

AGENDA

PLAN COMMISSION MEETING

Thursday – September 29, 2016 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – August 25, 2016, Plan Commission Meeting.
3. Conditional Use – Nelson – Three Dogs – Stonehedge Dr.
4. Conditional Use – Piotrowski – Three Dogs – Willow Ridge Dr.
5. Citizens to address the Plan Commission.
6. Adjourn.

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting. It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – August 25, 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, Tr. Emmrich, Jeff Dalton, Doug Alfke, and Peter Habel.
Members excused: Tr. Kruepke.
Staff present: Jim Micech, John Walther.

2. Minutes – July 28, 2016, Plan Commission Meetings.

Motion by Peter Habel, second by Jeff Dalton to approve the minutes of July 28, 2016.
Vote: 6 ayes, 0 nays. Motion carried.

3. Concept Plan – Condo Style Apartment Development – Sherman Road.

Peter Habel questioned the condo apartment style. Peter commented on his concern of large apartment complexes. Motion by Peter Habel, second by Tr. Emmrich to recommend denial of the Condo Style Apartment Development – Sherman Road. Nathan Bernstein of Robert Joseph Development was present. His development has the neighboring project and owns the property. Joseph Merkel arrived at 7:05 p.m. and had received staff comments.

Jim Micech reported that this is multi-family and had been previously approved as multi-family. Peter commented that large apartment complexes can cause headaches for law enforcement. Discussion of the project ensued.

Nathan commented that the environment for condos is different and as a neighbor of these condos, Twin Creeks, they do not want a public nuisance property. These properties live like a condo not like an apartment. The residents will be vetted.

Joseph Merkel commented that the condos will be high end apartments. The rent will be \$1,200 or more per month. There will be an on-site manager to keep an eye on the property and tenants. This is not low income housing. It is meant for financially stable renters.

Steve Schoen questioned the residential balance of rented apartments to homeowners. It was reported that the Village is in alignment of this balance. Joe plans to build one building per year for four years. Joe expects occupancy to be two-three per building. Joe commented that there would not be basements.

The Motion to deny was then withdrawn.

Staff comments were discussed. Joe Merkel had received staff comments. The addition of the Knox box verbiage from the Fire Department was pointed out.

This will not be part of the Town Bridges Home Owners Association. Each apartment will be individually metered as in the staff comments.

Motion by Pres. Schwab, second by Jeff Dalton to Recommend the Village Board Approve the Concept Plan – Condo Style Apartment Development – Sherman Road, per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

4. Citizens to address the Plan Commission.

Gloria Teifke of Cranberry Creek questioned the balance of apartments and single family. Jeff Dalton commented on PW Walsh property in the Industrial Park and Alcan. It needs to be cleaned up. Jim Micech will follow up.

5. Adjourn.

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

Vote: 6 ayes, 0 nays. Meeting was adjourned at 7:46 p.m.

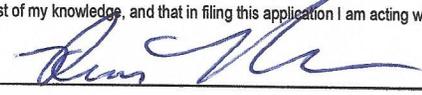
Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer

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

Name of Applicant Russ & Kate Nelson
 Contact Russ Nelson Address/ZIP W193N16047 Stonehedge Dr. Phone # 262-470-7339
 E-mail Address nelsonruss@gmail.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Russ & Kate Nelson Address/ZIP W193N16047 Stonehedge Dr. Phone# _____
 Owner Representative/Developer _____
 Proposed Use of Site _____ Present Zoning _____

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

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: Russ Nelson

For a property located at (address): W193 N16047 Stonehedge Dr.

Phone number of Business/Applicant: 262-470-7339

For (land use, activity, sign, site plan, other): Additional Dogs at residence for adoption or fostering purposes

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): No Impact on properties other than our own

Hours of Operation: N/A

Comprehensive/Master Plan Compatibility: N/A

Building Materials (type, color): N/A

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

Screening/Buffering: N/A

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

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

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

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

Storm-water Management: N/A

Erosion Control: N/A

Fire Hydrant Location(s): N/A

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

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: N/A

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

Tree and shrub preservation: N/A

Setbacks/height limitations: N/A

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

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

TERMS OF THIS PERMIT

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

Granted by: Village Board _____ Date _____

Over the Counter _____ Date _____



John Walther, Administrator

Russ Nelson _____, Owner
Please print name

Applications shall be submitted by 4:00 PM on the 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. If the Village prepares the labels for you, there will be an additional charge of \$25.00
4. Proof of Property Ownership: A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. Impact Statement: In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. Annual water consumption estimate (100% occupancy and build-out)
 - B. Annual sewage generation estimate (100% occupancy and build-out)
 - C. Vehicle trip generation (trips per day per unit x number of units)
 - D. Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site.
 - E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - F. General hours of operation
 - G. Anticipated user profiles (for residential developments)
 - H. Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of the 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 the 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 & common name of proposed trees & shrubs. Also calls out surface treatments. Shows walls, fences & details.
15. Grading/Drainage Plan: Shows original & proposed grades & runoff calculations based on a 10-year storm. It 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 & 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 Crossing 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.

To Whom in May Concern:

My name is Russ Nelson and I (in conjunction with my wife, Kate Nelson) are applying for a conditional use permit to have more than 2 dogs in our home. We currently have no children. We are applying, however, not to adopt another. (Although, it is a possibility in the future.) We are applying to provide loving foster homes to dogs in our area. We work with JR's Pups N Stuff out of the West Allis area, a foster based animal rescue. These dogs typically come in from southern kill shelters, deplorable situations, and custody returns due to unforeseen circumstances. The dogs we have fostered have been tied out and used for excessive breeding, been exposed to heartworm, had little human contact, and sometimes lived in deplorable situations with little to no food and basically swimming in their own feces. As avid animal lovers with the time and home space to do so, we want to continue to do this legally.

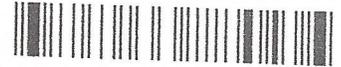
That is where you all come in. We respectfully request this permit to continue to bring dogs into our home for love, support, and just a safe place. We plan to have no more than 5 dogs in the house with the exception of a mother and her pups that need to be weaned. This number will likely go down as our family grows or as this committee desires. Additionally, we are open to home visits as necessary to ensure that we are not indeed hoarders and truthfully providing these animals with a safe place.

We appreciate the consideration and look forward to hearing from you.

Thanks,

Russ and Kate Nelson

1403956



RECORDED
April 29, 2016 3:05 PM
SHARON A MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Recording Fee Paid: \$30.00
Exemption: 77.25(2)

**SPECIAL
WARRANTY
DEED**

Document Number

Return to:
Kate Jackson
Russ Nelson
W193 N16047 Stonehedge Drive
Jackson, WI 53037

Drafted by:
Robert M. Piette

V3-0205-069
Parcel Identification Number

Fannie Mae a/k/a Federal National Mortgage Association, P.O. Box 650043, Dallas, TX 75265-0043, hereinafter GRANTOR and Kate Jackson and Russ Nelson, hereinafter GRANTEES:

WITNESSETH, that GRANTOR for a valuable consideration conveys to Grantees and to their successors and assigns, but without recourse, representation or warranty, except as expressed herein, all of its right, title and interest in and to that certain tract or parcel of land described as follows, to wit:

Lot 6 of Block 6 in CEDAR RUN, part of the Southwest 1/4 of the Southeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4, all in Section 20, Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

EXEMPT FROM TRANSFER FEE 77.25(2).

RE: W193 N16047 Stonehedge Drive, Jackson, WI

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demands whatsoever, of the said GRANTOR, either in law or equity, in and to the above-bargained premises, with the said hereditaments and appurtenances: TO HAVE AND TO HOLD the premises as before described, with the appurtenances, unto the said Grantees, their successors and assigns.

2

And GRANTOR warrants only against the acts of the GRANTOR and all claiming by, through or under it.

By accepting this Special Warranty Deed, Grantees acknowledge that they have had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed, this conveyance is made without warranty or representation either express or implied and is on an "AS IS, WHERE IS AND WITH ALL FAULTS" basis.

Except as specifically set forth in this Special Warranty Deed, Grantor makes no warranty or representation expressed or implied, or arising by operation of law, including, but not limited to, any warranty of condition, title, habitability, merchantability or fitness for a particular purpose with respect to the property or any portion thereof.

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed to this deed this 20th day of April, 2016.

Fannie Mae a/k/a Federal National Mortgage Association, organized and existing under the laws of the United States of America

By Gray & Associates, L.L.P., its attorney-in-fact by Robert M. Piette, Attorney

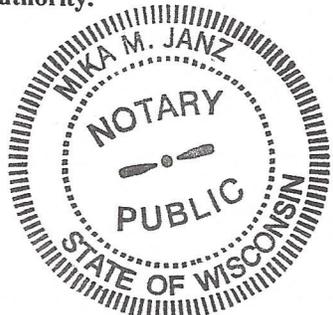
By: [Signature]

STATE OF WISCONSIN)
) ss
COUNTY OF WAUKESHA)

Personally came before me, this 20th day of April, 2016, Robert M. Piette, of the above-named corporation, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation by its authority.

[Signature]
Notary Public

Waukesha County, State of Wisconsin
My commission expires: March 23, 2018



[space of notary seal]



Google

APPLICATION FOR DOG LICENSE

VILLAGE OF JACKSON Dog License No. 2079 Date 9/2/2016
Leave blank

Name-Owner/Keeper
Of Dog Nelson Russ Phone 262-470-7339
Last First

Address W193N16047 Stonehedge Dr

Name of Dog Bear Color Black/white Breed Pointer Mix

RABIES TAG NO. 150431 Male \$15.00 Female \$15.00
EXP. DATE 6/2/2019 Neutered \$10.00 Spayed \$10.00

Veterinary Name Tender Touch Veterinary Care

OWNER SIGNATURE: [Signature]

BY THE UNDERSIGNED, THE REQUIRED FEE OF \$ _____ HAS BEEN RECEIVED FOR THIS 20__ DOG
LICENSE ISSUED ON THE _____ DAY OF _____, 20__ () \$10.00 LATE FEE PAID.

LICENSING OFFICIAL _____

RETURN TO LICENSING OFFICIAL

Please fill out, and sign if applicable.

Due to the disposition checked below, a 20__ dog license is not required by listed owner, for
the dog described below, because: () Died or Killed () Sold or given to:

Name _____ Phone _____
Last First

Address _____

Name of Dog _____ Color _____ Breed _____

SIGNATURE: _____

Penalties, fees and court costs may be imposed by Governing Agencies for violation of dog
licensing laws. Current rabies information must be submitted before a dog license can be
issued. A \$10 late fee shall be collected (when applicable) from owners of dogs not licensed
by April 1st of each year. Make checks payable to the Village of Jackson and mail to: Village
of Jackson, P.O. Box 637, Jackson, WI 53037

APPLICATION FOR DOG LICENSE

VILLAGE OF JACKSON Dog License No. 7917 Date 9/2/2016
Leave blank

Name-Owner/Keeper
Of Dog Nelson Russ Phone 262-470-7339

Address 6193 N16043 Stonehedge Dr.

Name of Dog Aria Color tan Breed Black Mouth Cur mix

RABIES TAG NO. 16260 Male \$15.00 Female \$15.00

EXP. DATE 6/6/2017 Neutered \$10.00 Spayed \$10.00

Veterinary Name Tender Touch Veterinary Care

OWNER SIGNATURE: *Russ*

BY THE UNDERSIGNED, THE REQUIRED FEE OF \$ 10 HAS BEEN RECEIVED FOR THIS 16 DOG
LICENSE ISSUED ON THE 2 DAY OF Sept, 2016 () \$10.00 LATE FEE PAID.

LICENSING OFFICIAL *DW* CK# 64

RETURN TO LICENSING OFFICIAL

Please fill out, and sign if applicable.

Due to the disposition checked below, a 20__ dog license is not required by listed owner, for the dog described below, because: () Died or Killed () Sold or given to:

Name _____ Phone _____

Address _____

Name of Dog _____ Color _____ Breed _____

SIGNATURE: _____

Penalties, fees and court costs may be imposed by Governing Agencies for violation of dog licensing laws. Current rabies information must be submitted before a dog license can be issued. A \$10 late fee shall be collected (when applicable) from owners of dogs not licensed by April 1st of each year. Make checks payable to the Village of Jackson and mail to: Village of Jackson, P.O. Box 637, Jackson, WI 53037

Tender Touch Veterinary Care

Patient Chart

1010 Corporate Dr.
Slinger, WI 53086
262-297-1774

Printed: 09-02-16 at 2:29p

CLIENT INFORMATION

Name Kate Nelson (2720)
Address W193N16047 Stonehedge Dr.
Jackson, WI 53037
Spouse Russ Nelson
Balance 0.00

PATIENT INFORMATION

Name Bear (4235)
Sex Male, Neutered
Birthday 02-26-15
ID
Color Tri Color
Reminded 08-29-16
Species Canine
Breed Border Collie Mix
Age 18m
Rabies 16256
Weight 55.40 lbs
Codes

Reminders for: Bear

		Last done
06-02-19	Canine Rabies Vaccination	06-02-16
06-02-19	Canine DA2LPP	06-02-16
08-23-17	Canine Bordetella Injection	08-23-16
06-02-17	Leptospirosis Vaccination	
06-02-17	Lyme Disease Vaccination	06-02-16
06-02-17	Annual Physical Examination	
06-02-17	blood for being on fluoxetine	
01-03-17	Heartworm, antigen canine ante	01-04-16
09-11-16	Fecal Examination, Centrifuged	

MEDICAL HISTORY

Date	By	Code	Description	Qty (Variance)
08-23-16 ID:	SF Serial: A406840B	BORDI EXAMV	Canine Bordetella Injection Expires: 5/31/17 Type: CAE Mfg: PFIZE Admin: Scap Exam with vaccinations	
08-18-16	SF	NEXL	Nexgard Large 24-60 pounds (33.00)	2
07-18-16	SF	NEXL	Nexgard Large 24-60 pounds (16.50)	
06-03-16	SF	FNOTE\$	By: BD, ANP 15 - Chem 15 + CBC	
06-02-16 ID:	SF Serial: 42208	BORDETE ANP15 417	DECLINED: Canine Bordetella Vaccination ANP 15 - Chem 15 + CBC Lyme Disease Vaccination Annual Expires: 6/18/17 Type: REC Mfg: MERIA Admin: Scap	
ID: 16256	Serial: 18284	408	Canine Rabies Vaccination-3 year, #16256 Expires: 2-14-17 Type: KIL Mfg: MERIA Admin: Rhip	
ID:	Serial: 140713	406A EXAMV PROZAC	Canine DH2LPP Exam with vaccinations fluoxetine 20 mg Expires: 4-11-17 Type: ML Mfg: PFIZE Admin: Scap	100

Date	By	Code	Description	Qty (Variance)
05-18-16	SF	220	Examination/Consultation, Rabies	
05-16-16	SF	220	Examination/Consultation, Rabies	
05-09-16	SF	220	Examination/Consultation, Rabies	
04-16-16	SF	NEXL	Nexgard Large 24-60 pounds (49.50)	3
03-11-16	SF	PROZAC	fluoxetine 20 mg	100
01-05-16	SF	FNOTE\$	By: BD, ANP 15 - Chem 15 + CBC	
01-04-16	SF	ANP15 HWT	ANP 15 - Chem 15 + CBC Heartworm Test- to lab	
ID:	Serial:	EXAM	Expires: Exam/ office call	Type: Mfg: Admin:
12-16-15	SF	NEXL	Nexgard Large 24-60 pounds	2
11-16-15	SF	NEXL HG+LG	Nexgard Large 24-60 pounds Heartgard plus K9 51-100 lbs	12
10-09-15	SF	U/A	Urinalysis- here	
10-05-15	SF	438	LEPTOspirois Vaccination- 4 serovars	
ID:	Serial: A516093B	418B	Expires: 8-2-16 2nd Lyme Vaccination	Type: ML Mfg: PFIZ Admin: Scap
ID:	Serial: 42207	EXAMV HG+M NEXL	Expires: 04/28/17 Exam with vaccinations Heartgard Plus 26-50 pounds Nexgard Large 24-60 pounds	Type: REC Mfg: MERIA Admin: Scap
09-12-15	SF	BORDETE	Canine Bordetella Vaccination nasal	
ID:	Serial: 04080098B	418	Expires: 24/02/17 First- Lyme Disease Vaccination	Type: REC Mfg: NOBIV Admin: Nasa
ID:	Serial:	438	Expires: LEPTOspirois Vaccination- 4 serovars	Type: Mfg: Admin:
ID:	Serial: A516093B	436	Expires: 8-2-16 Canine Rabies- First, 1 year, #150431	Type: ML Mfg: PFIZ Admin: Scap
ID: 150431	Serial: 18265	EXAMV HG+M COUP NEXL	Expires: 9/26/16 Exam with vaccinations Heartgard Plus 26-50 pounds Coupon-free nexgard Nexgard Large 24-60 pounds	Type: KIL Mfg: MERIA Admin: Rhip

Tender Touch Veterinary Care

Patient Chart

1010 Corporate Dr.
Slinger, WI 53086
262-297-1774

Printed: 09-02-16 at 4:12p

CLIENT INFORMATION

Name Kate Nelson (2720)
Address W193N16047 Stonehedge Dr.
Jackson, WI 53037
Spouse Russ Nelson

PATIENT INFORMATION

Name Aria (4447)
Sex Female, Spayed
Species Canine
Birthday 02-12-16
Breed Shepherd, German Mix
ID
Age 6m
Color Brown and Tan
Rabies 16260
Reminded 05-31-16
Weight 39.00 lbs
Codes

Reminders for: Aria

		Last done
06-14-17	Annual Physical Examination	
06-06-17	Canine Rabies Vaccination	
06-06-17	Canine DA2LPP	
05-23-17	Lyme Disease Vaccination	
05-03-17	Fecal Examination, Centrifuged	05-03-16
05-03-17	Canine Bordetella Vaccination	05-03-16
11-03-16	Heartworm, antigen canine ante	

MEDICAL HISTORY

Date	By	Code	Description	Qty (Variance)			
08-18-16	SF	HG+M NEXL	Heartgard Plus 26-50 pounds Nexgard Large 24-60 pounds (33.00)	2 2			
06-06-16	SF	HG+M NEXL 403	Heartgard Plus 26-50 pounds (14.30) Nexgard Large 24-60 pounds (33.00) Canine DH2LPP 15-20 Weeks	2 2			
ID:	Serial: 140713	436	Expires: 4-11-17 Type: ML Canine Rabies- First, 1 year, #16260		Mfg: PFIZE	Admin: Scap	
ID: 16260	Serial: 18284	EXAMV	Expires: 2-14-17 Type: KIL Exam with vaccinations		Mfg: MERIA	Admin: Rhip	
06-02-16	SF	HG+S NEXL	Heartgard Plus 0-25 lbs Nexgard Large 24-60 pounds (16.50)				
05-26-16	SF	PYRANT	Pyrantel Pamoate 50mg/ml 16 oz	2.25			
05-23-16	SF	HG+S 418B	Heartgard Plus 0-25 lbs 2nd Lyme Vaccination				
ID:	Serial: 42208	EXAMV	Expires: 6/18/17 Type: REC Exam with vaccinations		Mfg: MERIA	Admin: Scap	
05-03-16	SF	PYRANT	Pyrantel Pamoate 50mg/ml 16 oz	2.25			

Patient Chart for Aria
 Date: 09-02-16, Time: 4:12p

Client: Kate Nelson
 Page: 2

Date	By	Code	Description	Qty (Variance)
05-03-16	SF	COUP NEXM 418	Coupon Nexgard 10-24 pounds Medium First- Lyme Disease Vaccination	
ID:	Serial:		Expires:	Type:
ID:	Serial: 02001106B	BORDETE	Canine Bordetella Vaccination nasal	Mfg:
			Expires: 12-15-18	Type: REC
		EXAMV	Exam with vaccinations	Mfg: NOBIV
ID:	Serial: 121529	402	Canine DHLPP 11-15 Weeks	Admin: Nasa
			Expires: 4-11-17	Type: ML
		FECAL	Fecal Examination-Centrifuged	Mfg: PFIZE
				Admin: Scap

09 02 2016

I am requesting a conditional use permit to grant us permission to have a 3rd dog at our residence permanently as long as we meet all requirements.

Sincerely
Holly Pietrowski

Kevin Blatner N170W19960 Willow Ridge Jackson WI 53007	Ann Marie Heminger N170W19960 Willow Ridge Jackson WI 53007	Beth & Mary Sue Kuehls N170W1997A Willow Ridge Jackson WI 53007
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VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM
 (Due 1st Friday of the month for that month's Planning Commission Meeting)

262 677 9001

Name of Applicant Holly Piotrowski
 Contact 414 531 7438 C# Address/ZIP N170 W 199th Willow St. Dept. Jackson 53037 Phone # 414 531 7438 C#
 E-mail Address hollybothp.06@hotmail.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Stacey & Holly Piotrowski Address/ZIP same as above Phone# 262 305 3289 C# Steve
 Owner Representative/Developer _____
 Proposed Use of Site _____ Present Zoning residential

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages) 2) Describe what you intend to do (paragraph)		XXX XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500 / 200) * 4) Owner acknowledgement of the request	Labels* 1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement 6) Location Map		XXX XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan 8) Preliminary Plat		XXX XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat 10) Certified survey Map		XXX XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition 12) Annexation Map	1	XXX XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan 14) Landscape Plan	4 (24x36)	XXX XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	<u>Engineering Review - Infrastructure</u>		
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) 22) other -		XXX XXX
VARIANCE	\$150	1,2,3,4,6,7			
* 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 Holly B Piotrowski Signature Holly B Piotrowski Date 08-23-2016

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: _____

For a property located at (address): N170 W199 59 W. Howbridge Dr.

Phone number of Business/Applicant: H# 262 677 9776 & C# 414 531 7438

For (land use, activity, sign, site plan, other): 3rd dog to live @ home

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

Hours of Operation: N/A

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): _____

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

Screening/Buffering: _____

Landscape Plan (sizes, species, location): _____

Signage (dimensions, colors, lighting, location): _____

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

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

Storm-water Management: _____

Erosion Control: _____

Fire Hydrant Location(s): _____

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

Hazardous Material Storage: _____

Alarm Systems: _____

Site Features/Constraints: _____

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

Tree and shrub preservation: _____

Setbacks/height limitations: _____

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

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

TERMS OF THIS PERMIT

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

Granted by: Village Board _____ Date _____

Over the Counter _____ Date _____



Holly B Piotrowski, Owner
Please print name

John Walther, Administrator

Applications shall be submitted by 4:00 PM on the 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.

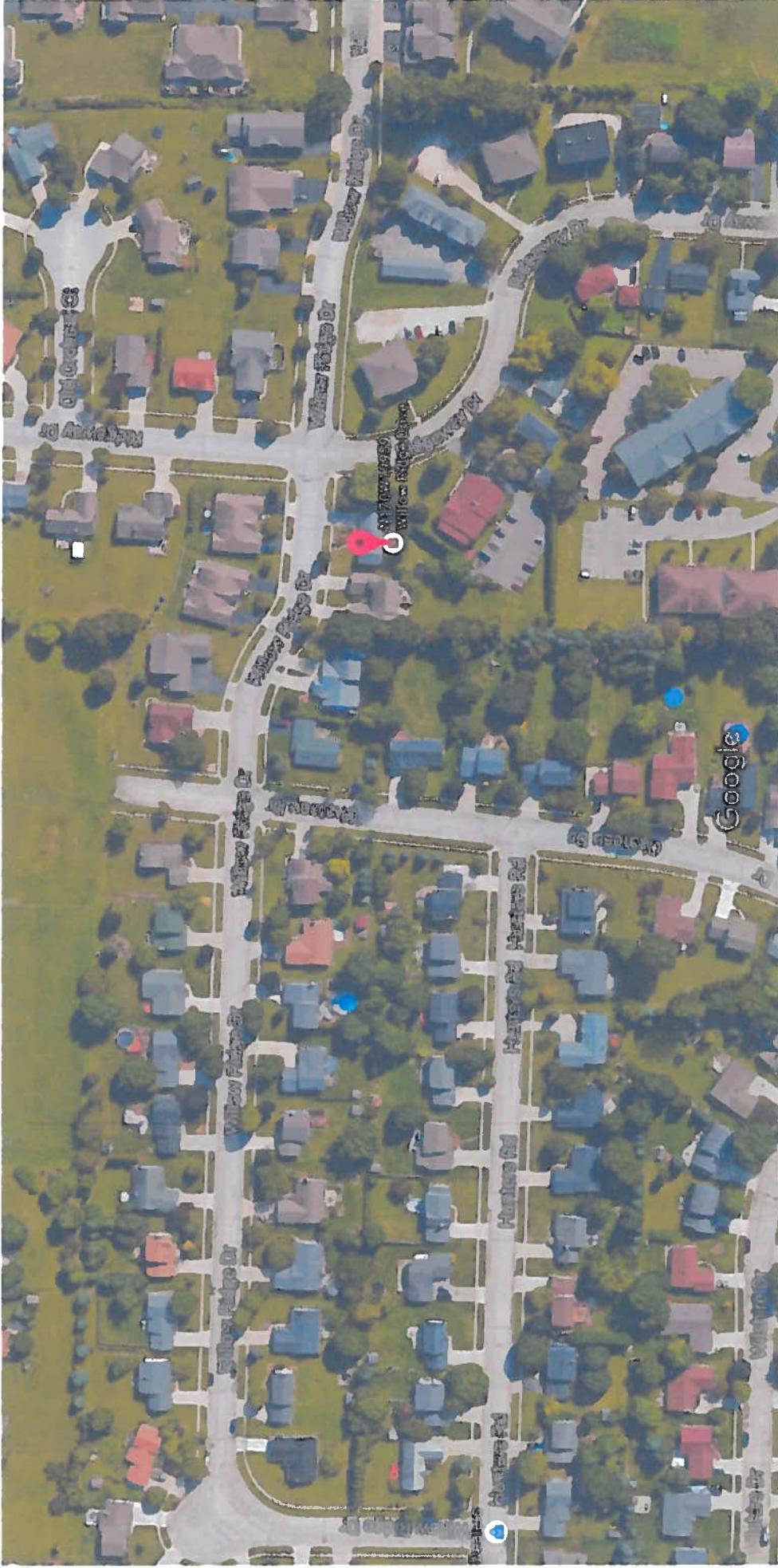
The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month, and will conduct a public hearing. A decision on the request could be made at that meeting.

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. If the Village prepares the labels for you, there will be an additional charge of \$25.00
4. Proof of Property Ownership: A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. Impact Statement: In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. Annual water consumption estimate (100% occupancy and build-out)
 - B. Annual sewage generation estimate (100% occupancy and build-out)
 - C. Vehicle trip generation (trips per day per unit x number of units)
 - D. Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site.
 - E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - F. General hours of operation
 - G. Anticipated user profiles (for residential developments)
 - H. Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of the 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 the 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 & common name of proposed trees & shrubs. Also calls out surface treatments. Shows walls, fences & details.
15. Grading/Drainage Plan: Shows original & proposed grades& runoff calculations based on a 10-year storm. It 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 & 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 Crossing 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.

Google Maps N170W19959 Willow Ridge Dr



Imagery ©2016 Google, Map data ©2016 Google 100 ft

9/2/2016

N170W19869 Willow Ridge Dr - Google Maps



Home

**N170W19959 Willow Ridge Dr
Jackson, WI 53037**



VILLAGE OF JACKSON

N168W20733 MAIN ST.
P O BOX 637
JACKSON, WI 53037-0147

Receipt Nbr: 179497
Date: 9/02/2016

RECEIVED FROM PIOTROWSKI

\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	150.00
	CONDITIONAL USE / PIOTROWSKI	
Grand Total		150.00

Receipt Memo: CONDITIONAL USE / CK #9156

STAFF REVIEW COMMENTS
Plan Commission Meeting – September 29, 2016

1. Conditional Use – Nelson – Three Dogs – Stonehedge Dr.

Building Inspection

- No comments.

Public Works/Engineering

- No comments.

Police Department

- According to village records, the Nelsons have two dogs; Bear (Pointer mix) and Aria (mixed breed).
- The Nelsons are asking to house up to five dogs. Since this is for fostering, I assume that this will be on a rotating basis. By comparison, the Washington County Humane Society allows volunteers to foster just one dog at a time. I can't support allowing up to five dogs, more if there's a litter, in a residential neighborhood. I recommend approval for one additional dog (three total) with a condition that any puppies must be removed from the residence at no later than 10 weeks of age (as recommended by the Washington County Humane Society).

Fire Department

- No comments

Administrative/Planning

- No comments.

2. Conditional Use – Piotrowski – Three Dogs – Willow Ridge Dr.

Building Inspection

- No comments.

Public Works/Engineering

- No comments.

Police Department

- No Objections.

Fire Department

- No comments.

Administrative/Planning

- No comments.