

AGENDA

PLAN COMMISSION MEETING

Thursday – October 29, 2015 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – August 27, 2015, Plan Commission Meeting.
3. Planned Unit Development Amendment – JHB Company – Tenant Use and Building Addition – Center Street.
4. Planned Unit Development Amendment – Midwest Vapor Pro LLC – Banners and Signs – Industrial Drive and Main Street.
5. Certified Survey Map – We Energies – Jackson Drive – Sub Station.
6. Citizens to address the Plan Commission.
7. 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 27, 2015 – 7:00 pm
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037

1. Call to Order & Roll Call.

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

2. Minutes – July 30, 2015, Plan Commission Meeting.

Motion by Peter Habel, second by Doug Alfke to approve the minutes of the July 30, 2015 Plan Commission meeting.
Vote: 6 ayes, 0 nays. Motion carried.

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

Dean Werner and Eileen Jaeger were present at the meeting. Dean had received staff comments. Motion by Peter Habel, second by Tr. Kruepke to recommend the Village Board approve the Conditional Use – Jackson Crossing / Five Start Living Signs Main Street and County Road P, per staff comments.
Vote: 6 ayes, 0 nays. Motion carried.

4. Citizens to address the Plan Commission.

There were no citizens to address the Plan Commission.

5. Adjourn.

Motion by Peter Habel, second by Doug Alfke to adjourn.
Vote: 6 ayes, 0 nays. Meeting was adjourned at 7:02 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 John H. Bagley JHB Companies / Investments LLC / Design and Construct LLC
 Contact John H. Bagley Address/ZIP 1427 S. 18th Ave West Blvd 53095 Phone # (262) 483-5337
 E-mail Address Jhbdesignandconstruct@yahoo.com Fax # where Agenda/Staff comments are to be faxed (262) 353-9597
 Name of Owner Jeff Mapes Address/ZIP N 1853 County Road 666 Phone# (262) 224-6688
 Owner Representative/Developer Cambelsport 53010
 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) 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	Engineering Review - Infrastructure		XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan 16) Water / Sewer / Storm Sewer Plans 17) Street / Right of Way cross sections	4 (24x36) 4 (24x36) 4 (24x36)	XXX XXX XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan 19) Proposed colors / materials	4 (24x36)	XXX XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement 21) Annexation Agreement (includes pre-annex agreements)		XXX XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			

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

Name John H. Bagley Signature [Signature] Date 10/1/15

Office Use: Date Received _____ Date Paid 10/1/15 Receipt # _____ Amount Paid \$ 150.00

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: JHB LLC

Name of Business/Applicant: JHB Investments LLC | JHB Design and Construct LLC

For a property located at (address): W 208 ^{N16710} Center Street

Phone number of Business/Applicant: (262) 483-5337

For (land use, activity, sign, site plan, other):
Business office, Storage, Media Blasting

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

Hours of Operation: 7:00 Am - 5:00 Pm Monday - Friday 7:30 Am - 2:00 Pm Saturday
IF Needed.

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): Wood Frame Construction, Shingled Roof,
8" Concrete Floor

Setbacks from rights-of-way and property lines: 14' off Center Street | 40' off North Property line
100' Center of Railroad to east side | 12' off back Property line.

Screening/Buffering: None

Landscape Plan (sizes, species, location): None

Signing (dimensions, colors, lighting, location):
Proposed Front Sign 4' x 8" Facing North

Lighting (wattage, style, pole location and height, coverage): 60 Watt Dusk to Dawn at
entries | man doors.

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s)), (sidewalk/pedestrian way width and material): 2 employees | Not open to public.
Outside Parking 5 Vehicles Maximum.

Storm-water Management: _____

Erosion Control: _____

Fire Hydrant Location(s): _____

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: _____
Front off building | North End

Hazardous Material Storage: Gas Cans only

Alarm Systems: _____

Site Features/Constraints: _____

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

Tree and shrub preservation: None

Setbacks/height limitations: None

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 H. Bagley, Owner
Please print name

John M. Walther, Administrator

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

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

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

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

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

VILLAGE OF JACKSON
DEPARTMENT OF BUILDING INSPECTIONS
BUSINESS OCCUPANCY PERMIT APPLICATION

1. Address of premises to be occupied: W 208 N 160 Center Street Jackson
W 208 N 160 Center Street Jackson
2. Intended date of occupancy: 11/1/15
3. Name of Business: JHB Investments LLC | JHB Design and Construct LLC Business Phone: (262) 483-5337
4. Describe Business functions. Be sure to include all activities and/or services associated with the business & hours of operation.
Office Only, Storage in rest of building for tools & equipment.
Outside enclosure use for media blasting
5. Describe materials, merchandise, commodities, and/or wares associated with the Business that are manufactured, sold, inventoried, or used:
1. Loose tools - Carpentry, drills, nail guns, saws, ect.
2. Work Trucks - 3 & Trailers
3. Office Supplies - Desk, Computer, ect.
6. Type of Business Ownership: () Sole Proprietor () Partnership (X) Corporation
7. Legal mailing address of Business Owner(s), or Corporation:
Name: JHB Investments | JHB Design and Construct LLC
Address/Street: 1427 S. 18th Ave
City/State/Zip: West Bend, WI 53095 Phone: (262) 483-5337
8. EMERGENCY CONTACT PERSON for Police or Fire Emergencies:
Name: John H. Bagby Job Title: Owner / President
Residence Address: 1427 S. 18th Ave, West Bend WI 53095
Residence Phone: (262) 483-5337
9. Applicant's Signature:
The undersigned hereby makes application for Occupancy and states the above information is true and accurate.

Signature [Signature]
Title Owner / President Date 10/1/15



5820 S. 18th Avenue
West Bend, Wisconsin 53095
262-573-5337 Mobile
262-353-9241 Fax
jhbdesignandconstruct@yahoo.com

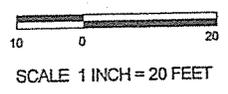
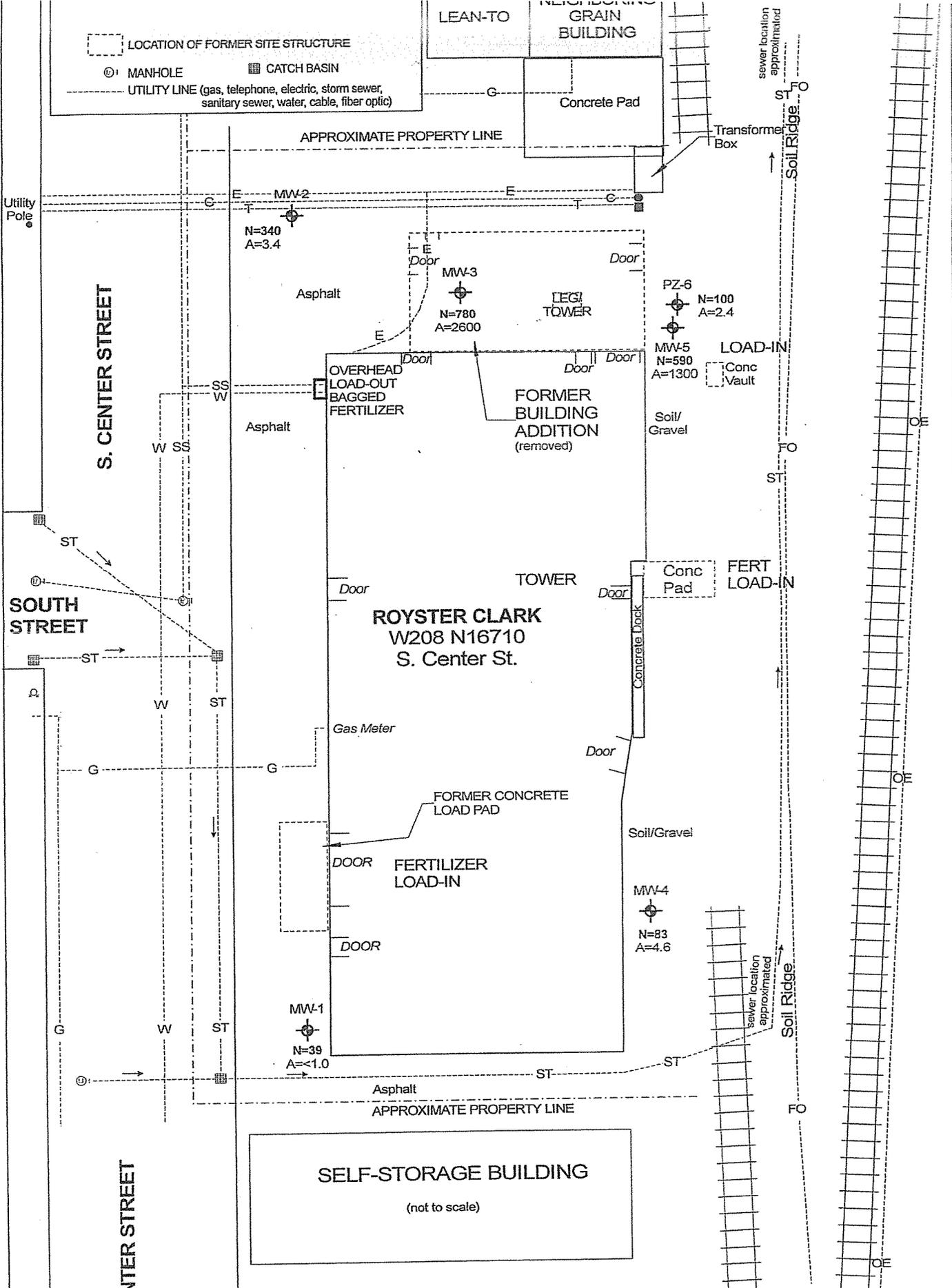
Village of Jackson 10/1/15

To whom it may concern,

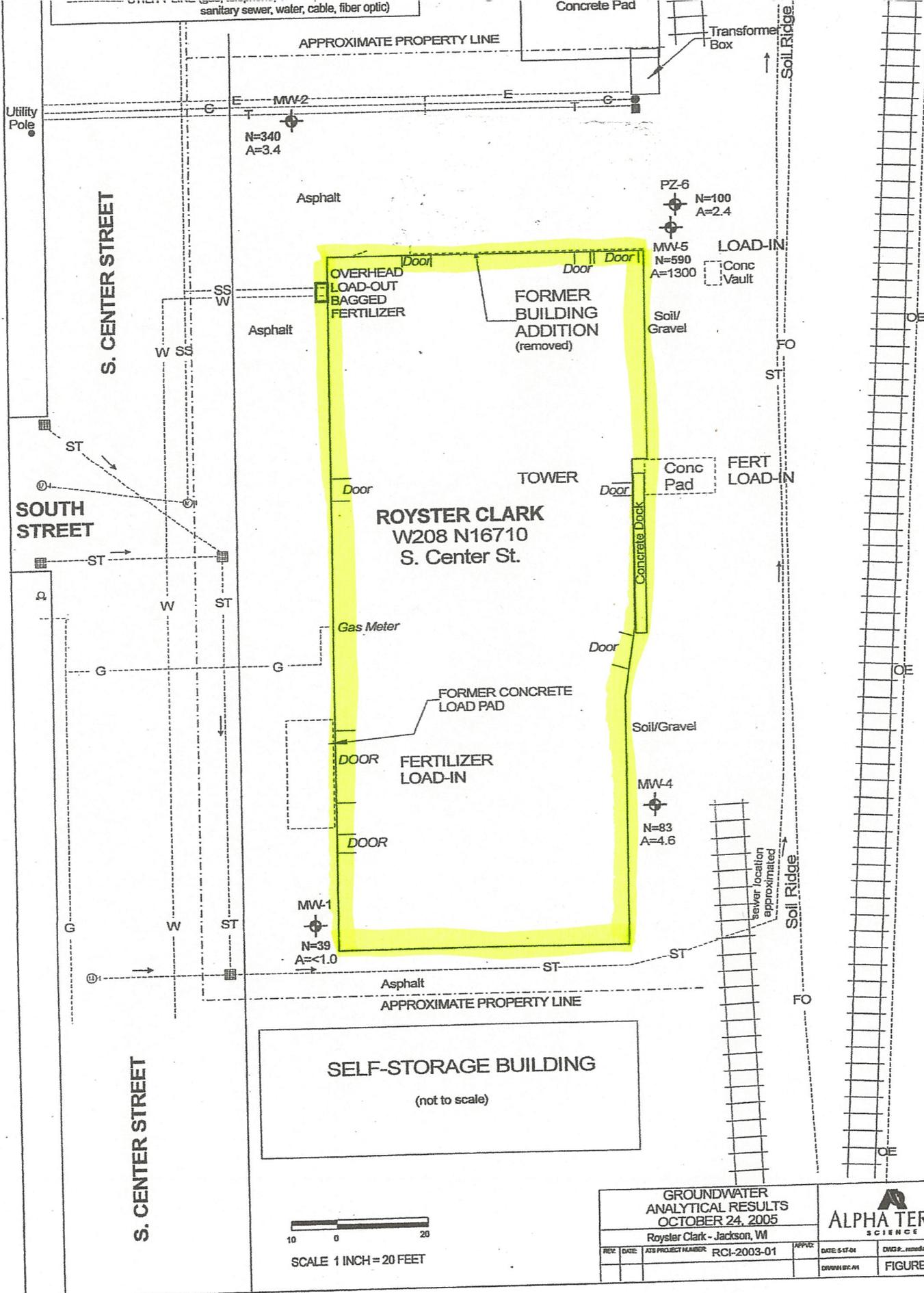
Dear members of committee I am submitting this letter and application form to bring my business to the Jackson area on Center Street. My main business is construction of both residential and commercial projects in which I will use the office space for. We also buy and sell used equipment. For this I have a media blasting area to clean up the equipment. We use crushed glass recommended by EPA standards or a Black Beauty sold for environmental safe conditions. Our hours of operation would be 7 am – 5pm. Noise would be contained by a concrete block structure measuring 30'x18' and 10' tall. The block system walls are 2' thick to suppress sound and dust. This area will be placed on the north end of the building on east side. From the outside it will look as an addition of the building as before. All 3 sides will be enclosed with entry through garage door from building. The compressor will be installed inside the enclosure for sound as well. We plan on lining the building with new pro-rib steel next summer with new entry as well. Lighting above all entry doors and signing. We thank you for your time and opportunity to locate in your town.

Thank you,
John H, Bagley
Owner/President JHB Companies

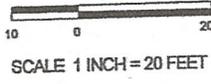
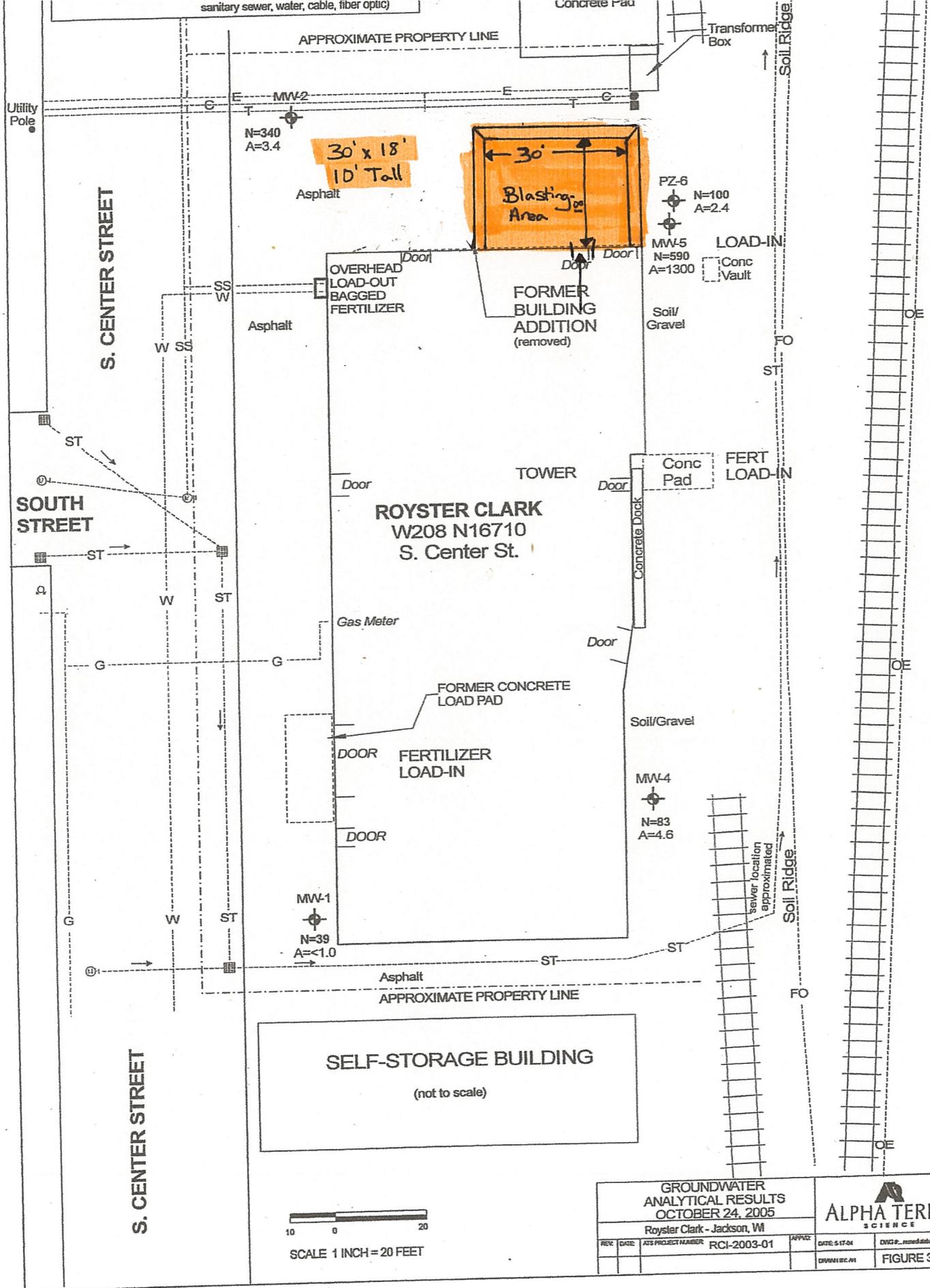
A handwritten signature in black ink, appearing to read 'John H. Bagley', written in a cursive style.



GROUNDWATER ANALYTICAL RESULTS OCTOBER 24, 2005				ALPHA TERRA SCIENCE	
Royster Clark - Jackson, WI				DATE: 5-17-04	
REV	DATE	ATS PROJECT NUMBER	RCI-2003-01	DWG #:	revised.dwg
				DRAWN BY:	FIGURE 3



GROUNDWATER ANALYTICAL RESULTS OCTOBER 24, 2005 Royster Clark - Jackson, WI					
REV	DATE	ATS PROJECT NUMBER	RCI-2003-01	APPD	DATE 5-17-01
					DWG#...removal.dwg
					FIGURE 3



GROUNDWATER ANALYTICAL RESULTS OCTOBER 24, 2005 Royster Clark - Jackson, WI				 ALPHA TERRA SCIENCE
REV	DATE	ATS PROJECT NUMBER	RCI-2003-01	
		DATE 5/17/04	DWG#_rev04.dwg	FIGURE 3
		DWG#_rev04		

Utility Pole

S. CENTER STREET

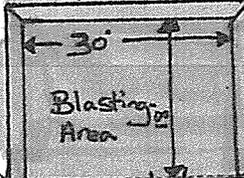
SOUTH STREET

S. CENTER STREET

N=340
A=3.4

30' x 18'
10' Tall

Asphalt



Blasting Area

PZ-6
N=100
A=2.4

MW-5
N=590
A=1300

LOAD-IN
Conc Vault

OVERHEAD
LOAD-OUT
BAGGED
FERTILIZER

FORMER
BUILDING
ADDITION
(removed)

Soil/
Gravel

Door

TOWER

Conc Pad

FERT
LOAD-IN

ROYSTER CLARK
W208 N16710
S. Center St.

Gas Meter

FORMER CONCRETE
LOAD PAD

DOOR
FERTILIZER
LOAD-IN

DOOR

MW-4

N=83
A=4.6

MW-1

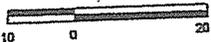
N=39
A=<1.0

Asphalt

APPROXIMATE PROPERTY LINE

SELF-STORAGE BUILDING

(not to scale)



SCALE 1 INCH = 20 FEET

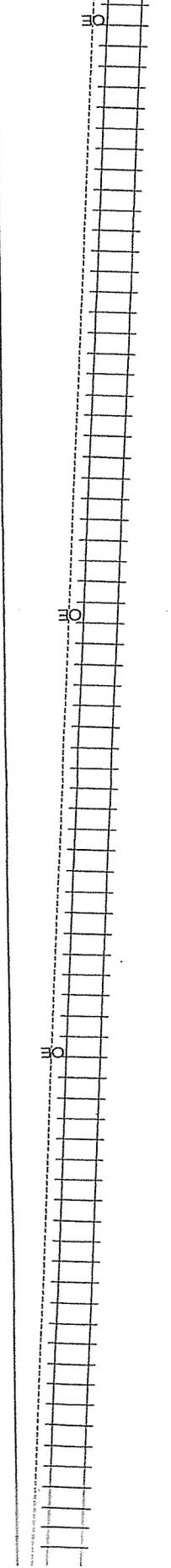
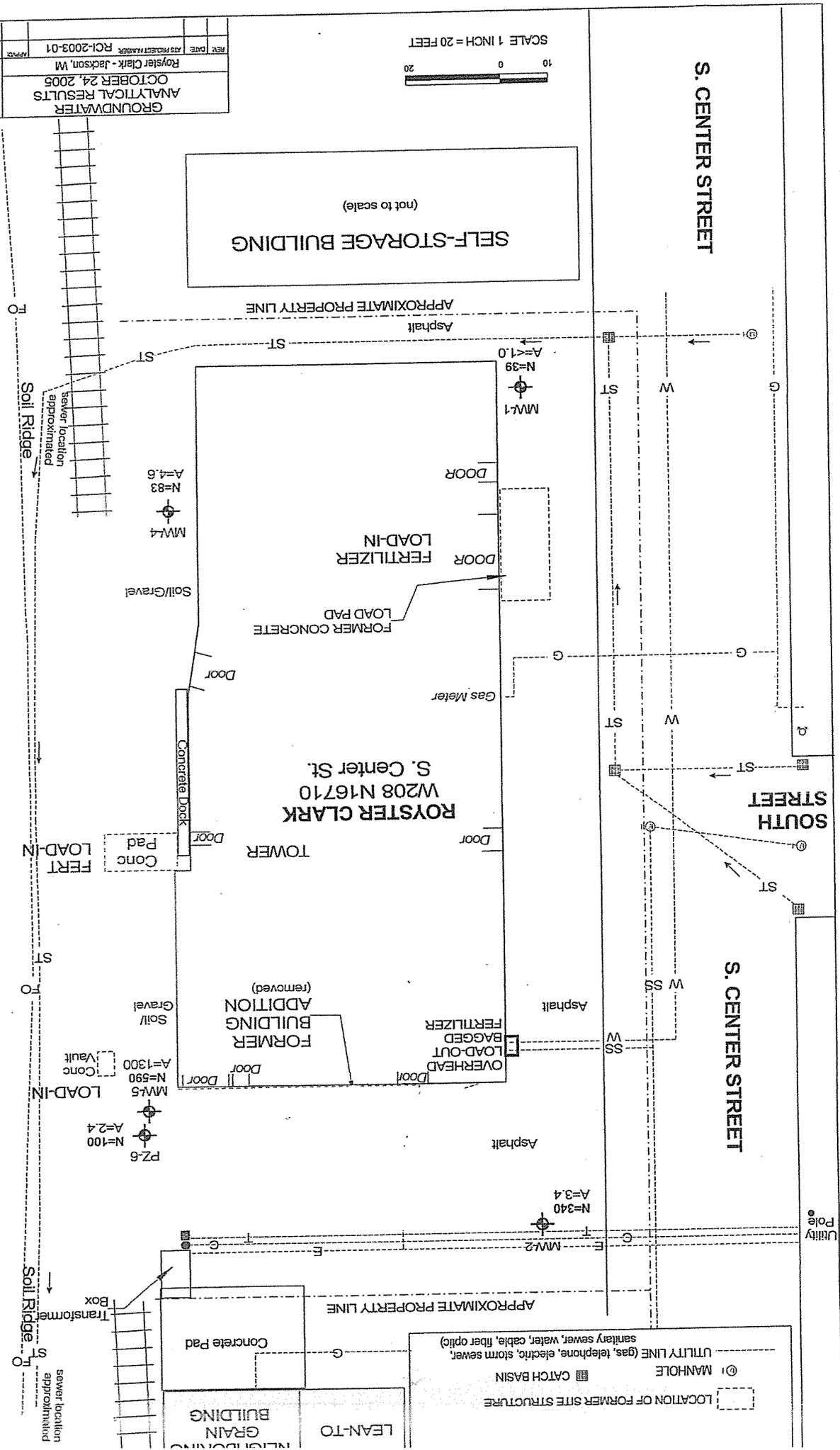
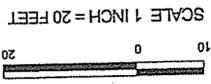
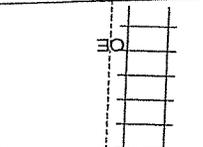
GROUNDWATER
ANALYTICAL RESULTS
OCTOBER 24, 2005

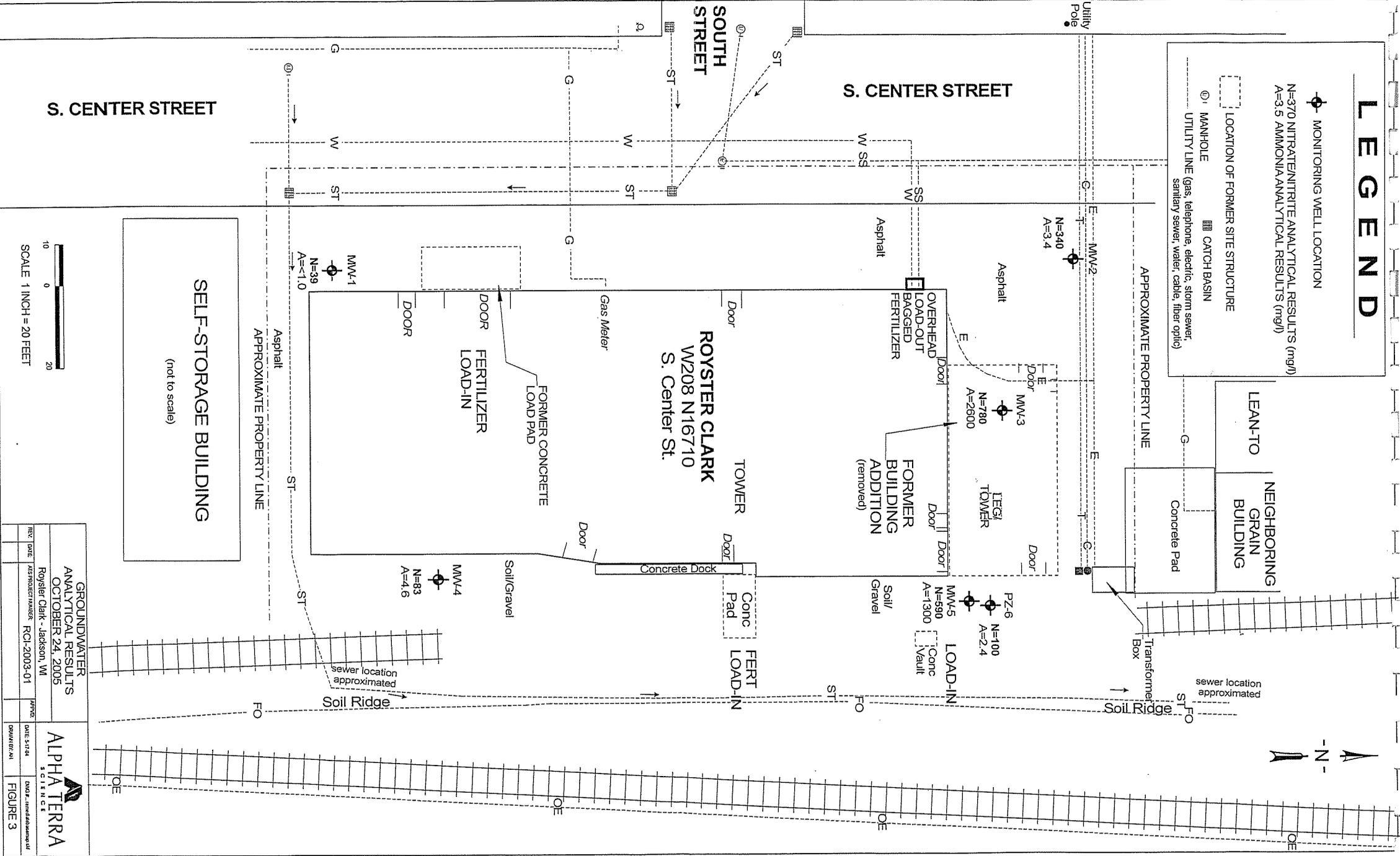
Royster Clark - Jackson, WI



REV	DATE	ISS PROJECT NUMBER	RCI-2003-01	APPV	DATE SIGNED	DATE P. JOURNAL COMPLETED
						FIGURE 3

REV	DATE	BY	PROJECT NUMBER
			RC1-2003-01
Royster Clark - Jackson, WI ANALYTICAL RESULTS OCTOBER 24, 2005 GROUNDWATER			
DATE S: 10/24/05 DATE P: 10/24/05 DRAWN BY: M			
FIGURE 3			





LEGEND

- ⊕ MONITORING WELL LOCATION
- N=370 NITRATE/NITRITE ANALYTICAL RESULTS (mg/l)
- A=3.5 AMMONIA ANALYTICAL RESULTS (mg/l)
- LOCATION OF FORMER SITE STRUCTURE
- ⊕ MANHOLE
- ▣ CATCH BASIN
- UTILITY LINE (gas, telephone, electric, storm sewer, sanitary sewer, water, cable, fiber optic)

SCALE 1 INCH = 20 FEET

GROUNDWATER ANALYTICAL RESULTS		ALPHA TERRA SCIENCE	
OCTOBER 24, 2005		DATE: 10/24/05	
Royser Clark - Jackson, WI		DRAWN BY: JH	
PROJECT NUMBER: RC1-2003-01		DATE: 10/24/05	
FIGURE 3		DRAWN BY: JH	

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

Name of Applicant MIDWEST VAPOR PRO LLC
 Contact TROY SALAZAR Address/ZIP W213 N16806 INDUSTRIAL DR. Phone # 262-674-1800
 E-mail Address MIDWESTVAPORPRO@GMAIL.COM Fax # where Agenda/Staff comments are to be faxed —
 Name of Owner ANKNA LLC Address/ZIP P.O. BOX 512 JACKSON, WI. 53037 Phone# 262-677-9060
 Owner Representative/Developer CONSTANTINE DEMOPOULOS
 Proposed Use of Site COMMERCIAL Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
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 (800' for rezoning 200' for Cond. Use or PUD Site Plan)	4) Owner acknowledgement of the request	1	
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 Recopl..	\$100	1,2,3,5,6,9,15,16,17,18,20	10) Certified survey Map		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,8,11,12,21	11) Annexation Petition		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	12) Annexation Map	1	XXX
VARIANCE	\$150	1,2,3,4,6,7	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
			Engineering Review - Infrastructure		XXX
			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

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 _____ Signature _____ Date _____

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: Midwest Vapor Pro LLC - Troy Salazar

For a property located at (address): W213 N16806 Industrial Dr Suite B

Phone number of Business/Applicant: (262) 674-1800

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

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

Hours of Operation: M-F 8AM-8PM Saturday 10AM-4PM Sunday 10AM-2PM

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): Logo Signs - Black/white/Blue Wave Flags - Blue/Red Gray - Black/white/Gray

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

Screening/Buffering: N/A

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

Signing (dimensions, colors, lighting, location): Bylon (2 sides) - 59" x 24", Building Sign - size already approved, Wave Flags - 12ft x 11" Grand Opening Temp Banner - 8' x 2'

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: N/A gal/year

Water Usage Projected: _____ gal/year

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

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 _____

Troy Salazar

Troy Salazar, Owner
Please print name

John M. Walther, Administrator

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

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

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

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

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

Impact Statement

Smoking tobacco is killing people every single day. This is a serious problem. Vaping is the best solution to the problem because it is a healthier alternative. I have changed people lives for the better since I started working in the vape industry. I have personally witnessed it and nobody could take that from me or dispute it. I plan on growing this business into a huge success by helping tobacco smokers turn to a smokeless/tobacco free solution.

Sincerely, Troy Salazar

Letter of Intent

I plan to put up professional and effective signage on and around the business property to attract customers and make my location obvious. It is hard to see my location being in the back corner of the location so my signage is imperative to my operations and success.

14 ft
Wave + ...

Approved site
building

14 ft
Wave Flag

Temp Grand
opening
Banner

Village of Jackson

PLSS

- FLSS Section
- FLSS Township

Roads

- Roads
- Railroads
- Right of Way

Surface Water

- Hydrography

Cadastral

- Jackson Limits
- Buildings
- Address Point
- Multi Address Point
- Trees
- Parcel
- Zone

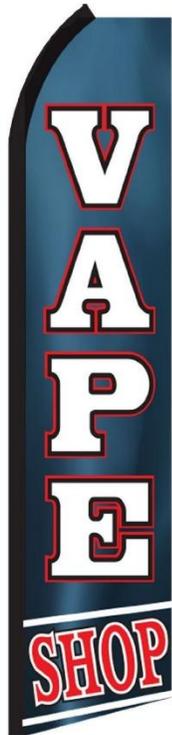
Zone FW
Zone FC
Zone FF
Zone GFP
Zone A-1
Zone B-1
Zone B-2
Zone I-1
Zone P-1
Zone PLD



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys and historical analyses of sites may differ from the maps.



- 1 FLAG +
- 1 Pole Kit+
- 1 Ground Spike

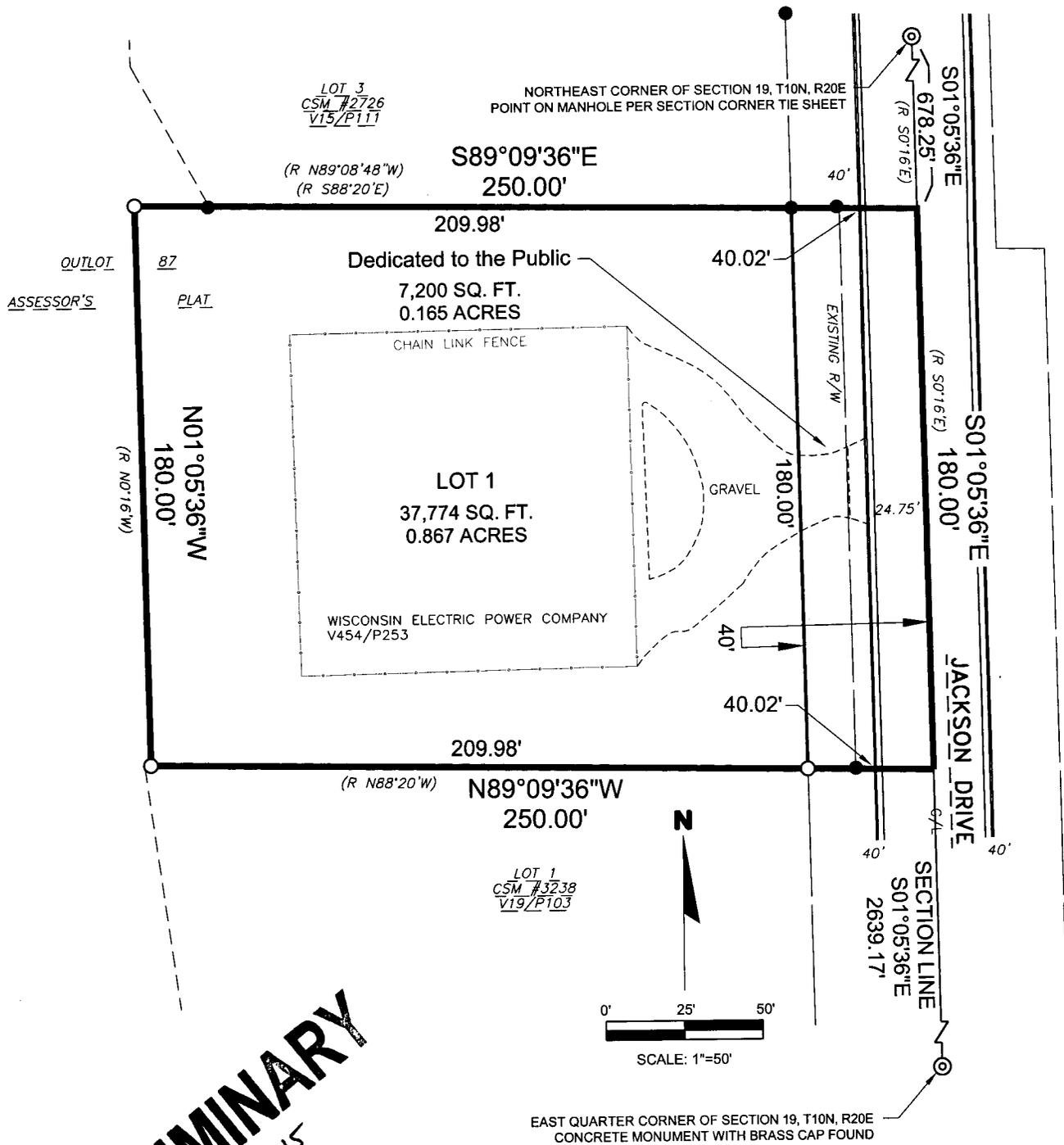


Midwest Vapor Pro

Midwest Vapor Pro

CERTIFIED SURVEY MAP NO. _____

BEING PART OF OUTLOT 87 IN ASSESSOR'S PLAT OF THE VILLAGE OF JACKSON IN THE NE1/4 OF NE1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN



PRELIMINARY
8/20/2015

OWNER:
WISCONSIN ELECTRIC POWER COMPANY

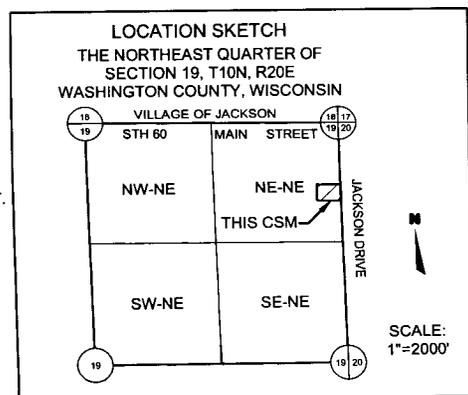
PREPARED BY:
JAY W. PANETTI, PLS
GREMMER AND ASSOCIATES, INC.
93 SOUTH PIONEER ROAD, SUITE 300
FOND DU LAC, WI 54935

- LEGEND**
- (R) PREVIOUSLY RECORDED AS
 - EXISTING 1" I.D. IRON PIPE
 - SET 1.32" O.D. x 18" IRON PIPE WEIGHING 1.68 LBS./LIN. FT.

NOTE
BEARINGS REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, WHICH HAS A RECORDED GRID BEARING OF S01°05'36"E.

DATED THIS _____ DAY OF _____, 2015.

PROFESSIONAL LAND SURVEYOR S-2747



CERTIFIED SURVEY MAP NO. _____

BEING PART OF OUTLOT 87 IN ASSESSOR'S PLAT OF THE
VILLAGE OF JACKSON IN THE NE1/4 OF NE1/4 OF SECTION 19,
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,
COUNTY OF WASHINGTON, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, Jay W. Panetti, Professional Land Surveyor, hereby certify:

That at the direction of the Village of Jackson, I have surveyed, divided, mapped and dedicated the following described tract of land:

That part of Outlot Eighty-seven (87) in Assessor's Plat of the Village of Jackson in the Northeast one-quarter (NE1/4) of the Northeast one-quarter (NE1/4) of Section Nineteen (19), Township Ten (10) North, Range Twenty (20), described as follows:

Commencing at the northeast corner of Section 19, T10N, R20E; thence S01°05'36"E, along the east line of the Northeast one-quarter of said Section 19, 678.25 feet to the point of beginning;
thence S01°05'36"E, along the east line of the Northeast one-quarter of said Section 19, 180.00 feet;
thence N89°09'36"W, 250.00 feet;
thence N01°05'36"W, 180.00 feet;
thence S89°09'36"E, 250.00 feet to the point of beginning.

Said parcel contains 1.032 acres (44,974 square feet), more or less. Parcel subject to easements, restrictions and reservations in use or of record.

That this Certified Survey Map is a correct representation of the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Division and Subdivision Ordinance of the Village of Jackson, in surveying, dividing, mapping and dedicating the same.

Dated this _____ day of _____, 2015.

Jay W. Panetti
Professional Land Surveyor S-2747

This instrument prepared by:
Jay W. Panetti, PLS
Gremmer & Associates, Inc.
93 South Pioneer Road, Suite 300
Fond du Lac, WI 54935
(920) 924-5720

PRELIMINARY
8/20/2015

VILLAGE OF JACKSON PLANNING COMMISSION APPROVAL

Approved by the Planning Commission of the Village of Jackson on this _____ day of _____, 2015.

Chairperson - Wendy A. Kannenberg

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Jackson on this _____ day of _____, 2015.

President - Wendy A. Kannenberg

Village Clerk - Deanna Boldrey

CERTIFIED SURVEY MAP NO. _____

BEING PART OF OUTLOT 87 IN ASSESSOR'S PLAT OF THE
VILLAGE OF JACKSON IN THE NE1/4 OF NE1/4 OF SECTION 19,
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,
COUNTY OF WASHINGTON, STATE OF WISCONSIN

CORPORATE OWNER'S CERTIFICATE

Wisconsin Electric Power Company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land shown and described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Wisconsin Electric Power Company, does further certify that this Certified Survey Map is required by s.235.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Jackson Planning Commission
Village of Jackson Village Board

IN WITNESS WHEREOF, the said Wisconsin Electric Power Company has caused these presents to be signed by _____,
and _____ at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of
_____, 2015.

In presence of:

Wisconsin Electric Power Company
Corporate Name

State of Wisconsin)
_____ County) SS

Personally came before me this _____ day of _____, 2015, _____ and
_____, members of the above named corporation, to me known to be the persons who executed the foregoing
instrument, and to be known to be such members of said corporation, and acknowledged that they executed the foregoing instrument as such
members as the deed of said corporation, by its authority.

Notary Public, State of Wisconsin

My commission expires

PRELIMINARY
8/20/2015

STAFF REVIEW COMMENTS
Plan Commission Meeting – October 29, 2015

1. **Planned Unit Development Amendment – JHB Company – Tenant Use and Building Addition – Center Street.**

Building Inspection

- A separate Building Permit shall be applied for the installation of the new main entry and the 30'-0"x18'-0" block area where the sandblasting operation will occur. This area will be covered with a roof structure and the exterior face will be furred out with furring strips and covered in a ribbed steel siding per conversation with the tenant.
- The tenant shall take out the building, electrical and plumbing permits for the work that was completed by the past tenant.
- All painting shall be completed in a UL listed and approved spray booth or be painted off site.
- A licensed HVAC Contractor shall install a Make-up/Exhaust System in the sandblasting room for proper ventilation.
- There were signs submitted with this submittal. The tenant will submit at a future date.
- Recommend the Board approve this use, including the sandblasting operations with a "Continuous and Reviewed Upon Complaint" motion. If complaints are received, staff can address or bring back the owner to the Board for discussion and possible action.

Public Works/Engineering

- No additional comments.

Police Department

- No comments.

Fire Department

- Flammable liquids shall be stored in an approved cabinet.
- Spray painting items with more than an aerosol can will require an approved spray booth to be installed.

Administrative/Planning

- No additional comments. Recommend approval.

2. **Planned Unit Development Amendment – Midwest Vapor Pro LLC – Banners and Signs – Industrial Drive.**

Building Inspection

- The two signs on the pylon sign and the wall cabinet sign will require a Sign Permit from the Inspection Department

STAFF REVIEW COMMENTS
Plan Commission Meeting – October 29, 2015

- What is the time period the grand opening sign will be displayed? By definition, a “Temporary Sign/Banner” is a flexible graphic that may only be displayed by commercial and institutional establishments, delineating a special area or depicting a special announcement. When granted by a Special Use Permit, banner may be displayed not longer than 16 consecutive days.
- The two 12 foot flags/banners are being proposed to be displayed 24/7. If the Board approves the flags, the Inspection Department recommends the approval specify if the flags become faded, ripped or become a nuisance, the flags would be either changed out with new flags or be removed immediately from their proposed locations.

Public Works/Engineering

- No additional comments.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- No additional comments..

3. Certified Survey Map – We Energies – W204 N16681 Jackson Drive, Sub-Station.

Building Inspection

- No comments.

Public Works/Engineering

- The proposed CSM dedicates the appropriate right of way to Jackson Drive as the adjoining properties.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- Recommend Approval.