

AGENDA

PLAN COMMISSION MEETING

Thursday – August 27, 2015 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – July 30, 2015, Plan Commission Meeting.
3. Conditional Use – Jackson Crossing / Five Star Living – Signs Main Street and County Road P.
4. Citizens to address the Plan Commission.
5. Adjourn.

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

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

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – July 30, 2015 – 7:00 pm
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037**

1. Call to Order & Roll Call.

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

2. Minutes – June 25, 2015, Plan Commission Meeting.

Motion by Peter Habel, second by Jeff Dalton to approve the minutes of the June 25, 2015 Plan Commission meeting. Vote: 4 ayes, 0 nays. Motion carried.

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

Krystal DeRuyter requested this item to be removed from the agenda.

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

Discussion of the Certified Survey Map ensued. Tom Selle and Jim Merkel were present for the meeting. Discussion of the 12 feet offset ensued. The map in the packet showed 9.4 offset. Motion by Pres. Schwab, second by Peter Habel to recommend to the Village Board the approval of the Certified Survey Map per staff comments, specifically the lot line to meet the setback requirement of 12 feet. Vote: 4 ayes, 0 nays. Motion carried.

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

Motion by Peter Habel, second by Jeff Dalton to recommend to the Village Board the approval of the Planned Unit Development – Coffeerville Company Signs, per staff comments. Vote: 4 ayes, 0 nays. Motion carried.

6. Citizens to address the Plan Commission.

There were no citizens to address the Plan Commission.

7. Adjourn.

Motion by Peter Habel, second by Jeff Dalton to adjourn.
Vote: 4 ayes, 0 nays. Meeting was adjourned at 7:10 p.m.

Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer

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

Name of Applicant Rock Graphics & Signs, Inc. (For Jackson Crossings & Five Star Senior Living)
 Contact Dean L. Werner Address/ZIP 3500 Newville Rd, Janesville, WI 53545 Phone # 608-743-0077
 E-mail Address dean@rocksignco.com Fax # where Agenda/Staff comments are to be faxed 608-741-9016
 Name of Owner SNH SE Properties Trust Address/ZIP Two Newton Pl., 253 Washington St. Newton, MA Phone# 02458
 Owner Representative/Developer Katherine Cavazos, Executive Director, Jackson Crossings PH: 262-677-8864
 Proposed Use of Site Institutional / Residential Present Zoning B-2

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

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

Name Dean L. Werner Signature *Dean L. Werner* Date August 6, 2015

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

RECEIVED
AUG 07 2015

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: Rock Graphics & Signs, Inc. for Jackson Crossings

For a property located at (address): N168 W22022 Main Street, Jackson, WI 53037

Phone number of Business/Applicant: 608-743-0077

For (land use, activity, sign, site plan, other): the installation of two (2) signs total on the owner's property as shown on the site plan and the aerial view. Both signs are single sided.

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

Hours of Operation: N/A

Comprehensive/Master Plan Compatibility: N/A

Building Materials (type, color): Large sign is EPS faux stone columns with caps over 3 in. square steel posts cemented in ground. Panel is aluminum with acrylic letters. Colors Dark Tudor brown and pale tan. Smaller is 2 in. square aluminum posts with aluminum facings, also painted dark brown and pale tan.

Setbacks from rights-of-way and property lines: Signs will be located outside of the public right of way and on the owner's property as shown on the site plan and the aerial view.

Screening/Buffering: N/A

Landscape Plan (sizes, species, location): None at this time. Landscaping will be determine at a future date by Jackson Crossings.

Signing (dimensions, colors, lighting, location): One sign at 122.5 in w x 70 in tall, and one sign at 60 in w by 67 in tall. Large sign faux stone, steel posts and aluminum panel. Small sign is allum. posts and panel. Brown and tan.

Lighting (wattage, style, pole location and height, coverage): Signs are not internally lighted. Landscaping and any ground lighting to be determined in the future by Jackson Crossings.

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

Storm-water Management: N/A

Erosion Control: N/A

Fire Hydrant Location(s): N/A

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

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: Both signs will be located outside of public right of ways. See site plan and aerial view.

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

Tree and shrub preservation: N/A

Setbacks/height limitations: N/A

Wastewater Usage Projected: N/A gal/year

Water Usage Projected: N/A gal/year

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

Applications shall be submitted by 4:00 PM of the first Friday of the month to be considered by the Planning Commission that month. In some cases, more than the number of copies on the face of this form will be required. Only complete applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay by being incomplete.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month, and will conduct a public hearing. A decision on the request could be made at that meeting.

EXPLANATION OF TYPES OF INFORMATION (from face of application form):

1. Application Form: Must be submitted on CD.
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address may cause you a delay. *ANGRY 5160 OR EQ.*
4. Proof of Property Ownership: a copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. Impact Statement: In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. Annual water consumption estimate (100% occupancy and build-out) *N/A*
 - B. Annual sewage generation estimate (100% occupancy and build-out) *N/A*
 - C. Vehicle trip generation (trips per day per unit x number of units) *N/A*
 - D. Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site. *N/A*
 - E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - F. General hours of operation *N/A*
 - G. Anticipated User profiles (for residential developments) *N/A*
 - H. Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.) *N/A*
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of curb line, sidewalks (existing and proposed), footprints of the structure, drives, parking spaces and fencing, locations of accessory uses, dimensions, etc. Landscape plans and Water/Sewer/Storm plans may be shown combined on this plan if the composition is easily read and understood.
- 8/9. Plat Map: Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. Certified Survey Map: A recordable instrument showing the legal and mapped description of the land division.
11. Annexation Petition/Attachment Request: Shows owner is supporting the annexation.
12. Annexation Map: A recordable map having the legal and mapped description of the parcel to be annexed.
13. Sketch Plan: An informal drawing depicting the proposal for discussion purposes.
14. Landscape Plan: Shows location, size, type, botanical name, and common name of proposed trees and shrubs. Also calls out surface treatments. Shows walls, fences, and details.
15. Grading/Drainage Plan: Shows original and proposed grades and runoff calculations based on a 10-year storm. Is usually combined with a Storm Sewer Plan (storm sewer system, ditches, culverts, etc.)
16. Water/Sewer/Storm Sewer Plans: Shows size and location of proposed water mains and fire hydrants; size and location of the proposed sanitary sewer collection system with gradient profiles and invert elevations; shows the proposed storm drainage system as in 15.
17. Street Cross-Sections: Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. Erosion Control Plan: A map of existing site conditions on a scale of at least 1 inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. Proposed Colors and Materials: Submit samples of exterior colors and materials.
20. Improvement Agreement: An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. Annexation Agreement.

**MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED
BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO
QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS.**



P.O. Box 605
3500 Newville Rd.
Janesville, WI 53547

August 6, 2015

TO: Village of Jackson, Village Board

FROM: Dean Werner
Rock Graphics & Signs, Inc.

RE: Letter of Intent for Sign Permit
For Jackson Crossings
A Five Star Senior Living Community

It is my intention to install the two professional grade signs shown in drawings elsewhere in this application according to best sign construction practices, and in compliance with all laws and regulations of the Village of Jackson and any other applicable jurisdictions. It is in the best interest of my customer and myself that I do so. I have been installing signs for this organization in many other communities in Wisconsin for more than five years.

Thank you.

A handwritten signature in blue ink that reads "Dean L. Werner". The signature is written in a cursive style with a large, looped initial "D".

Dean L. Werner
Rock Graphics & Signs, Inc.
Janesville, WI 53545
608-743-0077

JACKSON CROSSINGS



August 5, 2015

To Whom It May Concern:

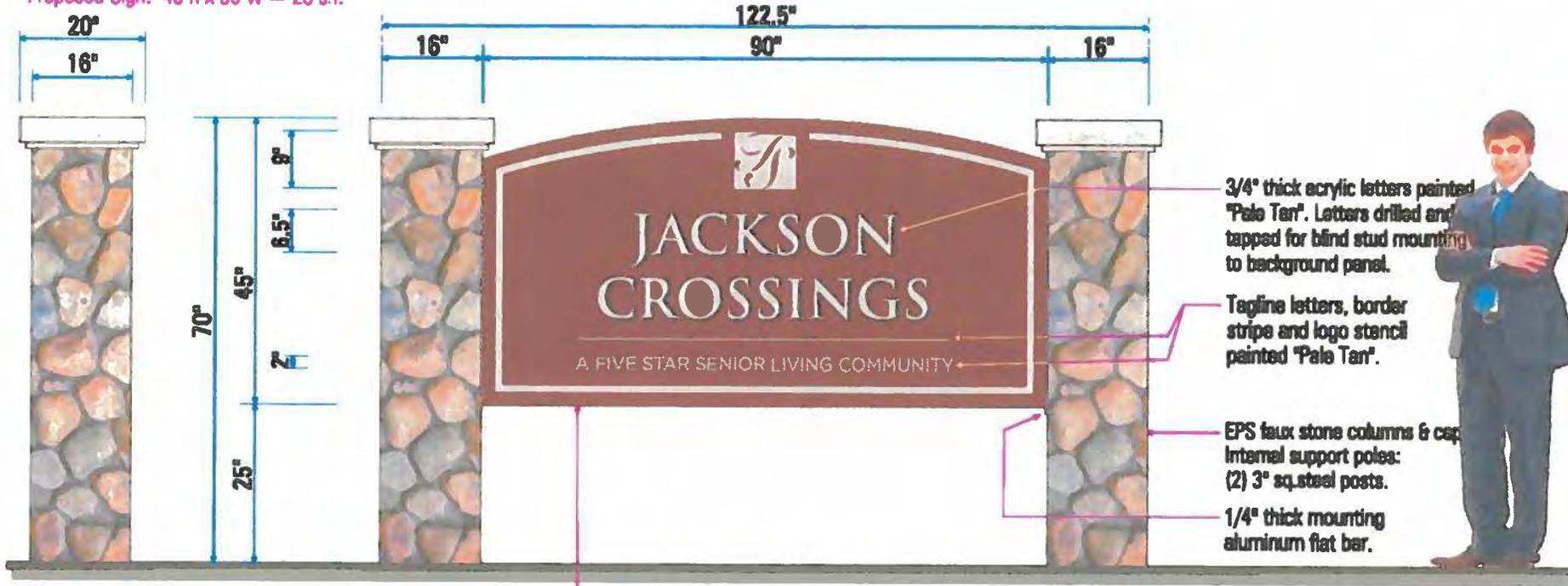
We have reviewed and approve the proposed signage design and sign locations on the site plan. We are approving the installation of these signs by Rock Graphics & Signs, Inc.

Sincerely,

A handwritten signature in black ink that reads 'Katie Cavazos'.

Katie Cavazos
Executive Director

Proposed Sign: 45'h x 90"w = 28 s.f.



Side View

Loc. 1

S/F POST & PANEL SIGN

SCALE: 1/2" = 1'-0"

Quantity: 1 Sign

*All exterior surfaces to be painted with acrylic polyurethane.

Paint Colors: Low Gloss Finish

- "Dark Brown" (BenM-"Tudor Brown" #Ext.RM)
SIMILAR TO PMS 4876C Alzo 414-H3
- "Pale Tan" (BenM-"Alpaca" #1074)
SIMILAR TO PMS 4085C Alzo 422-B4

- 4" deep fabricated pan sign with internal 1x4 aluminum tube frame.
- Face: 1/8" thick aluminum sheet. (No raised border molding-bleed face)
- Finish: Background to be painted "Dark Brown".



Proposed Sign

Client/Project Name:

Jackson Crossings
N168 W22022 Main St., Jackson WI

Drawing Date: 9.2.2014

8.11.2015: Logo and font update

Page 1 of 2

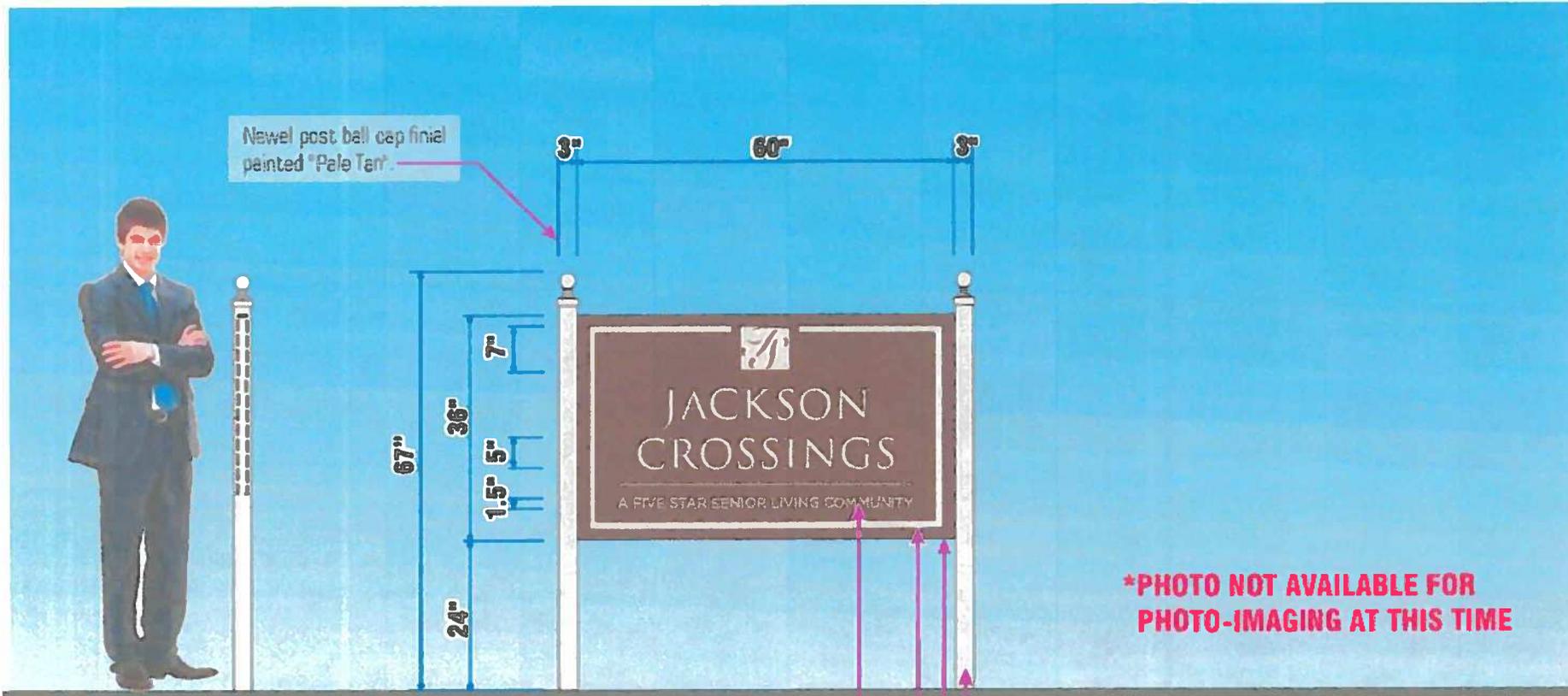
Drawing #: **14-13374-2r1**

File Name: **SSS_Jackson Crossings
14-13374.cdr**

Drawn By: SM & AD P&E: TR



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***PHOTO NOT AVAILABLE FOR PHOTO-IMAGING AT THIS TIME**

Loc. 2

SIDE VIEW

FRONT VIEW

SINGLE FACE FREESTANDING WAYFINDING SIGN

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

Quantity: 1

Total: 1

- 2" square aluminum post (90" long) painted "Pale Tan".
- 1" deep fabricated aluminum frame with .080" thick aluminum faces painted "Dark Brown".
- 1" wide "Pale Tan" vinyl border stripe
- "Pale Tan" vinyl letters and logo

Paint/Vinyl Colors: Low Gloss Paint Finish

- "Dark Brown" (BenM-"Tudor Brown" #Ext.RM)
SIMILAR TO PMS 4976C Akzo 414-H3
- "Pale Tan" (BenM-"Alpaca" #1074)
SIMILAR TO PMS 4686C Akzo 422-B4

Client/Project Name:
Jackson Crossings
N168 W22022 Main St., Jackson WI

Drawing Dates: 9.2.2014
6.11.2015; Logo and font update

Page 2 of 2

Drawing #: **14-13374-2r1**
File Name: SSS_Jackson Crossings
14-13374.cdr
Drawn By: SM & AD PM: TR



This Drawing and the ideas expressed herein are the confidential property of SIGN SYSTEM SOLUTIONS. This document is for your use only and is not to be distributed to any other parties or used without the express written consent of a representative of SIGN SYSTEM SOLUTIONS.

PROJECT NOTES

1. Although every effort has been made in planning & preparing these plans for accuracy, the contractor must check, verify & be responsible for all details of dimensions as shown on existing conditions.
2. All work on this project is to be governed by the latest edition of the codes applicable to the trade, profession and jurisdiction.
3. All work shall be completed in accordance with accepted building practices and industry standards.
4. Verify and re-verify utility locations, depths, sizes and access by excavation or depth finding first.
5. All construction must be responsible for all and any change in existing conditions and other details or indirectly by their work.
6. Verify all materials, including but not limited to, depth and dimensions and quality, with Owner, before making purchase and before performing any work.
7. The Architect will not be responsible for any permitting and or existing conditions.
8. The Architect shall be required to provide estimates or conditions in writing, describing in detail the quality or quantity of work performed.
9. The Architect shall retain responsibility for construction means, methods, techniques, sequencing or procedures, or for safety precautions and programs in connection with the work, but the responsibility for construction shall remain on the contractor in accordance with the contract documents and applicable laws.
10. A PROFESSIONAL ENGINEER OR ARCHITECT'S SIGNATURE is required on all drawings. All work shall be in accordance with the requirements of the applicable building code, including all applicable codes, ordinances, rules, regulations, or other laws that apply to the work, and the Architect shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Architect shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Architect shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

ASD
Architectural Services
1000 Main Street
Jackson, WI 53037
Phone: (608) 785-1111
Fax: (608) 785-1112

COMMUNITY HOMES OF WISCONSIN, INC.
1400 North Lincoln Ave.
Milwaukee, WI 53212

JACKSON CROSSINGS CORP.
Jackson, WI 53037

CO. HWY P

MAIN STREET

HASMER LAKE

**48 TOTAL UNITS
TWO OF WHICH ARE TO BE
TWO-A APARTMENTS**

BUILDING 2

BUILDING 1

**Small Sign
In this Area**

**Large Sign
On Grass Area
Knoll**

CITY PROPERTY

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7	BUILDING SECTIONS & DETAILS
8	WALL SECTIONS
9	ELEVATOR & STAIR SECTION
10	CANOPY DETAILS
11	DOOR SCHEDULE
12	ROOF PLAN

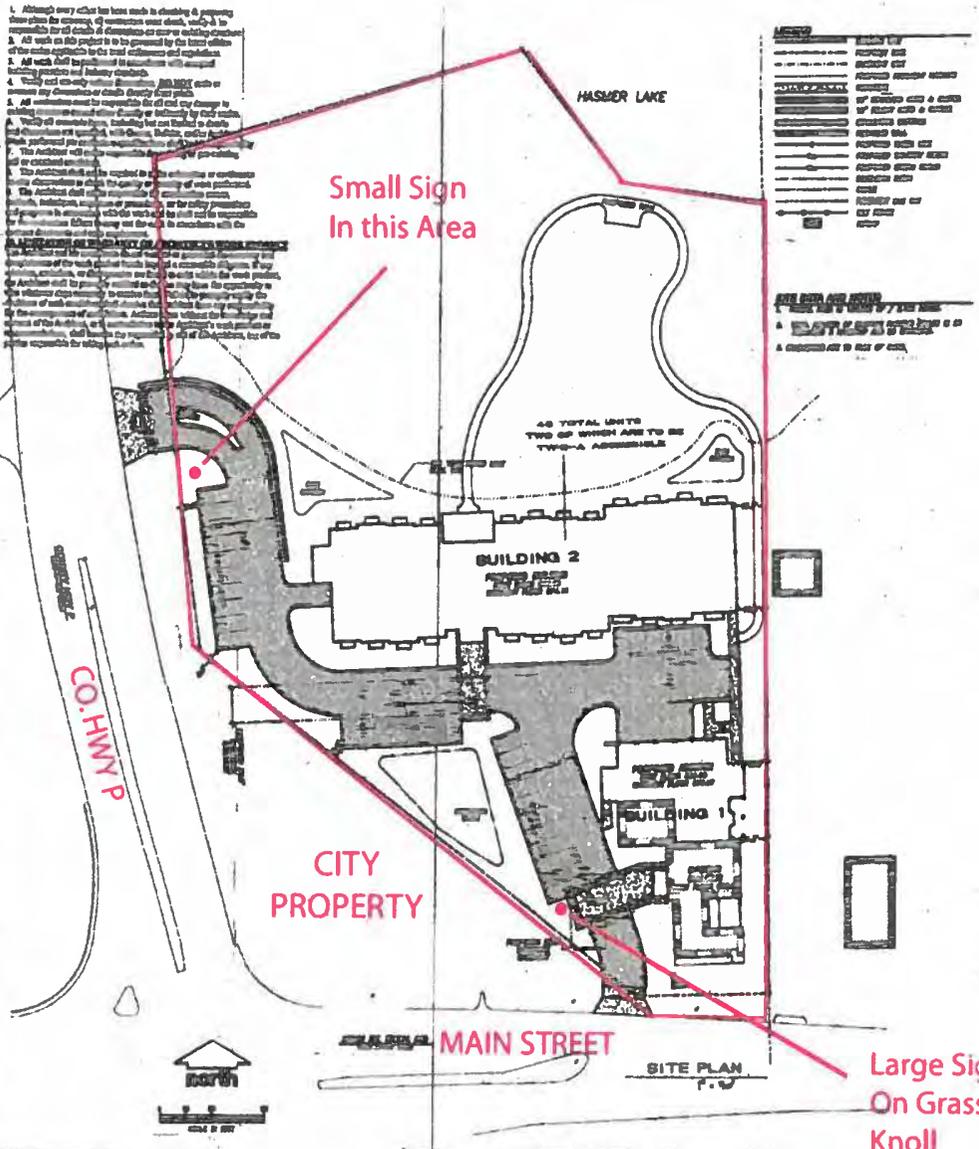
TYPE-VA CONSTRUCTION
BUILDING TO HAVE AN AUTOMATIC
FIRE SPRINKLER SYSTEM PER
NFPA 13

EXISTED
JAN 04 2007

03093-2

**JACKSON CROSSING - CBRF
RETIREMENT COMMUNITY
N768 W22022 Main Street, Jackson, WI 53037**

Douglas A. Lindner
ARCHITECT
2710 N. 7th St.
MILWAUKEE, WI 53213
(414) 250-0555



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03093-2

**JACKSON CROSSING - CBRF
RETIREMENT COMMUNITY
N768 W22022 Main Street, Jackson, WI 53037**

Douglas A. Lindner
ARCHITECT
2710 N. 7th St.
MILWAUKEE, WI 53213
(414) 250-0555



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STAFF REVIEW COMMENTS
Plan Commission Meeting – August 27, 2015

1. Conditional Use – Jackson Crossing Five Star Living – Signs, Main Street and County Road P.

Building Inspection

- Separate sign permit is required for the installation of the signs.
- Existing sign located in the public right of way shall be removed immediately.

Public Works/Engineering

- No additional comments.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- No additional comments. Recommend approval.