

AGENDA

PLAN COMMISSION MEETING

Thursday – October 27, 2016 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – September 29, 2016, Plan Commission Meeting.
3. Certified Survey Map – Peters – Pleasant Valley Road, Extraterritorial.
4. Certified Survey Map – Holz – English Oaks.
5. Conditional Use - Cathedral Builders, Inc. – Tower Dr. – Sign Permit & Front & West Elevation Alteration.
6. Planned Unit Development Amendment – Lumber Sales – Delaney Court - Containment Wall Height.
7. Citizens to address the Plan Commission.
8. 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 – September 29, 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, Tr. Emmrich, Jeff Dalton,
Peter Habel, and Tr. Kruepke.
Others present: Tr. Olson, Tr. Kufahl, Tr. Kurtz, Tr. Lippold
Staff present: John Walther, Brian Kober, Jim Micech.

2. Minutes – August 25, 2016, Plan Commission Meetings.

Motion by Peter Habel, second by Tr. Emmrich to approve the minutes of August 25,
2016, with correction.
Vote: 7 ayes, 0 nays. Motion carried.

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

The Nelson's were present. They currently have two dogs. They received staff
comments. Tr. Kruepke commented on the staff comments and the request for five dogs;
and the agenda states three dogs. Discussion of the request ensued for three dogs rather
than five. The request is to be able to foster a dog or dogs as needed. They had discussed
with their neighbors.
Motion by Peter Habel, second by Tr. Kruepke to Recommend the Village Board
Approve the Conditional Use for Three Dogs on Stonehedge Drive for the Nelson's,
subject to staff comments.
Vote: 7 ayes, 0 nays. Motion carried.

4. Conditional Use – Piotrowski – Three Dogs-Willow Ridge Dr.

The Piotrowski's were present and had received the staff comments. They had discussed
with their neighbors.
Motion by Peter Habel, second by Tr. Emmrich to Recommend the Village Board
Approve the Conditional Use for Three Dogs on Willow Ridge for the Piotrowski's,
subject to staff comments.
Vote: 7 ayes, 0 nays. Motion carried.

5. Citizens to address the Plan Commission.

None.

6. Adjourn.

Motion by Peter Habel, second by Tr. Kruepke to adjourn.
Vote: 7 ayes, 0 nays. Meeting was adjourned at 7:05 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 Mark E. and Lynn A. Peters
 Contact Mark Peters Address/ZIP 3309 Pleasant Valley Rd, West Bend, WI 53095 Phone # 262-305-2400
 E-mail Address peters_mark@att.net Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Mark E. and Lynn A. Peters Living Trust Address/ZIP Same Phone# Same
 Owner Representative/Developer _____
 Proposed Use of Site Remain in ag Present Zoning Town Of Polk=A-1

| <u>ACTION REQUESTED</u> | <u>FEE</u> | <u>SUBMITTAL REQUIREMENTS</u> | <u>TYPE OF INFORMATION DESCRIBED</u> (See page 5) | <u>PAPER COPIES</u> | <u>CD</u> |
|---|------------|--|---|---------------------|-----------|
| 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 | | 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 & 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 Mark E Peters Signature  Date 10-07-2016

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): _____

Phone number of Business/Applicant: _____

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

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

Hours of Operation: _____

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 _____

John Walther, Administrator

_____, 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):

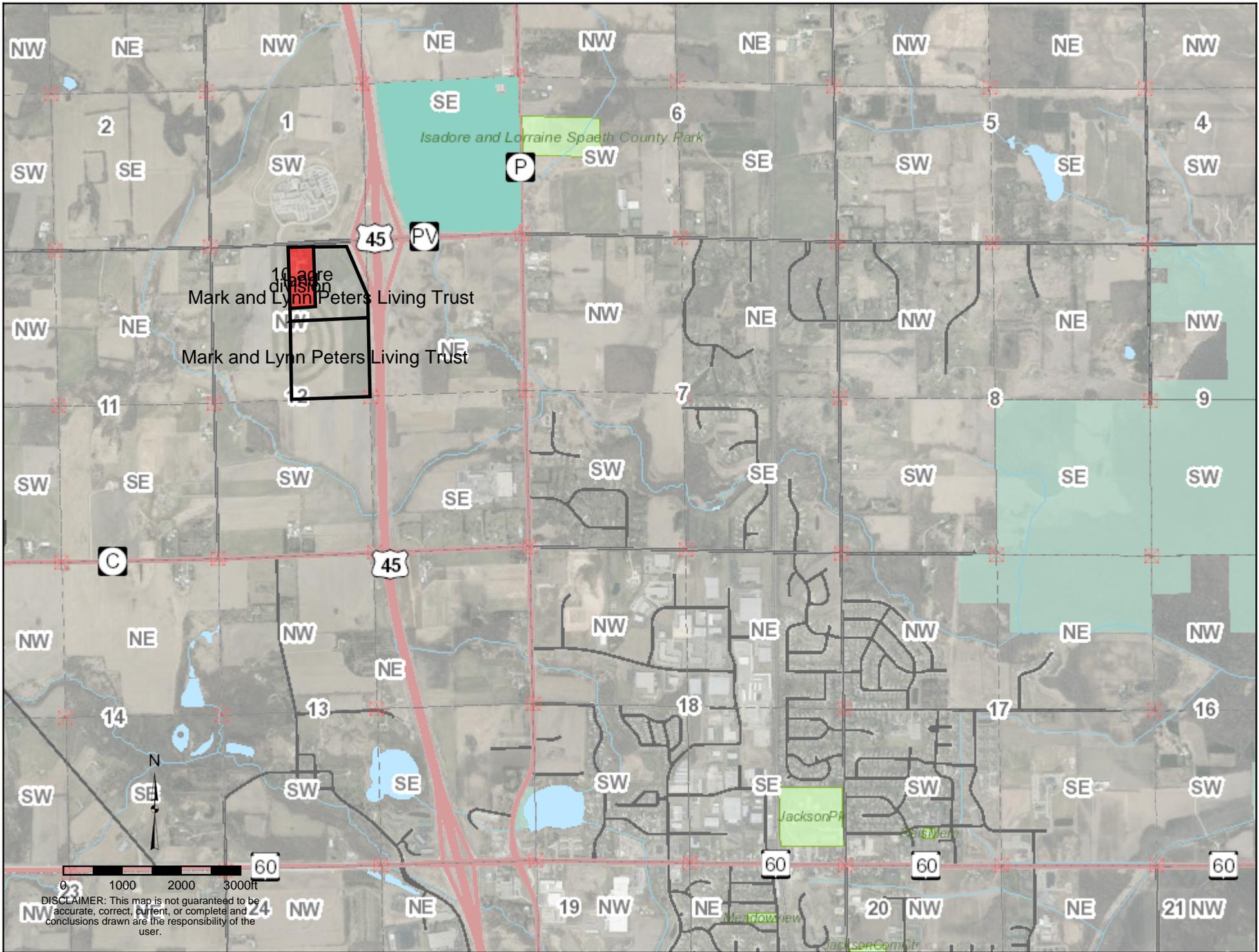
1. **Application Form: Must be submitted on CD.**
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address 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.

10-07-2016

We are asking for extra-territorial approval to divide off a 10.1 acre parcel including the house and all of the farm buildings from a 34.32 acre parcel in section 12 in the Town of Polk. We will also need the ability to maintain the operation of our commercial dairy operation on this parcel now and on the transfer to our son Brian. The plan is to sell the farm personal property and 10+ acres to our son Brian in the near future and remaining land at a later date. All remaining land will be kept in the trust and continued to be farmed.

Thanks for your consideration,
Mark E. Peters



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Certified Survey Map

Part of the NE 1/4 of the NW 1/4 of Section 12, Town 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin,

(Conc. Monument w/brass cap ind.)

NW CORNER
Sec. 12-10-19

N 498,345.32
E 2,478,345.25
(State Plane Coordinates)

OWNER(s):

Mark E. & Lynn A. Peters
Living Trust
3121 Pleasant Valley Road
West Bend, WI. 53095
(262) 305-2400

UNPLATTED LANDS

SURVEYOR:

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



Eric M. Schmitz
Eric M. Schmitz (S-1660) DATE 10-3-2016
9-23-2016

St. Joseph's Community Hospital

Pleasant Valley Road

(Conc. Monument w/alum. cap ind.)
NORTH 1/4 CORNER
Sec. 12-10-19

N 498,472.59
E 2,480,978.43
(State Plane Coordinates)

Document No. 1160786

UNPLATTED LANDS

NOTES:
Zoning = A-1 General Agricultural District.
There are no wetlands, floodplain, or shoreland district lines which cross this property per Washington County GIS mapping, (<http://washingtoncovi.wgxtreme.com/>).
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 North Line Of The NW 1/4 Of Section 12-10-19. Bearing S 87°13'58" W.

LEGEND

(r.a. = recorded as)
⊗ DENOTES 1 1/4" (O.D.) x 18" IRON PIPE SET WEIGHTING NOT LESS THAN 1.13 LBS/FT.

Surveyor's Certificate:

I, Eric M. Schmitz, registered land surveyor, hereby certify that by the direction of the Mark E. Peters and Lynn A. Peters Living Trust, I have surveyed, divided, mapped, and shown the land described hereon; That part of the NE 1/4 of the NW 1/4 of Section 12, Town 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin, described as follows: Commencing at the North Quarter Corner of said Section 12; thence S 87°13'58" W along the North Line of the NW 1/4 of said Section 12 1318.28 feet to the NW corner of the NE 1/4 of said NW 1/4; thence S 01°23'27" E along the West Line of the East 1/2 of said NW 1/4 70.11 feet to the established southerly right-of-way line of Pleasant Valley Road, this point also being the point of beginning of lands herein described; thence continuing S 01°23'27" E along said West Line 1023.45 feet; thence N 87°13'44" E 430.00 feet; thence N 01°23'27" W 1023.45 feet to the established southerly right-of-way line of Pleasant Valley Road; thence S 87°13'44" W along said southerly right-of-way line 430.00 feet to the point of beginning. Said described lands containing 439,957 sq.ft. (10.100 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 City of West Bend, in surveying, dividing and mapping said land.

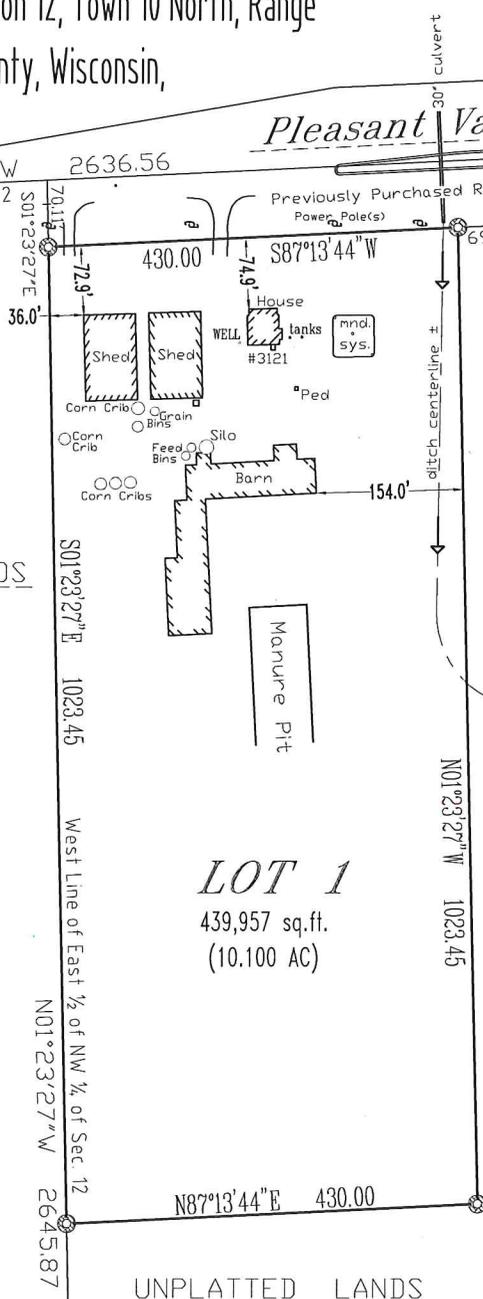
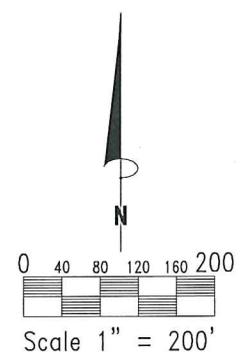
This instrument was drafted by Eric M. Schmitz, S-1660 SHEET 1 of 2

East Line of NW 1/4 of Sec. 12

U.S.H. "45"

S01°26'10"E 9201.3

N23°14'18"N 853.78



Certified Survey Map

Part of the NE ¼ of the NW ¼ of Section 12, Town 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin,

Owner's Certificate:

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

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

Mark E. Peters

Lynn A. Peters

Witness

(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 Schulteis, Chairman

Tracy Groth, Zoning Secretary

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

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 Schulteis, Chairman

Diana L. Degnitz -Town Clerk

VILLAGE OF JACKSON BOARD APPROVAL

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

Michael E. Schwab, President

Deanna Boldrey, Village Clerk/Treasurer



Eric M. Schmitz
9-23-2016
Eric M. Schmitz (S-1660) DATE

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

Name of Applicant William Holz Jr Brenda A Holz Address/ZIP N55 W15485 Northway Dr Menomona Falls WI 53051 Phone # 608-334-5409
 Contact Bill Holz E-mail Address wholz.wi.wi.com Fax # where Agenda/Staff comments are to be faxed Please email
 Name of Owner William Holz Address/ZIP N55 W15485 Northway Dr Phone # 608-334-5409
 Owner Representative/Developer William Holz
 Proposed Use of Site Residential Present Zoning Residential D

| 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 |
| <u>CERTIFIED SURVEY MAP (CSM)</u> | \$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 | 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 17) Street / Right of Way cross sections | 4 (24x36) 4 (24x36) | XXX XXX |
| FINAL PLAT / Final Plat Reappl.. | \$100 | 1,2,3,5,6,9,15,16,17,18,20 | 18) Erosion Control Plan 19) Proposed colors / materials | 4 (24x36) | XXX XXX |
| ANNEXATION / ATTACHMENT | \$200 | 1,2,3,4,5,6,11,12,21 | 20) Developers Agreement 21) Annexation Agreement (includes pre-annex agreements) | | XXX XXX |
| STREET EASEMENT/ VACATION | \$150 | 1,2,3,4,6,9 | 22) other - | | XXX |
| VARIANCE | \$150 | 1,2,3,4,6,7 | | | |
| * 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 William Holz Signature  Date 10-6-14

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

VILLAGE OF JACKSON

Special Use Conditional Use Planned Unit Development Permit # _____

The Village of Jackson, hereby grants a **Special Use** **Conditional Use** **Planned Unit Development**

Permit to:

Name of Business/Applicant: _____

For a property located at (address): _____

Phone number of Business/Applicant: _____

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

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

Hours of Operation: _____

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): _____

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

Screening/Buffering: _____

Landscape Plan (sizes, species, location): _____

Signing (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): _____

TERMS OF THIS PERMIT

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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.
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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 _____

William & Brenda Holzo 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.

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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.
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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.

William E. Holz, Jr.
N55 W15488 Northway Drive
Menomonee Falls, WI 53051
608-334-5409

October 6, 2016

Mr. Brian W. Kober, P.E.
Village of Jackson
Director of Public Works
PO Box 637
N168W20733 Mai Street
Jackson, WI 53037

RE: English Oaks Lot 33

Dear Brian:

This letter will serve as my Letter of Intent as part of the application process relating to Lot 33 in the English Oaks subdivision. My wife Brenda and I recently entered into a Contract for the purchase of this property. We have certain details and approvals that need to be completed with the Village of Jackson before we can close the purchase.

This letter accompanies the formal application and the other details you requested. With regard to the application, I wish to confirm the following:

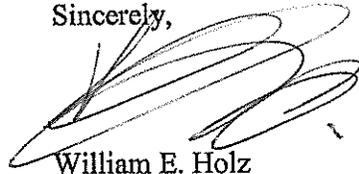
1. After the purchase, we will pay the Village of Jackson all of the fees which you listed in your e-mail to me dated September 29, 2016.
2. I have had a new Certified Survey Map prepared by a surveyor, which is being submitted with the application. Upon approval and recording, the new CSM will become the new legal description for the property.
3. The CSM will remove Lot 33 from the English Oaks Subdivision Plat, the Development Agreement and the Declaration of Protective Covenants relating to that subdivision.
4. We will have the right to build an outbuilding and a single family residence on the property after purchase.
5. We will have the right to a driveway entrance on Highland Road and to connect laterals to the municipal sewer and water service as shown adjacent to the property on the CSM.

6. We are not submitting any Development Agreement or Improvement Agreement with this application. A principal reason for the application is to remove this property from the present Development Agreement because everyone realizes that it will never be developed that way.

We are asking that the Village Board approve the above requests and the CSM by resolution.

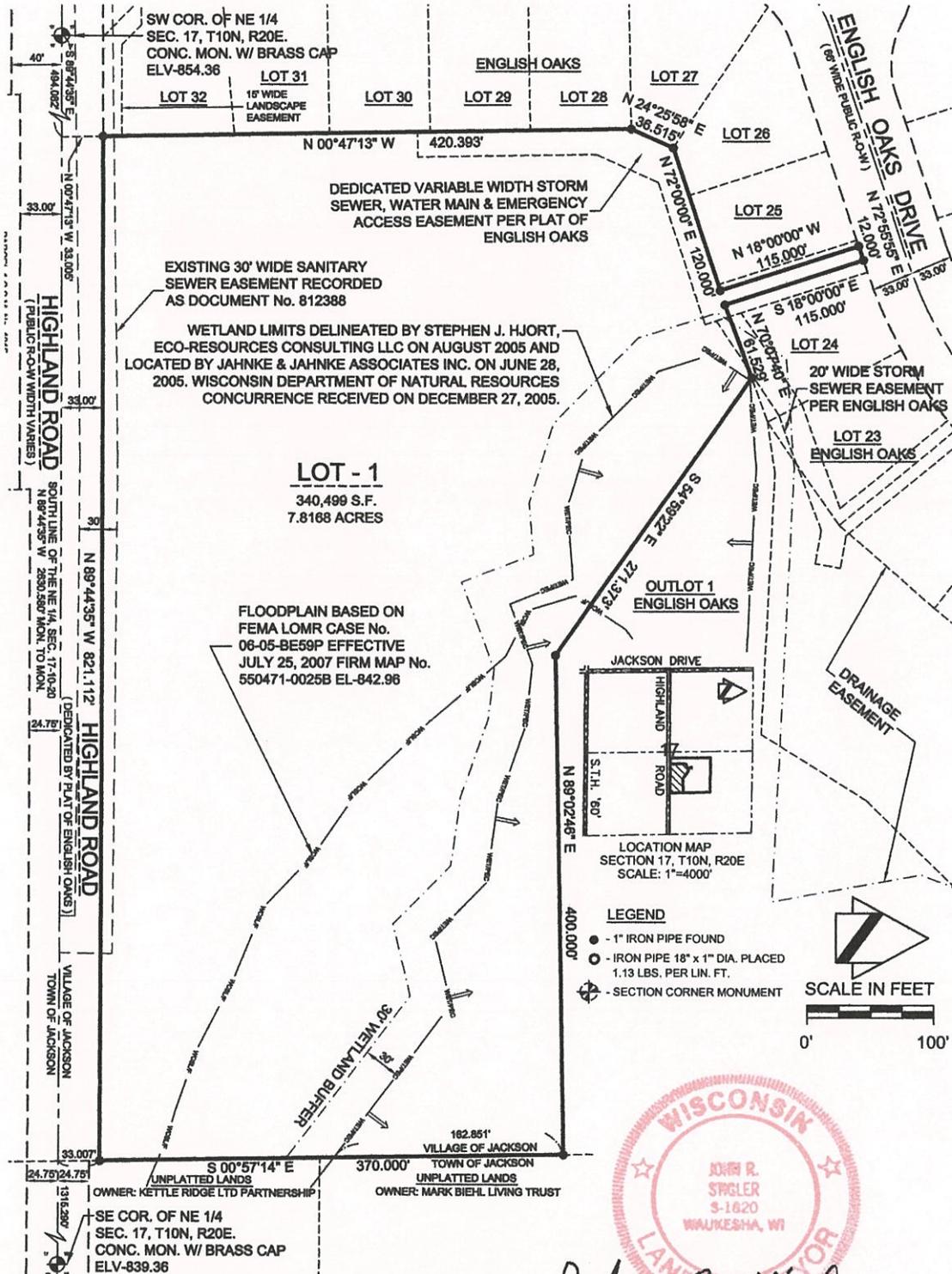
Please let me know if you need anything else with this application. Thank you for all of your help throughout our discussions.

Sincerely,

A handwritten signature in black ink, appearing to read 'William E. Holz', written over a white background.

William E. Holz

CERTIFIED SURVEY MAP NO. _____ Sheet 1 of 4
 Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and
 Being part of the SW 1/4 of the NE 1/4 of Section 17, Town 10 North, Range 20 East
 VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



REFERENCE BEARING: THE SOUTH LINE OF THE NORTHEAST 1/4 OF SEC. 17, T10N, R20E WAS USED AND HAS A BEARING OF S 89°44'35" E BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD-27
 FILE NAME: S:\projects\S8536\dwg\S8536 CSM.dwg
 P.S. WASHINGTON 1025

John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 DATED this 5th DAY of OCTOBER, 2016
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 4

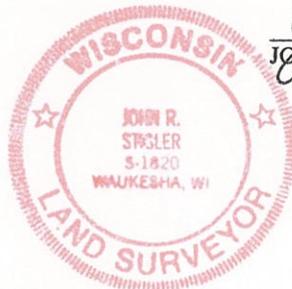
Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and
Being part of the SW ¼ of the NE ¼ of Section 17, Town 10 North, Range 20 East
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being a remapping of Lot 33 of English Oaks a recorded subdivision and being part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 17, Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin bounded and described as follows: Commencing at the southeast corner of the Northeast Quarter (NE ¼) of said Section 17, being marked by a concrete monument with brass cap; thence North 89°44'35" West along the south line of the Northeast Quarter (NE ¼) 1315.290 feet; thence North 00°57'14" West 33.007 feet to the southeast corner of Lot 33, English Oaks Subdivision and the place of beginning of the lands hereinafter described; thence North 89°44'35" West along the south line of said Lot 33, 821.112 feet to the southwest corner of said Lot 33; thence North 00°47'13" West along the west line of Lot 33, 420.393 feet; thence North 24°25'58" East along the west line of abovesaid Lot 33, 36.515 feet; thence North 72°00'00" East along the north line of said Lot 33, 120.000 feet; thence North 18°00'00" West 115.000 feet to the south right-of-way line of English Oaks Drive a dedicated public right-of-way; thence North 72°55'55" East along said south right-of-way line 12.000 feet; thence South 18°00'00" East 115.000 feet; thence North 70°07'40" East along the north line of above said Lot 33, 61.529 feet; thence South 54°59'22" East along said north line 271.373 feet; thence North 89°02'46" East along said north line 400.000 feet; thence South 00°57'14" East along the east line of said Lot 33, 370.000 feet to the place of beginning. Containing a net area of 340,499 square feet or 7.8168 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Jackson in surveying, dividing and mapping the same.



John R. Stigler

JOHN R. STIGLER – Wis. Reg. No. S-1820

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 5TH day of OCTOBER, 2016.

My commission expires July 5, 2019.

Peter A. Muehl

PETER A. MUEHL – NOTARY PUBLIC



OWNERS: WILLIAM A. HOLZ JR & BRENDA A. HOLZ

Instrument drafted by John R. Stigler

P. S. Washington 1025

CERTIFIED SURVEY MAP NO. _____

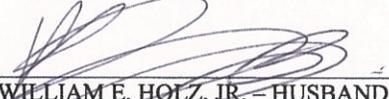
Sheet 3 of 4

Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and
Being part of the SW ¼ of the NE ¼ of Section 17, Town 10 North, Range 20 East
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

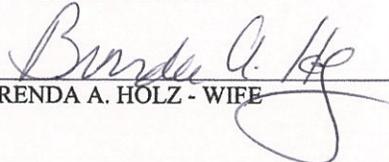
OWNER'S CERTIFICATE:

As owners, we do hereby certify that we have caused the lands described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Jackson Subdivision Ordinance.

WITNESS the hand and seal of said Owner this 10 day of October, 2016.



WILLIAM E. HOLZ, JR. - HUSBAND



BRENDA A. HOLZ - WIFE

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2016, the above named WILLIAM E. HOLZ JR. and BRENDA A. HOLZ, Husband and Wife to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____

NOTARY PUBLIC -

CONSENT OF CORPORATE MORTGAGEE:

_____, a _____ corporation, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this map and does hereby consent to the above certificate of WILLIAM E. HOLZ JR. & BRENDA A. HOLZ.

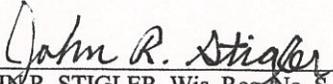
BY _____ IT'S _____

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

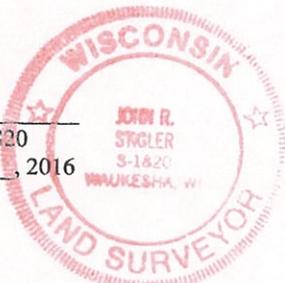
Personally came before me this _____ day of _____, 20____, the above named _____ to me known to be the person who executed the foregoing instrument and to me known to be such _____, and acknowledge that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

My commission expires _____

NOTARY PUBLIC



JOHN R. STIGLER, Wis. Reg. No. S-1820
Dated this 5th day of OCTOBER, 2016



CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 4

Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and
Being part of the SW ¼ of the NE ¼ of Section 17, Town 10 North, Range 20 East
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

VILLAGE OF JACKSON PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Jackson on this
_____ day of _____, 2016.

MICHAEL E. SCHWAB – CHAIRMAN-PLANNING COMMISSION

Date

JOHN J. WALTHER – ADMINISTRATOR-PLANNING COMMISSION

Date

VILLAGE OF JACKSON BOARD APPROVAL:

This Certified Survey Map, being a part of the SW ¼ of the NE ¼ of Section 17, T10N, R20E, in the Village of
Jackson, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is
hereby accepted by the Village Board of Trustees of the Village of Jackson on this _____ day of
_____, 2016.

MICHAEL E. SCHWAB – VILLAGE PRESIDENT

Date

JOHN J. WALTHER – VILLAGE ADMINISTRATOR

Date



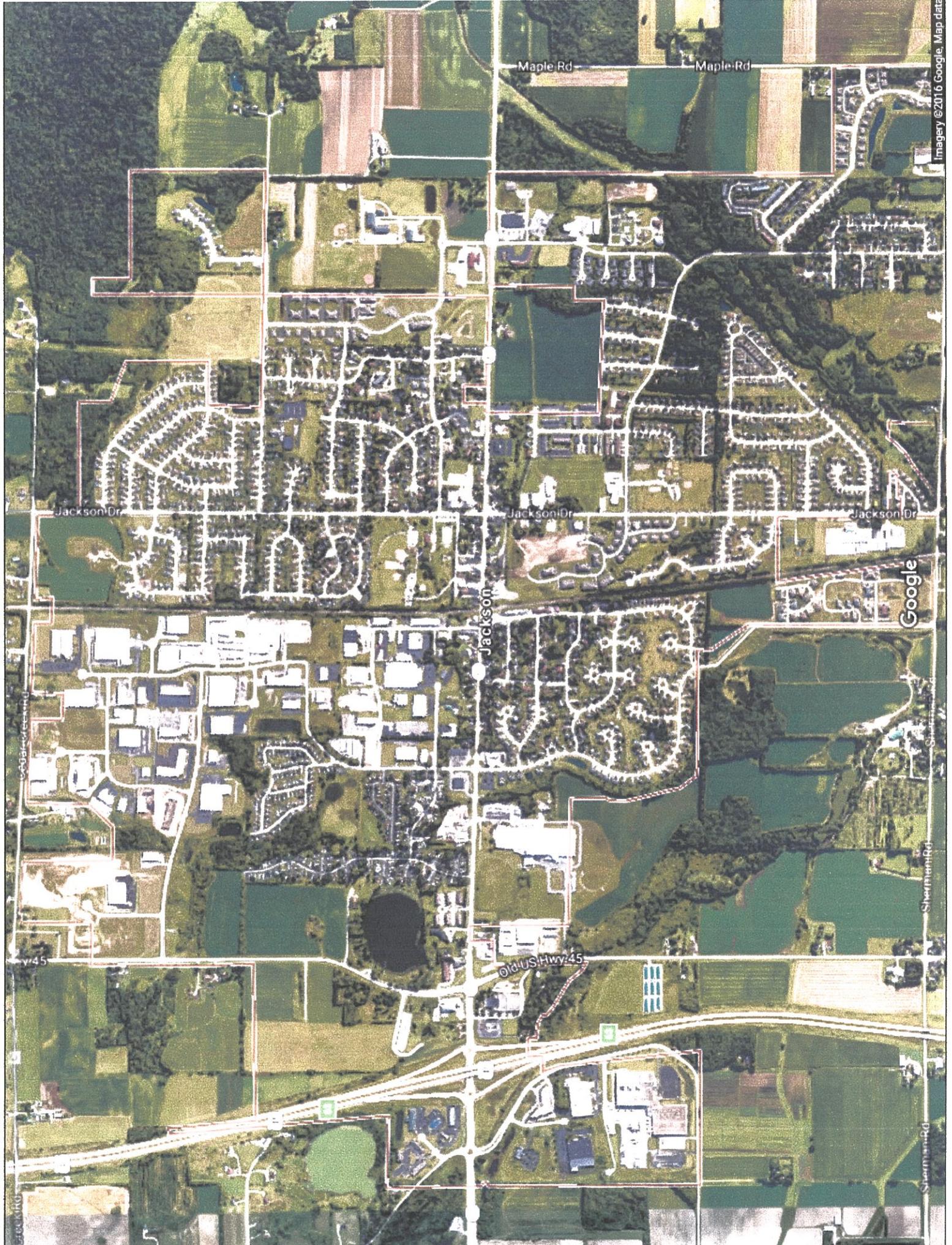
John R. Stigler

JOHN R. STIGLER, Wis. Reg. No. S-1820
Dated this 5TH day of OCTOBER, 2016

OWNERS: WILLIAM E. HOLZ JR & BRENDA A. HOLZ

Instrument drafted by John R. Stigler

P. S. Washington 1025



Google

Maple Rd

Maple Rd

Jackson Dr

Jackson Dr

Jackson Dr

Jackson

Old US Hwy 45

Sherman Rd

Sherman Rd

45





English Oaks Dr

English Oaks Dr

English Oaks Dr

Highland Rd

Highland Rd

Google

Highland Rd

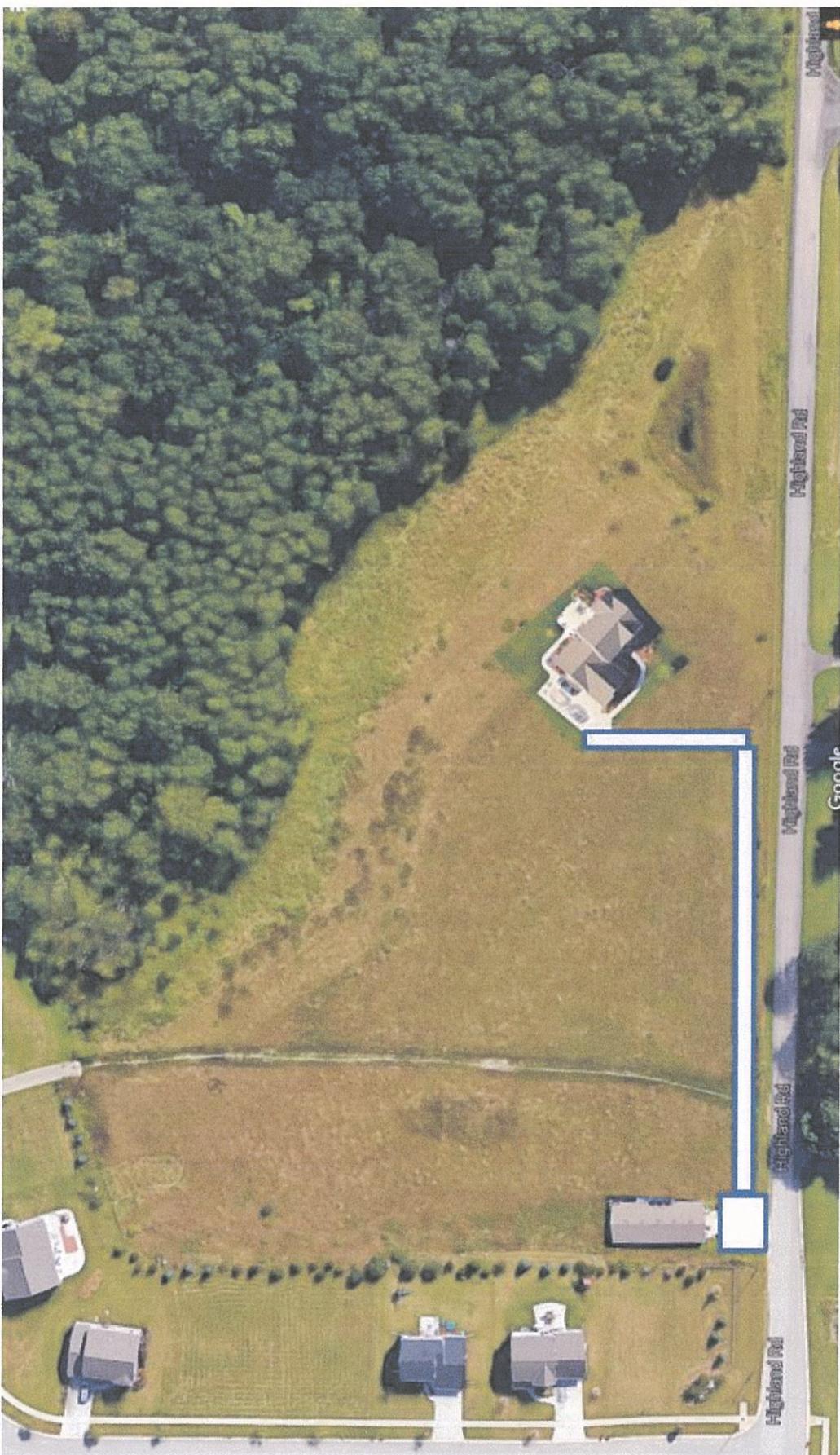


Highland Rd

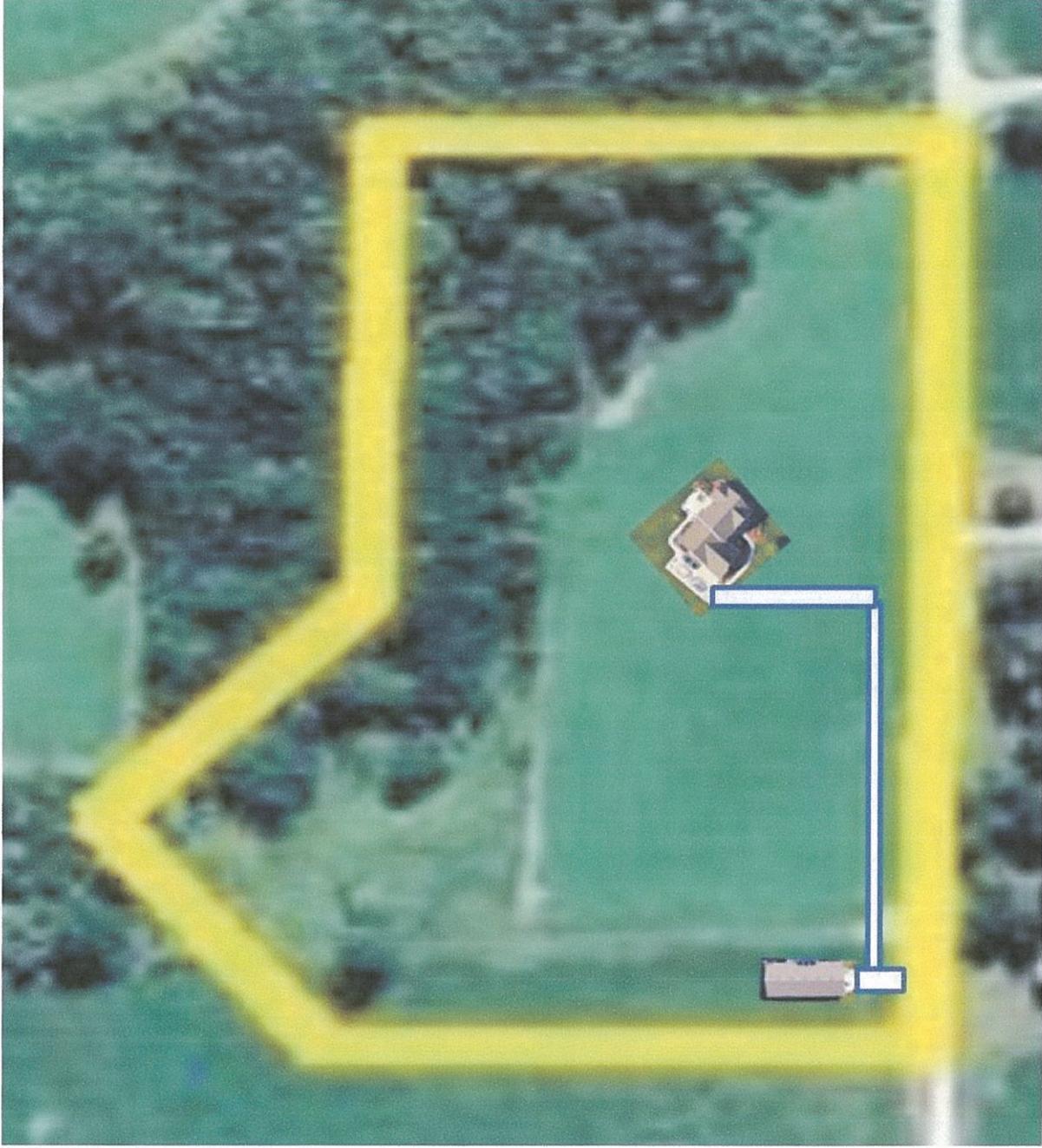
Highland Rd

Highland Rd

Google

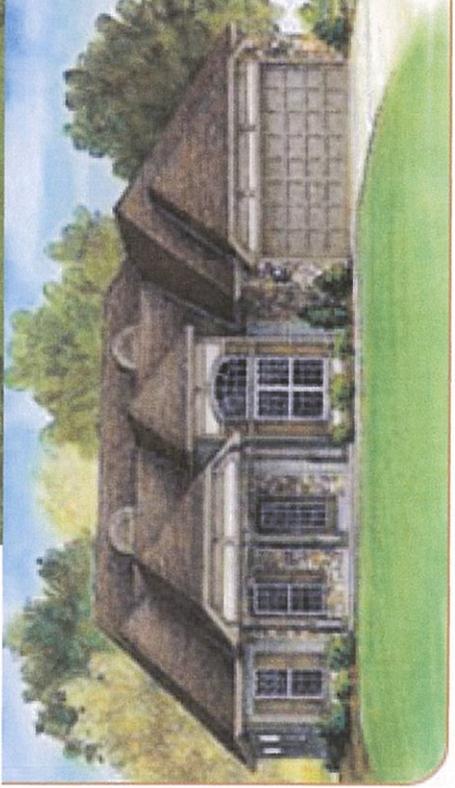


Note: The size of the outbuilding, home, approaches, and driveways are not to scale. Their locations are approximate and subject setback requirements.. The house style / footprint is not accurate and is for illustration purposes only.



Note: The size of the outbuilding, home, approaches, and driveways are not to scale. Their locations are approximate and subject setback requirements.. The house style / footprint is not accurate and is for illustration purposes only.

Home style to be determined. Home will be equal to or greater quality to homes in the area

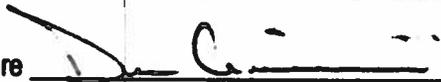


VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM
(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Cathedral Builders, Inc.
 Contact Dean Giacomini Address/ZIP N169 W2170 Tower Dr Jackson Phone # 262-250-1985
 E-mail Address dean@cathedralbuilders.com Fax # where Agenda/Staff comments are to be faxed 262250-1988
 Name of Owner Giacomini Family Holdings Address/ZIP W143 N9340 Henry Stark Rd MF 5305 Phone# _____
 Owner Representative/Developer Cathedral Builders, Inc.
 Proposed Use of Site industrial Present Zoning M1

| <u>ACTION REQUESTED</u> | <u>FEE</u> | <u>SUBMITTAL REQUIREMENTS</u> | <u>TYPE OF INFORMATION DESCRIBED</u> (See page 5) | <u>PAPER COPIES</u> | <u>CD</u> |
|---|------------|--|--|---------------------|-----------|
| 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 | | 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 | <u>Engineering Review - Infrastructure</u> | | |
| | | | 5) 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 & 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 Dean Giacomini Signature  Date 10/7/16

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: Cathedral Builders, Inc.

For a property located at (address): N169 W21170 Tower Dr Jackson

Phone number of Business/Applicant: 262-250-1985

For (land use, activity, sign, site plan, other): use approval for cabinet fabrication business

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): external saw dust collector to be located on north end of building (back side)

Hours of Operation: M-F 5:30am - 5:30pm Sat 5:30am-12pm

Comprehensive/Master Plan Compatibility: yes

Building Materials (type, color): existing building, proposed paint color, hard-plank siding, stone veneer, EIFS

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

Screening/Buffering: n/a

Landscape Plan (sizes, species, location): to be designed

Signage (dimensions, colors, lighting, location): trim siding

Lighting (wattage, style, pole location and height, coverage): existing exterior lighting

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

Storm-water Management: existing

Erosion Control: n/a

Fire Hydrant Location(s): existing in parking lot

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: Dean Giacomini 414-688-5799
no knox box at this time, will install in future

Hazardous Material Storage: stain, lacquer stored in fire proof cabinets

Alarm Systems: sprinkler system

Site Features/Constraints: none

Parking (no. of spaces, handicapped parking, and dimensions): employee and customer parking
to be restriped in future

Tree and shrub preservation: to be designed

Setbacks/height limitations: existing

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

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

DEAN GIACOMINI, 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.

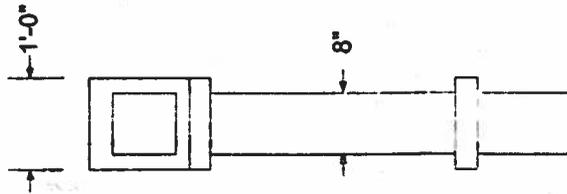
The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month, and will conduct a public hearing. A decision on the request could be made at that meeting.

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

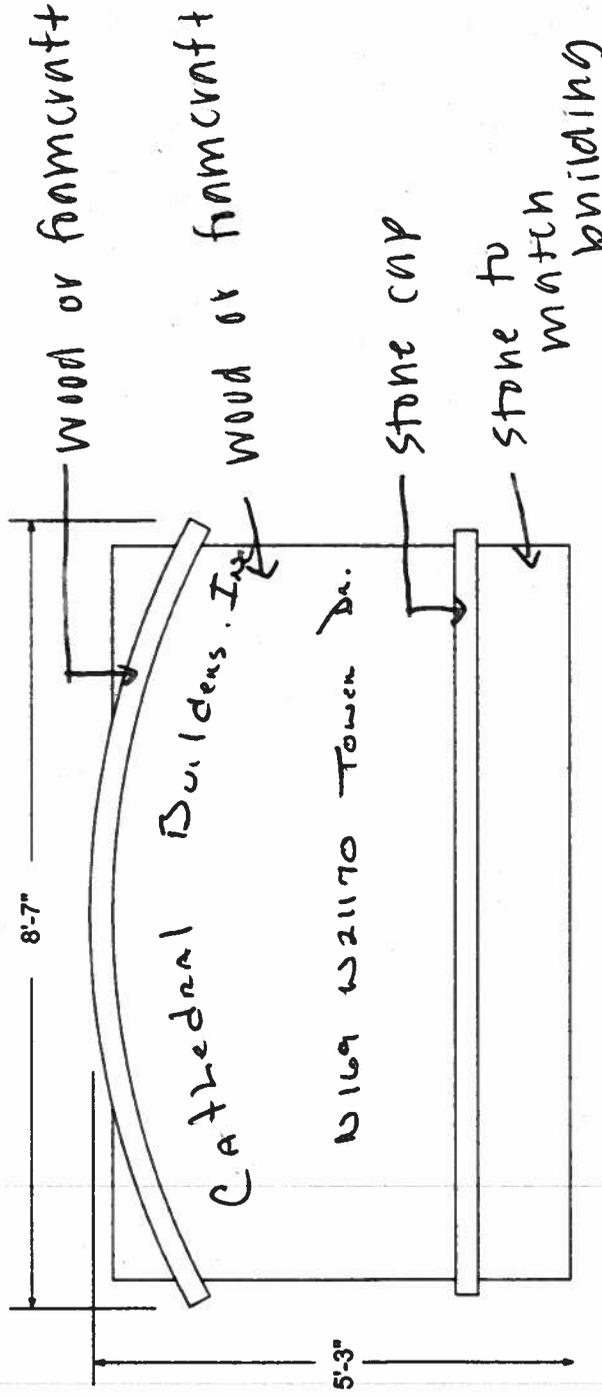
1. **Application Form: Must be submitted on CD.**
2. **Letter of Intent: What you are requesting in your own words. (Be brief)**
3. **Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address 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.

End View



Front and Back View



Peachtree City
Foamcraft
 ARCHITECTURAL ACCENTS & SIGN STRUCTURES
 388 South P.A. Turner, G.A. 30790 Ph: 770-487-5491 Fax: 770-487-5495

Standard Model #36

Size: 5' 3" x 8' 7"

Overall Sq/Ft: 45.1

Date: 5/19/2003

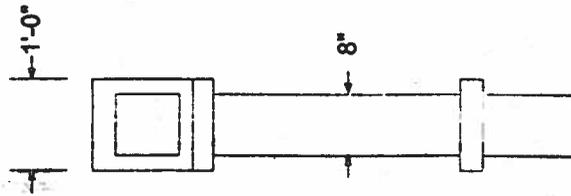
Scale: 1/2" = 12"

Notes:

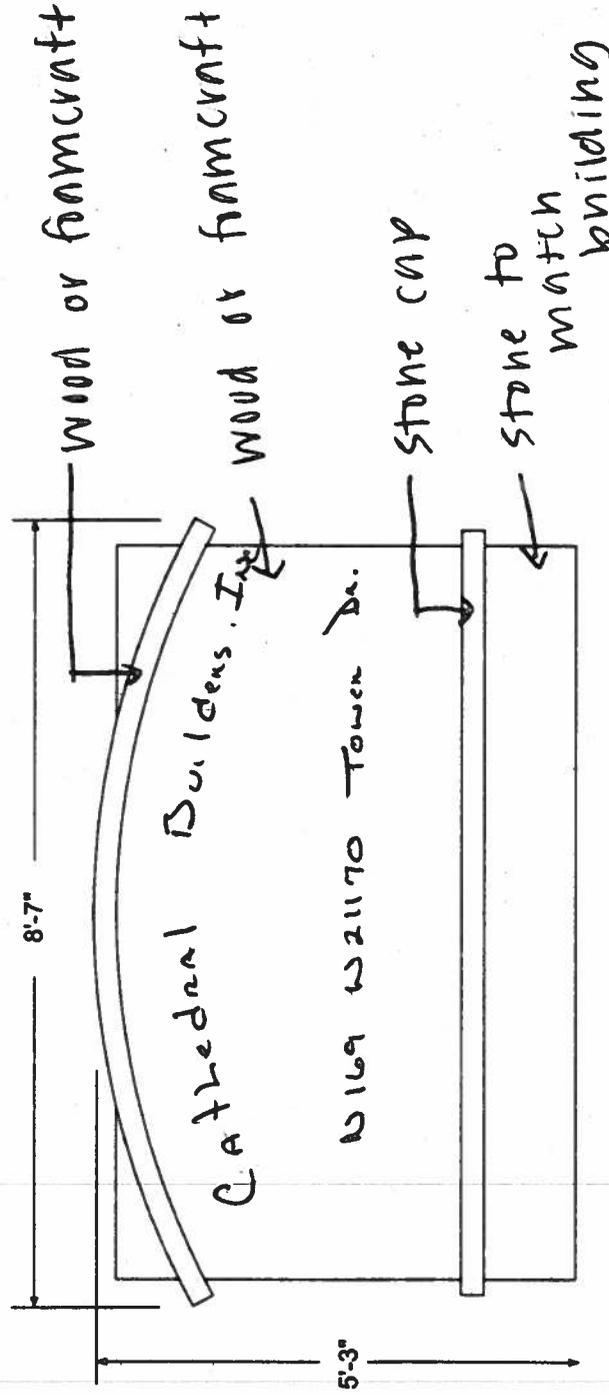
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End View



Front and Back View



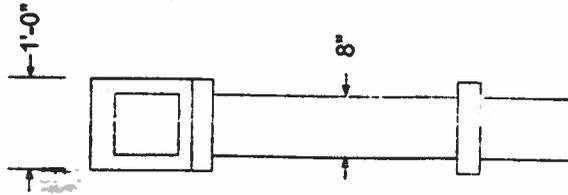
Peachtree City
FOAMCRAFT
 ARCHITECTURAL ACCENTS & SIGN STRUCTURES
 366 South R.J. Lynch, G-1 9790 Pk. 770-487-5491 Fax: 770-487-4008

Standard Model #36
 Size: 5' 3" x 8' 7"
 Overall Sq/Ft: 45.1
 Date: 5/19/2003
 Scale: 1/2" = 12"

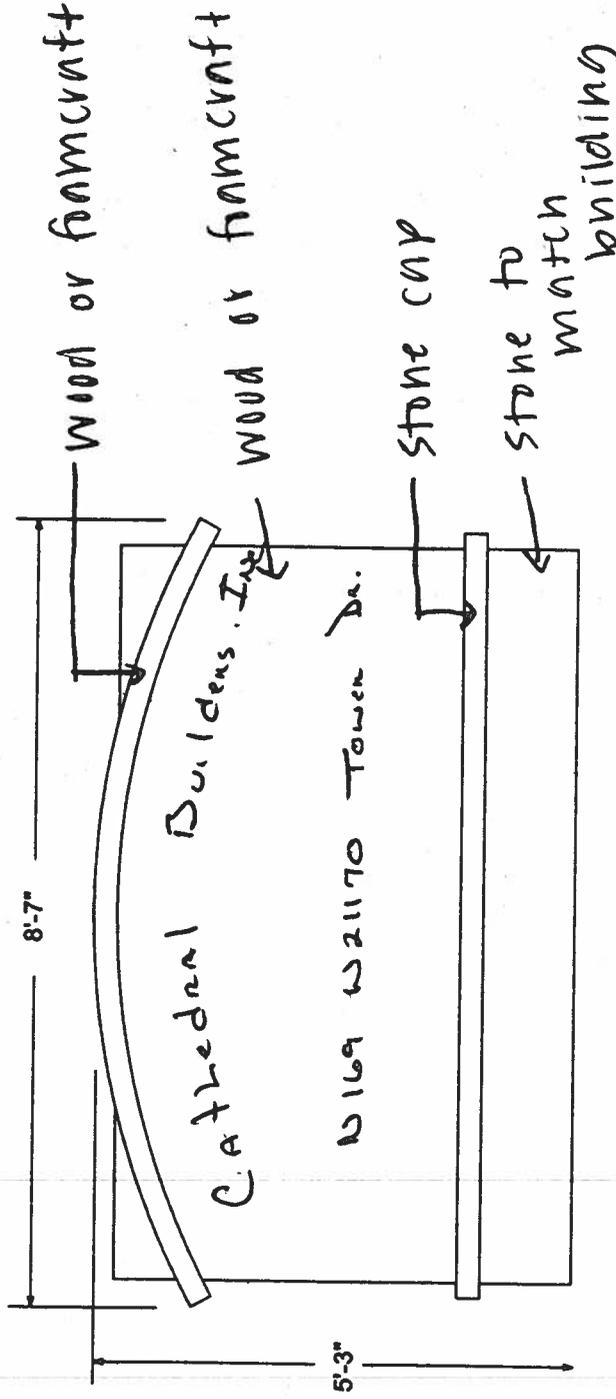
Notes:

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End View



Front and Back View



Peachtree City
Foamcraft
 ARCHITECTURAL ACCENTS & SIGN STRUCTURES
 388 South Rd., Tyrone, GA 31790 Ph: 770-487-5481 Fax: 770-487-5488

Standard Model #36
 Size: 5' 3" x 8' 7"
 Overall Sq/Ft: 45.1
 Date: 5/19/2003
 Scale: 1/2" = 12"

Notes:

Copyright Notice ©

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6102
Labello

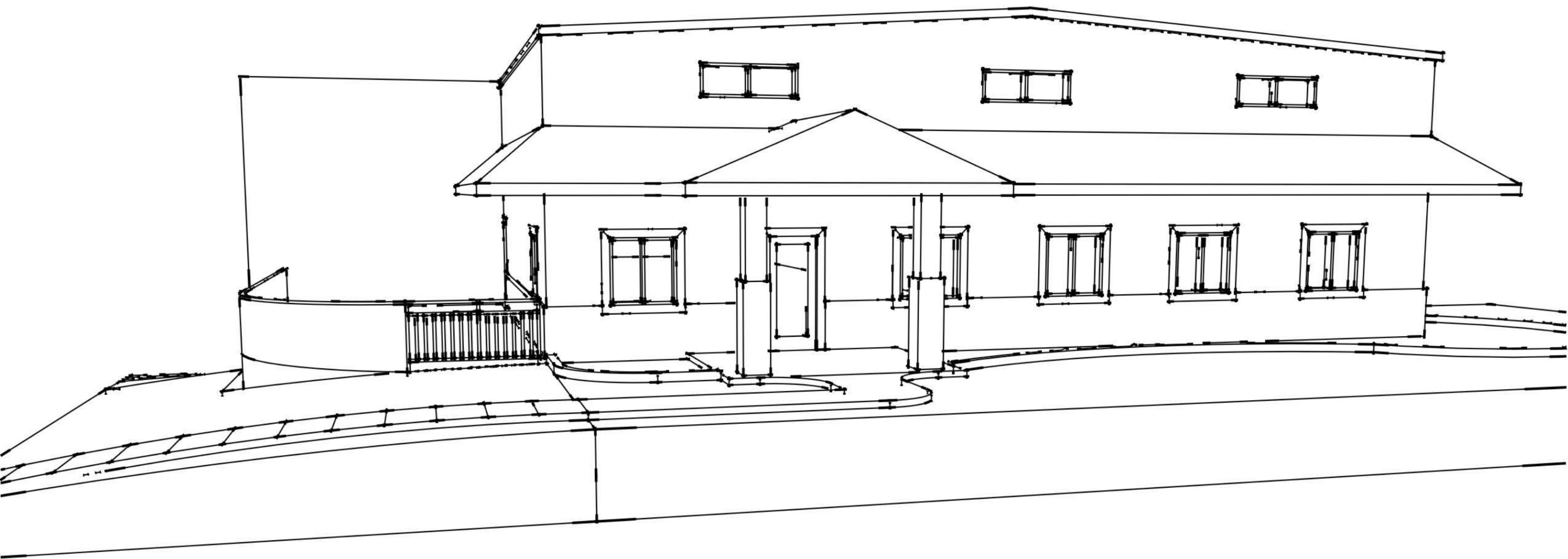
201-C5

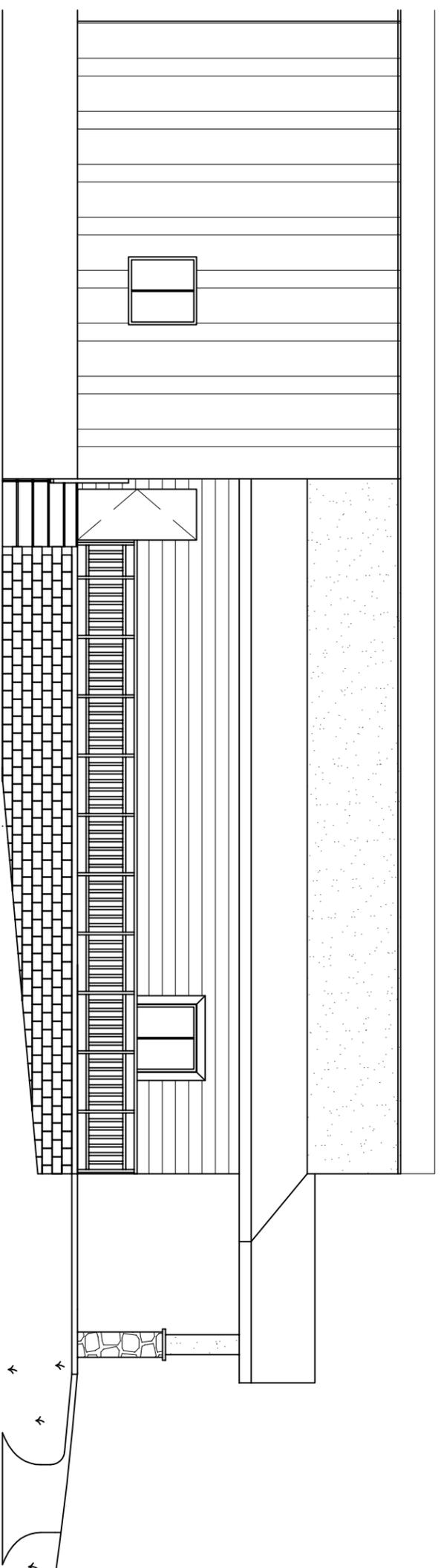
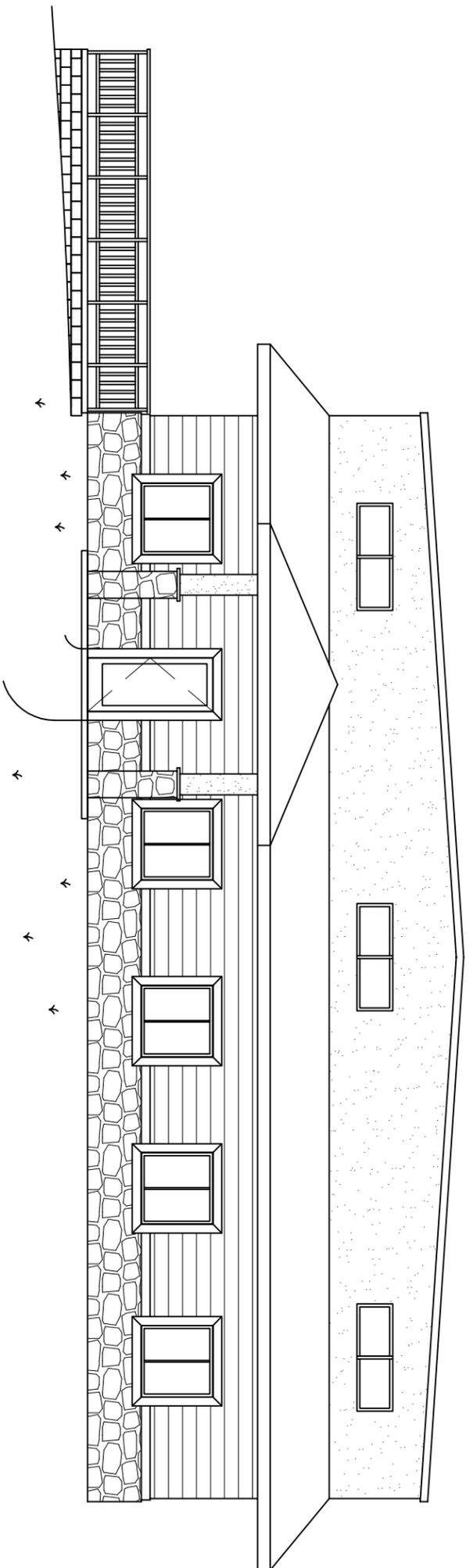
201-C5

SW 6100 
Practical Beige

201-C2

Siding





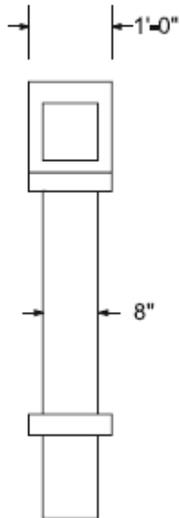
STANDARD CONSTRUCTION PRACTICES: UNO
 - CABINET INTERIORS TO BE WHITE MELAMINE
 - CABINET CONSTRUCTION TO BE FULL OVERLAY
 - ALL GRAIN TO RUN VERTICAL UNO
 - ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION
 - CATHEDRAL BUILDERS IS NOT RESPONSIBLE FOR IN-WALL BLOCKING, UNLESS STATED IN THE CONTRACT

Cathedral Builders Inc.
 W143 N9340 HENRY STARK RD. MENOMONEE FALLS, WI
 262-250-1985 FAX 262-250-1988

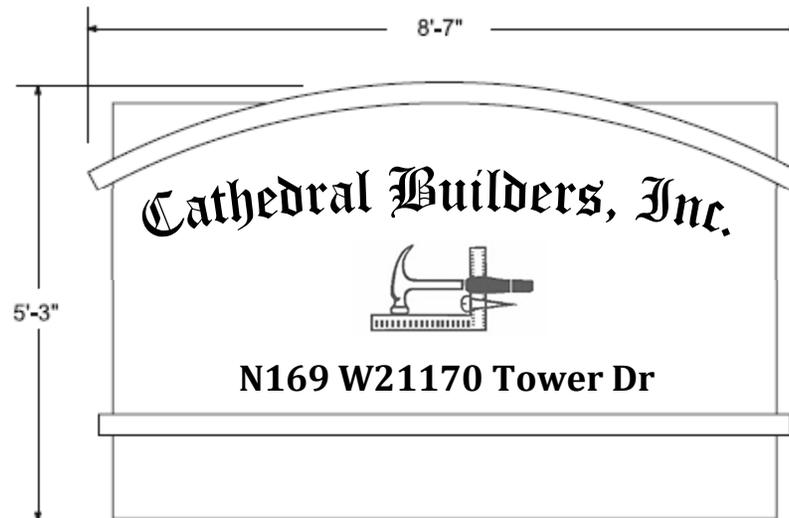
BY: L.GIACOMINI
 DATE: 7-Oct-16
 REVISION: A
 JOB NO: ----
 DESCRIPTION:
 EXTERIOR ELEVATIONS

SHEET:
5

End View



Front and Back View



Peachtree City
Foamcraft
ARCHITECTURAL ACCENTS & SIGN STRUCTURES
386 Senoia Rd., Tyrone, GA 30290 Ph: 770-497-6491 Fax: 770-497-6408

Standard Model #36
Size: 5' 3" x 8' 7"
Overall Sq/Ft: 45.1
Date: 5/19/2003
Scale: 1/2" = 12"

Notes:

Copyright Notice ©

This drawing and all reproductions thereof are the property of **Peachtree City Foamcraft** and may not be reproduced, published, changed or used in any way without written consent.

Design 2 Construct

Development Corporation
N173 W21010 Northwest Passage
Jackson, WI 53037
Tel: (262) 677-9933 Fax: (262) 677-9934

LETTER OF TRANSMITTAL

Date: Thursday, April 14, 2016
Project No.: 15-00170
Project: **Lumber Sales & Products, Inc.**

TRANSMITTAL TO:

Village of Jackson Plan Commission
Attn: Deanna Boldrey
N168 W20733 Main St
Jackson, WI 53037
Ph.:

REGARDING:

Lumber Sales & Products, Inc.
Delaney Court
Jackson, WI 53037

| COPIES | DATE | NO. | DESCRIPTION |
|--------|-----------|-----|-----------------------------------|
| 4 | 8/16/2016 | | Site Plan |
| 4 | 10/7/2016 | | Fence Details |
| 1 | 4/14/2016 | | Address Labels of Adjacent Owners |
| 1 | 4/14/2016 | | CD containing all the above |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

THESE ARE TRANSMITTED as checked below:

| | | |
|------------------------|--------------------------------------|--------------------------|
| For Approval | Resubmit _____ copies for approval | Approved As Submitted |
| For Your Use | Submit _____ copies for distribution | Approved As Noted |
| As Requested | Return _____ corrected prints | Returned For Corrections |
| For Review and Comment | _____ | |

REMARKS:

The Owner of Lumber Sales would like to revise his scrap enclosure to eight feet high inside the enclosure. To meet the conditions of previous Plan Commission approval of the fence, the Owner will raise the grade around the outside of the enclosure two feet and install the approved six foot high fence.

COPIES TO: _____

SIGNED: Brad Egan

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 _____ Phone # 262 677 9935
 E-mail Address brad@design2construct.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner LUNGER SALES Address/ZIP DEERLEY COURT Phone# _____
 Owner Representative/Developer DZC
 Proposed Use of Site PALETT MATH 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 |
| 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* | |
| REZONING | \$200 | 1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan) | 4) Owner acknowledgement of the request | 1 | XXX |
| CERTIFIED SURVEY MAP (CSM) | \$150 | 1,2,6,10,20 | 5) Impact Statement | | XXX |
| MINOR SUBDIVISION | \$150 | 1,2,3,5,6,10,15,16,17,18,20 | 6) Location Map | | XXX |
| Extra-territorial Plat or CSM | \$150 | 1,2,6,9 / 10 | 7) Development Plan / Site Plan | | XXX |
| Extra-territorial Plat outside Sanitary Service Area | \$50 | 1,2,6,9 / 10 | 8) Preliminary Plat | | XXX |
| PRELIMINARY PLAT | \$300 | 1,2,3,5,6,9,15,16,17,18 | 9) Final Plat | | XXX |
| FINAL PLAT / Final Plat Reappl.. | \$100 | 1,2,3,5,6,9,15,16,17,18,20 | 10) Certified survey Map | | XXX |
| ANNEXATION / ATTACHMENT | \$200 | 1,2,3,4,5,6,11,12,21 | 11) Annexation Petition | 1 | XXX |
| STREET EASEMENT/ VACATION | \$150 | 1,2,3,4,6,9 | 12) Annexation Map | | XXX |
| VARIANCE | \$150 | 1,2,3,4,6,7 | 13) Sketch Plan | | XXX |
| * Labels | \$25 | | 14) Landscape Plan | 4 (24x36) | XXX |
| | | | Engineering Review - Infrastructure | | |
| | | | 15) Grading/Drainage Plan | 4 (24x36) | XXX |
| | | | 16) Water / Sewer / Storm Sewer Plans | 4 (24x36) | XXX |
| | | | 17) Street / Right of Way cross sections | 4 (24x36) | XXX |
| | | | 18) Erosion Control Plan | 4 (24x36) | XXX |
| | | | 19) Proposed colors / materials | | XXX |
| | | | 20) Developers Agreement | | XXX |
| | | | 21) Annexation Agreement (includes pre-annex agreements) | | XXX |
| | | | 22) other - | | XXX |
| | | | 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 10/7/16

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

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: _____

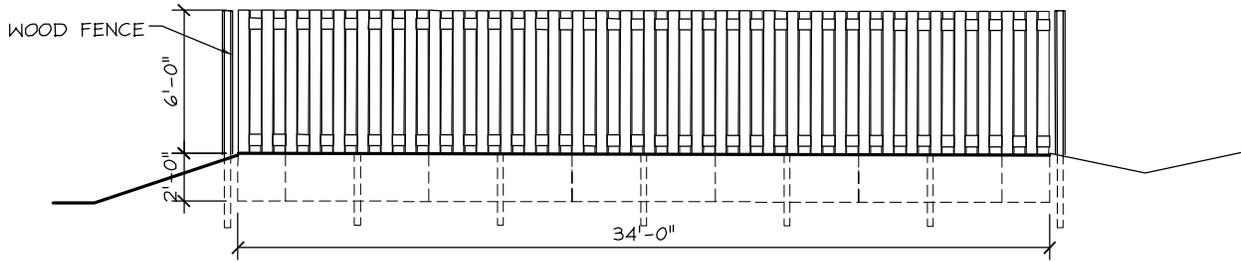
Parking (no. of spaces, handicapped parking, and dimensions): _____

Tree and shrub preservation: _____

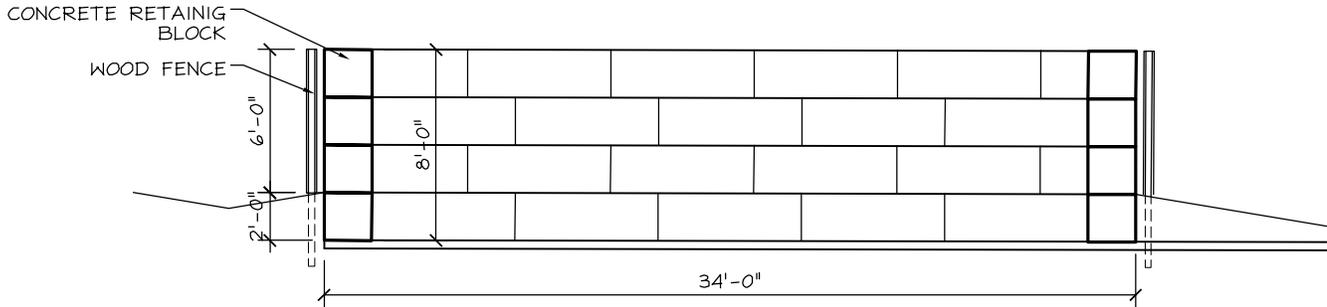
Setbacks/height limitations: _____

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

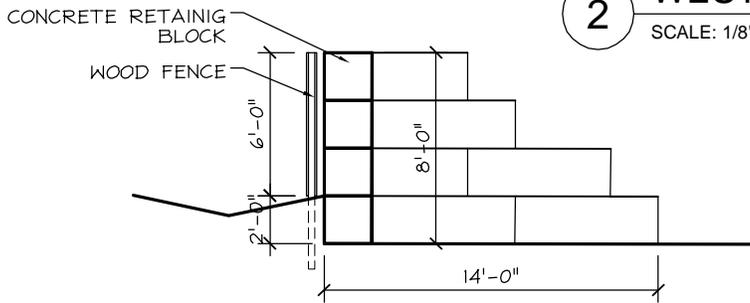
Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):



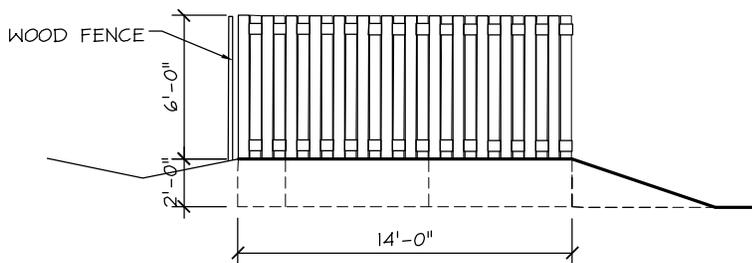
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



3 SECTION
SCALE: 1/8" = 1'-0"



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

DESIGN
N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
PHONE 262.677.9933
FAX 262.677.9934
info@design2construct.com
CONSTRUCT
DEVELOPMENT CORPORATION

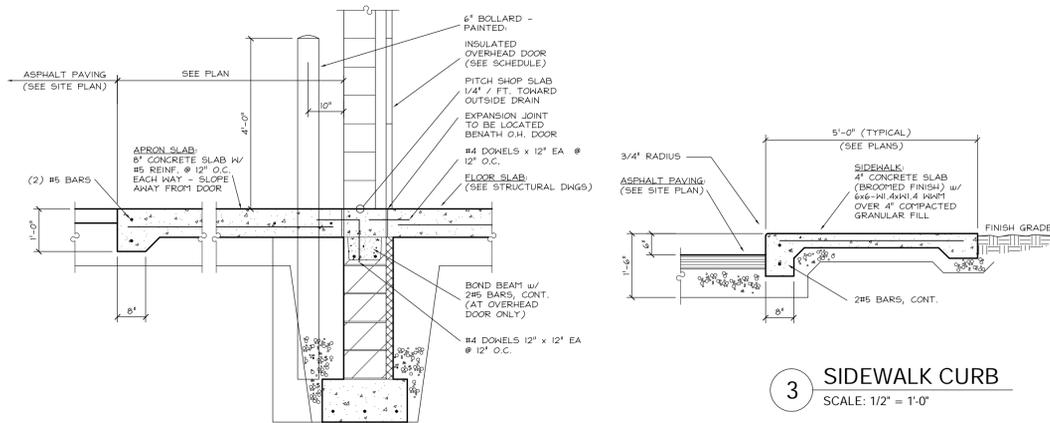
BUILDING DESIGN FOR:
LUMBER SALES
DELANEY CT
JACKSON, WI 53037

| | |
|---------------|------------|
| FILE NAME | |
| DRAWN BY | BCE |
| REVISION DATE | 10.07.2016 |
| JOB NO. | 15 00170 |

| | |
|---------------|------|
| REVISION NO. | X |
| REVISES SHEET | A1.0 |
| CR-1 | |

PLANT SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANT SIZE | | ROOTS |
|-----|-----|---------------------------|---------------------------------|------------|----------------|-------|
| | | | | MATURE | AT PLANTING | |
| D1 | 2 | BETULA Papyrifera | BIRCH, PAPER | 40' | 3 BRANCH CLUMP | B & B |
| E1 | 4 | JUNIPERUS SCOPULORUM | JUNIPER, ROCKY MOUNTAIN - WELCH | 6-15' | 2-1/2' CAL. | B & B |
| S1 | 10 | SPIRAEA BIMALDA | SPIREA, GOLDMOUND | 2-3' | 12-18" HIGH | POT |
| S2 | 9 | EUONYMUS, ALATUS COMPACTA | BURNING BUSH, COMPACT | 3-5' | 12-18" HIGH | POT |



4 CONCRETE APRON
SCALE: 1/2" = 1'-0"

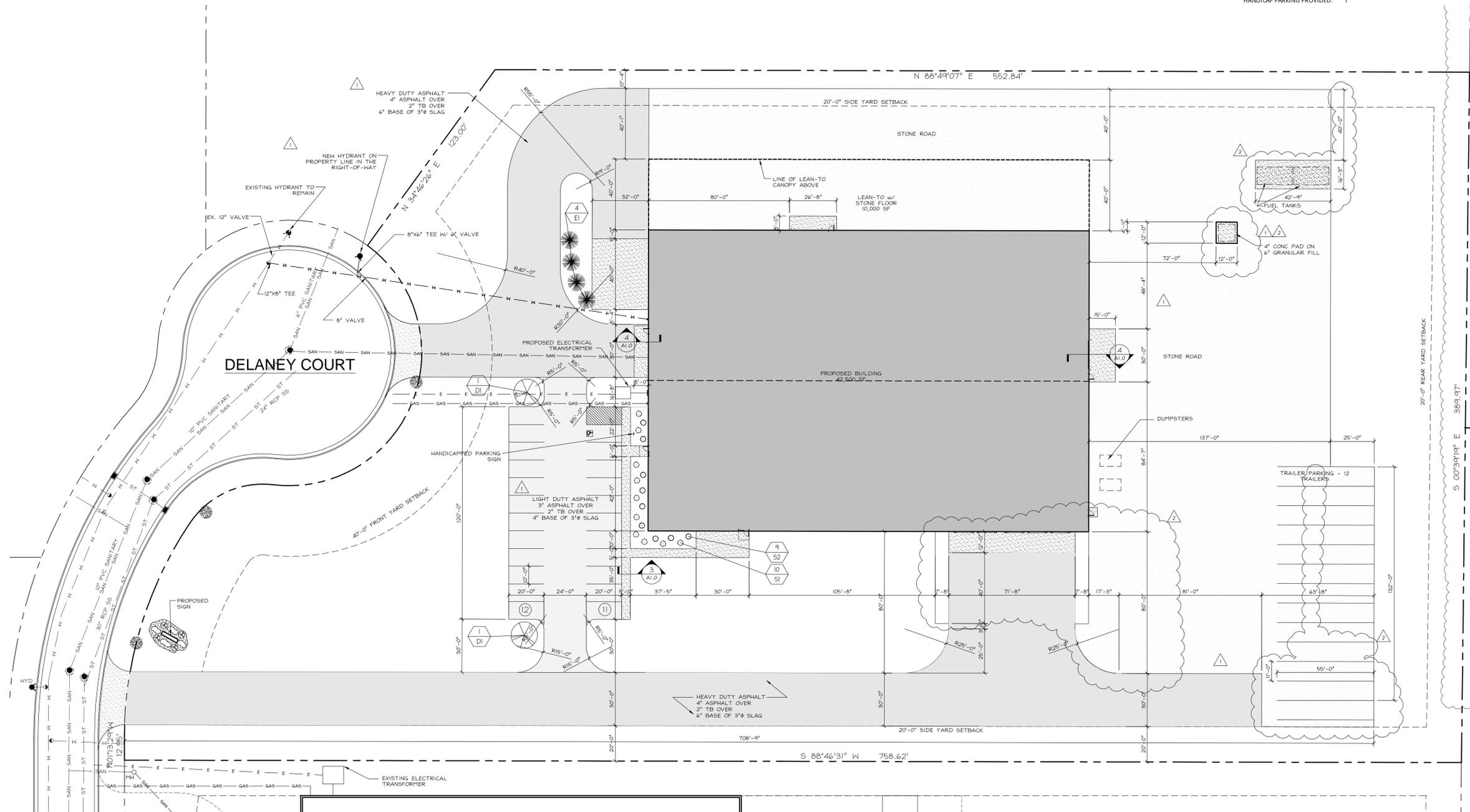
3 SIDEWALK CURB
SCALE: 1/2" = 1'-0"



2 LOCATION PLAN
NOT TO SCALE

SITE DATA:

| | | |
|-----------------------------|--------------|----------------|
| SITE AREA: | 256,003 S.F. | |
| AREA OF PROPOSED BUILDING: | 5.88 ACRES | |
| AREA OF PROPOSED LEAN TO: | 42,500 S.F. | |
| TOTAL BUILDING FOOTPRINT: | 10,000 S.F. | |
| | 52,500 S.F. | |
| CONCRETE AREA: | 6,953 S.F. | |
| HEAVY DUTY PAVING: | 28,030 S.F. | |
| LIGHT DUTY PAVING: | 8,929 S.F. | |
| STONE DRIVE AREA: | 53,944 S.F. | |
| TOTAL HARD SURFACE AREA: | 97,856 S.F. | 38.22% OF SITE |
| TOTAL GREENSPACE AREA: | 158,147 S.F. | 61.78% OF SITE |
| ALLOWABLE BUILDING HEIGHT: | 50'-0" | |
| BUILDING HEIGHT: | 27'-6" | |
| | REQUIRED | ACTUAL |
| FRONT YARD SETBACK: | 40'-0" | 128.58' W |
| SIDE YARD SETBACK: | 20'-0" | 130' S 50' N |
| REAR YARD SETBACK: | 20'-0" | 215' E |
| PARKING STALL REQUIREMENTS: | | |
| TOTAL PARKING PROVIDED: | 23 | |
| HANDICAP PARKING REQUIRED: | 1 | |
| HANDICAP PARKING PROVIDED: | 1 | |



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

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:

LUMBER SALES
*
DELANEY COURT
VILLAGE OF JACKSON, WISCONSIN 53037

SHEET TITLE

SITE PLAN

REVISIONS

| | |
|---------|--|
| 6/4/16 | |
| 8/16/16 | |

PROJECT DATA

| | |
|-----------|--------------|
| DATE | 08.16.2016 |
| JOB NO. | 15-00170 |
| SET USE | STATE REVIEW |
| FILE NAME | C1-A1.0 |
| DRAWN BY | BCE, BW |
| SHEET NO. | |

A1.0

STAFF REVIEW COMMENTS
Plan Commission Meeting – October 27, 2016

1. Extraterritorial Certified Survey Map – Mark Peters – Pleasant Valley Road.

Building Inspection

- Recommend approval.

Public Works/Engineering

- The property is located in the water and sewer service area of the Village of Jackson. The proposed land division does not restrict the service areas function, so approval of the CSM is recommended.

Police Department

- No Comments.

Fire Department

- No Comments.

Administrative/Planning

- The Property is in the sanitary service area and connection is not required.
- Recommend approval.

2. Certified Survey Map – Holz – English Oaks.

Building Inspection

- Recommend approval
- The proposed outbuilding will be required to receive Plan Commission and Village Board approvals in the future before a Building Permit can be issued.

Public Works/Engineering

- The CSM does remove all existing easements, and the lot from the original Developer's Agreement of English Oaks Subdivision. The Developer's Agreement required Highland Road is reconstructed to Village standards when the lot is developed. Recommend a new agreement be created so all parties understand the necessary requirements for the improvement of Highland Road.
- The proposal is requesting to have an outbuilding built on the 7.8 acre parcel. The maximum size of an outbuilding is 150 square feet, and the outbuilding can only exist with a primary structure built first. Both items could be addressed and restricted in the new agreement.

Police Department

- No Comments.

Fire Department

- No Comments.

STAFF REVIEW COMMENTS
Plan Commission Meeting – October 27, 2016

Administrative/Planning

- The Village Zoning Code states Accessory Uses and structures are permitted in any district but not until their principal structure is present or under construction.

3. Conditional Use - Cathedral Builders, Inc. – Tower Dr. – Sign Permit & Front & West Elevation Alteration.

Building Inspection

- A separate Sign Permit will be required for the installation of the double sided ground sign.
- A separate building permit will be required for the exterior alterations to the front elevation and west patio areas.
- Recommend approval. The proposed alterations will greatly enhance this building's appearance.

Public Works/Engineering

- The proposal would be a welcomed addition to the industrial park, and might spark other properties to improve their properties. Recommend approval of the development.

Police Department

- No Comments.

Fire Department

- No Comments.

Administrative/Planning

- A welcome improvement to the property. Recommend approval.

4. Planned Unit Development Amendment – Lumber Sales – Delaney Court - Containment Wall Height.

Building Inspection

- Original Building and Use Approval specified the lumber containment area would be a maximum height of six (6) feet in height and shall be covered with a fence type material to mask the concrete blocks. The owner has constructed this containment area eight (8) feet in height and is proposing to slope the grade up two (2) feet up on three sides and still attach the fence.
- Recommend the height to remain at six (6) feet in height and increase the width of the containment area to achieve the same result of additional storage.

Public Works/Engineering

- If Delaney Court asphalt has been replaced from the sewer and water lateral installation, there is no additional comment at this time.

STAFF REVIEW COMMENTS
Plan Commission Meeting – October 27, 2016

Police Department

- No Comments.

Fire Department

- No Comments.

Administrative/Planning

- With location of fuel tanks, wood burner, and wood containment area all being positioned away from the building, suggest natural screening vegetation along property perimeter.