	East Side	Approval
Melissa Thornton	East Side	Approval

Entertainment License:	Jackson Park & Rec For the Circus on August 26th Hickory Lane Park	Approval
------------------------	--	----------

DRAFT MINUTES
Village Board Meeting
Tuesday, July 12, 2016, at 7:40 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call.

President Michael Schwab called the meeting to order at 7:40 p.m.

Members Present: Trustees Lippold, Olson, Kruepke, Kufahl, and Kurtz.

Member Absent: Tr. Emmrich.

Staff present: John Walther, Brian Kober, Fire Chief Swaney, Police Chief Dolnick, Jim Micech, Kelly Valentino, and Dave Wagner.

Prior to the Pledge of Allegiance Pres. Schwab requested a moment of silence for the Police Officers that had recently lost their lives in Texas.

2. Pledge of Allegiance.

President Schwab led the assembly in the Pledge of Allegiance.

3. Any Village Citizen Comment on an Agenda Item.

None.

4. Public Hearing - Conditional Use – Cathedral Builders – Industrial Drive, Tower Drive.

Pres. Schwab opened the Public Hearing. Both Dean and Jody Giacomini were present.

Pres. Schwab closed the Public Hearing. The item was recommended by the Plan Commission per staff comments. Motion by Tr. Kufahl, second by Tr. Lippold to approve the Conditional Use – Cathedral Builders on Industrial Drive, Tower Drive, per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

5. Consent Agenda:

- Approval of Minutes for the Village Board Meetings of May 24, 2016, June 14, 2016, and July 5, 2016.

- Licenses.

Operator Licenses:

The Village Mart: Jacob Hassenplug, Brittney Rahn

Walgreens: Christina King, Roxanne Goff-Frick, Matthew W Kiesling

American Legion: Richard McHugh

Latest Edition: Cynthia M Funmaker, Sarah P Johnson

Entertainment License: Coffeerville Company, Jack Kulwowski

Motion by Tr. Kufahl, second by Tr. Olson to approve the Consent Agenda items of the Village Board Minutes of May 24, 2016, June 14, 2016, and July 5, 2016, and the Operator's Licenses, and Entertainment License.

Vote: 5 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

6. Evan Beekman – Eagle Project Presentation.

Evan Beekman presented his Eagle Project to the Village Board. Evan’s project allows for circular benches around trees in Jackson Park. Trustee’s Kurtz, Kufahl, and Olson donated \$50 each to Evan’s Project. Motion by Pres. Schwab to Thank Evan Beekman for his efforts and to approve the Eagle Project of Circular Benches around trees in Jackson Park. Second by Tr. Lippold.

Vote: 6 ayes, 0 nays. Motion carried.

7. Joshua Schoemann – State of the County Address.

Joshua Schoemann presented the State of the County Address, “Promises Made, Promises Kept”.

8. Budget & Finance Committee.

Pay Request #2 – Wilshire Drive Reconstruction Project.

The Board of Public Works and the Budget & Finance Committee recommended approval of Pay Request #2 for Wilshire Drive Reconstruction Project in an amount not to exceed \$258,517.36. Motion by Tr. Olson, second by Tr. Lippold to approve Pay Request #2 for Wilshire Drive Reconstruction Project in an amount not to exceed \$258,517.36.

Vote: 6 ayes, 0 nays. Motion carried.

Review of Proposals for Space Needs Analysis.

The Board of Public Works and the Budget & Finance Committee recommended approval of the Space Needs Analysis quote from Cedar Creek Corporation in an amount not to exceed \$14,250. Motion by Tr. Kufahl, second by Tr. Kruepke to approve the Space Needs Analysis quote from Cedar Creek Corporation in an amount not to exceed \$14,250.

Vote: 6 ayes, 0 nays. Motion carried.

Transferring 2012 – 2013 Local Road Improvement Funds to Another Project.

The Budget & Finance Committee recommended approval of the transfer of the 2012-2013 Local Road Improvement Funds to Another Project. This is due to the Town of Jackson not funding their portion of Cedar Creek Road. Because of this Brian Kober is recommending a different project, Chateau Dr. The project would start in April 2017 and have the final pay out in June. Motion by Tr. Olson, second by Pres. Schwab to approve the LRIP Funds Transfer.

Vote: 6 ayes, 0 nays. Motion carried.

Update on Long-Term Financial Plan and TIF Districts, 2, 4, and 5 – David Wagner, Ehlers.

Dave Wagner of Ehlers reviewed the Tax Increment reports. TID 2 expenditure period has expired. It will remain open to share revenue with TID 4 and may continue to share revenue with TID 4 through 2018. Prior to May 15, 2018, TID 2 will need to close. TID 4 has a little over a year left on its expenditure period. The overperformance agreements act like debt for the TID. TID 4 has 8 ½ million dollars in unrecovered costs. Two Thirds of TID 4 has been funded by the General and Water / Sewer. Dave reported on ACT 258 which would allow TID 4 to remain open to allow an additional three years for unrecovered costs. TID 4 is generating just short of \$17,000 in revenue. TID 5 is strictly a pay as you go. The payments are going to Kerry and the County.

Over-performance Agreements.

Resolution #16-13 - Agreement for Reimbursement of Privately-Financed Infrastructure in Tax Increment District No. 4 in the Village of Jackson, Wisconsin (Jackson Warehouse, LLC).

The Budget & Finance Committee Recommended Approval of Resolution #16-13. Motion by Pres. Schwab, second by Tr. Kruepke to approve Resolution #16-13 - Agreement for Reimbursement of Privately-Financed Infrastructure in Tax Increment District No. 4 in the Village of Jackson, Wisconsin (Jackson Warehouse, LLC).

Vote: 6 ayes, 0 nays. Motion carried.

Resolution #16-14 - Agreement for Reimbursement of Privately-Financed Infrastructure in Tax Increment District No. 4 in the Village of Jackson, Wisconsin (RJ Marx, LLC).

The Budget & Finance Committee Recommended Approval of Resolution #16-14. Motion by Pres. Schwab, second by Tr. Kufahl to approve Resolution #16-14 - Agreement for Reimbursement of Privately-Financed Infrastructure in Tax Increment District No. 4 in the Village of Jackson, Wisconsin (RJ Marx, LLC).

Vote: 6 ayes, 0 nays. Motion carried.

Resolution #16-15 - Agreement for Reimbursement of Privately-Financed Infrastructure in Tax Increment District No. 4 in the Village of Jackson, Wisconsin (Grey Block, LLC).

The Budget & Finance Committee Recommended Approval of Resolution #16-15. Motion by Pres. Schwab, second by Tr. Olson to approve Resolution #16-15 - Agreement for Reimbursement of Privately-Financed Infrastructure in Tax Increment District No. 4 in the Village of Jackson, Wisconsin (Grey Block, LLC).

Vote: 6 ayes, 0 nays. Motion carried.

Resolution #16-16 - Agreement for Reimbursement of Privately-Financed Infrastructure in Tax Increment District No. 4 in the Village of Jackson, Wisconsin (Delaney Group, LLC).

The Budget & Finance Committee Recommended Approval of Resolution #16-16. Motion by Pres. Schwab, second by Tr. Lippold to approve Resolution #16-16 - Agreement for Reimbursement of Privately-Financed Infrastructure in Tax Increment District No. 4 in the Village of Jackson, Wisconsin (Delaney Group, LLC).

Vote: 6 ayes, 0 nays. Motion carried.

9. Ordinance #16-03 – An Ordinance Establishing a Tourism Commission.

Motion by Tr. Olson, second by Tr. Kurtz to introduce Ordinance #16-03 – An Ordinance Establishing a Tourism Commission.

Vote: 6 ayes, 0 nays. Motion carried.

10. Departmental Reports.

Kelly Valentino reported on the Beer Garden success. The Park and Rec netted over \$7,061 and the friends group netted over \$2,631 plus \$847 in tips which will be used for new playground equipment at Hickory Park. Kelly also reported that the circus will be here on August 26.

Tr. Olson commented that he has heard only positive feedback on the beer garden. John Walther commented that the Beer Garden brought an incredible sense of community.

11. **Washington County Board Report.**
No Report.
12. **West Bend School District Liaison Report.**
No Report.
13. **Greater Jackson Business Alliance Report.**
The next meeting will be on July 20th at the Community Center.
14. **Citizens to Address the Village Board.**
None.
15. **Announcement: August 9th & November 8th meetings will be held at the Community center due to elections.**
16. **Adjourn.**
Motion by Tr. Olson, second by Tr. Lippold to adjourn at 8:20 p.m.
Vote: 6 ayes, 0 nays. Motion carried.

Respectfully submitted by Deanna L. Boldrey, Clerk/Treasurer

DRAFT

From: [Tom Mann](#)
To: [John Walther](#)
Subject: Thiel v Jackson; DOL:5-14-16
Date: Wednesday, July 13, 2016 4:28:11 PM

John

I am in receipt of the above claim that has been filed against the Village of Jackson in the amount of 340.00. It is my understanding that the claimant tripped and fell on a Village sidewalk. According to the claimant, she was the fourth person to fall that day at this particular spot.

It is my understanding that the Village did not have any prior notice of a problem with this particular area.

Based on 2011 Wisconsin Act 132, Wisconsin Municipalities are not liable for any damages that occurs on or after April 5, 2010 due to a defect in a Village sidewalk. This change gave governmental entities discretion for inspection of highways (which a sidewalk falls under this definition) and governmental entities have immunity for discretionary actions under Wis. Stat. 894.80(4). The intent of this change was occurred in order to keep property taxes as low as possible and allow municipalities to maintain their sidewalks and streets without a risk of liability.

As such, it would be my recommendation that this claim be denied.

Should you have further questions regarding this matter, please feel free to contact me.

Tom



Tom Mann, ARM
Claims Manager - Liability
tel: 414-831-5988
office: 262-784-5666 (ext 188)
email: tem@cvmic.com
web: cvmic.com

See what's news at [CVMIC](#). Subscribe to our monthly [newsletter](#).

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Thank you.

Treasurer

From: Jackson Fire Department Fire Chief <chief1201@jacksonwired.com>
Sent: Thursday, August 04, 2016 12:56 PM
To: 'Treasurer'
Subject: RE: Agenda Items.
Attachments: New cot and loading system img_0001.pdf; Cot upgrade with for 6506.pdf; Safety.pdf

Deanna,

Please put our cot and loading system on agenda. My recommendation is to replace both cot with new! Other option are: Replace 1 new cot and upgrade our newest cot. Both ambulances will get the loading system installed. Our old cot will remain for parts as it is in bad shape. I have gotten quotes but Jefferson Fire and Safety is more local and can service them if we need. Last, none of the cots and loading system are priced with a service plan. In the past, no service plan was used but that is why they are in bad shape. There is a 7-year Protect Coverage at time of sale equaling \$8072 (Power-PRO Cot \$2,344 and Power-LOAD system \$5,728). Be advise we should budget for repairs if we do not take the plan! Looking for the board to approve purchase and make the final decision on which plan they would like to follow.

Aaron A. Swaney

FIRE CHIEF, BS

Village of Jackson Fire Department

Office: 262.677.3811 EXT 100

chief1201@jacksonwired.com

From: Treasurer [<mailto:treasurer@villageofjackson.com>]
Sent: Tuesday, August 2, 2016 11:12 AM
To: Brian Kober <dirpubwks@villageofjackson.com>; Chief Jed Dolnick <chief@jacksonpolice.org>; Fire Chief <chief1201@jacksonwired.com>; Jim Micech <bldginsp@villageofjackson.com>; jwalther@villageofjackson.com; Kelly Valentino <kvalentino@villageofjackson.com>
Subject: Agenda Items.

If you have agenda items for the Budget & Finance and or Village Board meeting, please forward by Thursday, August 4th 1 pm.

Thank you.

Deanna



Serving First Responders and their Communities Since 1948

7/8/2016

Expires 9/30/2016

Stryker Price Increase 10/1/2016

Village of Jackson Fire Department
W204 N16722 Jackson Drive
Jackson, WI 53037
262-677-3811

Chief Swaney,

Thank you for allowing Jefferson Fire & Safety this opportunity to provide you this proposal for new Stryker EMS equipment.

Item 1. #6506 Power Pro XT Cot -----\$18,435.00 (Ea.)

XPS, Steer Lock, Equipment hook, 2 section IV Pole PR, Head end O2 Fowler, Head End Flat Storage, Pocketed Backrest Storage Pouch, Dual Wheel Lock (Std.), Knee Gatch, Power Load Compatibility Kit, SMRT Battery Charger Mounting bracket, SMRT Battery System, SMRT Charger and two SMRT batteries.

Item 2. #6390 Power Load System -----\$22,800.00 (Ea.)

Priced as "INSTALLED". If installation needs to be done at your location, add \$500 travel cost as long as both can be done in one day and an additional travel day is not needed. There is no travel cost if units are taken to our shop in Middleton for installation.

Total of Proposal, for 2 Cots and 2 Power Loads without travel cost = \$82,470.00

Respectfully,

Rob Little, Ambulance Sales
Jefferson Fire & Safety Inc
(608) 723-9126

rob@jeffersonfire.com

7617 Donna Drive, Middleton, WI 53562 • Ph: 608-836-0068 • Fax: 608-836-4927 • www.jeffersonfire.com

FIRE • EMS • MUNICIPAL • INDUSTRIAL • POLICE

Certified Technicians for: Bauer Compressors • Holmatro Rescue Tools • Rosenbauer Apparatus • Badger Extinguishers • Scott Air Packs • Federal Lighting



Serving First Responders and their Communities Since 1948

Jackson Fire Department
W204N16722 Jackson Dr.
Jackson, WI 53037

March, 18th 2016
Quote Expires in 60 days.

Jim,

Thank you very much for allowing Jefferson Fire & Safety this opportunity to submit a quote for you on the following Stryker products. If you have any questions upon review, please do not hesitate to contact me.

Our proposal, based on the information provided includes:

- (1) New Power Load System (Installed) Model 6390 ----- \$22,800.00 ea. (Installed)
(Allow 12-14 weeks delivery time)
- (1) Upgrade Existing #6500 Power Cot (Compatibility Kit) ----- \$2,950.00 (Installed)
- (1) Upgrade Existing #6506 Power Cot (Compatibility Kit) ----- \$2,202.00 (Installed)
- (1) Upgrade Existing Cot (SMRT Battery System) ----- \$1,380.00 Ea. Installed
- (1) Travel Cost to have installed at your Station by our installer----- \$500.00./ Estimating 1 day.
(Travel cost only applies if installed outside of our facility at Middleton WI).

Each of the Upgrade Kits includes installation at your station by a factory authorized installer. You may opt to install yourself to save cost. Each installation of the upgrade kits and battery kits include a \$310.00 installation charge. If you order this with us, we will need to know at that time which location you would like for the Power Load install. Note: Installation cost of a Power Load system (Customer Supplied) is approx. \$1,250 Ea.

I would like to again thank you for your interest in Jefferson Fire & Safety Inc. and I look forward to earning your business. Please feel free to contact me if you have any questions or concerns, (608)723-9126

Sincerely,

Rob Little,
Ambulance Sales Specialist
Jefferson Fire & Safety Inc.
608-723-9126

7617 Donna Drive, Middleton, WI 53562 • Ph: 608-836-0068 • Fax: 608-836-4927 • www.jeffersonfire.com

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7/8/2016

Expires 9/30/2016

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Village of Jackson Fire Department
W204 N16722 Jackson Drive
Jackson, WI 53037
262-677-3811

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stryker®

Powered System

PROVEN RESULTS

The Stryker EMS Power-PRO™ XT Cot & Power-LOAD® Fastening System

Staff Satisfaction

In a national survey of 250 caregivers from 15 states that use the Stryker Powered System (Power-PRO™ XT & Power-LOAD®);

99% of those surveyed agree the Stryker Powered System has made their job easier.

88% agree the Stryker Powered System has helped them become more efficient.

85% agree the Stryker Powered System has improved their on the job satisfaction.

98% agree they are satisfied with the Stryker Powered System.



Decrease in Perceived Exertion

In a third party white paper titled "Evaluation of Medical Cot Design Considering Biomedical Impact on Emergency Response Personnel" the results suggest:

Up to **35%** decrease in rating of perceived exertion when using a powered fastener and powered cot when compared to manual equipment.

Up to **62%** decreased risk of developing a low back disorder when adding powered fasteners and powered cots.

Injury Reduction

In a study completed with the Norman Regional Health System, back injury totals **decreased to ZERO** within one year of implementation of Power-PRO™ XT and Power-LOAD® EMSStat experienced a total of 39 injuries in 2010 prior to implementation of the Stryker Powered System.

Operational Efficiency*

In 2007, Rockland Mobile Care of New York experienced 46 job-related injuries, 11 of which were back related.

With a **reduction in total back-related injuries by 82%**

since implementation in 2009, the results have been revolutionary not only for the care providers, but for operational efficiency as well.

Improved Patient Handling

In a study completed with Ada County Paramedics, back injury rates decreased from a peak of

10 in 2010 to **ZERO** in 2014 and 2015 after implementation of the Stryker Powered System.

References

1. Stryker. (2015). Staff Satisfaction Survey [Case Study on Powered System]. Retrieved from: <http://ems.stryker.com>
 2. Stryker. (2013). Rockland Mobile Care [Case Study on Power-PRO XT]. Retrieved from: <http://ems.stryker.com>
 3. Stryker. (2013). Ada County Paramedics [Case Study on Powered System]. Retrieved from: <http://ems.stryker.com>
 4. Data contained in and/or calculated from: TK, Fredericks, S.E, Bull, K.S, Harris, J.D, Burns, (2013). "Evaluation of Medical Cot Design Considering Biomedical Impact on Emergency Response Personnel." International Society for Occupational Ergonomics & Safety
 5. Stryker. (2014). EMSStat, Norman Regional Health System [Case Study on Powered System]. Retrieved from: <http://ems.stryker.com>
- *Study applies only to Power-PRO XT

Please Contact Your Account Manager for more information.



93 South Pioneer Road, Suite 300 • Fond du Lac, WI 54935 • (920) 924-5720

July 21, 2016

Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

Attention: Brian Kober, P.E.
Director of Public Works

Subject: Project I.D. 151021
Wilshire Drive
Utility Construction Project
Estimate #3

Dear Mr. Kober:

Enclosed you will find Pay Estimate #3 for the Wilshire Drive project in the Village of Jackson. The total amount, due to the contractor, has not been reduced by five percent (5%) for retainage due to the fact that the work is beyond 50% completion. The previous retainage shall not be paid to the contractor on this estimate. This is per Article 6.02.A.1 Progress Payments; Retainage, of Contract Document 00500, Agreement:

Work completed, Estimate # 3	= \$ 190,084.21
Retainage, Estimate #3 (0%)	= \$ 0
Amount due to Contractor, Estimate #3	= \$ 190,084.21

If you have any questions or comments, please contact me at (920) 924-5720 or cell (414) 397-8100.

Sincerely,

Kevin Schmidt
Gremmier & Associates, Inc.

Gremmer and Associates, Inc.

93 S. Pioneer Road, Suite 300
Fond du Lac, WI 54935
(920) 924-5720
fax (920)924-5725

Buteyn-Peterson - Prime Contractor

Village of Jackson - Wilshire Drive

Item No.	Description	Units	TOTAL	Unit Price	Bid Total	Previous Estimates		Estimate #3		Cumulative Totals		% Complete
						Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	
100.01	Removing Concrete	SY	1885	\$3.47	\$6,540.95	1,891.90	\$6,564.89	12.00	\$41.64	1,903.90	\$6,606.53	101%
100.02	Removing Curb & Gutter	LF	2595	\$2.75	\$7,136.25	2,618.00	\$7,199.50		\$0.00	2,618.00	\$7,199.50	101%
100.03	Excavation Common	CY	2535	\$13.00	\$32,955.00	2,596.50	\$33,754.50		\$0.00	2,596.50	\$33,754.50	102%
100.04	Base Aggregate Dense 3/4-Inch	TON	830	\$17.43	\$14,466.90	561.30	\$9,783.46	257.74	\$4,492.41	819.04	\$14,275.87	99%
100.05	Base Aggregate Dense 1 1/4-Inch	TON	3400	\$10.60	\$36,040.00	2,000.94	\$21,209.96	1196.09	\$12,678.55	3,197.03	\$33,888.52	94%
100.06	Breaker Run	TON	100	\$9.23	\$923.00	104.68	\$966.20		\$0.00	104.68	\$966.20	105%
100.07	Concrete Driveway 7-Inch	SY	1310	\$43.00	\$56,330.00		\$0.00	1267.00	\$54,481.00	1,267.00	\$54,481.00	97%
100.08	HMA Pavement, Type E-0.3	TON	1520	\$49.20	\$74,784.00		\$0.00	1318.39	\$64,864.79	1,318.39	\$64,864.79	87%
100.09	Asphaltic Surface Driveway	TON	10	\$84.50	\$845.00		\$0.00	19.00	\$1,605.50	19.00	\$1,605.50	190%
100.10	Concrete Curb & Gutter 30-Inch Type D	LF	2600	\$11.30	\$29,380.00	2,630.50	\$29,724.65	23.50	\$265.55	2,654.00	\$29,990.20	102%
100.11	Concrete Sidewalk 4-Inch	SF	10300	\$3.51	\$36,153.00		\$0.00	10477.00	\$36,774.27	10,477.00	\$36,774.27	102%
100.12	Lawn Restoration	SY	4150	\$5.25	\$21,787.50	664.90	\$3,490.73	2402.00	\$12,610.50	3,066.90	\$16,101.23	74%
100.13	Erosion Control	LS	1	\$2,300.00	\$2,300.00	0.25	\$575.00	0.75	\$1,725.00	1.00	\$2,300.00	100%
100.14	Traffic Control	LS	1	\$1,800.00	\$1,800.00	0.90	\$1,620.00		\$0.00	0.90	\$1,620.00	90%
100.15	Sawing Asphalt	LF	365	\$2.00	\$730.00	326.50	\$653.00		\$0.00	326.50	\$653.00	89%
100.16	Sawing Concrete	LF	480	\$3.00	\$1,440.00	381.00	\$1,143.00		\$0.00	381.00	\$1,143.00	79%
200.01	Removing Manholes	EACH	5	\$350.00	\$1,750.00	5.00	\$1,750.00		\$0.00	5.00	\$1,750.00	100%
200.02	Removing Inlets	EACH	8	\$200.00	\$1,600.00	8.00	\$1,600.00		\$0.00	8.00	\$1,600.00	100%
200.03	Removing Storm Sewer	LF	1150	\$5.00	\$5,750.00	996.00	\$4,980.00	109.00	\$545.00	1,105.00	\$5,525.00	96%
200.04	Storm Sewer Pipe PVC SDR-35 4-Inch	LF	1671	\$18.00	\$30,078.00	1,693.00	\$30,474.00		\$0.00	1,693.00	\$30,474.00	101%
200.05	Storm Sewer Pipe Reinforced Concrete 12-Inch	LF	167	\$60.00	\$10,020.00	167.00	\$10,020.00		\$0.00	167.00	\$10,020.00	100%
200.06	Storm Sewer Pipe Reinforced Concrete 15-Inch	LF	812	\$54.50	\$44,254.00	803.50	\$43,790.75		\$0.00	803.50	\$43,790.75	99%
200.07	Storm Sewer Pipe Reinforced Concrete 18-Inch	LF	54	\$70.50	\$3,807.00	54.00	\$3,807.00		\$0.00	54.00	\$3,807.00	100%
200.08	Storm Sewer Pipe Reinforced Concrete 24-Inch	LF	434	\$66.50	\$28,861.00	486.00	\$32,319.00		\$0.00	486.00	\$32,319.00	112%
200.09	Catch Basins 2.5x3-FT w/ Casting	EACH	7	\$1,157.00	\$8,099.00	7.00	\$8,099.00		\$0.00	7.00	\$8,099.00	100%
200.10	Manholes 4-FT Diameter w/ Casting	EACH	6	\$823.00	\$4,938.00	6.00	\$4,938.00		\$0.00	6.00	\$4,938.00	100%
200.11	Manholes 5-FT Diameter w/ Casting	EACH	3	\$1,220.00	\$3,660.00	3.00	\$3,660.00		\$0.00	3.00	\$3,660.00	100%
200.12	Manholes 6-FT Diameter Doghouse w/ Casting "	EACH	1	\$1,789.00	\$1,789.00	1.00	\$1,789.00		\$0.00	1.00	\$1,789.00	100%
200.13	Inlets 2.5x3-FT w/ Casting	EACH	3	\$1,058.00	\$3,174.00	3.00	\$3,174.00		\$0.00	3.00	\$3,174.00	100%
200.14	Concrete Collar	EACH	3	\$500.00	\$1,500.00		\$0.00		\$0.00	0.00	\$0.00	0%
300.01	Removing Sanitary Sewer Manholes	EACH	1	\$1,388.30	\$1,388.30	1.00	\$1,388.30		\$0.00	1.00	\$1,388.30	100%
300.02	Abandoning Sanitary Sewer	LS	1	\$500.00	\$500.00	1.00	\$500.00		\$0.00	1.00	\$500.00	100%
300.03	Adjusting Sanitary Manhole	EACH	7	\$669.00	\$4,683.00		\$0.00		\$0.00	0.00	\$0.00	0%
300.04	Connect to Existing Sanitary Sewer	EACH	2	\$500.00	\$1,000.00	2.00	\$1,000.00		\$0.00	2.00	\$1,000.00	100%
300.05	Sanitary Sewer PVC SDR-35 6-Inch	LF	165	\$93.00	\$15,345.00	159.50	\$14,833.50		\$0.00	159.50	\$14,833.50	97%
300.06	Sanitary Sewer PVC SDR-35 8-Inch	LF	400	\$93.87	\$37,548.00	397.00	\$37,266.39		\$0.00	397.00	\$37,266.39	99%
300.07	Sanitary Sewer Manhole w/ Casting	EACH	2	\$3,920.00	\$7,840.00	2.00	\$7,840.00		\$0.00	2.00	\$7,840.00	100%
400.01	Removing Hydrant	EACH	3	\$1,014.00	\$3,042.00	3.00	\$3,042.00		\$0.00	3.00	\$3,042.00	100%
400.02	Abandoning Water Main	LS	1	\$600.00	\$600.00	1.00	\$600.00		\$0.00	1.00	\$600.00	100%
400.03	Water Main Pipe HDPE 1 1/4-Inch	LF	855	\$74.00	\$63,270.00	893.50	\$66,119.00		\$0.00	893.50	\$66,119.00	105%
400.04	Water Main Pipe PVC C-900 6-Inch	LF	35	\$72.00	\$2,520.00	32.50	\$2,340.00		\$0.00	32.50	\$2,340.00	93%
400.05	Water Main Pipe PVC C-900 8-Inch	LF	1420	\$73.33	\$104,128.60	1,429.50	\$104,825.24		\$0.00	1,429.50	\$104,825.24	101%
400.06	Gate Valve 6-Inch	EACH	3	\$1,800.00	\$5,400.00	3.00	\$5,400.00		\$0.00	3.00	\$5,400.00	100%
400.07	Gate Valve 8-Inch	EACH	5	\$2,240.00	\$11,200.00	5.00	\$11,200.00		\$0.00	5.00	\$11,200.00	100%
400.08	Reducer 8-Inch x 6-Inch	EACH	2	\$924.00	\$1,848.00	2.00	\$1,848.00		\$0.00	2.00	\$1,848.00	100%
400.09	Anchor Tee 8-Inch x 6-Inch	EACH	3	\$1,071.00	\$3,213.00	4.00	\$4,284.00		\$0.00	4.00	\$4,284.00	133%
400.10	Cross 8-Inch x 8-Inch	EACH	1	\$1,329.00	\$1,329.00	1.00	\$1,329.00		\$0.00	1.00	\$1,329.00	100%
400.11	Bend 11.25 Degree 8-Inch	EACH	8	\$950.00	\$7,600.00	8.00	\$7,600.00		\$0.00	8.00	\$7,600.00	100%
400.12	Bend 22.5 Degree 8-Inch	EACH	2	\$961.00	\$1,922.00	4.00	\$3,844.00		\$0.00	4.00	\$3,844.00	200%
400.13	Bend 45 Degree 8-Inch	EACH	6	\$965.00	\$5,790.00	5.00	\$4,825.00		\$0.00	5.00	\$4,825.00	83%
400.14	Connect to Existing Water Main	EACH	4	\$929.00	\$3,716.00	4.00	\$3,716.00		\$0.00	4.00	\$3,716.00	100%
400.15	Hydrant	EACH	3	\$4,076.00	\$12,228.00	3.00	\$12,228.00		\$0.00	3.00	\$12,228.00	100%
400.16	Temporary 6 Cap w/ 2" Blowoff "	EACH	1	\$2,221.00	\$2,221.00	1.00	\$2,221.00		\$0.00	1.00	\$2,221.00	100%
400.17	Polystyrene Insulation 4-Inch	SF	96	\$9.00	\$864.00	96.00	\$864.00		\$0.00	96.00	\$864.00	100%
SUBTOTAL						\$772,087.50	\$566,199.06	\$190,084.21	\$756,283.27	98%		



93 South Pioneer Road, Suite 300 • Fond du Lac, WI 54935 • (920) 924-5720

Work completed, previous estimates	\$566,199.06
Work completed, this estimate	\$190,084.21
Total work completed	\$756,283.27
Retainage, this estimate	\$0.00
Total Retainage, previous estimates	\$15,384.09
Total Retainage, final	\$15,384.09
Amount due to contractor, this estimate	\$190,084.21

Memo

To: John Walther, Village Administer
From: Brian W. Kober, P. E., Director of Public Works
Subject: Transferring LRIP Funds to New Project
Date: July 6, 2016
CC: Village Board

The Village of Jackson received funds from the 2012-2013 LRIP (Local Roads Improvement Program) for the reconstruction of Cedar Creek Road. The project was a joint venture with the Town of Jackson. At the monthly June 9th Town of Jackson Board meeting, the Town Board unanimously denied funding the Cedar Creek Road Reconstruction Project. The project was to enhance the road cross section with a recreational path being proposed by the Village of Jackson. The Town of Jackson had LRIP (Local Roads Improvement Program) funding approved for the 2017-2018 period from WisDOT. The Village of Jackson has the opportunity to select a different road project to enhance a Village only road with LRIP funding.

The option to substitute the funding for another project has a completion deadline of June 30, 2017. The deadline date means that the project has to be completed with all payments finalized, and request for reimbursement. The recommendation is to move the funding to the Chateau Drive Reconstruction from Wilshire Drive west to the dead end.

Attached to this memo is the Engineering of Services from Gremmer & Associates for a lump sum fee of \$18,985.00. In order to meet the early deadline, we need to bid out the project earlier next year for an early April 2017 start to the project.

If you have any questions please let me know.

Brian W. Kober, P.E.



Division of Transportation
Investment Management

Bureau of Transit, Local Roads, Railroad & Harbors
4802 Sheboygan Avenue, Rm 951
PO Box 7913
Madison, WI 53707-7913

Scott Walker, Governor
Mark Gottlieb, P.E., Secretary
Internet: www.wisconsindot.gov

Telephone: 608-266-0775
Facsimile (FAX): 608-266-0658

E-mail: lorrie.olson@dot.wi.gov

May 10, 2016

Mike Schwab, President
Village of Jackson
P.O. Box 637
Jackson, WI 53037-0637

RE: June 30, 2017 FUNDING SUNSET ON YOUR 2012-2013 PROJECT

Dear Head of Government:

Local Roads Improvement Program (LRIP) funds must be used for projects within three biennia, and a request for reimbursement must be submitted to WisDOT no later than the sunset date. This letter is a reminder that all projects programmed with 2012-2013 LRIP funds must be completed and submitted for reimbursement by June 30, 2017. No extensions are allowed.

The following Village of Jackson's project will sunset on June 30, 2017:

Project No.: 12635

Location: Cedar Creek Road [4 sections] [.34mi] from CTH P to Jackson Drive

Approved Reimbursement: \$40,560.11

The department would like the Village of Jackson to complete and send the attached *Notice to Complete/Cancel an LRIP Project* to your county highway commissioner to confirm whether or not you will be completing this project and submitting for LRIP reimbursement by the sunset date. Please complete and forward to the highway commissioner no later than July 1, 2016.

If you have any questions regarding the sunset of these funds, please contact your county highway commissioner, Scott Schmidt at (262) 335-4437 or Lorrie Olson, LRIP Program Manager, at (608) 266-0775.

Sincerely,

A handwritten signature in cursive script that reads "Lorrie Olson".

Lorrie Olson
LRIP Program Manager

Attachment

cc: Scott Schmidt, County Highway Commissioner, Washington County
June Coleman, Chief, Local Transportation Programs & Finance, WisDOT

Notice to Complete/Cancel an LRIP Project

Wisconsin Department of Transportation

May 10, 2016

Instructions: Please check the appropriate box, sign the form, and submit it to the county highway commissioner no later than July 1, 2016.

Municipality: Village of Jackson
County: Washington County
Project No.: 12635
Location: Cedar Creek Road [4 sections] [.34mi]
Sunset Date: June 30, 2017

- Yes:** Will complete the above project by the sunset date of June 30, 2017.
- No:** Unable to complete the above project by the sunset date of June 30, 2017, and will give up the funds.

This request is made by the undersigned under proper authority to make such a request for the municipality/county and upon acceptance by the State shall cancel the agreement for the above project between the municipality/county and the State. (Note: This will allow the county highway commissioner to reallocate the funds to someone else within the county.)

- No:** Will substitute for another project location the community will complete before the sunset date of June 30, 2017.

Allowed if the project is not already a substitution, only one substitution allowed. Complete the substitution form and submit to the highway commissioner.

If you have any questions regarding this project or the sunset of these funds, please contact your county highway commissioner Scott Schmidt at (262) 335-4437 or Lorrie Olson, LRIP Program Manager, at (608) 266-0775.

(Head of Government/Designee Signature)

(Date)

(County Highway Commissioner Signature)

(Date)

County highway commissioners please forward to WisDOT by July 15, 2016.

June 29, 2016

Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

Attention: Brian W. Kober, P.E.
Director of Public Works

Subject: Proposal for Engineering Services
Chateau Drive (Wilshire Drive west to end of cul-de-sac)

Dear Mr. Kober:

Thank you for the opportunity to work with you in providing engineering services for the Chateau Drive reconstruct project from Wilshire Drive west to the end of the cul-de-sac. We look forward to maintaining our excellent working relationship with you by providing quality and efficient service that the Village can expect when working with Gremmer & Associates. The following is Gremmer & Associates' proposal to provide engineering services for the proposed project. Hereinafter, the Village of Jackson will be referred to as the OWNER and Gremmer & Associates, Inc. as the ENGINEER.

SCOPE OF WORK

Scope of the project consists of survey and design for approximately 620' of street and utility improvements along Chateau Drive. The ENGINEER will provide the following services. Items of work not specifically mentioned below shall be considered additional services.

Design, permitting and bidding phase:

1. Topographic and utility survey.
2. Preliminary and final roadway, storm sewer, and water main design/plans. Storm sewer and water main sizing shall be provided by the OWNER.
3. Prepare and submit a DNR WRAPP permit application (formerly NOI).
4. Prepare and submit a DNR water main permit application.
5. Specifications, bid documents, and engineer's estimate.
6. Answer any questions during the bidding process and attend the bid opening.
7. Meet with the Village of Jackson as necessary throughout the design process.

Construction services phase:

1. Pre-construction coordination/meeting.
2. Provide construction staking services. Scope is based on 1 initial staking operation for:
 - a. Offset reference stakes
 - b. Water main
 - c. Storm sewer
 - d. Curb and gutter
 - e. Red tops
3. Provide construction observation services.
4. As-built survey and plan set. Field survey the manholes and inlets (including measure downs) and update the construction plan set to reflect the as-built information.

OWNER'S RESPONSIBILITY

1. Review and approval of preliminary and final plans.
2. Payment of any governmental review fees.
3. Advertisement, bidding and contract document copying and distribution.

ADDITIONAL SERVICES

1. Pavement design report. Pavement structure will be based on OWNER standard pavement structures.
2. Right-of-way or easement work for the project.
3. Detailed stormwater management plans/calculations or storm sewer modeling.

COMPENSATION

ENGINEER'S lump sum fee to complete the design work, as listed in the Scope of Work section of this document is \$18,985.

ENGINEER'S fee to complete the construction services phase will be billed on a time and materials basis in accordance with the attached Professional Services Fee Schedule, dated May 1, 2016 and labeled Exhibit A. The construction services phase is estimated at \$31,907. This is based on 35 days of full time construction observation (9 hour days).

The ENGINEER shall prepare monthly invoices based upon services provided during the billing cycle. Invoices shall be paid by the OWNER within 30 days of OWNER'S receipt of said invoice.

Additional services, at the request of the OWNER, will be billed according to the attached Professional Services Fee Schedule, dated May 1, 2015, and labeled Exhibit A.

GENERAL TERMS & CONDITIONS

ENGINEER's services will be performed in accordance with the attached General Terms and Conditions, dated May 1, 2016, and labeled Exhibit B. The receipt of a signed copy of the Agreement shall be considered as authorization to proceed with the services described.

Thank you again for the opportunity to propose on the subject project. If you have any questions or comments, please contact me at (920) 924-5720.

Sincerely,



Thomas L. Lanser
President
Gremmer & Associates, Inc.

If this proposal is acceptable, please sign below and return one copy to me for our files.

For the OWNER: Village of Jackson

Name

Date

Title

Exhibit A



PROFESSIONAL SERVICES FEE SCHEDULE

May 1, 2016 to April 30, 2017

Project Manager.....	\$125.00/hour
Project Engineer.....	\$108.00/hour
Senior Designer / Civil Engineer IV.....	\$97.00/hour
Registered Land Surveyor / Survey Crew Chief.....	\$92.00/hour
One-man Survey Crew with GPS.....	\$120.00/hour
Civil Engineer III / Engineering Specialist IV.....	\$86.00/hour
Civil Engineer II / Engineering Specialist III.....	\$78.00/hour
Civil Engineer I / Engineering Specialist II.....	\$72.00/hour
Engineering Specialist I / Civil Engineering Technician III.....	\$65.00/hour
Civil Engineering Technician II.....	\$59.00/hour
Civil Engineering Technician I.....	\$52.00/hour
Office Services.....	\$50.00/hour
Mileage.....	Current IRS rate
Meals, lodging, air travel, telephone, supplies, postage.....	At Cost
Printing Services (In-house)	
Photocopies (black & white).....	\$0.10/impression
Photocopies (color).....	\$0.25/impression
Large Format Plots (black & white).....	\$1.00/S.F.
Large Format Plots (color).....	\$2.00/S.F.
Mylar.....	\$2.00/S.F.
Printing Services (Outside Service).....	At Cost
Expert Witness.....	\$200.00/hour

Note: Office Services, Civil Engineering Technician, and Engineering Specialist are paid time and one-half their actual wage for overtime. The respective billed rate will be approximately 19% higher than the published rate to account for the overtime rate.

Exhibit B



GENERAL TERMS AND CONDITIONS

May 1, 2016 to April 30, 2017

1. This agreement, upon execution by both parties hereto, can be amended only by written instrument signed by both parties. As the project progresses, facts uncovered may reveal a change in direction, which may alter the scope. Gremmier & Associates, Inc., will promptly inform the Owner in writing of such situations so that changes in this agreement can be negotiated as required. In the event the Owner orders additional work to be performed and a written instrument is not executed by both parties, the Owner shall be responsible for all costs associated with the additional work.
2. Costs and schedule commitments shall be subject to renegotiation for delays caused by the Owner's failure to provide specified facilities or information, or for delays caused by unpredictable occurrences, including without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults by suppliers of materials or services, shutdowns, acts of God or the public enemy, or acts or regulations of any governmental agency. Temporary delay of services caused by any of the above, which results in additional costs beyond those outlined, may require renegotiation of this agreement.
3. Payment is due to Gremmier & Associates, Inc., upon 30 days of receipt of the invoice for professional services rendered. Failure to make any payment when due is a breach of this Agreement and will entitle Gremmier & Associates, Inc., at its option, to suspend or terminate the Agreement and the provisions of the Scope of Work. Interest of 1.5 percent per month (18 percent per annum) will accrue on accounts overdue by 30 days.
4. The Owner shall make available to Gremmier & Associates, Inc., all relevant information or data pertaining to the project which is required to perform the Scope of Work.
5. Gremmier & Associates, Inc., will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the services at the time and the location in which the services were performed.
6. Gremmier & Associates, Inc., will maintain insurance coverage in the following amounts:

Worker's Compensation	Statutory
General Liability	
General Aggregate	\$2,000,000
Operations / Injury	\$1,000,000
Automobile Liability	
Liability / Injury	\$1,000,000
Property Damage	Value or Repair
Professional Liability Insurance	\$1,000,000
Umbrella Liability Insurance	\$2,000,000

7. Termination of the agreement by the Owner or Gremmer & Associates, Inc., shall be effective upon seven (7) days written notice to the other party. The written notice shall include the reasons and details for termination. Gremmer & Associates, Inc., will prepare a final invoice showing all charges incurred through the date of termination. The Owner agrees to pay Gremmer & Associates, Inc., for the services performed to the date of termination.
8. Gremmer & Associates, Inc., intends to serve as the Owner's professional representative for those services as defined in this agreement and to provide advice and consultation to the Owner as a professional. Any opinions of probable project costs, approvals, and other decisions made by Gremmer & Associates, Inc., for the owner are rendered on the basis of experience and qualifications and represent our professional judgment. The Owner recognizes that Gremmer & Associates, Inc., does not have control over the costs of labor, materials or equipment, or over competitive bidding methods. Accordingly, Gremmer & Associates, Inc., does not make any commitment or assume any duty to assure that bids or negotiated prices will not vary from any cost opinions prepared by Gremmer & Associates, Inc.
9. This agreement shall not be construed as giving Gremmer & Associates, Inc., the responsibility or authority to direct or supervise construction means, methods, techniques, sequence, or procedures of construction selected by contractor or subcontractors, or the safety precautions and programs incident to the work of the contractors or subcontractors.
10. The Owner releases Gremmer & Associates, Inc., from any liability and agrees to defend, indemnify and hold Gremmer & Associates, Inc., harmless from any and all claims, damages, losses, and/or expenses, direct or indirect, or consequential damages, including but not limited to attorney's fees and charges, and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the services, except liability arising from the negligence of Gremmer & Associates, Inc.

Chateau Court - Village of Jackson
 LRIP Estimate
 6/28/2016

See S:\currproj\washinco\Jackson\chateau_ct\acad\Chateau_LRIP_Qty.dwg

Item No.	Description	Units	Quantity	Unit Price	Unit Total
ROADWAY ITEMS					
100.01	Removing Concrete	SY	790	\$5.25	\$4,144.11
100.02	Removing Curb & Gutter	LF	1310	\$2.46	\$3,224.47
100.03	Excavation Common	CY	1360	\$17.99	\$24,464.46
100.04	Base Aggregate Dense 3/4-Inch	TON	395	\$15.69	\$6,197.55
100.05	Base Aggregate Dense 1 1/4-Inch	TON	1930	\$12.82	\$24,745.36
100.06	Breaker Run	TON	100	\$17.61	\$1,761.29
100.07	Concrete Driveway 7-Inch	SY	790	\$44.69	\$35,301.71
100.08	HMA Pavement, Type E-0.3	TON	780	\$53.01	\$41,351.14
100.09	Asphaltic Surface Driveway	TON	6	\$119.34	\$716.06
100.10	Concrete Curb & Gutter 30-Inch Type D	LF	1310	\$13.95	\$18,274.50
100.11	Concrete Sidewalk 4-Inch	SF	4925	\$4.24	\$20,882.00
100.12	Lawn Restoration	SY	2165	\$5.39	\$11,660.07
100.13	Erosion Control	LS	1	\$3,174.14	\$3,174.14
100.14	Traffic Control	LS	1	\$11,981.14	\$11,981.14
100.15	Sawing Asphalt	LF	92	\$2.12	\$195.17
100.16	Sawing Concrete	LF	320	\$3.14	\$1,005.71
SUBTOTAL ROADWAY ITEMS					\$209,078.89
STORM SEWER ITEMS					
200.01	Removing Manholes	EACH	2	\$472.00	\$944.00
200.02	Removing Inlets	EACH	2	\$339.14	\$678.29
200.03	Removing Storm Sewer	LF	325	\$16.19	\$5,262.68
200.04	Storm Sewer Pipe PVC SDR-35 4-Inch	LF	1440	\$32.89	\$47,355.43
200.05	Storm Sewer Pipe Reinforced Concrete 12-Inch	LF	35	\$67.18	\$2,351.25
200.06	Storm Sewer Pipe Reinforced Concrete 15-Inch	LF	485	\$71.12	\$34,493.89
200.07	Storm Sewer Pipe Reinforced Concrete 18-Inch	LF	90	\$90.75	\$8,167.50
200.09	Catch Basins 2.5x3-FT w/ Casting	EACH	2	\$2,106.71	\$4,213.43
200.10	Manholes 4-FT Diameter w/ Casting	EACH	4	\$2,426.43	\$9,705.71
200.14	Concrete Collar	EACH	4	\$585.00	\$2,340.00
SUBTOTAL STORM SEWER ITEMS					\$115,512.18
SANITARY SEWER ITEMS					
300.03	Adjusting Sanitary Manhole	EACH	3	\$500.71	\$1,502.14
SUBTOTAL SANITARY SEWER ITEMS					\$1,502.14
WATER MAIN ITEMS					
400.01	Removing Hydrant	EACH	2	\$559.86	\$1,119.71
400.02	Abandoning Water Main	LS	1	\$1,855.43	\$1,855.43
400.03	Water Main Pipe HDPE 1 1/4-Inch	LF	665	\$78.18	\$51,988.75
400.04	Water Main Pipe PVC C-900 6-Inch	LF	30	\$100.14	\$3,004.29
400.05	Water Main Pipe PVC C-900 8-Inch	LF	615	\$83.08	\$51,095.96
400.06	Gate Valve 6-Inch	EACH	1	\$1,483.71	\$1,483.71
400.07	Gate Valve 8-Inch	EACH	2	\$1,977.86	\$3,955.71
400.08	Reducer 8-Inch x 6-Inch	EACH	1	\$424.14	\$424.14
400.09	Anchor Tee 8-Inch x 6-Inch	EACH	1	\$561.29	\$561.29
400.11	Bend 11.25 Degree 8-Inch	EACH	1	\$412.86	\$412.86
400.12	Bend 22.5 Degree 8-Inch	EACH	2	\$421.00	\$842.00
400.14	Connect to Existing Water Main	EACH	1	\$2,690.57	\$2,690.57
400.15	Hydrant	EACH	2	\$3,904.57	\$7,809.14
SUBTOTAL WATER MAIN ITEMS					\$127,243.56

SUBTOTAL	\$453,336.78
7% Construction Change Order Contingency	\$31,733.57
TOTAL	\$485,070.35

DRAFT MINUTES
Board of Public Works Meeting
Tuesday, July 26, 2016 – 7:00 P.M.
Jackson Village Hall
N168W20733 Main Street

1. Call to Order and Roll Call.

Chairman Tr. Don Olson called the meeting to order at 7:00 p.m.

Members present: Brian Heckendorf, Scott Thielmann, Linda Granec, Gloria Teifke, Tr. Kufahl, and Tr. Jack Lippold.

Members excused: None.

Staff present: Brian Kober & John Walther.

2. Approval of Minutes for June 28, 2016 meeting.

Motion by Scott Thielmann, second by Tr. Olson to approve the minutes of the June 28, 2016, Board of Public Works meeting.

Vote: 7 ayes, 0 nays. Motion carried.

3. Pay Request #3 – Wilshire Drive Reconstruction Project.

Brian Kober reviewed the status of the project and the pay request. A punch list has been created to start the process of completing the project. Landscaping of private driveways and installation of Village owned street lights are the next task. Motion by Tr. Kufahl, second by Tr. Lippold to recommend approval of Pay Request #3 – Wilshire Drive Reconstruction Project in an amount not to exceed \$190,084.21.

Vote: 7 ayes, 0 nays. Motion carried.

4. Proposal for Engineering Services – Chateau Drive Reconstruction Project.

Brian Kober reviewed the option to substitute LRIP funding for another project that has a completion deadline of June 30, 2017. The deadline date means that the project has to be completed with all payments finalized, and request for reimbursement. The recommendation is to move the funding to the Chateau Drive Reconstruction from Wilshire Drive west to the dead end. The Village has received a proposal for Engineering of Services from Gremmer & Associates for a lump sum fee of \$18,985.00. Motion by Tr. Olson, second by Linda Granec to recommend approval for engineering of service from Gremmer & Associates for an amount not to exceed \$18,985.00.

Vote: 7 ayes, 0 nays. Motion carried.

5. Stonewall Path Project Update.

Brian Kober updated the Board on the Stonewall Path Project. Back in the fall of 2015 after a meeting with WisDOT staff, we thought the Village had verbal approval with minor changes, but so far the Village along with Bloom Engineering are on the third plan revision since the meeting. The goal is to have WisDOT approval before the next Board of Public Works meeting. The item was an update only, so action was necessary at this time.

6. Discussion on WisDOT STH 60 maintenance at Railroad Tracks.

Brian Kober reviewed with the Board the email conversation with Canadian National and WisDOT on the maintenance of STH 60 at the railroad crossing. Motorists have been complaining on the potholes next to the railroad track in the east bound lane. The Village has been patching the troubled stop while Canadian National and WisDOT work out a more permanent solution. WisDOT has budget constraints to complete the repair. The item was an update only, so action was necessary at this time.

7. Patriot Homes, LLC Development – Town of Polk – Extension of Village Water and Sewer.

John Walther explained the proposed development to the Board, and the Village is preparing an agreement for the utility connection. Patriot Homes LLC Development is proposed to connect to the water and sewer that extends to the Washington County Fair Park. Thomas Timblin from Patriot Homes, LLC was present to answer any questions.

Tr. Kufahl asked what kind of proposed uses will be in the development?

Mr. Timblin stated that a hotel is possible along with multi-family residential units with underground parking.

Gloria Teifke asked if any single family residential units are being proposed, and how many total residential units are being proposed?

Mr. Timblin said no single family are being proposed, and working on the total number of units with the Town of Polk.

The item was for information only, so action was necessary at this time.

8. Director of Public Works Report.

Motion by Linda Granec, second by Tr. Lippold to place the report on file.

Vote: 7 ayes, 0 nays. Motion carried.

9. Citizens/Village Staff to address the Board.

Jim Piefer from Cobblestone Trail Condominium Association was present to address the Board on drainage issues associated with Cobblestone Trails Development. Brian Kober will setup an onsite meeting to address the issues.

Residents from Cobblestone Trail requested the Village look at the asphalt path along Glen Brooke Drive and provide the necessary maintenance for the path or replace the damaged areas.

10. Adjourn.

Motion by Linda Granec, second by Tr. Lippold to adjourn at 7:50 p.m.

Vote: 7 ayes, 0 nays. Motion carried.

Respectfully submitted by: Brian W. Kober, P.E., Director of Public Works/Village Engineer

ORDINANCE #16-03

AN ORDINANCE ESTABLISHING A TOURISM COMMISSION OF THE MUNICIPAL CODE OF THE VILLAGE OF JACKSON

THE VILLAGE BOARD OF THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, does ordain as follows:

SECTION I.

The following Chapter, 1.04 of the Municipal Code of the Village of Jackson, Wisconsin as pertains to Boards, Commissions, and Committees, is amended as follows to create the Tourism Commission:

1.04 Tourism Commission.

1.04 **K.** Tourism Commission is hereby created as:

1. Membership:
 - a. The membership shall consist of five members. The Chair shall be the Village President. The Village Administrator and Park and Recreation Director shall each serve as voting members. One member must be an owner or operator of a lodging facility that collects room tax and one citizen member. The Owner or Operator of a lodging facility and one citizen member shall be appointed by the Village President with confirmation by the Village Board. Appointments shall occur at the annual organizational meeting and commissioners shall serve for a one – term, at the pleasure of the Village President, and may be reappointed. Members may be reappointed to complete the term if necessary.
2. Powers and Duties:
 - a. The commission must direct the use of room tax revenue for tourism promotion and development. The commission must report annually to the Village Board on the revenues that were spent, first applying expenditures made on January 1, 2017.
 - b. The commission shall contract with organization(s) to perform the functions of tourism entity. The commission will ensure that at least 51% of the revenues are spent on tourism promotion and tourism development.

3. Reporting:
- a. Beginning in 2017, annually or before May 1, the Clerk – Treasurer will certify and report required detail to the Wisconsin Department of Revenue on the form provided by the Wisconsin Department of Revenue.

SECTION II. This ordinance shall take effect from and after its passage and posting.

Introduced by: _____

Seconded by: _____

Passed and Approved: _____

Vote: _____ Aye: _____ Nay

Michael E. Schwab, Village President

Attest: Deanna L. Boldrey, Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted copies of this Ordinance on bulletin boards at the Village Hall, Post Office and one other location in the Village.

Dated: _____ Village Official: _____

RESOLUTION 16-17

**RESOLUTION AUTHORIZING THE VILLAGE CLERK / TREASURER TO
SIGN AND EXECUTE RECYCLING GRANT APPLICATIONS,
DOCUMENTS, AND FINAL REPORTS.**

The Village of Jackson, Washington County, Wisconsin, does resolve as follows:

WHEREAS, the Village of Jackson, Municipality Code 66-141, hereby requests financial assistance under s. 287.23 and s. 287.24, Wis.Stats., Chapters NR 542, 544, Wis.Admin.Code, for the purpose of planning, constructing, or operating a recycling program with one or more components specified in s. 287.11(2)(a) to (h), Wis.Stats.,

NOW, THEREFORE, BE IT RESOLVED that the Village of Jackson hereby authorizes Deanna L. Boldrey, an official or employee of the responsible unit, to act on its behalf to:

Submit an application to the Department of Natural Resources for financial assistance under s.287.23 and s. 287.24, Wis. Stats., Chapters NR 542, 544, Wis. Admin. Code;

Introduced by: _____

Seconded by: _____

Vote: _____ ayes _____ nays

Passed and Approved: _____

Michael E. Schwab - Village President

Attest: _____
Deanna L. Boldrey, Village Clerk-Treasurer

Proof of Posting:

I the undersigned, certify that I posted this Resolution on bulletin boards at the Village Hall, Post Office, and one other location in the Village.

Village Official

Date

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

Name of Applicant Daniel Vogt + Karen Vogt
 Contact _____ Address/ZIP 658 E. Lincoln Ave #1, Hartford, WI Phone # 262-673-9610
 E-mail Address kayvogt59@gmail.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Ethel Weninger Address/ZIP 4293 Cty Rd. P, Jackson, WI 53037 Phone# 262-677-3057
 Owner Representative/Developer _____
 Proposed Use of Site Create a 5-acre lot off the 50+ acre property, single family Present Zoning Agricultural

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			
* Labels	\$25		If not included with submittal		

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 Daniel Vogt Signature Daniel Vogt Date 6-28-16

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

Regarding the property at 4293 Cty. Rd. P, Jackson, WI 53037. Joseph N. and Ethelreda A. Weninger Trust.

We desire to create a 5-acre lot in the NE corner of the 50+ acre family property to build a single-family residence. Our surveyor, Eric Schmitz, determined the attached layout of the lot would be the best land division to serve not only our purpose but also for the protection of the farmland currently being farmed and for any future development that may occur.

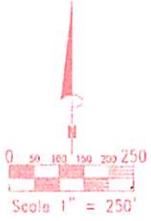
We have already consulted with Washington County regarding the feasibility of driveway access between the existing driveways belonging to Ethel Weninger and the Washington County Fair Park Pump Station, and the County has given us approval.

Thank you.

Daniel and Karen Vogt

Land Division
Planning Map
For: The
Joseph &
Ehtelreda
Weninger
Trust

Part of Section 12, T10N,
R19E, Town Of Polk,
Washington County,
Wisconsin.



NOTE:
*No surveying
work has been
done to produce
this exhibit.
This is a rough
estimation only.*

Eric Schmitz Corporation
2334 Stonebridge Circle Unit A
West Bend, WI. 53095
Phone: (262)338 6994
www.ericsschmitzcorp.com



Certified Survey Map

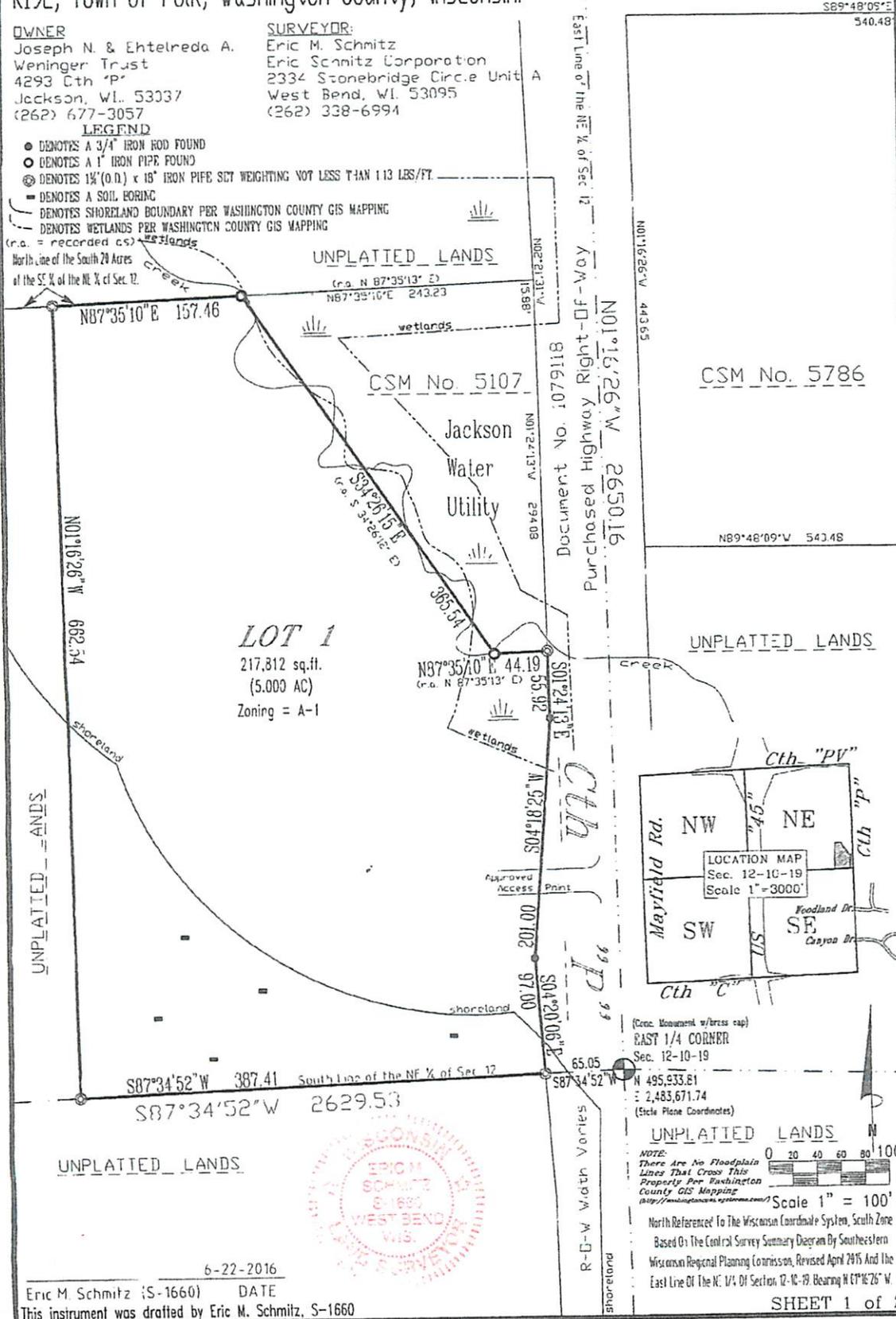
Part of SE 1/4 of the NE 1/4 of Section 12, T10N, R19E, Town of Polk, Washington County, Wisconsin.

NE CORNER
Sec. 12-10-19
(Conc. Monument w/brass cap)
N 498,583.01 (State Plane Coordinates)
E 2,483,612.83

OWNER
Joseph N. & Ehtelreda A. Weninger Trust
4293 Cth "P"
Jackson, WI. 53037
(262) 677-3057

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

- LEGEND**
- DENOTES A 3/4" IRON ROD FOUND
 - DENOTES A 1" IRON PIPE FOUND
 - ⊗ DENOTES 1 1/2" (O.D.) x 18" IRON PIPE SET WEIGHTING NOT LESS THAN 113 LBS/FT.
 - DENOTES A SOIL BORING
 - DENOTES SHORELAND BOUNDARY PER WASHINGTON COUNTY GIS MAPPING
 - DENOTES WETLANDS PER WASHINGTON COUNTY GIS MAPPING
 - (r.a. = recorded as)
- North Line of the South 20 Acres of the SE 1/4 of the NE 1/4 of Sec. 12



Certified Survey Map Number
Volume
Page

6-22-2016
Eric M. Schmitz (S-1660) DATE
This instrument was drafted by Eric M. Schmitz, S-1660

(Conc. Monument w/brass cap)
EAST 1/4 CORNER
Sec. 12-10-19
N 495,933.81
E 2,483,671.74
(State Plane Coordinates)

UNPLATTED LANDS

NOTE:
There Are No Floodplain Lines That Cross This Property Per Washington County GIS Mapping (http://wisconsin.gov/gis/)

Scale 1" = 100'

North Referenced To The Wisconsin Coordinate System, South Zone Based On The Control Survey Summary Diagram By Southeastern Wisconsin Regional Planning Commission, Revised April 2015 And The East Line Of The NE 1/4 Of Section 12-10-19 Bearing N 01°16'26" W

SHEET 1 of 2

Certified Survey Map

Part of SE ¼ of the NE ¼ of Section 12, T10N,
R19E, Town of Polk, Washington County, Wisconsin.

Surveyor's Certificate:

I, Eric M. Schmitz, registered land surveyor, hereby certify that by the direction of the Joseph M. & Eitelreda A. Weninger Trust, I have surveyed, divided, mapped, and shown the land described hereon: That part of the SE ¼ of the NE ¼ of Section 12, Town 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin, described as follows: Commencing at the East ¼ Corner of said Section 12; thence S 87°34'52" W along the South Line of said NE ¼ 25.05 feet to the established westerly right-of-way line of C.L. "P" and also the point of beginning; thence continuing S 87°34'52" W along said South Line 387.41 feet; thence N 01°18'28" W 862.54 feet to the North Line of the South 20 acres of said SE ¼ of the NE ¼; thence N 87°35'10" E along said 20 acre line 157.46 feet to the Northwest Corner of Certified Survey Map No. 5107; thence S 34°28'15" E along the westerly line of said CSM No. 5107, 365.54 feet; thence N 87°35'10" E along the South Line of said CSM No. 5107, 44.19 feet to the established westerly right-of-way line of C.L. "P"; thence S 01°24'13" E along said westerly right-of-way line 55.92 feet; thence S 04°18'25" W along said westerly right-of-way line 201.00 feet; thence S 04°20'06" E along said westerly right-of-way line 97.00 feet to the point of beginning. Said described lands containing 217,812 sq.ft. (5.000 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 Town of Polk, and the Village of Jackson, in surveying, dividing and mapping said land.

Owner's Certificate:

I Eitelreda A. Weninger (trustee of the Joseph M. & Eitelreda A. Weninger Trust), as owner, hereby certify that I caused the land shown and described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: The Town of Polk Planning Commission, The Town of Polk Town Board, The Village of Jackson Planning Commission and the Village of Jackson Village Board.

WITNESS the hand and seal of said owner this ____ day of _____, 2016. In the presence of:

Eitelreda A. Weninger (trustee)

Witness

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

This land division is hereby approved by the Village of Jackson Plan Commission on this ____ day of _____, 2016.

Michael E. Schwab, 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 _____, 2016.

Michael E. Schwab, President

Deanna Holdrey, Village Clerk/Treasurer

(STATE OF WISCONSIN WASHINGTON COUNTY) s.s.

Personally came before me this ____ day of _____, 2016, 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 _____

TOWN OF POLK PLAN COMMISSION APPROVAL

This land division is hereby approved by the Town of Polk Plan Commission on this ____ day of _____, 2016.

Albert Schulleis, Chairperson

Tracy Groth, Zoning Secretary

TOWN OF POLK TOWN BOARD APPROVAL

This land division is hereby approved by the Town of Polk Town Board on this ____ day of _____, 2016.

Albert Schulleis, Chairperson

Diana L. Degnitz, Town Clerk

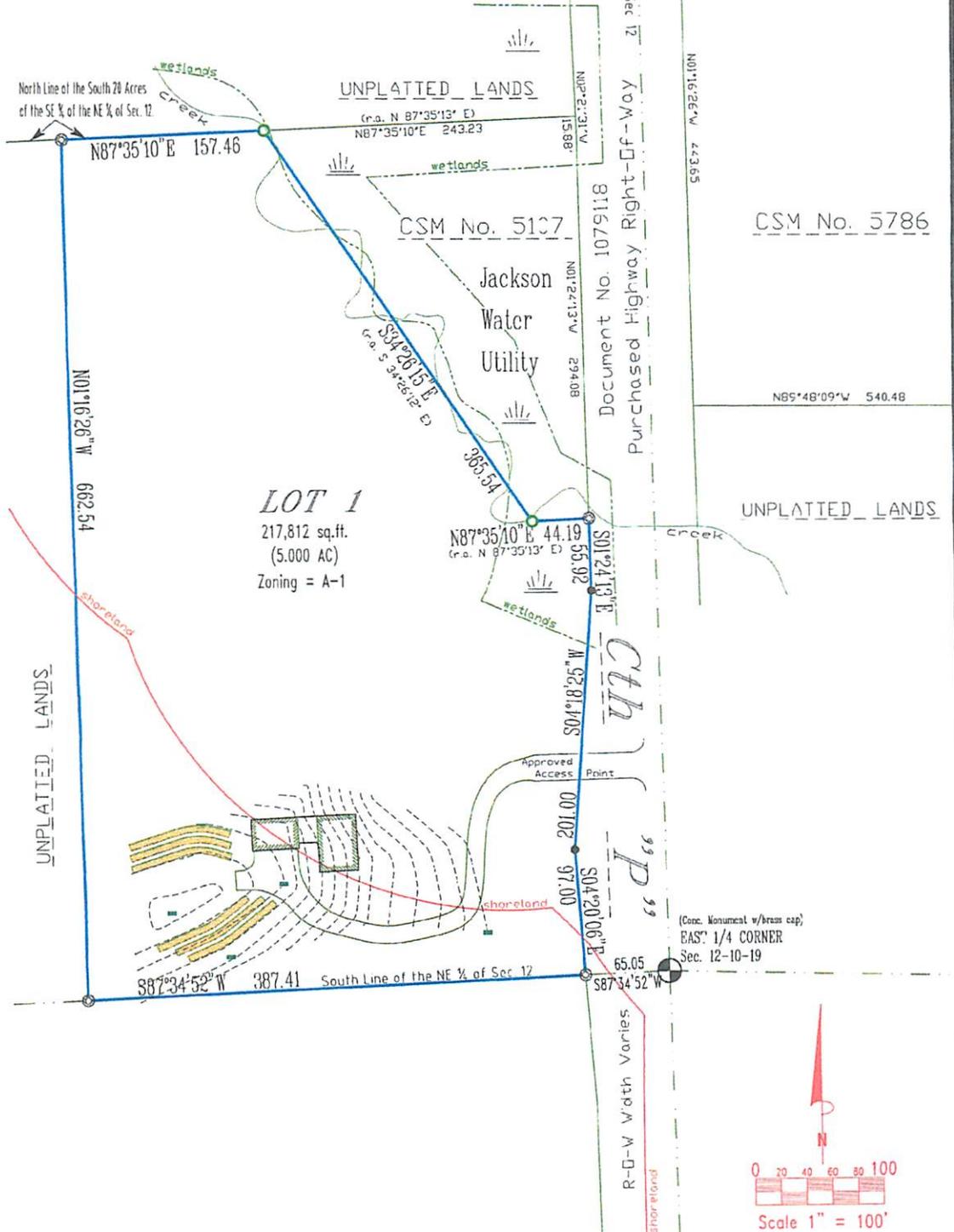


6-22-2016

Eric M. Schmitz (S-1660) DATE

SHEET 2 of 2

Part of SE ¼ of the NE ¼ of Section 12, T10N,
R19E, Town of Polk, Washington County, Wisconsin.



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

Name of Applicant Design 2 Construct
 Contact BRAD EGAN Address/ZIP N173 W2100 NW PASSAGE Phone # 262 677 9933
 E-mail Address brad@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262 677 9934
 Name of Owner DAVE MORBECK Address/ZIP 4466 HWY P SUITE 205 Phone# 262 674 1515
 Owner Representative/Developer _____
 Proposed Use of Site OFFICE & SENIOR DAYCARE 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
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) Owner acknowledgement of the request	Labels* 1	
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	5) Impact Statement 6) Location Map		XXX XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	7) Development Plan / Site Plan 8) Preliminary Plat 9) Final Plat		XXX XXX XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	10) Certified survey Map 11) Annexation Petition		XXX XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	12) Annexation Map 13) Sketch Plan	1	XXX XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	14) Landscape Plan Engineering Review - Infrastructure	4 (24x36)	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 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)		XXX
VARIANCE	\$150	1,2,3,4,6,7	22) other -		XXX
* Labels	\$25				
			If not included with submittal & prepared by the Village.		

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

Name BRAD EGAN Signature [Signature] Date 7/8/16

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: COMFORCARE / JUST LIKE HOME

For a property located at (address): DELANEY COURT

Phone number of Business/Applicant: 262 674 1515

For (land use, activity, sign, site plan, other): OFFICE / SENIOR DAY CARE

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

Hours of Operation: 6AM TO 6PM

Comprehensive/Master Plan Compatibility: YES

Building Materials (type, color): MASONRY / CEMENTIOUS SIDING / ASPHALT SHINGLES - SEE EXTERIOR REFURVATIONS FOR COLORS

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

Screening/Buffering: SEE SITE PLAN

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

Signing (dimensions, colors, lighting, location): SEE SITE PLAN

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

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

Storm-water Management: SEE CIVIL PLAN

Erosion Control: SEE CIVIL PLAN

Fire Hydrant Location(s): EXISTING

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

Hazardous Material Storage: NONE

Alarm Systems: SPRINKLER

Site Features/Constraints: SEE PLANS

Parking (no. of spaces, handicapped parking, and dimensions): (2) H.C., (28) 10' x 18'

Tree and shrub preservation: NONE EXISTING

Setbacks/height limitations: SEE SITE PLAN

Wastewater Usage Projected: TBD gal/year Water Usage Projected: TBD gal/year

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

TERMS OF THIS PERMIT

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

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



John Walther, Administrator

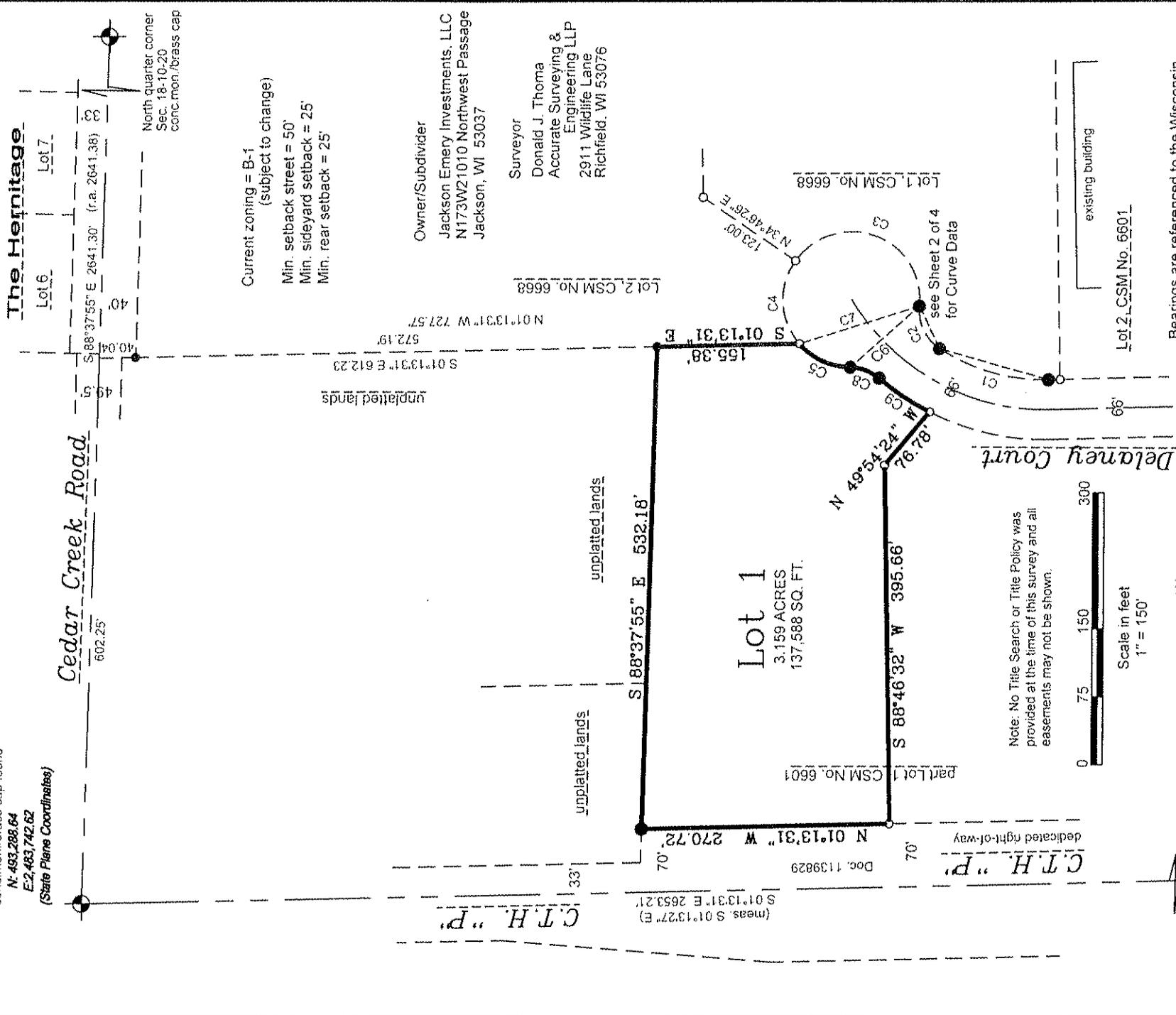
DAVID A. MORBECK, Owner
Please print name

Washington County Certified Survey Map

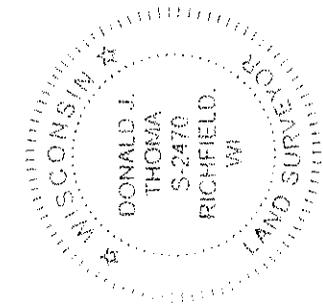
A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 6601, as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 227-229, as Document No. 1374118, being a division of Lot 2 of Certified Survey Map No. 6473, as recorded in the Washington County Registry in Volume 49 on pages 116-227 as Document No. 1313841, part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Northwest corner
Sec. 18-10-20
conc.mon./brass cap found
N: 483,288.64
E: 483,742.62
(State Plane Coordinates)

Sheet 1 of 4



North quarter corner
Sec. 18-10-20
conc.mon./brass cap



Donald J. Thoma
Donald J. Thoma, S-2470
Dated this 1st day of July, 2016.

Owner/Subdivider
Jackson Emery Investments, LLC
N173WZ1010 Northwest Passage
Jackson, WI 53037

Surveyor
Donald J. Thoma
Accurate Surveying &
Engineering LLP
2911 Wildlife Lane
Richfield, WI 53076

Current zoning = B-1
(subject to change)
Min. setback street = 50'
Min. sideyard setback = 25'
Min. rear setback = 25'

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone. The West line of the NW 1/4 of Section 18-10-20 has a grid bearing of N 01°13'11\"

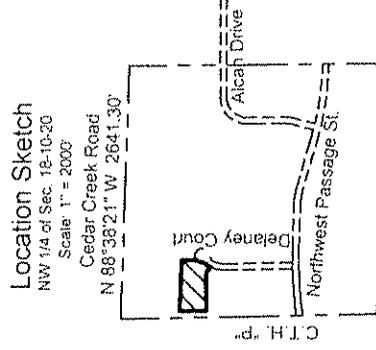
- (r.a.) - means "recorded as"
- - indicates a 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
- - indicates a 1.3" iron pipe found unless noted.
- - indicates a 2" iron pipe found.

Note: No Title Search or Title Policy was provided at the time of this survey and all easements may not be shown.



Washington County Certified Survey Map

A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 6601, as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 227-229, as Document No. 1374118, being a division of Lot 2 of Certified Survey Map No. 6473, as recorded in the Washington County Registry in Volume 49 on pages 116-227 as Document No. 1313841, part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.



Curve Data:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	217.00'	128.37'	33°53'42"	126.51'	N 15°43'22" E
C2	50.00'	54.93'	62°57'03"	52.21'	N 64°08'44" E
C3	75.00'	197.46'	150°50'49"	145.17'	N 20°11'51" E
C4	75.00'	98.80'	75°28'44"	91.81'	S 87°02'05" W
C5	75.00'	63.57'	48°33'57"	61.69'	S 25°00'44" W
C6	75.00'	359.83'	274°53'30"	101.44'	N 41°49'29" W
C7	75.00'	296.26'	226°19'33"	137.91'	N 17°32'31" W
C8	50.00'	34.68'	39°44'29"	33.99'	S 20°36'00" W
C9	283.00'	67.29'	13°37'28"	67.14'	S 33°39'31" W

Surveyor's Certificate:

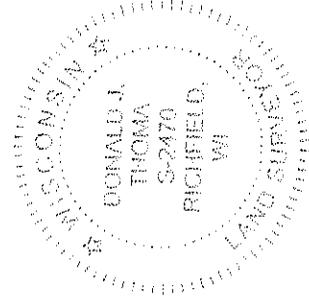
I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Jackson Emery Investments, LLC, I have surveyed, divided and mapped the land shown and described hereon, being A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 6601, as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 227-229, as Document No. 1374118, being a division of Lot 2 of Certified Survey Map No. 6473, as recorded in the Washington County Registry in Volume 49 on pages 116-227 as Document No. 1313841, part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 18; thence S 88°37'55" E, along the north line of said NW 1/4, 602.25 feet; thence S 01°13'31" E, along the northerly extension and west line of said Lot 1, and Lot 2 of Certified Survey Map No. 6668, as recorded in the Washington County Registry in Volume 51 of Certified Survey Maps on pages 103-106 as Document No. 1399290, 612.23 feet, to the point of beginning of lands herein described; thence continuing S 01°13'31" E, along said west line of Lot 2, 155.38 feet, to a point in the northwesterly right-of-way line of Delaney Court; thence southwesterly along said right-of-way line of Delaney Court and along the arc of a curve to the left, 63.57 feet, radius 75.00 feet, delta 48°33'57", chord S 25°00'44" W 61.69 feet; thence southwesterly continuing along said right-of-way line of Delaney Court and along the arc of a curve to the right, 34.68 feet, radius 50.00 feet, delta 39°44'29", chord S 20°36'00" W 33.99 feet; thence southwesterly continuing along said right-of-way line of Delaney Court and along the arc of a curve to the left, 67.29 feet, radius 283.00 feet, delta 13°37'28", chord S 33°39'31" W 67.14 feet; thence N 49°54'24" W, 76.78 feet; thence S 88°46'32" W, 395.66 feet, to a point in the easterly right-of-way line of C.T.H. "P"; thence N 01°13'31" W, along said right-of-way line of C.T.H. "P"; 270.72 feet, to the north and west corner of said Lot 1 of Certified Survey Map No. 6601; thence S 88°37'55" E, along the line of said Lot 1 of Certified Survey Map No. 6601, 532.18 feet to the point of beginning. Containing 3.159 acres (137.588 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Village of Jackson Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 27th day of July, 2016.


 Donald J. Thoma, S-2470



Washington County Certified Survey Map

A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 6601, as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 227-229, as Document No. 1374118, being a division of Lot 2 of Certified Survey Map No. 6473, as recorded in the Washington County Registry in Volume 49 on pages 116-227 as Document No. 1313841, part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Corporate Owner's Certificate:

Jackson Emery Investments, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land on this Certified Survey Map to be surveyed, divided and mapped as represented on this map.

Jackson Emery Investments, LLC, does further certify that this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval:
Village of Jackson Plan Commission
Village of Jackson Village Board

IN WITNESS WHEREOF, Jackson Emery Investments, LLC, has caused these presents to be signed by James G. Blise and Stephen J. Jesmok, III, its Members,

at _____, Wisconsin,
and its corporate seal to be hereunto affixed this _____ day of _____, 201__

In the presence of:

Jackson Emery Investments, LLC
Corporate Name

Officer

James G. Blise - Owner Member
(Print) Stephen J. Jesmok, III - Owner Member
(Print)

STATE OF WISCONSIN)
WASHINGTON COUNTY) s.s

Personally came before me this _____ day of _____, 2016, James G. Blise and Stephen J. Jesmok, III

Officer of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such Officer of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(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

this _____ day of _____, 201__

Michael E. Schwab - Chairperson

Deanna Boldrey - Clerk/Treasurer

Village of Jackson Village Board Approval:

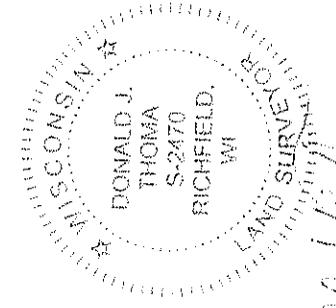
This land division is hereby approved and accepted by the Village of Jackson Village Board

this _____ day of _____, 201__

Michael E. Schwab - President

Deanna Boldrey - Clerk/Treasurer

This instrument was drafted by Donald J. Thoma, S-2470



Donald J. Thoma

Donald J. Thoma, S-2470

Dated this _____ day of _____, 2016.

Washington County Certified Survey Map

A Division of Lot One (1) of CERTIFIED SURVEY MAP No. 6601, as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 227-229, as Document No. 1374118, being a division of Lot 2 of Certified Survey Map No. 6473, as recorded in the Washington County Registry in Volume 49 on pages 116-227 as Document No. 1313841, part of the NW Fractional 1/4 and SW Fractional 1/4 of the NW 1/4 all in Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Consent of Corporate Mortgage:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Jackson Emery Investments, LLC, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary(cashier), at _____, Wisconsin, and its corporate seal to be hereunto affixed this ____ day of _____, 2016, in the presence of:

Corporate Name _____ (Corporate Seal)

President _____ Secretary or Cashier _____ Date _____

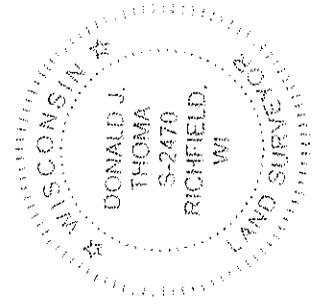
STATE OF WISCONSIN
WASHINGTON COUNTY s.s.

Personally came before me this ____ day of _____, 2016.

President, and _____, Secretary(cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____, Notary Public, _____, Wisconsin.

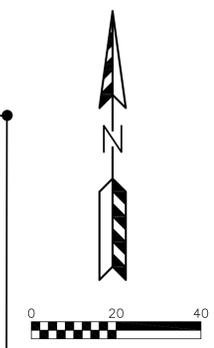
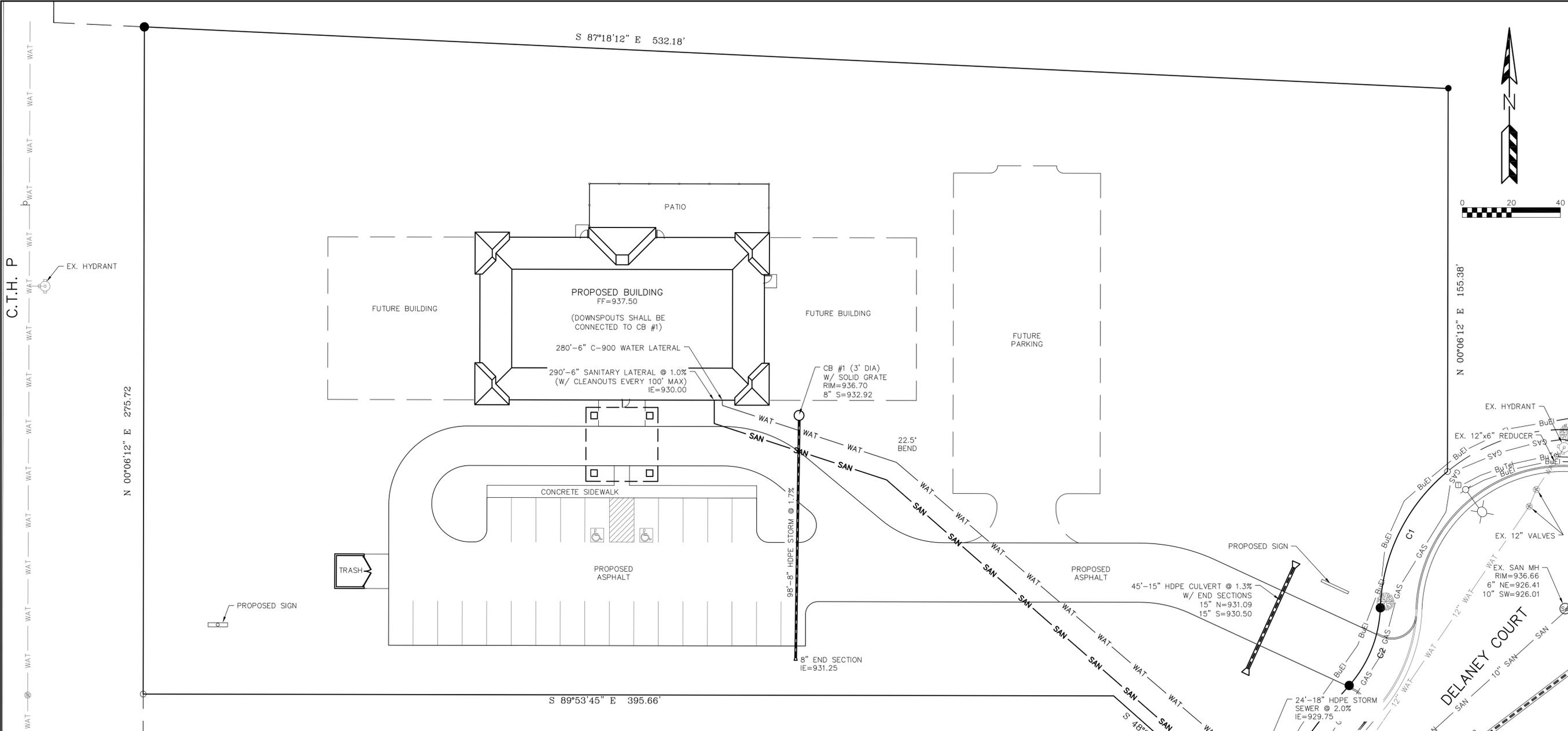
My commission expires _____



Donald J. Thoma

Donald J. Thoma, S-2470

Dated this ____ day of _____, 2016.



UTILITY NOTES:

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

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

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT IN PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR.

THE CONTRACTOR SHALL CONTACT THE VILLAGE OF JACKSON PRIOR TO CONNECTING TO THE 6" WATER SERVICE.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

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

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

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

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

COMFORCARE - DELANEY COURT
UTILITY PLAN
DATED: JULY 7, 2016

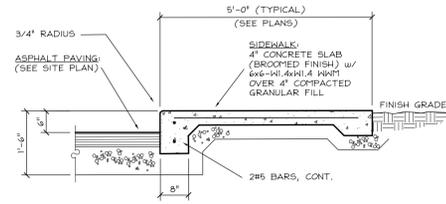
C-103

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

1519 E Washington Street, Suite A, West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE		ROOTS
				MATURE	AT PLANTING	
01	3	AMELANCHIER	SERVICEBERRY	20'	8'	B & B
E1	6	JUNIPERUS SCOPULORUM	JUNIPER ROCKY MOUNTAIN WELCH	10' - 15'	2-1/2' CAL.	B & B
S1	12	SPIRAEA BIMALDA	SPIRAEA GOLDMOUND	2' - 3'	12 - 18" HIGH	POT
S2	13	ELONYMUS ALATUS COMPACTUS	BURNING BUSH, COMPACT	3' - 5'	12 - 18" HIGH	POT
S3	4	CEPHALOTAXUS HARRINGTON PROSTRATA	CREEPING YEW	1'-2'	12 - 18" HIGH	POT
G1	-	KARL FOESTER	FEATHER REED GRASS	4' - 5'	12 - 18" HIGH	POT



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



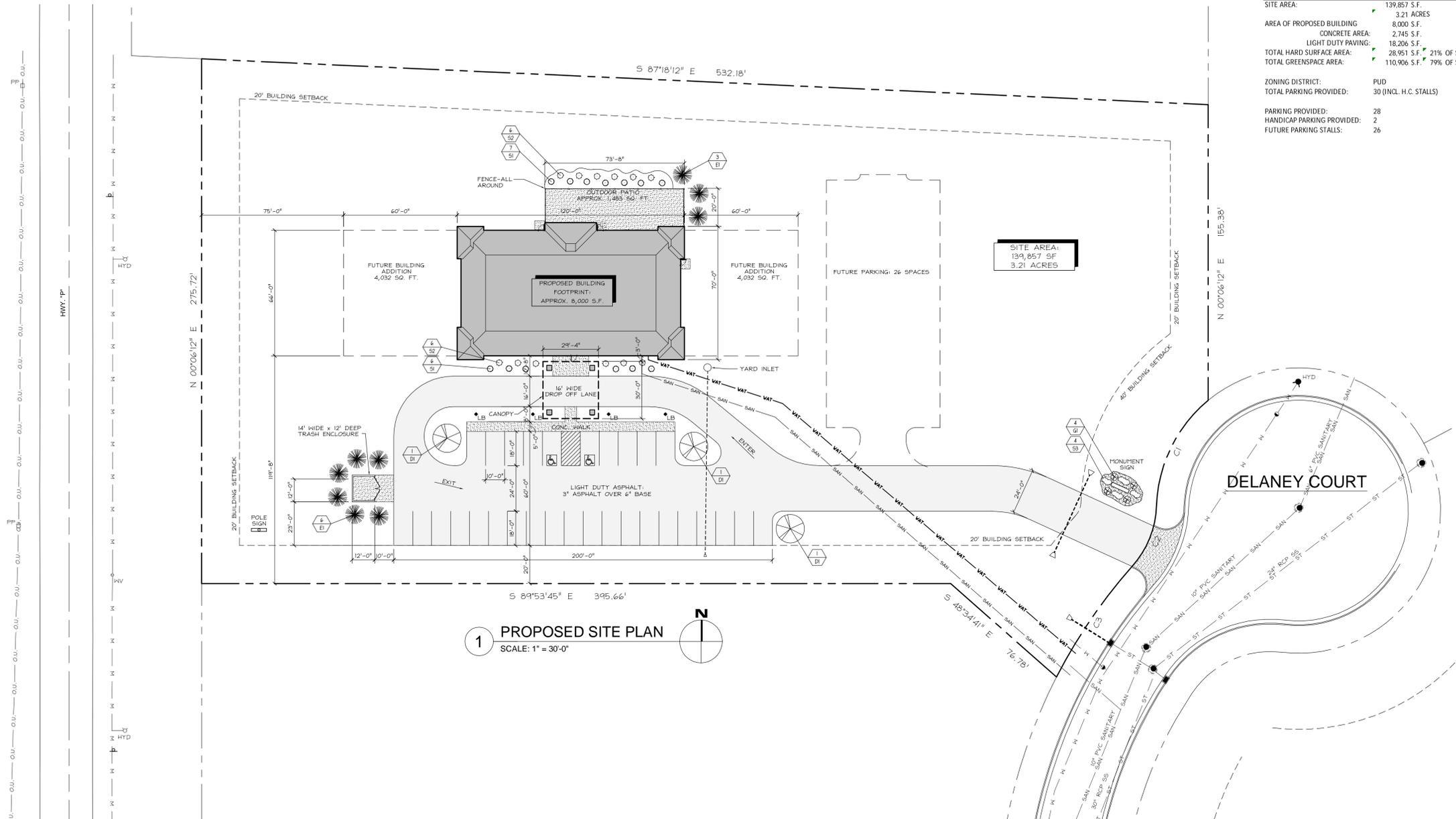
2 LOCATION PLAN
NOT TO SCALE

SITE KEY: (NOT ALL ITEMS MAY BE USED ON THIS PROJECT)

- ⊕ - BUILDING LIGHT (WALL MOUNTED, CUT-OFF TYPE, METAL HALIDE, 100 OR 250W)
- ⬤ - LIGHT BOLLARD
- - ELECTRIC / TELEPHONE SERVICE
- ⊞ - TELEPHONE PEDESTAL
- - CATCH BASIN
- ⊕ - MANHOLE
- ⊞ - CURB INLET
- ⊞ - FIRE HYDRANT
- ⊞ - WATER VALVE
- ⬤ - GAS VALVE
- ⊕ - CORNER STAKE
- ⬤ - SOIL BORING
- ⊞ - SIGN (HANDICAP PARKING)
- E — - ELECTRIC LINE
- G — - GAS LINE
- SAN — - SANITARY SEWER
- STM — - STORM SEWER
- T — - TELEPHONE LINE
- W — - WATER LINE

SITE DATA:

SITE AREA:	139,857 S.F.	3.21 ACRES
AREA OF PROPOSED BUILDING:	8,000 S.F.	
CONCRETE AREA:	2,745 S.F.	
LIGHT DUTY PAVING:	18,206 S.F.	
TOTAL HARD SURFACE AREA:	28,951 S.F.	21% OF SITE
TOTAL GREENSPACE AREA:	110,906 S.F.	79% OF SITE
ZONING DISTRICT:	PUD	
TOTAL PARKING PROVIDED:	30 (INCL. H.C. STALLS)	
PARKING PROVIDED:	28	
HANDICAP PARKING PROVIDED:	2	
FUTURE PARKING STALLS:	26	



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



N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
**COMFORCARE HOME CARE/
JUST LIKE HOME ADULT DAY CENTER**
DELANEY COURT
JACKSON, WI 53037

SHEET TITLE
PROPOSED SITE PLAN

REVISIONS

PROJECT DATA	
DATE	07.07.2016
JOB NO.	16-00138
SET USE	PLAN COMMISSION
FILE NAME	C1-A1.0
DRAWN BY	BCE, BW
SHEET NO.	

A1.0

BUILDING DESIGN FOR:
**COMFCARE HOME CARE/
 JUST LIKE HOME ADULT DAY CENTER**
 DELANEY COURT
 JACKSON, WI 53037

SHEET TITLE
 FIRST FLOOR PLAN

REVISIONS

PROJECT DATA	
DATE	07.07.2016
JOB NO.	16-00138
SET USE	PLAN COMMISSION
FILE NAME	E4-A2.1
DRAWN BY	BCE, DLH
SHEET NO.	

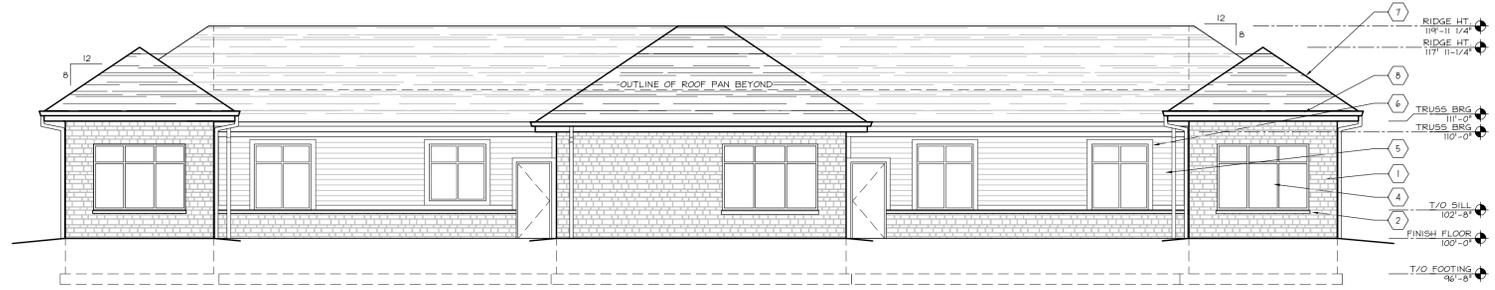
A2.1



1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 PROPOSED BUILDING AREA: 8,000 SQ. FT.



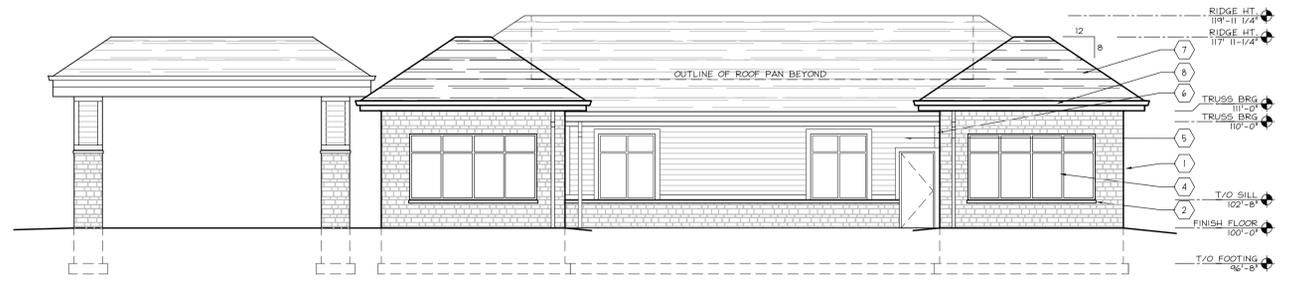
- TYPICAL BUILDING FINISHES**
- 1 DECORATIVE STONE VENEER -
COLOR: ANDANTE FIELDLEDGE
 - 2 STONE SILL / COLUMN BASE CAP
 - 3 PRE-FINISHED ALUMINUM STOREFRONT SYSTEM
COLOR: BLACK FRAMES, GRAY GLASS
 - 4 PRE-FINISHED ALUMINUM WINDOWS -
COLOR: BLACK FRAMES, GRAY GLASS
 - 5 PREFINISHED "JAMES HARDIE" FIBER CEMENT LAP SIDING -
COLOR: BOOTHBAY BLUE
 - 6 PREFINISHED "JAMES HARDIE" FIBER CEMENT TRIM -
COLOR: ARTIC WHITE
 - 7 30-YEAR ATLAS PINNACLE DIMENSIONAL ASPHALT SHINGLES -
COLOR: PRISTINE PEWTER
 - 8 PRE-FINISHED GUTTER AND DOWNSPOUTS -
COLOR: WHITE
 - 9 ACCESSIBLE PARKING SIGN



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

BUILDING DESIGN FOR:
**COMFORCARE HOME CARE/
JUST LIKE HOME ADULT DAY CENTER**
*
DELANEY COURT
JACKSON, WI 53037

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA	
DATE	07.07.2016
JOB NO.	16-00138
SET USE	PLAN COMMISSION
FILE NAME	H1-A4.0
DRAWN BY	BCE, DLH
SHEET NO.	



BUILDING DESIGN FOR:

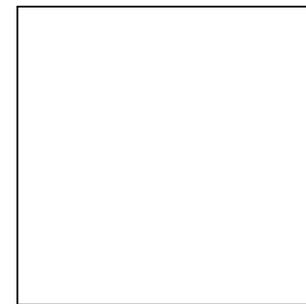
**COMFORCARE / JUST LIKE HOME ADULT DAY CENTER
DELANEY COURT
JACKSON, WISCONSIN 53037**

PROJECT DATA: SHEET INDEX:

BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE	TS TITLE SHEET
OCCUPANCIES: BUSINESS: B INSTITUTIONAL: I-4	CIVIL DRAWINGS C-102 GRADING PLAN C-103 UTILITY PLAN
CLASS OF CONSTRUCTION: TYPE III B	ARCHITECTURAL
NO. OF STORIES: ONE	A1.0 SITE PLAN
BUILDING IS: SPRINKLER SYS. (NFPA-13)	A2.1 FLOOR PLAN
BUILDING TYPE: BUSINESS OFFICE ADULT CARE FACILITY	A4.0 EXTERIOR ELEVATIONS
PROPOSED AREAS (GROSS):	
BUSINESS: 4,000 SF	
ADULT CARE: 4,000 SF	
TOTAL: 8,000 SF	
ALLOWABLE AREAS (GROSS):	
ADULT CARE (WORST CASE): 13,000 SF	
FRONTAGE INCREASE: 7,500 SF	
SPRINKLER INCREASE: 26,000 SF	
TOTAL: 46,500 SF	
OCCUPANCY SEPARATIONS: NONE: NON-SEPARATED USES METHOD USED	
OCCUPANT LOAD:	
INSTITUTIONAL OUTPATIENT: 40 OCC	
BUSINESS (100 SF/OCC): 40 OCC	
TOTAL: 80 OCC	
EXIT WIDTH (2" PER OCCUPANT):	
REQUIRED: 16 (72" MINIMUM)	
PROVIDED: 144"	
EXIT DISTANCES:	
INSTITUTIONAL: 200'	
SANITARY REQUIREMENTS:	
80 OCCUPANTS	
REQUIRED (MALE): 1 WC, 1 LAV	
PROVIDED (MALE): 1 WC, 1 LAV	
REQUIRED (FEMALE): 1 WC, 1 LAV	
PROVIDED (FEMALE): 1 WC, 1 LAV	
PROVIDED (UNISEX): 2 WC, 2 LAV	
NOTES: DRINKING WATER SHALL BE PROVIDED BY MEANS OF BOTTLED WATER	

PROJECT CONTACTS

CIVIL CONSULTANT QUAM ENGINEERING 544 S. MAIN, SUITE B WEST BEND, WI 53095 KEVIN PARISH kjparish@sbcglobal.net OFF: (262) 338-6641 FAX: (262) 338-6684	ARCHITECT BRAD EGAN
STRUCTURAL CONSULTANT	PROJECT MANAGER JIM BLISE
	PROJECT NO. 16-00138
	DATE 07.07.2016
	SEAL



PREV. TRANS. NO.:
NEW TRANS. NO.:
REVIEWER:

DESIGN
•
CONSTRUCTION

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

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
**COMFORCARE HOME CARE/
JUST LIKE HOME ADULT DAY CENTER**
DELANEY COURT
JACKSON, WI 53037

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA
DATE 07.07.2016
JOB NO. 16-00138
SET USE PLAN COMMISSION
FILE NAME A1-TS
DRAWN BY BCE
SHEET NO.

TS



MEMORANDUM

July 12, 2016

Job Name: ComForCare & Just Like Home Adult Day Center

Job Number: 16-00138

Re.: Plan Commission Submittal

To: Village of Jackson

LETTER OF INTENT

Dear Plan Commission:

It is the Owner's intent to have Design 2 Construct build an office building between Delaney Court & Hwy P. The building will house two businesses. The first is the franchise office of ComForCare home health-care. The second is Just Like Home Adult Day Center..

IMPACT STATEMENT

The annual water consumption and sewage generation are to be determined but will be minimal.

On average there will be approximately 40 vehicles visiting the site every day.

The signage will be a monument sign at the entrance off Delaney Court and a pole sign adjacent to Hwy P and will be permitted at a later date.

The businesses will be open 6am to 6pm.

We anticipate the facility to be open late 2016 / early 2017.

There will be no hazardous materials, unusual conditions, noises or odors.

Thank you,

ComForCare

Just Like Home Adult Day Center.

N173 W21010

Northwest Passage

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday – July 28, 2016 – 7:00 pm
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037**

1. Call to Order & Roll Call.

Chairperson Mike Schwab called the meeting to order at 7:00 p.m.
Members present: Steve Schoen, Greg Winn, Jeff Dalton, Peter Habel,
Tr. Emmrich, and Tr. Kruepke.
Members excused: All Present.
Staff present: John Walther and Brian Kober

2. Minutes – June 30, 2016, Plan Commission Meetings.

Motion by Peter Habel, second by Tr. Emmrich to approve the minutes of June 30, 2016.
Vote: 7 ayes, 0 nays. Motion carried.

3. Certified Survey Map – Vogt – County Road P, Extraterritorial.

Daniel and Karen Vogt were present at the meeting and had received staff comments.
Motion by Peter Habel, second by Tr. Kruepke to recommend approval of the Certified
Survey Map, Vogt, County Road P, Extraterritorial.
Vote: 7 ayes, 0 nays. Motion carried.

4. Conditional Use – Dairy Queen, Signage Main Street.

Jeff Krzyzanowski from Dairy Queen was present. He had received staff comments.
Motion by Peter Habel, second by Tr. Emmrich to recommend approval of the
Conditional Use – Dairy Queen, Signage on Main Street, per staff comments.
Vote: 7 ayes, 0 nays. Motion carried.

5. Planned Unit Development – ComForCare, Just Like Home Adult Daycare, Delaney Court.

David Morbeck and Lisa Morbeck were present and had received staff comments. David
explained the ComForCare and Just Like Home Adult Daycare businesses.
Motion by Peter Habel, second by Tr. Emmrich to recommend approval of the Planned
Unit Development – ComForCare, Just Like Home Adult Daycare, Delaney Court, per
staff comments.
Vote: 7 ayes, 0 nays. Motion carried.

6. Certified Survey Map– ComForCare, Just Like Home Adult Daycare, Delaney Court.

David Morbeck and Lisa Morbeck were present and had received staff comments.

Motion by Peter Habel, second by Tr. Emmrich to recommend approval of the Certified Survey Map – ComForCare, Just Like Home Adult Daycare, Delaney Court, per staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

7. Planned Unit Development Amendment – J&M Ltd, Car Wash, Hwy 60 and Eagle Drive.

Tr. Kruepke was present and had received staff comments.

Motion by Peter Habel, second by Steve Schoen to recommend approval of the Planned Unit Development Amendment – J&M Ltd, Car Wash on Hwy 60 and Eagle Drive, per staff comments.

Vote: 6 ayes, 0 nays, 1 abstention (Tr. Kruepke). Motion carried.

8. Concept Plan – Jackson Sports Complex – CTH P.

It was announced that the applicant had asked the discussions on the item be adjourned for an indefinite amount of time as they have not completed the information that was requested of them. They can pay another fee and reapply.

Motion by Tr. Habel, second Tr. Emmrich, to postpone the item indefinitely.

Vote: 7 ayes, 0 nays. Motion carried.

9. Discussion and Review of Comprehensive Plan.

Pres. Schwab commented that he did not issue “homework” and commented on proceeding with Chapter four and direct staff to update numbers. Tr. Kruepke suggested to wait until fall such as October. There was overall consensus to bring the item back in October for further discussion and updates.

10. Citizens to address the Plan Commission.

None.

11. Adjourn.

Motion by Peter Habel, second by Tr. Kruepke to adjourn.

Vote: 7 ayes, 0 nays. Meeting was adjourned at 7:28 p.m.

Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer