AGENDA
PLAN COMMISSION MEETING
Thursday – October 30, 2014 – 7:00 pm
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – September 25, 2014, Plan Commission Meeting.
3. Conditional Use – Oversized Shed - Jerry Warner, Linden Circle.
4. Conditional Use – Refractory Service, Inc. - Sign and Building Use, Northwest Passage.
5. Concept Plan – ABC Supply Company – Alcan Drive.
6. Concept Plan – Cedar Creek Motor Sports – Delaney Court.
7. Certified Survey Map – Adjust Boundary Lines – Donna Spaeth, Main Street.
8. Planned Unit Development Amendment – Poblocki Sign Company LLC, Children's Hospital of Wisconsin – Sign at Prairie View Lane.
9. Planned Unit Development Amendment – Cranberry Creek Estates – 60 Unit Multi-family.
10. Premier Cranberry Jackson LLC – Development Agreement.
11. Citizens to address the Plan Commission.
12. 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 25, 2014 – 7:00 p.m.
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037

1. Call to Order & Roll Call.

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

2. Minutes – August 28, 2014, Plan Commission Meeting.

A motion was made by Peter Habel, seconded by Tr. Lippold to approve the minutes of the August 28, 2014, Plan Commission meeting.
Vote: 7 ayes, 0 nays. Motion carried.

3. Concept Plan – Construction of Coffeehouse / Café – Main Street.

After discussion, a motion was made by Peter Habel, seconded by Doug Alfke to recommend the Village Board Approve the Concept Plan – Construction of Coffeehouse / Café – Main Street per Staff Comments.
Vote: 7 ayes, 0 nays. Motion carried.

4. Conditional Use – Jamie Murray, English Oaks – Request for 3 dogs.

After discussion, a motion was made by Peter Habel, seconded by Doug Alfke to recommend the Village Board Approve the Conditional Use – Jamie Murray, English Oaks – Request for 3 dogs.
Vote: 7 ayes, 0 nays. Motion carried.

5. Citizens to address the Plan Commission.

None.

6. Adjourn.

A motion was made by Peter Habel, seconded by Doug Alfke to adjourn.
Vote: 7 ayes, 0 nays. Motion was adjourned at 7:12 p.m.

Respectfully submitted by John M. Walther – Administrator.

DRAFT

VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM

(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Jerry Warner
Contact Jerry Warner Address/ZIP W198 N16433 Linden Circle/53037 Phone # 262-677-0305 or 414-477-9171
E-mail Address raceorfish@aol.com Fax # where Agenda/Staff comments are to be faxed
Name of Owner Jerry Warner Address/ZIP W198 N16433 Linden Circle Phone# See Above
Owner Representative/Developer
Proposed Use of Site Adding a Shed to back yard Present Zoning Residential

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	$50	1,2,6,13	1) Complete Application (all pages)		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	7) Development Plan / Site Plan		XXX
		200' for Cond. Use or PUD Site Plan)	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**		XXX
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	$150	1,2,3,4,6,7			

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 Jerry Warner Signature Jerry Warner Date 10-2-14

Office Use: Date Received 10/3/14 Date Paid 10/3/14 Receipt # 150433 Amount Paid $ 150.00

10/9/14

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: Jerry Warner

For a property located at (address): W198 N16433 Linden Circle / Jackson 53037

Phone number of Business/Applicant: 262-677-0305 or 414-477-9171 (Cell)

For (land use, activity, sign, site plan, other): 14' X 26' Shed for Storage of Boat, Snowmobiles, garden tractor, plow blade, grader blade, bicycles, Sporting goods equipment, Lawn furniture, Antique furniture, etc

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

Hours of Operation: N/A

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): Either Wood, Aluminum, or Vinyl Siding. probably Tan or Brown in Color to Match into the Wooded area. Either a Brown or green roof. (It will look nice)

Setbacks from rights-of-way and property lines: over 10' away from the rear property Line. Most likely will be a little more.

Screening/Buffering: Shed will be nestled into a wooded area (near evergreen trees)

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

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

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

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

Storm-water Management: N/A

Erosion Control:

Fire Hydrant Location(s): N/A

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

Hazardous Material Storage: None

Alarm Systems: NONE

Site Features/Constraints:

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

Tree and shrub preservation: Minimum Impact

Setbacks/height limitations: I will conform to village code

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

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

TERMS OF THIS PERMIT

1. This permit shall become effective upon the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.

2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.

3. The permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.

4. Construction and operation of the use permit shall be in strict conformity to the approval site, building, and operation plans which were filed in connection with the application for this permit (as attached and /or referenced).

5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

Granted by: Village Board _____Date _____Over the Counter _____Date _____

Jerry Warner
_____

Jerry Warner
_____,Owner
Please print name

_____
John M. Walther, Administrator

Letter of Intent

October 2, 2014

Hello,

I am requesting permission to build a barn-style (or similar) shed with dimensions of 14 feet wide x 26 feet deep. I plan to store my boat, snowmobiles, garden tractor, snow blower, lawn mower, outdoor furniture, bicycles, antique furniture, truck cap, garden tools, wheel barrow, sporting goods equipment, snow plow blade, grader blade, etc.

I welcome any questions you may have.

Thank you for your consideration.

Sincerely,

Jerry Warner

Impact Statement

October 2, 2014

Hello,

D) In winter: 2 cars, one pickup truck, one boat, 3 snowmobiles.

In summer: 4 cars (2 of which are collector vehicles), one pickup truck, one boat, 3 snowmobiles.

G) The shed will look aesthetically pleasing in a secluded area of my wooded 1 acre lot. I feel I have chosen a spot for it that is far enough away from all my neighbors to minimize it being seen.

H) The proposed date for construction will be as follows:

Start in November 2014 and finish by Dec 2014, or, start in April 2014 and finish by June 2014.

I anticipate needing less than 2 months to complete. If I do it this fall (which I prefer), I will most likely purchase a pre-built (or partially pre-built) model similar to the attached photos. The build time would then be less than 1 week.

I) I see no unusual conditions.

I welcome any questions you may have.

Thank you for your consideration.

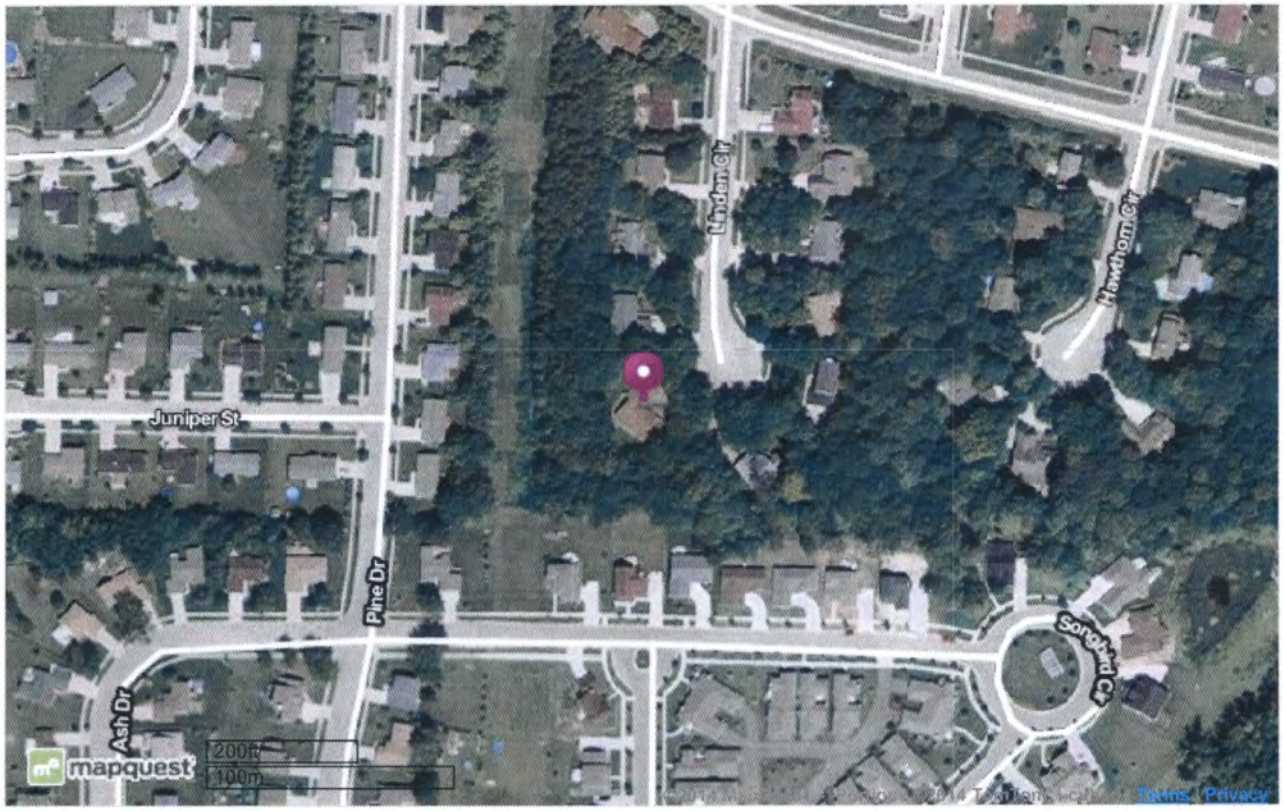
Sincerely,

Jerry Warner

mapquest

Map of:
W198n16433 Linden Cir
Jackson, WI 53037-9581

Notes



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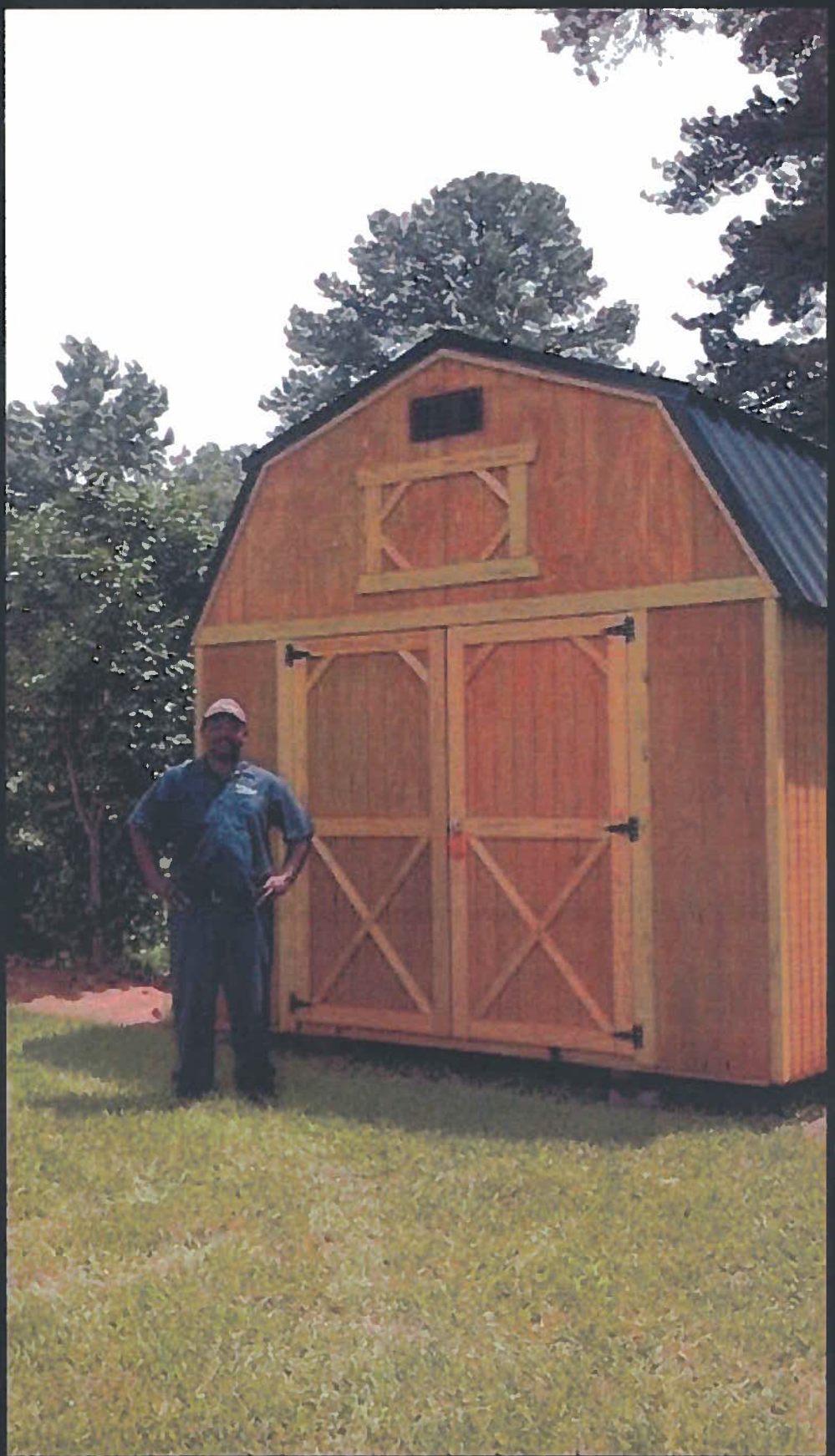


Customer in VA with their Lofted Barn

Customers in Ohio with a Side Lofted Barn

Shed to go in this area.

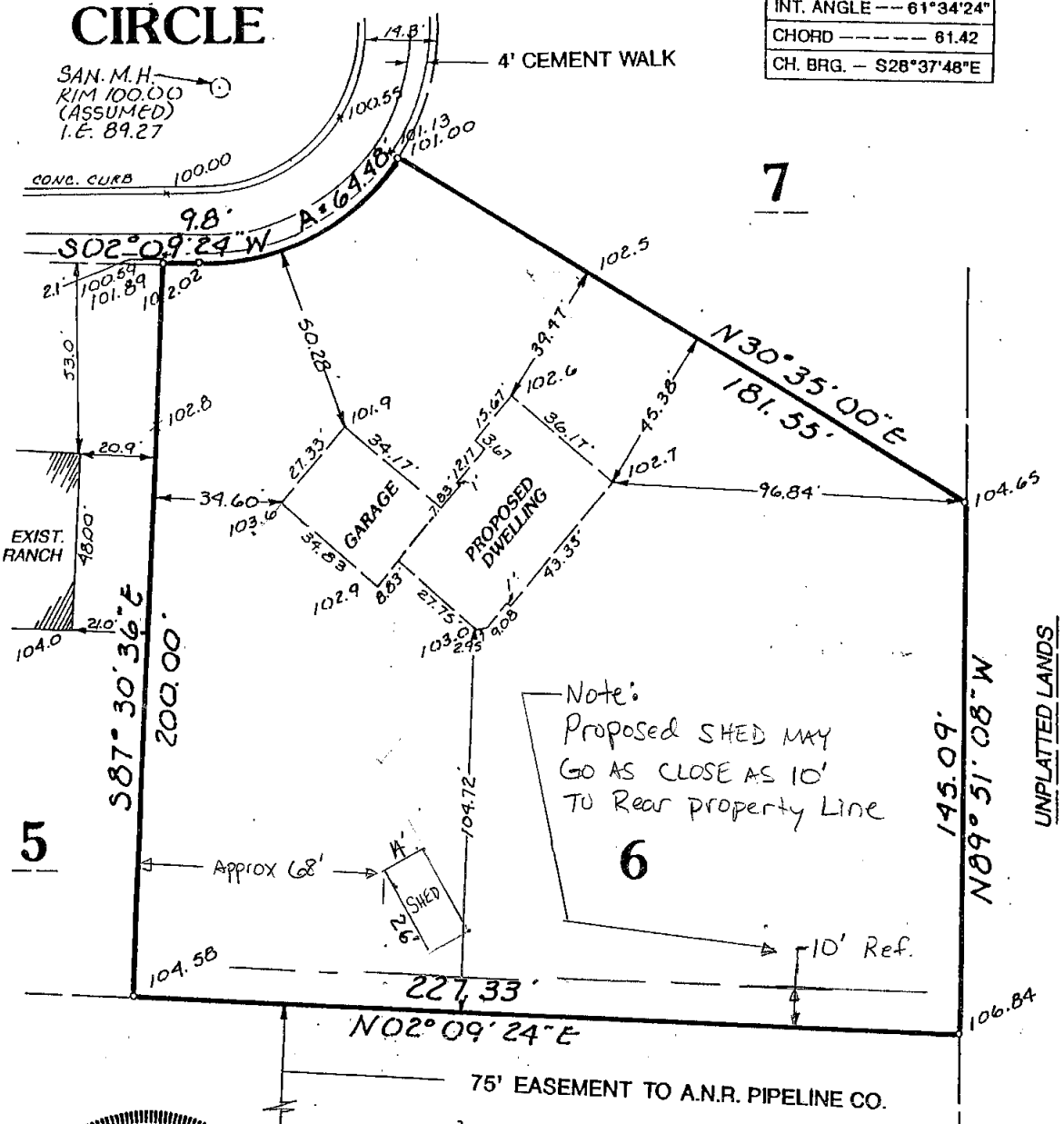
Shed to go in
this area

PLAT OF SURVEY

LEGAL DESCRIPTION: LOT 6, "PINEHURST ADDITION NO. 6", BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWN 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

SCALE: 1" = 40'

CURVE DATA	
RADIUS	60.00
INT. ANGLE	61°34'24"
CHORD	61.42
CH. BRG.	S28°37'48"E



STATE OF WISCONSIN } SS
COUNTY OF WAUKESHA

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE MAP HEREON IS A TRUE REPRESENTATION THEREOF, AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, AND ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER(S) OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTAGE OR GUARANTEE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

WISCONSIN
MICHAEL J. LOSIK
S-1065
BROOKFIELD, WI
LAND SURVEYOR

DATED THIS 20th DAY OF JULY 1992.

LAND SURVEYOR

SURVEY PREPARED FOR:

BURKHOLZ CONSTRUCTION INC.

JOB NO. 92-72

MICHAEL J. LOSIK & ASSOC., INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
240 REGENCY COURT, SUITE 301
WAUKESHA, WISCONSIN 53186
PHONE NO: (414) 784-7999

M69020

VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM

(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Refractory Service, Inc.

Contact Lance Stanwyck Address/ZIP 4201 Highway P, Jackson, WI 53037 Phone # (262) 677-6050

E-mail Address lstanwyck@refractoryservice.com Fax # where Agenda/Staff comments are to be faxed (262) 677-6020

Name of Owner LLS III, Inc. Address/ZIP 4201 Highway P, Jackson, WI 53037 Phone# (262) 677-6026

Owner Representative/Developer Lance Stanwyck

Proposed Use of Site M1 Present Zoning M1

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	$50	1,2,6,13	1) Complete Application (all pages)		XXX
			2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500'/ 200')	labels	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	$200	1,2,(3),4,6,9 or 10 (500'for rezoning	7) Development Plan / Site Plan		XXX
		200' for Cond. Use or PUD Site Plan)	8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	$150	1,2,3,6,10,20	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			

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 Lance L. Stanwyck Signature L.L. Stanwyck Date 10/1/14

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: Refractory Service, Inc. / LLS III LLC

For a property located at (address): N173 W21121 Northwest Passage, Jackson, WI 53037

Phone number of Business/Applicant: (262) 677-6050

For (land use, activity, sign, site plan, other): Sign, Ofiice Remodeling and Business Use

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): N/A

Hours of Operation: General Hours of Operation: 7:00 AM - 5:30 PM M-F and Saturday hours as needed

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): Existing metal panels to remain SW 7017, block below will be SW 7019, block accent color will be SW 6867

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

Screening/Buffering: Existing 8' chain link fence enclosure with privacy slates

Landscape Plan (sizes, species, location): Exisitng

Signing (dimensions, colors, lighting, location): Per attached plan set

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

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: No exterior work being done

Fire Hydrant Location(s): Exisitng

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: Know box existing by front door, emergency numbers (262) 707-6035 & (262) 707-5001

Hazardous Material Storage: Misc paints and chemicals stored in fire proof cabinets and containers

Alarm Systems: Will be installed during remodeling with central station monitoring for alarm and fire.

Site Features/Constraints:

Parking (no. of spaces, handicapped parking, and dimensions): 57 & 2 ADA

Tree and shrub preservation: Exisitng

Setbacks/height limitations: Existing

Wastewater Usage Projected: 200,000 gal/year

Water Usage Projected: 200,000 gal/year

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

TERMS OF THIS PERMIT

1. This permit shall become effective upon the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.

2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.

3. The permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.

4. Construction and operation of the use permit shall be in strict conformity to the approval site, building, and operation plans which were filed in connection with the application for this permit (as attached and /or referenced).

5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

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

_____

Lance L. Stanwyck ,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):

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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.

rsi refractory service, inc. *Sales • Installation • Repair • Gunite*

September 30, 2014

Village of Jackson
P.O. Box 637
Jackson, WI 53037

Attn: Jim Micech – Director of Building Inspection/Code Enforcement Officer

Letter of Intent for Building Permit

Jim,

It is our desire upon purchasing the property at N173 W21121 Northwest Passage to remodel the offices on said property. We will be replacing all flooring materials, installing new counter tops, ceiling tile and changing two office configurations. We will also be repainting the entire building inside and out. All permits necessary for electrical, plumbing, sprinkler, and HVAC will be applied for by those trade contractors as well.

Thank you for your consideration in this matter.

Sincerely,

Lance L. Stanwyck

4201 HIGHWAY P, JACKSON, WI 53037 (262) 677-6050 TOLL FREE: (800) 522-5770 FAX: (262) 677-6020
175 BRIDGEPOINT DRIVE, SOUTH ST. PAUL, MN 55075 (651) 455-3466 TOLL FREE: (800) 528-0225 FAX: (651) 455-4194

rsi refractory service, inc. *Sales • Installation • Repair • Gunite*

September 30, 2014

Village of Jackson
P.O. Box 637
Jackson, WI 53037

Attn: Jim Micech – Director of Building Inspection/Code Enforcement Officer

Re: Impact Statement for N173 W21121 Northwest Passage Jackson, WI 53037

The following will be the impact of our occupancy:

- Our annual water consumption will be approximately 200,000 gallons per year.
- Our annual sewage usage will be approximately 200,000 gallons per year.
- We expect to have approximately 10 tractor-trailer delivery's per business day. With 5 – 8 delivers with our own trucks.
- We will be employing approximately 12-25 staff with each having their own vehicles. Parking on site is 57 spaces with 2 ADA spaces plus four docks.
- We currently have 5 – 8 company trucks and 4 trailers that will be stored on site behind the privacy fence in the rear of the building.
- We will be proposing two non-illuminated signs on the building per the plan set provided in the permit application. Signs will be black letters with red logo.
- Our general hours of operation are from 7:00 am to 5:30 pm Monday thru Friday.
- We are planning to start remodeling shortly after closing on the building which will be on or before October 24, 2014. We anticipate construction to take approximately 6 weeks.
- We will be storing and warehousing non-combustable refractory products. However we do have small quantities of hazardous materials that we store in OSHA compliant cabinets for that purpose. These products are under 100 gallons in quantity.
- All product storage and production will take place inside the building.

Should you have any further questions please don't hesitate to contact me directly at (262) 677-6026.

Sincerely,

Lance L. Stanwyck

4201 HIGHWAY P, JACKSON, WI 53037 (262) 677-6050 TOLL FREE: (800) 522-5770 FAX: (262) 677-6020
175 BRIDGEPOINT DRIVE, SOUTH ST. PAUL, MN 55075 (651) 455-3466 TOLL FREE: (800) 528-0225 FAX: (651) 455-4194

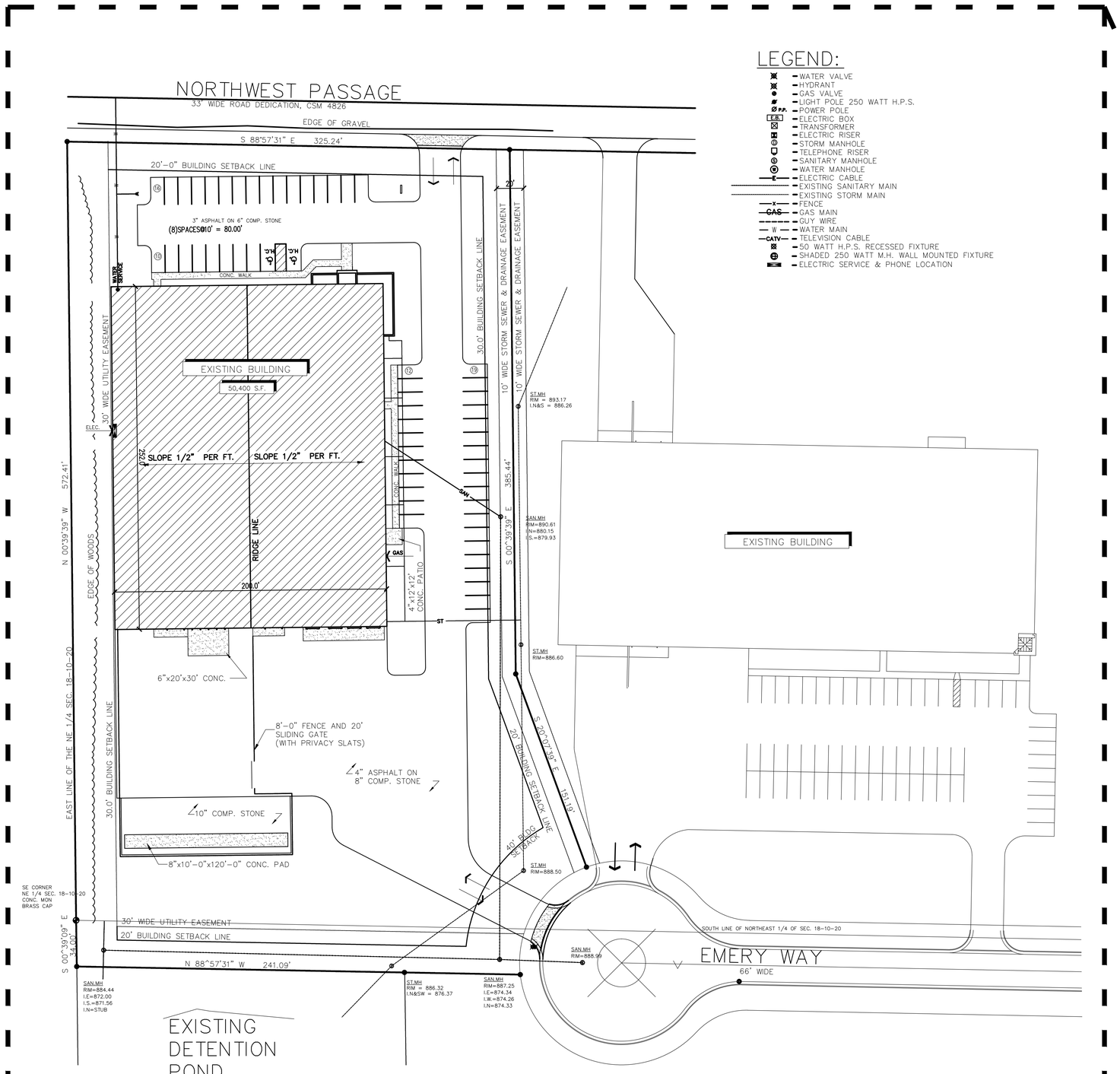
To whom it may concern:

I, Jeffrey Marble, owner of Marble, LLC am writing this letter at the request of Cost of Wisconsin, Inc. and the village of Jackson. I plan to transfer the ownership of the real estate located at W173 N21121 Northwest Passage Way in Jackson, WI to LLS III. The property is currently under contract with a closing date of no later than October 24, 2014. If there are any questions or concerns regarding this letter, please contact Jim Larkin at Colliers International at 414-276-9500.

Jeffrey Marble SEP 30, 2014

Jeffrey Marble
Marble, LLC

Date



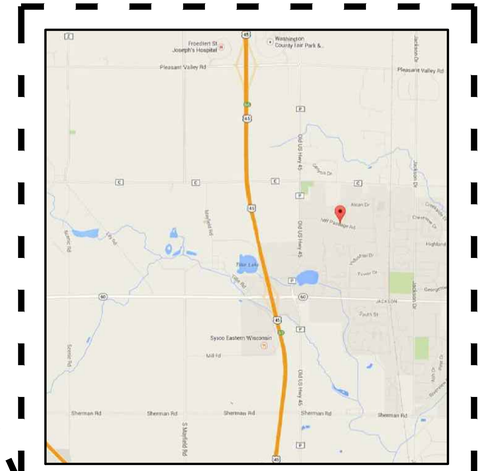
1 A.0 SITE PLAN
SCALE: 1" = 40'-0"

LEGEND:

- WATER VALVE
- HYDRANT
- GAS VALVE
- LIGHT POLE 250 WATT H.P.S.
- POWER POLE
- ELECTRIC BOX
- TRANSFORMER
- ELECTRIC RISER
- STORM MANHOLE
- TELEPHONE RISER
- SANITARY MANHOLE
- WATER MANHOLE
- ELECTRIC CABLE
- EXISTING SANITARY MAIN
- EXISTING STORM MAIN
- FENCE
- GAS MAIN
- GUY WIRE
- WATER MAIN
- TELEVISION CABLE
- 50 WATT H.P.S. RECESSED FIXTURE
- SHADED 250 WATT M.H. WALL MOUNTED FIXTURE
- ELECTRIC SERVICE & PHONE LOCATION

PARCEL KEY:

-SITE ACREAGE: 201,718; SQ. FT = 4.63; ACRES
-TOTAL BUILDING FOOTPRINT SQUARE FOOTAGE: 50,400 SQ. FT. (200'x252')
-TOTAL PARKING STALLS: (57) INCLUDING (2) FOR HANDICAP



SHEET INDEX:

A.0 COVER SHEET
A.1 OVERALL EXISTING BUILDING REMODEL PLAN
A.2 ENLARGED EXISTING OFFICE REMODEL
A.3 REMODEL FINISH SCHEDULE
A.4 EXISTING BUILDING ELEVATION W/ PROPOSED SIGN

BUILDING DATA:

BUILDING CODE:
2009 IBC

OCCUPANCY:
F-1 (ACCESSORY USES B)
NON-SEPERATED USES

CLASS OF CONSTRUCTION:
TYPE V-B

ALLOWABLE NO. OF STORIES:
ONE + 1 FOR SPRINKLER

NO OF STORIES:
ONE

ALLOWABLE HEIGHT:
40FT + 20FT FOR SPRINKLER

ACTUAL HEIGHT:
28'-9"

BUILDING IS:
SPRINKLERED PER 903.3.1.1 NFPA 13

ALLOWABLE AREA:
UNLIMITED AREA PER SECTION 507.3

TABLE:	8500 SF
FRONTAGE:	NA
SPRINKLER	NA
TOTAL	UNLIMITED AREA

EXISTING BUILDING AREA:

SHOP/WAREHOUSE F-1	46,250 SF
OFFICE B	4,150 SF
MEZZANINE B	4,150 SF
TOTAL=	54,550 SF

TRAVEL DISTANCE:

F-1	250FT
B	300FT

SITE ACREAGE:
4.63+/-

AVAILABLE PARKING
57 STALLS W/ (2) FOR HANDICAPPED

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RENOVATIONS

N173 W21121 NORTHWEST PASSAGE
JACKSON, WISCONSIN 53037

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Drawn by :
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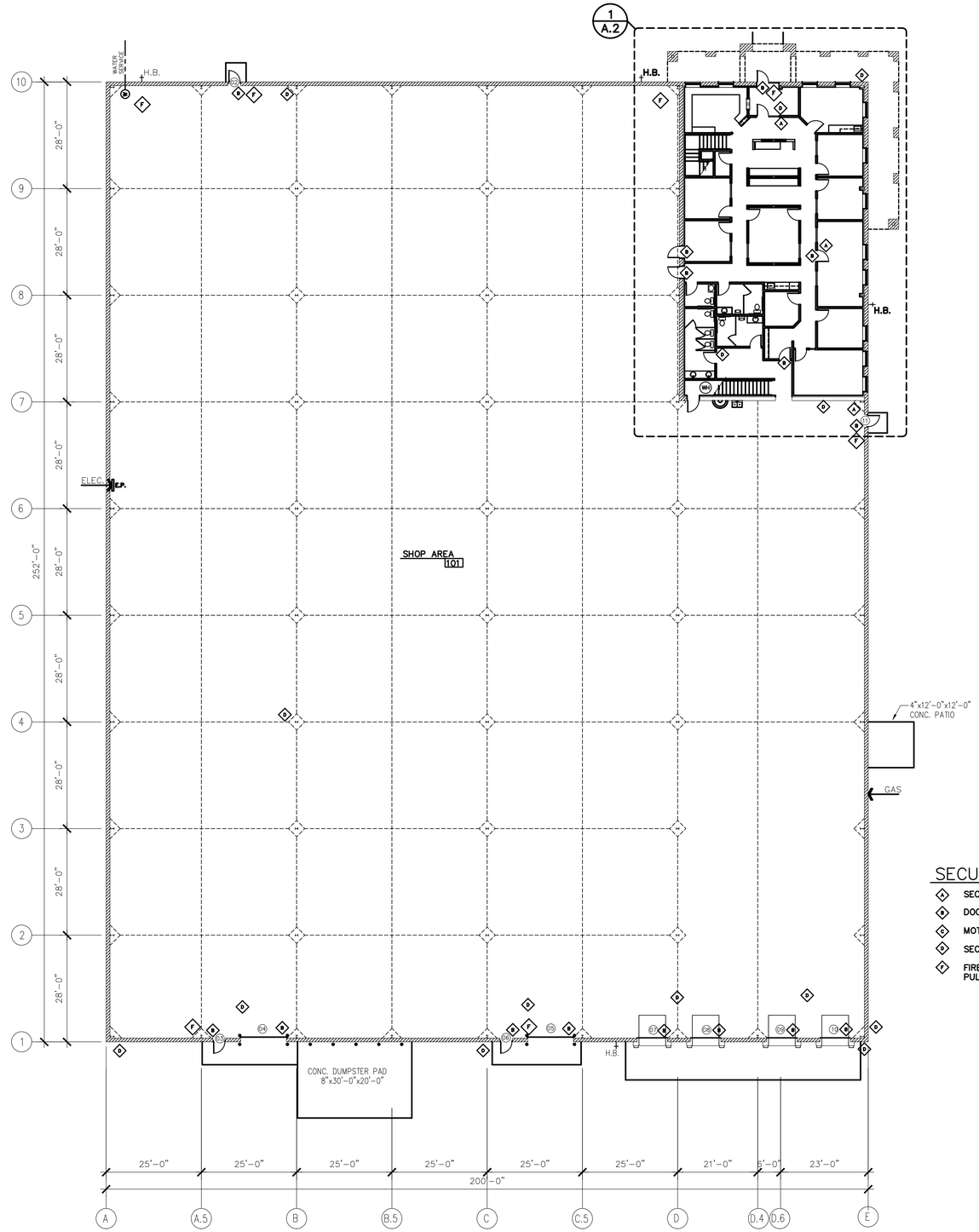
Date : 2014-10-02
Scale : AS NOTED
Job No. :
Sheet Title
COVER SHEET

Sheet Number
A.0



SECURITY KEY:

A	SECURITY PANELS	QTY: 3
B	DOOR SENSORS	QTY: 15
C	MOTION SENSORS	QTY: 9
D	SECURITY CAMERAS	QTY: 13
F	FIRE SENSORS/ PULLS & STROBE LIGHTS	QTY: 7

1 / A.1 EXISTING FLOOR PLAN

SCALE: 1/16" = 1'-0"

NOTE:
THIS BUILDING IS PROTECTED BY A COMPLETE AUTOMATIC SPRINKLER SYSTEM.

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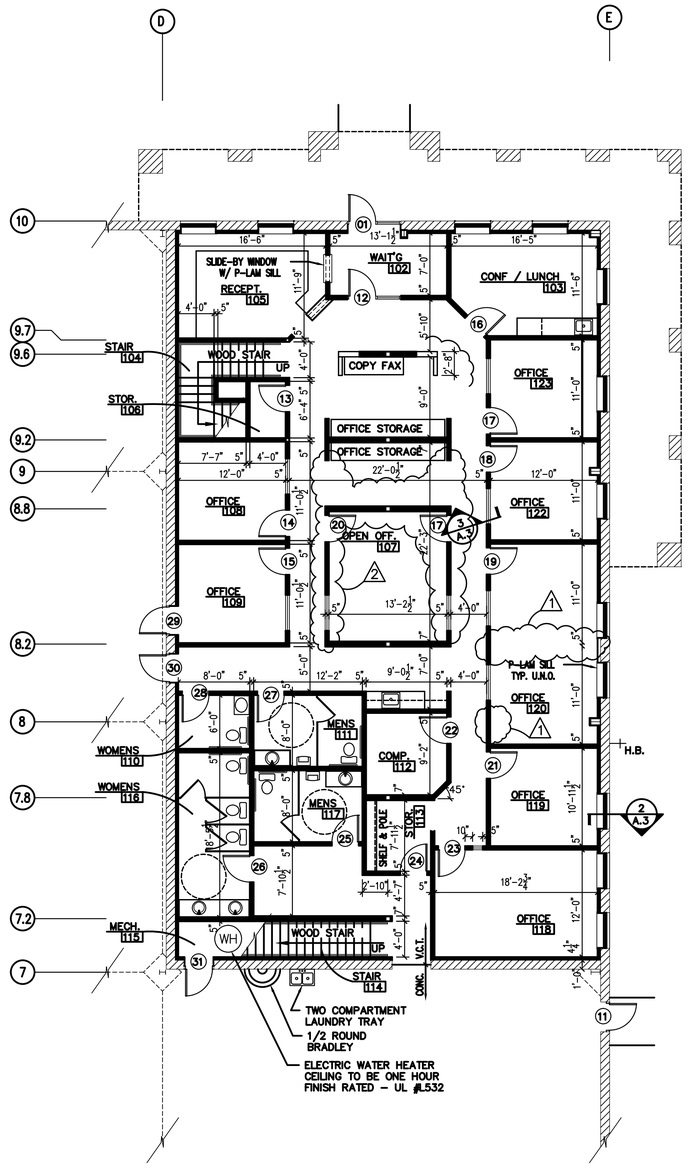
Job No.	:

Sheet Title

EXISTING BUILDING OVERALL REMODEL LAYOUT

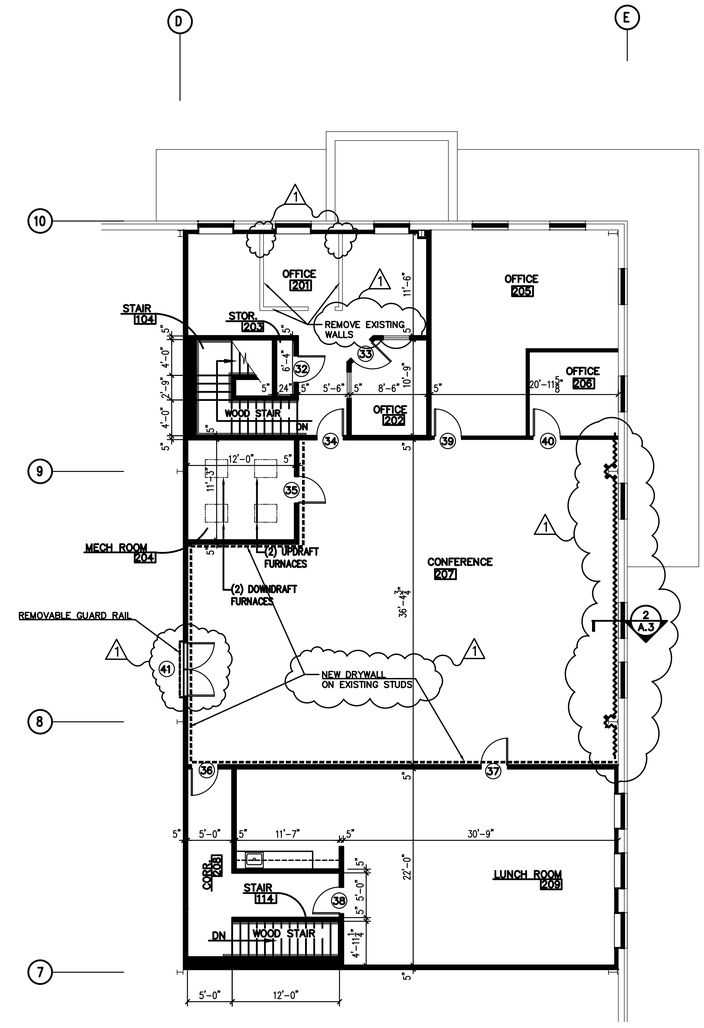
Sheet Number

A.1



1 A.2 ENLARGED FLOOR PLAN

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



2 A.2 ENLARGED MEZZ. PLAN

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

DRYWALL REPAIR NOTES:

ROOM 107
- INSTALL METAL STUDS, INSULATION & DRYWALL ON EAST, WEST, & NORTH WALLS
- FRAME OUT & INSTALL FOR (2) 48" X 48" WINDOWS & (2) 3'x7' DOORS #17 & #20

ROOM 201
- PATCH NORTH WALL WHERE EXISTING WALLS WERE REMOVED

ROOM 207
- INSTALL METAL STUDS, INSULATION & DRYWALL ON EAST ELEVATION, CEILING HEIGHT 10'-0"
- INSTALL METAL STUDS, INSULATION & DRYWALL INSIDE & OUT FOR OPENING APPROXIMATELY 8' X 10' IN WEST WALL WITH NEW DOUBLE DOOR #41, PROVIDED BY OTHERS.
- INSTALL NEW DRYWALL ON EAST, SOUTH & WEST WALLS OF ROOM

ROOM 120
- REMOVE DIVIDER WALL & PATCH WALL WHERE EXISTING WALL WAS REMOVED.
- REMOVE DOOR 20, INSTALL METAL STUDS, INSULLATION, & DRYWALL INSIDE & OUT FOR OPENING. REUSE DOOR #20 IN NEW LOCATION

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	DATE	REVISIONS
1	9/17/14	DRYWALL REPAIR
2	9/18/14	DRYWALL REPAIR

Drawn by :	CPW
Checked :	
Date :	2014-10-02
Scale :	AS NOTED
Job No. :	
Sheet Title	ENLARGED OFFICE REMODEL PLAN
Sheet Number	A.2

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOORING: VINYL COMP. TILE	FLOORING: CERAMIC TILE	FLOORING: CARPET	FLOORING: SHEET VINYL	FLOORING: CONCRETE CURE & SEAL	FLOORING: UNFINISHED	BASE: 4" VINYL	BASE: 4" SAND CARPET BASE TO MATCH CARPET	BASE: WOOD 3 1/4" COL.	BASE: 6" CERAMIC TILE	BASE: NONE	BASE: 4" VINYL, WEST WALL	WALLS NORTH: PAINT-FLAT	WALLS NORTH: PAINT-ENAMEL	WALLS NORTH: PAINTED PLYWOOD	WALLS NORTH: CERAMIC TILE	WALLS NORTH: EXPOSED CMU & STRUCTURE	WALLS SOUTH: NONE	WALLS SOUTH: PAINT-FLAT	WALLS SOUTH: PAINT-ENAMEL	WALLS SOUTH: PAINTED PLYWOOD	WALLS SOUTH: CERAMIC TILE	WALLS SOUTH: EXPOSED CMU & STRUCTURE	WALLS EAST: NONE	WALLS EAST: PAINT-FLAT	WALLS EAST: PAINT-ENAMEL	WALLS EAST: PAINTED PLYWOOD	WALLS EAST: CERAMIC TILE	WALLS EAST: EXPOSED CMU & STRUCTURE	WALLS WEST: NONE	WALLS WEST: PAINT-FLAT	WALLS WEST: PAINT-ENAMEL	WALLS WEST: PAINTED PLYWOOD	WALLS WEST: CERAMIC TILE	WALLS WEST: EXPOSED CMU.	CEILING: NONE	CEILING: DRYWALL PAINT FLAT	CEILING: DRYWALL PAINT ENAMEL	CEILING: 2'X4' ACCOUSTICAL TILE	CEILING: 2'X2' ACCOUSTICAL TILE	CEILING: 2'X2' VINYL COVERED D.W.	CEILING: EXPOSED STRUCTURE/PAINT	CLG. HGT.	REMARKS
																																												V.C.T. TO BE 12x12 ARMSTRONG IMPERIAL. OR EQUAL C.T. TO BE 12 X 12 DALTILE VITRESTONE OR EQUAL VINYL BASE COVED 4"x1/8" JOHNSONITE OR EQUAL CARPET: BIGELOW BQ199 ARTIST SOCRATES 7879 CEILING TILE TO BE 2x2 WITH REVEAL EDGE
101	SHOP AREA					●					●							●		●									●													●	VARIES	PAINT @ D.W. WALLS WHITE TO CMU, CMU SW 797 TO FLOOR
102	WAITING		●							●				●						●						●						●						●						7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
103	OFFICE			●				●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
104	STAIR			●							●			●						●						●						●								●				VARIES	PAINT D.W. WALLS SW 6680 PRO MAR 200
105	RECEPTION			●				●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
106	STORAGE			●				●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
107	OPEN OFFICE			●				●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
108	OFFICE			●				●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
109	OFFICE	●						●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
110	WOMEN'S TOILET		●							●					●						●						●						●								●	7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
111	MEN'S TOILET		●							●					●						●						●						●								●	7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
112	COMPUTER ROOM	●						●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
113	STORAGE	●						●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
114	STAIR						●				●			●						●						●						●								●				VARIES	EXPOSED STEEL STAIR SW 7017 DTM
115	MECHANICAL ROOM					●		●						●						●						●						●						●						VARIES	UL L532 (63 MINUTE FINISH RATING) GWB CEILING
116	WOMEN'S TOILET		●							●					●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680
117	MEN'S TOILET		●							●					●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680
118	OFFICE			●				●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
119	OFFICE	●						●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
120	OFFICE			●				●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
*	*																																											
122	OFFICE			●				●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
123	OFFICE			●				●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
*	*																																											
*	*																																											
201	OFFICE			●				●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
202	OFFICE			●				●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
203	STORAGE			●				●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
204	MECHANICAL ROOM						●				●								●						●						●						●						–	
205	OFFICE			●				●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
206	OFFICE			●				●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
207	CONFERENCE	●						●						●						●						●						●								●				9'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
208	CORRIDOR	●						●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
209	LUNCH ROOM	●						●						●						●						●						●								●				7'-10 1/2"	PAINT D.W. WALLS SW 6680 PRO MAR 200
*	*																																											

HARDWARE SCHEDULE

SET #1
- LOCK CYLINDER
- MATCH DOOR FINISH
- CLOSER

SET #2
- AL40S PRIVACY SET
- 1.5 PR. BUTTS
- CLOSER

SET #3
- AL10S PASSAGE SET
- 1.5 PR. BUTTS
- WALL STOP

SET #4
- AL53PD LOCKSET
- 1.5 PR. BUTTS
- CLOSER
- WALL STOP

SET #5
- AL40S PRIVACY SET
- 1.5 PR. BUTTS
- WALL STOP
- TOILET SIGN
- KICK PLATE

SET #6
- AL53PD LOCKSET
- 1.5 PR. BUTTS
- WALL STOP

SET #7
- AL53PD LOCKSET
- 1.5 PR. BUTTS
- CLOSER
- WEATHER STRIP
- SWEEP & THRESHOLD
- LATCH GUARD

ALL H.M. FRAMES TO RECIEVE ONE COAT PRIMER AND ONE COAT INDUSTRIAL ENAMEL

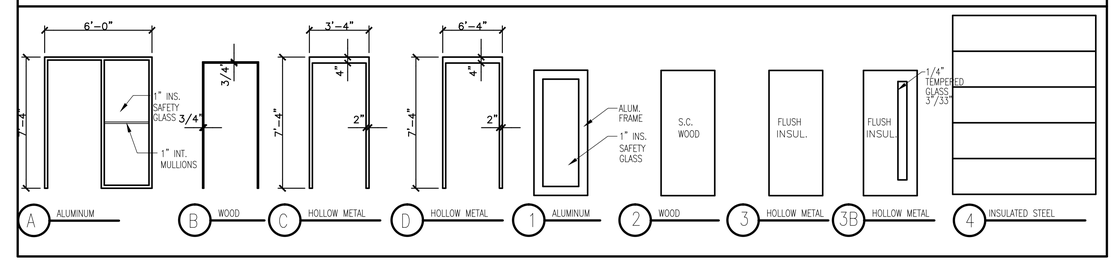
ABBREVIATIONS

AC	ACOUSTIC TILE
AL	ALUMINUM
CONC	CONCRETE
CT	CERAMIC TILE
DW	DRYWALL
EXP	EXPOSED
HM	HOLLOW METAL
PT	PAINT
PF	PRE-FINISHED
PLYWD	PLYWOOD
ST	STAIN
STL	STEEL
VB	VINYL BASE
VCT	VINYL COMP. TILE
WD	WOOD

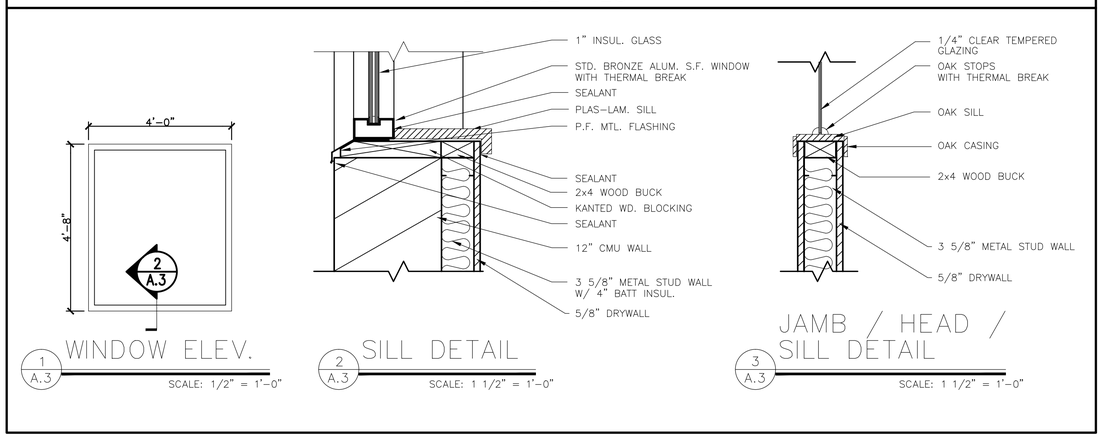
DOOR SCHEDULE

NUMBER	DOOR SIZE	DOOR TYPE	DOOR MAT'L	DOOR FIN	LABEL	FRAME TYPE	FRAME MAT'L	FRAME FIN	HARDWARE SET	REMARKS
01	3'-0" x 7'-0"	1	AL	PF		A	AL	PF	1	STORE FRONT
02	3'-0" x 7'-0"	3	HM	PT		C	HM	PT	7	
03	3'-0" x 7'-0"	3	HM	PT		C	HM	PT	7	
04	12'-0" x 14'-0"	4	STL	PF		–	STL	PF	–	INSUL. O.H. DOOR W/ ELEC. OPENER & REMOTE
05	12'-0" x 12'-0"	4	STL	PF		–	STL	PF	–	INSUL. O.H. DOOR W/ ELEC. OPENER & REMOTE
06	3'-0" x 7'-0"	3	HM	PT		C	HM	PT	7	
07	8'-0" x 10'-0"	4	STL	PF		–	STL	PF	–	INSUL. O.H. DOOR
08	8'-0" x 10'-0"	4	STL	PF		–	STL	PF	–	INSUL. O.H. DOOR
09	8'-0" x 10'-0"	4	STL	PF		–	STL	PF	–	INSUL. O.H. DOOR
10	8'-0" x 10'-0"	4	STL	PF		–	STL	PF	–	INSUL. O.H. DOOR
11	3'-0" x 7'-0"	3	HM	PT		C	HM	PT	7	
12	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	4	FULL VIEW GLASS
13	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	3	
14	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	6	
15	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	6	
16	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	3	
17	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	6	
18	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	6	
19	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	6	
20	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	6	
21	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	6	
22	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	6	
23	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	6	
24	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	7	PROVIDE SWEEP, THRSHLD, 20x24 HALF LITE
25	3'-0" x 7'-0"	3	HM	PT		C	HM	PT	5	2" HEAD
26	3'-0" x 7'-0"	3	HM	PT		C	HM	PT	5	2" HEAD
27	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	5	
28	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	5	
29	3'-0" x 7'-0"	3	HM	PT		C	HM	PT	7	PROVIDE SWEEP, THRSHLD, 20x24 HALF LITE
30	3'-0" x 7'-0"	3	HM	PT		C	HM	PT	7	PROVIDE SWEEP, THRSHLD, 20x24 HALF LITE
31	3'-0" x 7'-0"	3	HM	PT		C	HM	PT	7	PROVIDE SWEEP & THRESHOLD
32	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	3	
33	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	3	
34	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	3	
35	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	3	
36	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	3	
37	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	3	PROVIDE SWEEP & THRESHOLD
38	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	3	
39	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	3	
40	3'-0" x 7'-0"	2	WD	ST		B	WD	ST	3	
41	6'-0" x 7'-0"	3B	HM	PT		D	HM	PT	7	PROVIDE SWEEP & THRESHOLD W/3" X33" VISION LITE

DOOR & FRAME TYPES



WINDOW DETAILS



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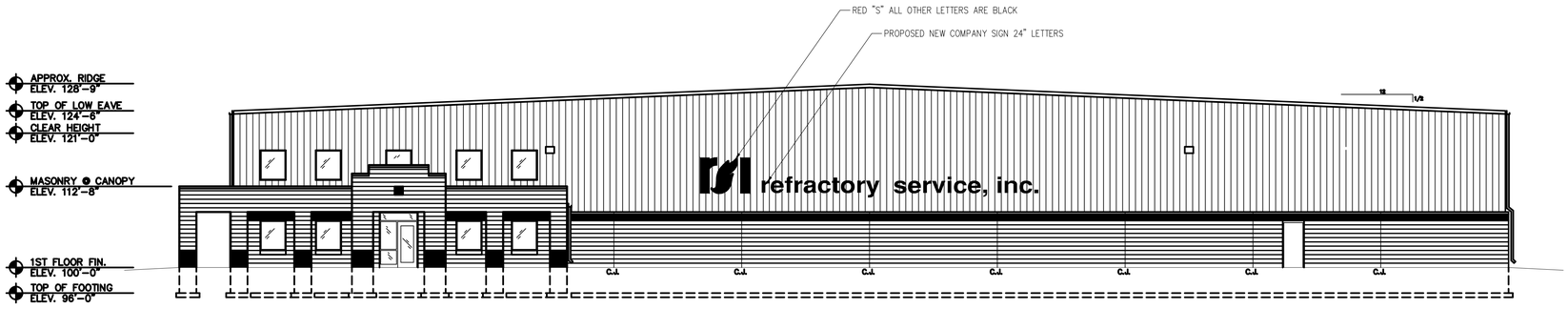
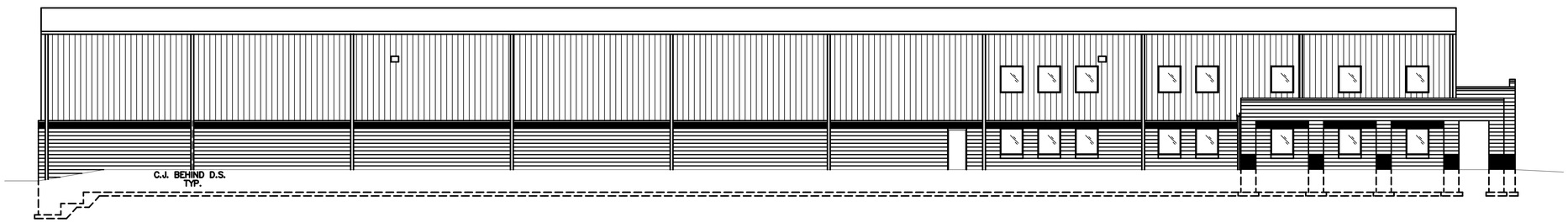
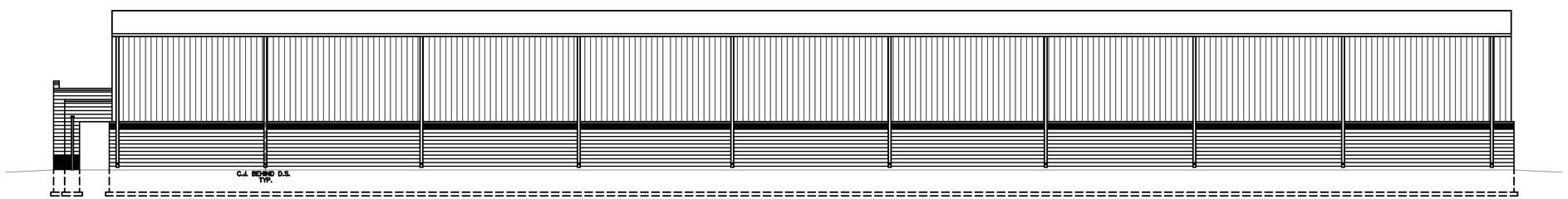
Job No. :
Sheet Title
REMODEL FINISH SCHEDULE
Sheet Number
A.3



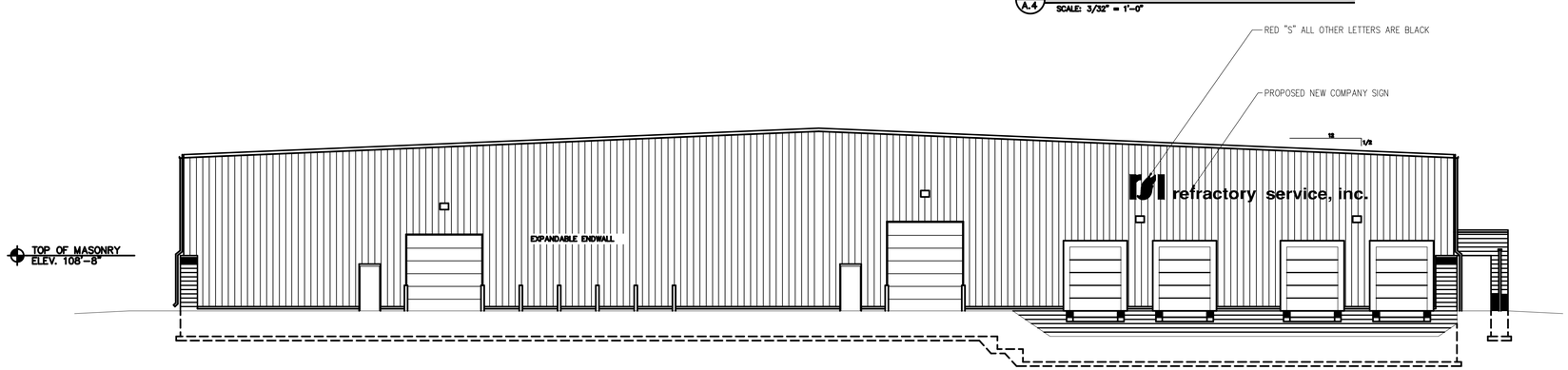
1 A.4 EXISTING NORTH ELEV.
SCALE: 3/32" = 1'-0"



2 A.4 EXISTING EAST ELEV.
SCALE: 3/32" = 1'-0"



3 A.4 EXISTING WEST ELEV.
SCALE: 3/32" = 1'-0"



4 A.4 EXISTING SOUTH ELEV.
SCALE: 3/32" = 1'-0"

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Job No. :	

Sheet Title

EXISTING BUILDING NEW SIGN LAYOUT

Sheet Number

A.4

COLOR DETAILS

SW6867 FIREWORKS
Interior

COLLECTION

COLOR FAMILIES
Color Family
Reds

RGB VALUE
R: 215
G: 57
B: 48

LRV
22

HEX VALUE
#D73930

STORE NEAR YOU

1608 MADISON AVE
Fort Atkinson, WI 53538-3101
(920) 563-2720

FAVORITE STORE

1884 E WASHINGTON AVE
Madison, WI 53704-5202
(608) 227-0291

NOTES:

We can also be reached by phone at: 1-800-4-SHERWIN (1-800-474-3794)

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

COLOR DETAILS

SW7017 DORIAN GRAY
Interior/Exterior

COLLECTION
SP 17 , Sponging , Senior Living Cool Foundations , Acute Care Cool Foundations

COLOR FAMILIES
Color Family
Cool Neutrals

RGB VALUE
R: 172
G: 169
B: 159

LRV
39

HEX VALUE
#ACA99F

STORE NEAR YOU

1608 MADISON AVE
Fort Atkinson, WI 53538-3101
(920) 563-2720

FAVORITE STORE

1884 E WASHINGTON AVE
Madison, WI 53704-5202
(608) 227-0291

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We can also be reached by phone at: 1-800-4-SHERWIN (1-800-474-3794)

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

SHERWIN-WILLIAMS.

COLOR DETAILS

SW7019 GAUNTLET GRAY
Interior/Exterior

COLLECTION
Reasoned , Pottery Barn Kids - Fall/Winter 2014

COLOR FAMILIES
Color Family
Cool Neutrals

RGB VALUE
R: 120
G: 116
B: 110

LRV
17

HEX VALUE
#78746E

STORE NEAR YOU

1608 MADISON AVE
Fort Atkinson, WI 53538-3101
(920) 563-2720

FAVORITE STORE

1884 E WASHINGTON AVE
Madison, WI 53704-5202
(608) 227-0291

NOTES:

We can also be reached by phone at: 1-800-4-SHERWIN (1-800-474-3794)

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected color. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

SHERWIN-WILLIAMS.

Design 2 Construct
Development Corporation
N173 W21010 Northwest Passage
Jackson, WI 53037
Tel: (262) 677-9933 Fax: (262) 677-9934

LETTER OF TRANSMITTAL

Date: Friday, October 03, 2014
Project No.: 14-00201
Project: ABC Supply

TRANSMITTAL TO:	REGARDING:
Village of Jackson	ABC Supply - Alcan Ct
Ph.:	

COPIES	DATE	NO.	DESCRIPTION
1			Application Form
Below			Letter of Intent (See Remarks Below)
1			Concept Plan with Location Map
1			CD with all items listed above
1	10/6/2014	47946	$50.00 Check for Conceptual Plan Review Fees

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:

We are submitting a Conceptual Site Plan to relocate ABC Supply into an existing 50,000 square foot warehouse and associated office space. The extent of the project will be to add parking to the front of the existiing building and add paving and fencing to the back of the building for outdoor storage. We would appreciate conceptual approval so that we may begin site clearing & grading during the Building Review process.

COPIES TO: _____

SIGNED: _____

VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM

(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant DESIGN 2 CONSTRUCT
Contact BRAD EGAN Address/ZIP N173 W2010 NW PASSAGE Phone # 262 677 9933
E-mail Address began@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262 677 9934
Name of Owner ABC SUPPLY Address/ZIP N194 N16660 EAGLE DR JACKSON Phone# 262 677 1460
Owner Representative/Developer
Proposed Use of Site RETAIL & MATERIAL STORAGE Present Zoning

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	$50	1,2,6,13	1) Complete Application (all pages)		XXX
			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	7) Development Plan / Site Plan		XXX
		200' for Cond. Use or PUD Site Plan)	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**		XXX
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	$300	1,2,3,5,6,9,15,16,17,18	**16) Water / Sewer / Storm Sewer Plans**	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	$100	1,2,3,5,6,9,15,16,17,18,20	**18) Erosion Control Plan**	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	$150	1,2,3,4,6,7			

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 10/3/14

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: ABC Supply Co.

For a property located at (address): N174 W21221 Alcan Dr.

Phone number of Business/Applicant: 262 677 1460

For (land use, activity, sign, site plan, other): Concept Plan for Relocation of ABC Supply

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

Hours of Operation: M-F 6:00 to 6:00 Sat 7:00 to 11:00 AM

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): Exist

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

Screening/Buffering: Exist

Landscape Plan (sizes, species, location): Exist

Signing (dimensions, colors, lighting, location): TBD

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

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

Storm-water Management: EXIST

Erosion Control:

Fire Hydrant Location(s): EXIST

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

Hazardous Material Storage: NONE

Alarm Systems: TBD

Site Features/Constraints: FENCING AT REAR OF EXISTING BUILDING FOR OUTDOOR STORAGE

Parking (no. of spaces, handicapped parking, and dimensions): 35 INCLUDING H.C. SPACES 9x20'

Tree and shrub preservation: D.N.A.

Setbacks/height limitations: EXIST

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 _____

_____

_____,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.

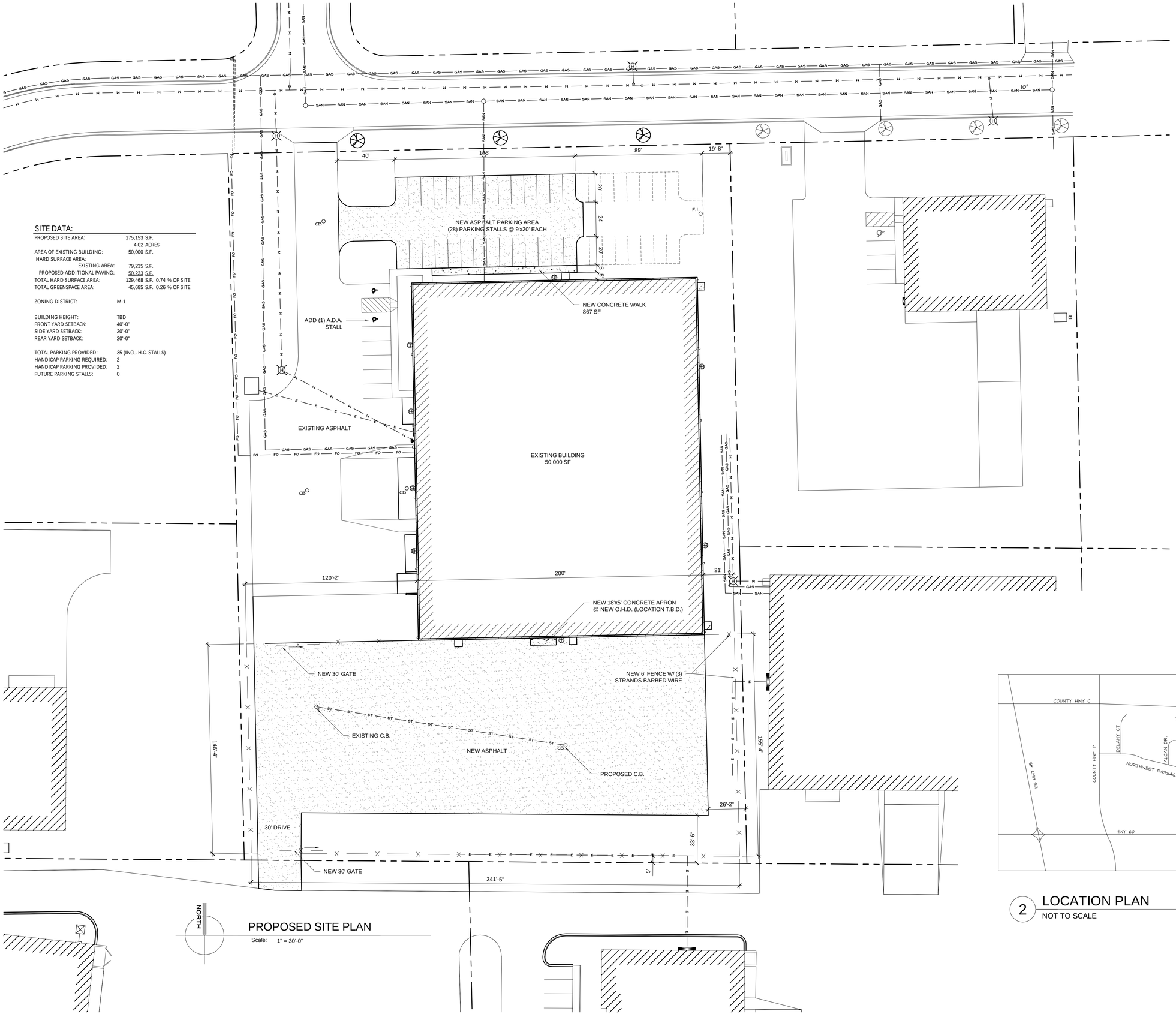
8/9. Plat Map: Prints of the preliminary and final (recordable plat), with proper signature blocks.

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.

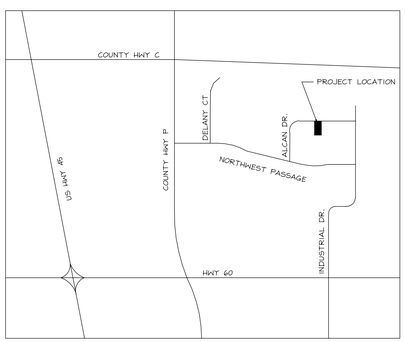
SITE DATA:

PROPOSED SITE AREA:	175,153 S.F.
	4.02 ACRES
AREA OF EXISTING BUILDING:	50,000 S.F.
HARD SURFACE AREA:	
EXISTING AREA:	79,235 S.F.
PROPOSED ADDITIONAL PAVING:	50,233 S.F.
TOTAL HARD SURFACE AREA:	129,468 S.F. 0.74 % OF SITE
TOTAL GREENSPACE AREA:	45,685 S.F. 0.26 % OF SITE
ZONING DISTRICT:	M-1
BUILDING HEIGHT:	TBD
FRONT YARD SETBACK:	40'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	20'-0"
TOTAL PARKING PROVIDED:	35 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
FUTURE PARKING STALLS:	0



PROPOSED SITE PLAN

Scale: 1" = 30'-0"



2 LOCATION PLAN

NOT TO SCALE

N

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:

PROPOSAL 14-00201

*

ALCAN DRIVE

JACKSON, WI 53037

SHEET TITLE

PROPOSED SITE PLAN

REVISIONS

PROJECT DATA

DATE	10.03.2014
JOB NO.	14-00201
SET USE	CONCEPTUAL - JACKSON P.C.
FILE NAME	C1-A1.0
DRAWN BY	BCE
SHEET NO.	A1.0

Design 2 Construct
Development Corporation
N173 W21010 Northwest Passage
Jackson, WI 53037
Tel: (262) 677-9933 Fax: (262) 677-9934

LETTER OF TRANSMITTAL

Date: Friday, October 03, 2014
Project No.: 14-00202
Project: Cedar Creek Warehouse

TRANSMITTAL TO:	REGARDING:
Village of Jackson	Cedar Creek Warehouse - Delany Court
Ph.:	

COPIES	DATE	NO.	DESCRIPTION
1			Application Form
Below			Letter of Intent (See Remarks Below)
1			Concept Plan with Location Map
1			CD with all items listed above
1	10/6/2014	47947	$50.00 Check for Conceptual Plan Review Fees

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:

We are submitting a Conceptual Site Plan for a 50,000 square foot warehouse and associated office space for Cedar Creek Motorsports. We would appreciate a conceptual approval so that we may begin site clearing & grading during the Building Review process.

COPIES TO: _____

SIGNED: _____

VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM

(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant DESIGN 2 CONSTRUCT
Contact BRAD EGAN Address/ZIP N173 W21010 NW PASSAGE Phone # 262 677 9933
E-mail Address began@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262 677 9934
Name of Owner JEPSON BROTHERS Address/ZIP 7518 Hwy 60 CEDARBURG, WI 53012 Phone# 262 377 5700
Owner Representative/Developer D2C
Proposed Use of Site WARE HOUSE Present Zoning

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	$50	1,2,6,13	1) Complete Application (all pages)		XXX
			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	7) Development Plan / Site Plan		XXX
		200' for Cond. Use or PUD Site Plan)	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**		XXX
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	$300	1,2,3,5,6,9,15,16,17,18	**16) Water / Sewer / Storm Sewer Plans**	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	$100	1,2,3,5,6,9,15,16,17,18,20	**18) Erosion Control Plan**	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	$150	1,2,3,4,6,7			

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 BEGAN Date 10/3/14

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: CEDAR CREEK MOTORSPORTS – SEPSON BROTHER

For a property located at (address): DELANY COURT

Phone number of Business/Applicant: 262 377 5700

For (land use, activity, sign, site plan, other): CONCEPTUAL SITE PLAN

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

Hours of Operation: M-F 8-5

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): TBD

Setbacks from rights-of-way and property lines: 40' FRONT 20' SIDE & REAR

Screening/Buffering: TBD

Landscape Plan (sizes, species, location): TBD

Signing (dimensions, colors, lighting, location): TBD

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

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

Storm-water Management: TBD

Erosion Control: TBD

Fire Hydrant Location(s): Existing

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

Hazardous Material Storage: None

Alarm Systems: TBD

Site Features/Constraints:

Parking (no. of spaces, handicapped parking, and dimensions): 13 spaces + 2 H.C. spaces 10'x20'

Tree and shrub preservation: None

Setbacks/height limitations: TBD

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

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

TERMS OF THIS PERMIT

1. This permit shall become effective upon the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.

2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.

3. The permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.

4. Construction and operation of the use permit shall be in strict conformity to the approval site, building, and operation plans which were filed in connection with the application for this permit (as attached and /or referenced).

5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

Granted by: Village Board _____Date _____Over the Counter _____Date _____

_____ _____

John M. Walther, Administrator

_____,Owner

Please print name

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.

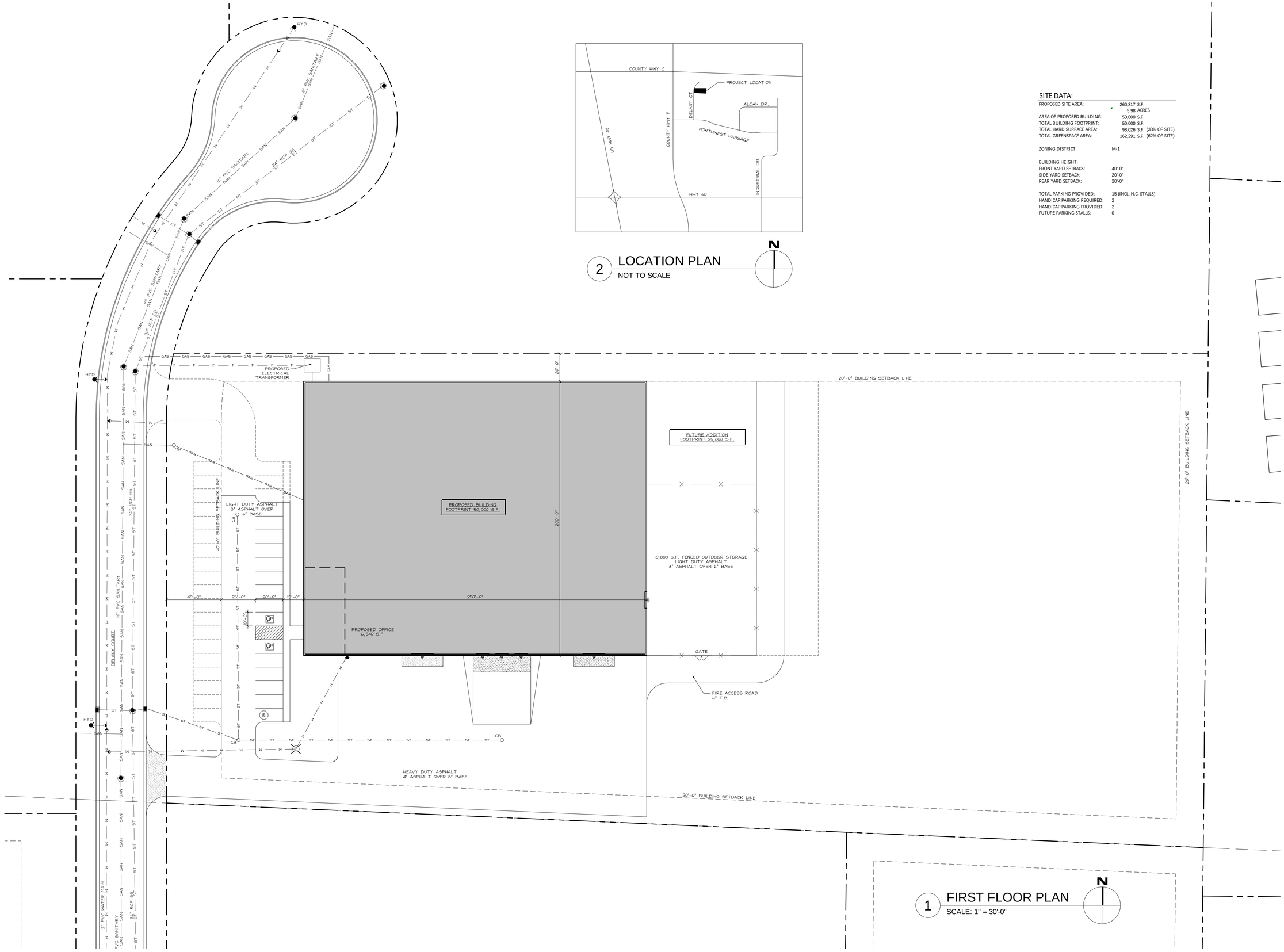
    A. Annual water consumption estimate (100% occupancy and build-out)
    B. Annual sewage generation estimate (100% occupancy and build-out)
    C. Vehicle trip generation (trips per day per unit x number of units)
    D. Estimated numbers of vehicles and recreational vehicles to be stored and/or parked 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.



1 FIRST FLOOR PLAN
SCALE: 1" = 30'-0"

2 LOCATION PLAN
NOT TO SCALE

N

SITE DATA:

PROPOSED SITE AREA:	260,317 S.F.
	5.98 ACRES
AREA OF PROPOSED BUILDING:	50,000 S.F.
TOTAL BUILDING FOOTPRINT:	50,000 S.F.
TOTAL HARD SURFACE AREA:	98,026 S.F. (38% OF SITE)
TOTAL GREENSPACE AREA:	162,291 S.F. (62% OF SITE)
ZONING DISTRICT:	M-1
BUILDING HEIGHT:	
FRONT YARD SETBACK:	40'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	20'-0"
TOTAL PARKING PROVIDED:	15 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
FUTURE PARKING STALLS:	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:
PROPOSAL 14-00202
*
DELANEY COURT
JACKSON, WI 53037

SHEET TITLE
PROPOSED SITE PLAN

REVISIONS

PROJECT DATA

DATE	10.03.2014
JOB NO.	14-00168
SET USE	CONCEPTUAL - JACKSON P.C.
FILE NAME	C1-A1.0
DRAWN BY	BCE
SHEET NO.	A1.0

VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM

(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Donna J. Spaeth

Contact Donna J. Spaeth Address/ZIP N168W21058 Main St. 53037 Phone # 262-677-2269

E-mail Address _____ Fax # where Agenda/Staff comments are to be faxed 262-677-2269

Name of Owner Donna J. Spaeth Address/ZIP N168W21058 Main St. 53037 Phone# 262-677-2269

Owner Representative/~~Developer~~ Donna J Spaeth

Proposed Use of Site Update Boundary Lines on 2 Parcels Present Zoning _____

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	$50	1,2,6,13	1) Complete Application (all pages)		XXX
			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	7) Development Plan / Site Plan		XXX
		200' for Cond. Use or PUD Site Plan)	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**		XXX
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	$300	1,2,3,5,6,9,15,16,17,18	**16) Water / Sewer / Storm Sewer Plans**	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	$100	1,2,3,5,6,9,15,16,17,18,20	**18) Erosion Control Plan**	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	$150	1,2,3,4,6,7			

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 Donna J. Spaeth Signature Donna J Spaeth Date 9/6/14

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

September 26, 2014

Attn: Brian Kober
Director of Public Works
Tel: 262-677-9001 X 14
Village of Jackson
N168 W20733 Main St.
Jackson WI 53037

Ref: CSM to Adjust Boundaries for property
Tax Key # V3-0064-00G Commercial Land w/Shed
Tax Key # V3-0064-00C Residential Land w/House

Dear Brian,

Enclosed please find the following documents:

1) Village of Jackson Development Application Form
2) Location Map – Village of Jackson, Washington County – with Current Boundary Line for referenced property
3) Copy of Certified Survey Map by Surveyor Eric Schmitz – with updated boundary lines.
4) Fee $150 Check #7637

Request:
Remove strip of land ("reversed 7" shape) from Parcel V3_0064-00G (Commercial Shed) and attach to Parcel V3_0064-00C (House).

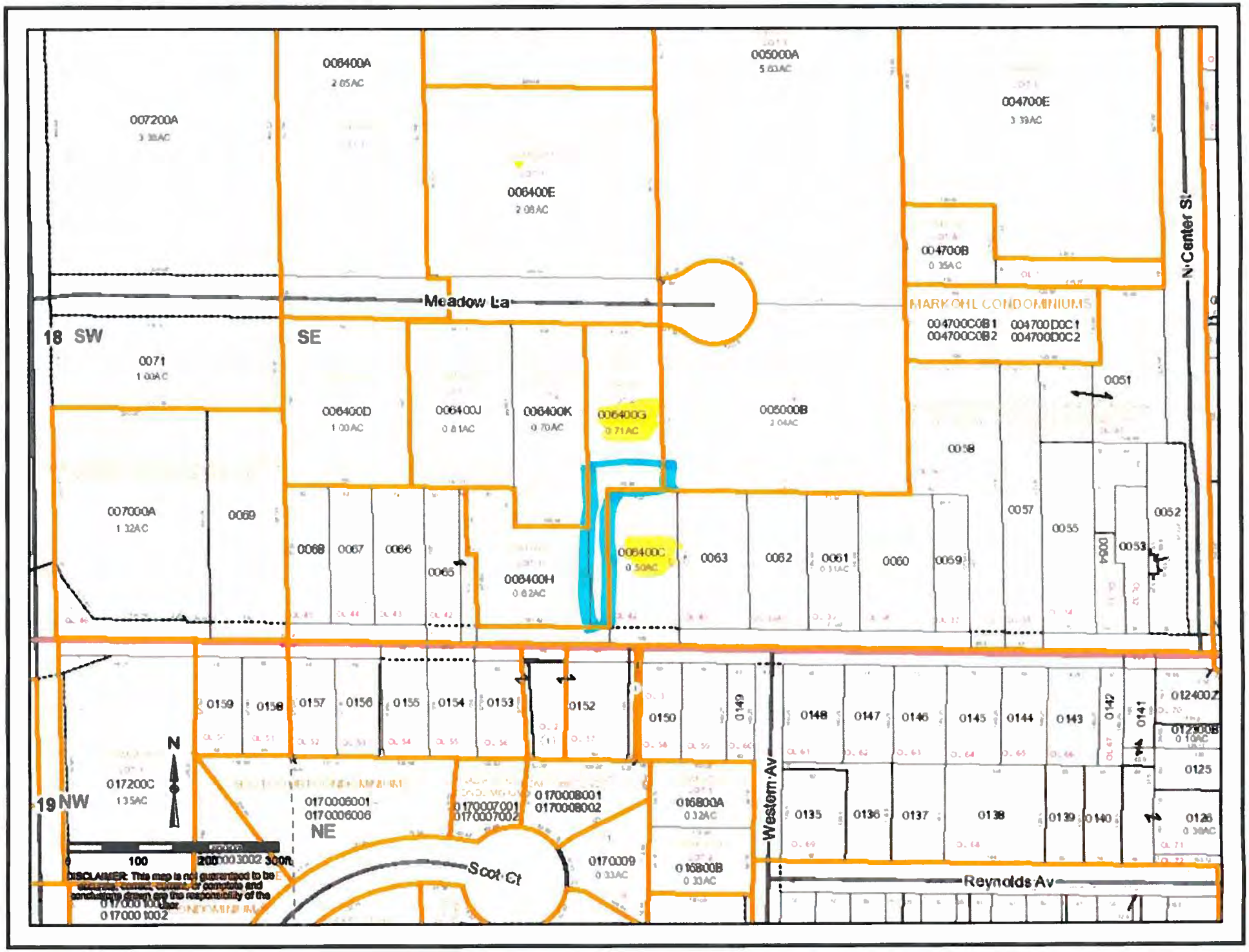
There is no change to the two existing parcel numbers and no change to the current ownership.
This CSM is to clean up the boundaries for house versus commercial property.
=====
If there are any questions, or you need additional information, please contact me.

Sincerely,

Donna J. Spaeth

Donna J. Spaeth, Owner
N168 W21058 Main St.
Jackson WI 53037
Tel/Fax: 262-677-2269

Enc. As listed above.


Meadow La
N Center St
Weston Av
Reynolds Av
Scot Ct
18 SW
SE
19 NW
NE
N
MARKOHL CONDOMINIUMS
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004700C0B2
004700D0C1
004700D0C2
007200A
3 38AC
008400A
2 05AC
006400E
2 08AC
005000A
5 63AC
004700E
3 39AC
004700B
0 35AC
0071
1 00AC
006400D
1 00AC
006400J
0 81AC
006400K
0 70AC
006400G
0 71AC
005000B
2 04AC
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0058
007000A
1 32AC
0069
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017200C
1 35AC
0170006001
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0170007002
0170008001
0170008002
016800A
0 32AC
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016800B
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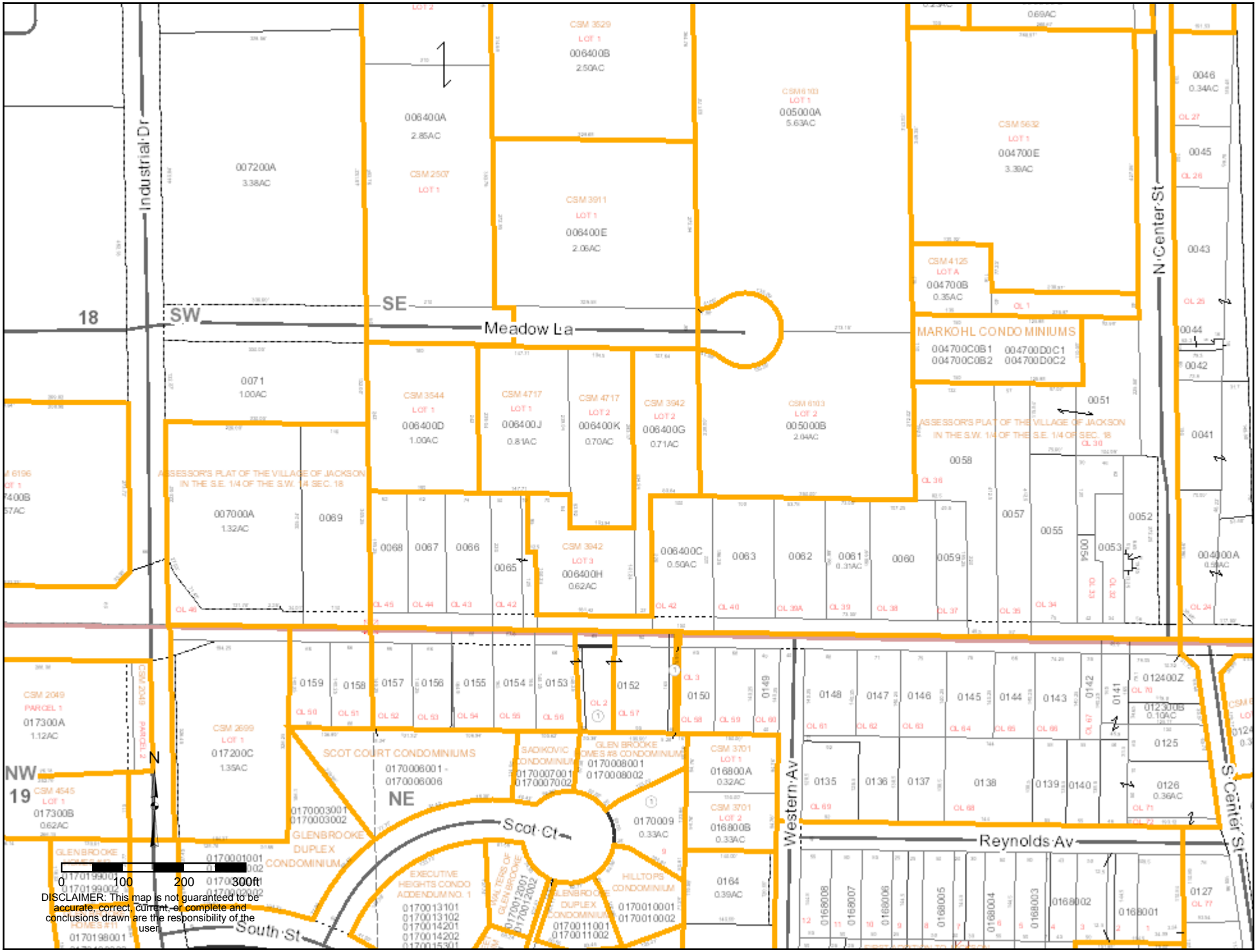
DISCLAIMER: This map is not guaranteed to be accurate, current, complete, or complete and conclusions drawn are the responsibility of the user.


Industrial Dr
N Center St
S Center St
Meadow La
Western Av
Reynolds Av
Scot Ct
South St
18
SW
SE
NW
NE
19
N
0 100 200 300ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.
MARKOHL CONDOMINIUMS
004700C0B1 004700D0C1
004700C0B2 004700D0C2
ASSESSOR'S PLAT OF THE VILLAGE OF JACKSON IN THE S.E. 1/4 OF THE S.W. 1/4 SEC. 18
ASSESSOR'S PLAT OF THE VILLAGE OF JACKSON IN THE S.W. 1/4 OF THE S.E. 1/4 OF SEC. 18
SCOT COURT CONDOMINIUMS
GLENBROOKE DUPLEX CONDOMINIUM
EXECUTIVE HEIGHTS CONDO ADDENDUM NO. 1
HILLTOPS CONDOMINIUM
007200A 3.38AC
006400A 2.85AC
CSM 2507 LOT 1
CSM 3529 LOT 1 006400B 2.50AC
CSM 3911 LOT 1 006400E 2.06AC
CSM 6103 LOT 1 005000A 5.63AC
CSM 5632 LOT 1 004700E 3.39AC
CSM 4125 LOT A 004700B 0.35AC
0071 1.00AC
CSM 3544 LOT 1 006400D 1.00AC
CSM 4717 LOT 1 006400J 0.81AC
CSM 4717 LOT 2 006400K 0.70AC
CSM 3942 LOT 2 006400G 0.71AC
CSM 6103 LOT 2 005000B 2.04AC
007000A 1.32AC
CSM 3942 LOT 3 006400H 0.62AC
006400C 0.50AC
CSM 2049 PARCEL 1 017300A 1.12AC
CSM 2699 LOT 1 017200C 1.35AC
CSM 4545 LOT 1 017300B 0.62AC
CSM 3701 LOT 1 016800A 0.32AC
CSM 3701 LOT 2 016800B 0.33AC
0170009 0.33AC
0164 0.39AC
012400Z
012300B 0.10AC
0126 0.36AC
0127

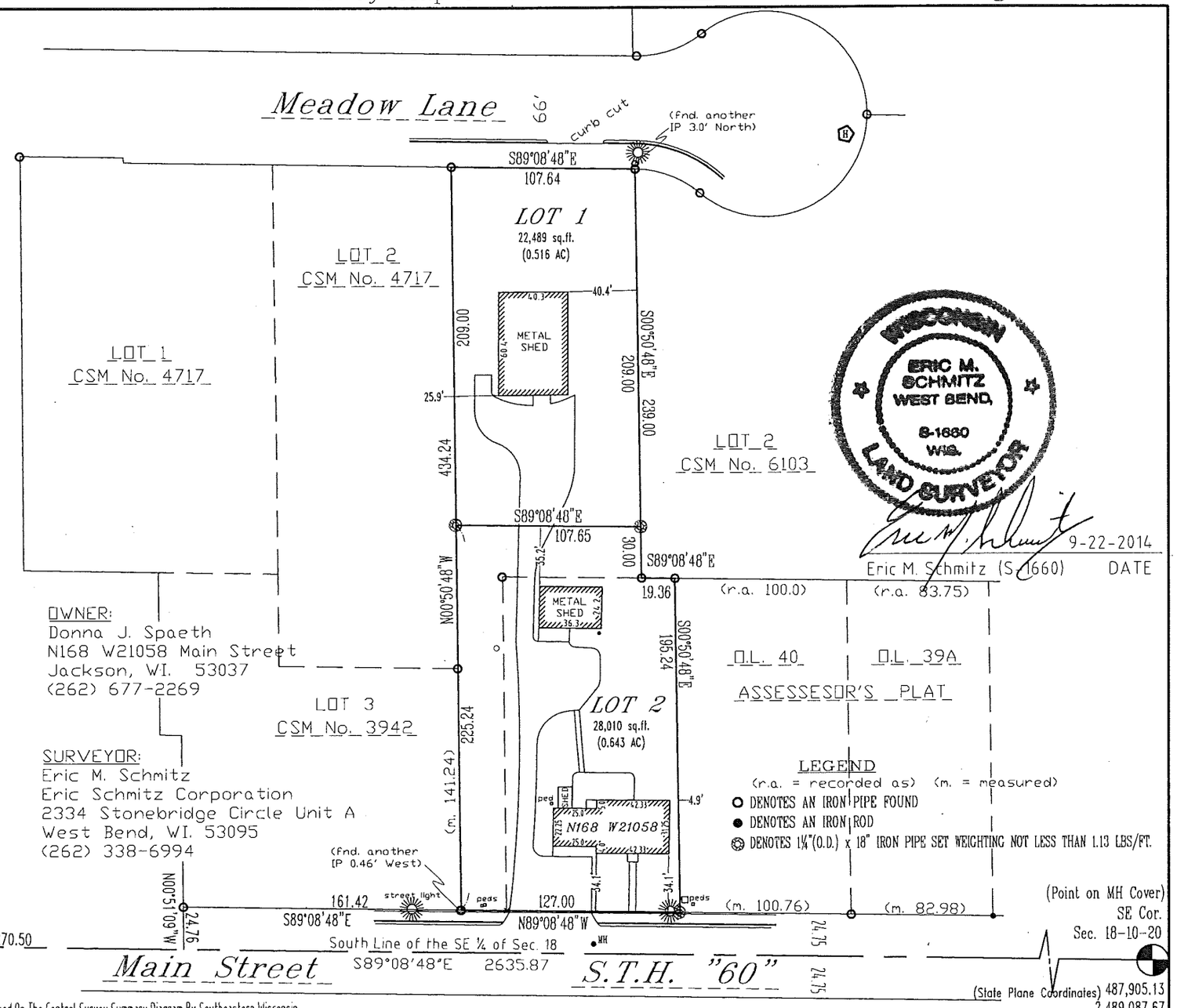
Certified Survey Map Number _____, Volume _____, Page _____.

Certified Survey Map

Being a redivision of LOT 2 of Certified Survey Map No. 3942, and a part of OUTLOT 41 of 'Assessor's Plat Of The Village Of Jackson' all being a part of the SW ¼ of the SE ¼ of Section 18, T10N, R20E, Village of Jackson, Washington County, Wisconsin.

Surveyor's Certificate:

I, Eric M. Schmitz, registered land surveyor, hereby certify that by the direction of Donna P. Spaeth, I have surveyed, divided, mapped, and shown the land described hereon; That part of the SW ¼ of the SE ¼ of Section 18, Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, described as follows: Commencing at the South ¼ Corner of said Section 18, thence S 89°08'48" E, along the south line of the SE ¼ of said Section 18, 270.50 feet; thence N 00°51'09" W, 24.76 feet to the northerly right-of-way line of Main Street (S.T.H. 60) and the southwest lot corner of Lot 3 of Certified Survey Map Number 3942; thence S 89°08'48" E, along said northerly r-o-w line and south lot line of said Lot 3, 161.42 feet to the southeast lot corner of said Lot 3 and to the point of beginning; thence N 00°50'48" W, along the easterly lot line of said Lot 3 and the easterly lot line of Lot 2 of Certified Survey Map Number 4717, 434.24 feet to the northeast lot corner of said Lot 2 and the southerly right-of-way line of Meadow Lane; thence S 89°08'48" E, along said southerly r-o-w line, 107.64 feet to the northwest lot corner of Lot 2 of Certified Survey Map Number 6103; thence S 00°50'48" E, along the westerly line of said Lot 2, 239.00 feet to the southwest lot corner of said Lot 2; thence S 89°08'48" E, along the southerly lot line of said Lot 2, 19.36 feet; thence S 00°50'48" E, 195.24 feet to the northerly right-of-way line of Main Street (S.T.H. 60); thence N 89°08'48" W, along said northerly r-o-w line, 127.00 feet to the point of beginning. Said described lands containing 50,499 sq.ft. (1.159 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 Village of Jackson, in surveying, dividing and mapping said land.



OWNER:
Donna J. Spaeth
N168 W21058 Main Street
Jackson, WI. 53037
(262) 677-2269

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

LEGEND
(r.a. = recorded as) (m. = measured)
○ DENOTES AN IRON PIPE FOUND
● DENOTES AN IRON ROD
⊗ DENOTES 1¼"(O.D.) x 18" IRON PIPE SET WEIGHTING NOT LESS THAN 1.13 LBS/FT.

WISCONSIN ERIC M. SCHMITZ WEST BEND, S-1660 WIS. LAND SURVEYOR

9-22-2014
Eric M. Schmitz (S-1660) DATE

North Referenced To The Wisconsin Coordinate System, South Zone Based On The Control Survey Summary Diagram By Southeastern Wisconsin Regional Planning Commission, Revised January 2013 And The South Line Of The SE 1/4 Of Section 18-10-20 Bearing S 89°08'48" E.

This instrument was drafted by Eric M. Schmitz, S-1660

SHEET 1 of 2

Certified Survey Map

Being a redivision of LOT 2 of Certified Survey Map No. 3942, and a part of OUTLOT 41 of 'Assessor's Plat Of The Village Of Jackson' all being a part of the SW ¼ of the SE ¼ of Section 18, T10N, R20E, Village of Jackson, Washington County, Wisconsin.

Owner's Certificate:

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

WITNESS the hand and seal of said owners this____ day of_____ ,2014.

In the presence of:

_____ Donna P. Spaeth

_____ Witness

(STATE OF WISCONSIN WASHINGTON COUNTY) s.s.

Personally came before me this _____ day of _____, 2014, the above named owners are to me known to be the same persons who executed the foregoing insturment and acknowledge the same.

(Notary Seal) _____, Notary Public,

_____, Wisconsin.

My commission expires _____.

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

This land division is hereby approved by the Village of Jackson Plan Commission on this _____ day of _____, 2014.

_____ Wendt Kannenberg, Chairperson

_____ John Walther, Zoning Administrator

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

This land division is hereby approved by the Village of Jackson Village Board on this _____ day of _____, 2014.

_____ Wendt Kannenberg, President

_____ Deanna Boldrey, Village Clerk/Treasurer

WISCONSIN ERIC M. SCHMITZ WEST BEND, S-1660 WIS. LAND SURVEYOR

9-22-2014

Eric M. Schmitz (S-1660) DATE

This instrument was drafted by Eric M. Schmitz, S-1660

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

Name of Applicant Poblocki Sign Co, LLC
Contact Matt Kaminski Address/ZIP 922 S. 70th St, West Allis 53214 Phone # (414) 405-4950
E-mail Address mkaminski@poblocki.com Fax # where Agenda/Staff comments are to be faxed (414) 453-3070
Name of Owner Children's Hospital of WI Address/ZIP N168 W22710 Prairie View Lane Phone# (414) 266-6148
Owner Representative/Developer Matt Kaminski
Proposed Use of Site Commercial / Children's Hospital Clinic Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	$50	1,2,6,13	1) Complete Application (all pages)		XXX
			2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500'/ 200')	labels	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	$200	1,2,(3),4,6,9 or 10 (500'for rezoning	7) Development Plan / Site Plan		XXX
		200' for Cond. Use or PUD Site Plan)	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**		XXX
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	$300	1,2,3,5,6,9,15,16,17,18	**16) Water / Sewer / Storm Sewer Plans**	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	$100	1,2,3,5,6,9,15,16,17,18,20	**18) Erosion Control Plan**	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	$150	1,2,3,4,6,7			

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 Matt Kaminski Signature Matt Kaminski Date 10-3-14

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: Children's Hospital of WI

For a property located at (address): N168W22710 Prairie View Lane, Jackson, WI.

Phone number of Business/Applicant: (414) 266-6148

For (land use, activity, sign, site plan, other): Three (3) total wall signs.

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): N/A

Hours of Operation: 24/7

Comprehensive/Master Plan Compatibility: N/A

Building Materials (type, color): Raised aluminum letters. See attached sign elevation.

Setbacks from rights-of-way and property lines: Existing.

Screening/Buffering: N/A

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

Signing (dimensions, colors, lighting, location): 5'-6" x 13'-3 7/16" overall, black copy & blue logo, internally lit. See attached sign elevation.

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): Existing

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: Matt Kaminski
PH: (414) 405-4950

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: N/A

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

Tree and shrub preservation: Existing

Setbacks/height limitations: Existing

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

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

TERMS OF THIS PERMIT

1. This permit shall become effective upon the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.

2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.

3. The permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.

4. Construction and operation of the use permit shall be in strict conformity to the approval site, building, and operation plans which were filed in connection with the application for this permit (as attached and /or referenced).

5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

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

Matt Kaminski

Matt Kaminski ~~Owner~~ Agent

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.

POBLOCKI
SIGN COMPANY LLC

October 3rd, 2014

Jim Micech - Director of Building Inspection
Village of Jackson
N168 W20733 Main St
Jackson, WI 53037

RE: LETTER OF INTENT & IMPACT STATEMNET as required per Village of Jackson - Development Application Form

LETTER OF INTENT

Matt Kaminski of Poblocki Sign Company, LLC (as agent for Children's Hospital of WI) is requesting permission to fabricate & install three (3) signs for Children's Hospital of WI at the multi-use building located at N168 W22710 Prairie View Lane, Jackson, WI.

IMPACT STATEMENT

Poblocki Sign Company, LLC will fabricate & install three (3) sets of 5'6"H x 13'3.4375"W overall face lit black & blue letters per sign elevation to north, south & east elevations.

Sign will be started upon receipt of Village of Jackson approval.

Sincerely,

Matthew Kaminski

MATTHEW KAMINSKI
SENIOR SALES CONSULTANT
P 414-777-4219 M 414-405-4950
http://www.linkedin.com/in/kaminskimatt

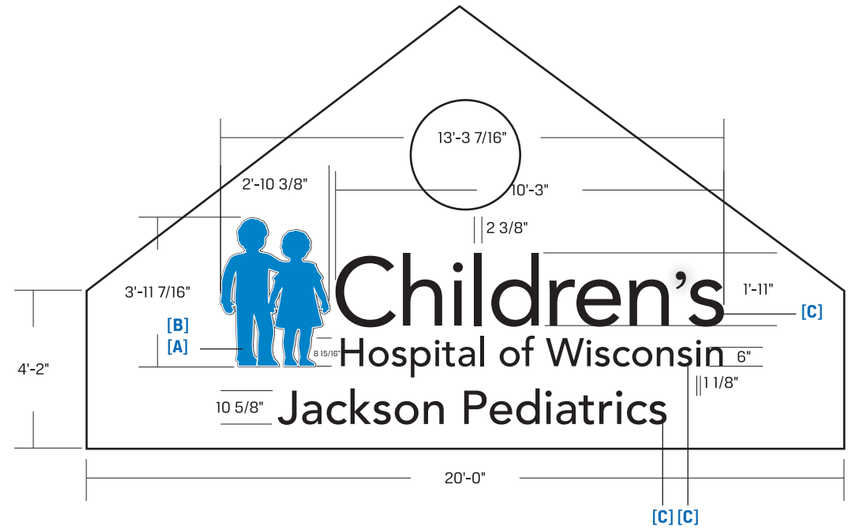
www.poblocki.com

SIGN SPECIFICATIONS

[A] - ILLUMINATED LOGO
Lighting: LED
Voltage: tbd
Description: Face-Lit [Acrylic]
Face Color: white
Return Color: white
Trimcap Color: white
Installation: Flush to wall

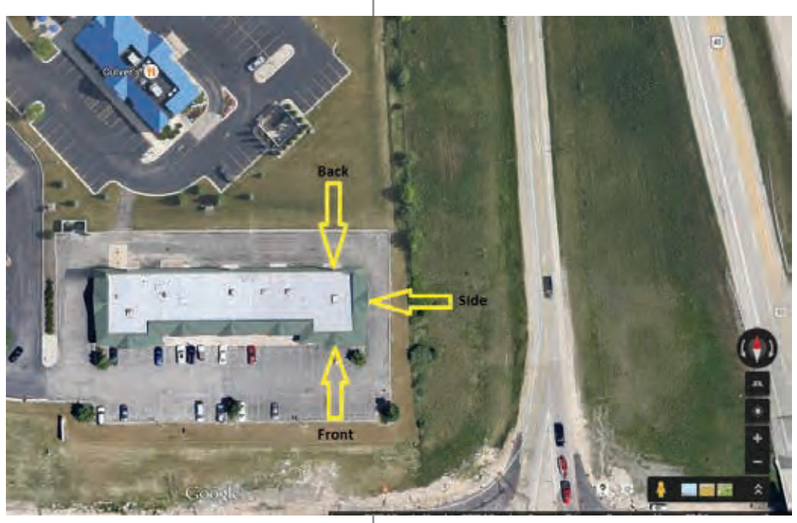
[B] - GRAPHICS/ LOGO
Material: vinyl
Color: process blue 3630-337 leaving white outline

[C] - ILLUMINATED LETTERS
Lighting: LED
Voltage: tbd
Description: Face-Lit
Face Color: casocryl
Return Color: black
Trimcap Color: black
Installation: Flush to wall



south elevation proposed

site map/ three LL sets



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Project

Childrens Hospital Primary Care

Jackson, WI

Scale: 1/4"=1'

Original Page Size: 11" x 17"

Notes

SURVEY REQUIRED

DUE TO FASCIA CONSTRICTIONS, TAGLINE IS MOVED UP

Revisions

REV	DESCRIPTION	BY	DATE
01	no rcwy	jh	9/22/14

Rep.: Matt Kaminski

Drawn By: Jean Hardeman Orig. Date: 9/22/14

Sign Loc. No. various

LL-01

Lit Letters

Sign. Type

67171 — OPP - Project - Job No.

C01 — Design

Culver's
Back
Side
Front
Google

Tulle Lake Ct
60
45
45

HARRIS
& ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS

2718 N. MEADE ST.
APPLETON, WI 54911
TEL: 920/733/8377
FAX: 920/733/4731

October 3, 2014

Mr. John Walther
Village of Jackson
N168 W20773 Main Street
Jackson, WI 53037

Re: Premier Cranberry Creek
Blackberry Circle

Dear Mr. Walther:

Enclosed is a copy of the revised plans for the Cranberry Creek Estates. The following revisions are based on your July 31, 2014, staff review comments:

Building Inspection

1. The building plans will be submitted to the State of Wisconsin.
2. The buildings will be completely sprinklered.
3. Each unit will be individually metered and all meters will be located in the building.
4. Each unit will be individually addressed with one address at the front door and the other address at the garage door. The public meter room will have a separate address.
5. Additional spot elevations and swales are added to the east property area to collect the stormwater runoff. See drawings C2.1, C2.2 and C2.3.
6. A new Developer's Agreement will be created for this project.
7. No additional dumpster is added to the plan.

Public Works / Engineering

1. A new Developer's Agreement will be created for this project.
2. A C.S.M. is not required; the creation of the easement for the water and sanitary sewer will be included in the Developer's Agreement.
3. The development will have a separate trash and recycling contract and not be a part of the Village's Contract.
4. The attached plans show the water, sanitary sewer and storm sewer. Also attached are the storm sewer calculations.
5. The east property will be graded to collect the stormwater runoff from this property. See drawings C2.1, C2.2 and C2.3.

Fire Department

1. A knox box will be installed at each equipment room.
2. The Fire Alarm and Fire Suppression Systems will be installed per code. The Fire Department Connection installation will comply with the Village Code requirements.

The proposed sign is removed from the utility easement. The sign approval will be a separate submittal. Please approve the plans for the Cranberry Creek Estates.

Sincerely,

HARRIS & ASSOCIATES, INC.

Thomas M. Wood

Thomas M. Wood
Enclosures
TMW:smf

VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM

(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Premier Cranberry Creek, LLC
Contact Thomas M. Wood Address/ZIP 2718 N. Meade St., Appleton, WI 54911 Phone # 920-733-8377
E-mail Address twood@harrisinc.net Fax # where Agenda/Staff comments are to be faxed 920-733-4731
Name of Owner Calvin Akin Address/ZIP 19105 W. Capitol Dr., Ste. 200, Brookfield WI 53043 Phone# 262-790-4560
Owner Representative/Developer Joe Goldberger
Proposed Use of Site Multi-Family Residential Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS
CONCEPT PLAN	$50	1,2,6,13
CONDITIONAL USE	$150	1,2,3,4,5,6,7,14,15,16,18,19,20
X PLANNED UNIT DEVELOPMENT	$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20
REZONING	$200	1,2,(3),4,6,9 or 10 (500'for rezoning 200' for Cond. Use or PUD Site Plan)
CERTIFIED SURVEY MAP (CSM)	$150	1,2,6,10,20
MINOR SUBDIVISION	$150	1,2,3,5,6,10,15,16,17,18,20
Extra-territorial Plat or CSM	$150	1,2,6,9 / 10
Extra-territorial Plat outside Sanitary Service Area	$50	1,2,6,9 / 10
PRELIMINARY PLAT	$300	1,2,3,5,6,9,15,16,17,18
FINAL PLAT / Final Plat Reappl..	$100	1,2,3,5,6,9,15,16,17,18,20
ANNEXATION / ATTACHMENT	$200	1,2,3,4,5,6,11,12,21
STREET EASEMENT/ VACATION	$150	1,2,3,4,6,9
VARIANCE	$150	1,2,3,4,6,7

TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
1) Complete Application (all pages)		XXX
2) Describe what you intend to do (paragraph)		XXX
3) Address Labels of adjacent owners to be notified (500'/ 200')	labels	
4) Owner acknowledgement of the request	1	
5) Impact Statement		XXX
6) Location Map		XXX
7) Development Plan / Site Plan		XXX
8) Preliminary Plat		XXX
9) Final Plat		XXX
10) Certified survey Map		XXX
11) Annexation Petition		XXX
12) Annexation Map	1	XXX
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, Private Roads	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 Thomas M. Wood Signature Thomas M. Wood Date 10-02-14

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: Premier Real Estate Management, LLC

For a property located at (address): Blackberry Circle

Phone number of Business/Applicant: (262)790-4560

For (land use, activity, sign, site plan, other): Site plan approval for a 60-unit multi-family residential development

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): N/A

Hours of Operation: N/A

Comprehensive/Master Plan Compatibility: Proposed development conforms to existing zoning

Building Materials (type, color): Combination of masonry and maintenance free vinyl siding, architectural dimensional shingles

Setbacks from rights-of-way and property lines: Varies. See site plan sheet C1.0

Screening/Buffering: See site plan sheet C4.0

Landscape Plan (sizes, species, location): See landscape plan sheet C4.0

Signing (dimensions, colors, lighting, location): See site plan sheet C1.0

Lighting (wattage, style, pole location and height, coverage): See site plan sheet C1.0

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), (sidewalk/pedestrian way width and material): Private roads serve the proposed development connecting to existing improved roads. A new connection to Jackson Street is proposed.

Storm-water Management: A regional detention basin is situated on the property, and was designed to handle all stormwater runoff from this development.

Erosion Control: See erosion control plan sheet C5.0

Fire Hydrant Location(s): See site utilities plan sheet C3.0

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: A Fire Department approved knox box will be mounted on the outside wall of the equipment room of each building.

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: Small areas of wetlands exist in the NE corner of the parcel. A navigable stream exists along the north side of the parcel. A floodplain is associated with the existing stream.

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

Tree and shrub preservation: The development plans include all new landscape features to be installed. There is no existing vegetation to be preserved.

Setbacks/height limitations: Conforms to current zoning regulations.

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 _____

Calvin M. Akin

CALVIN M. AKIN, Owner
Please print name

John M. Walther, Administrator

Print

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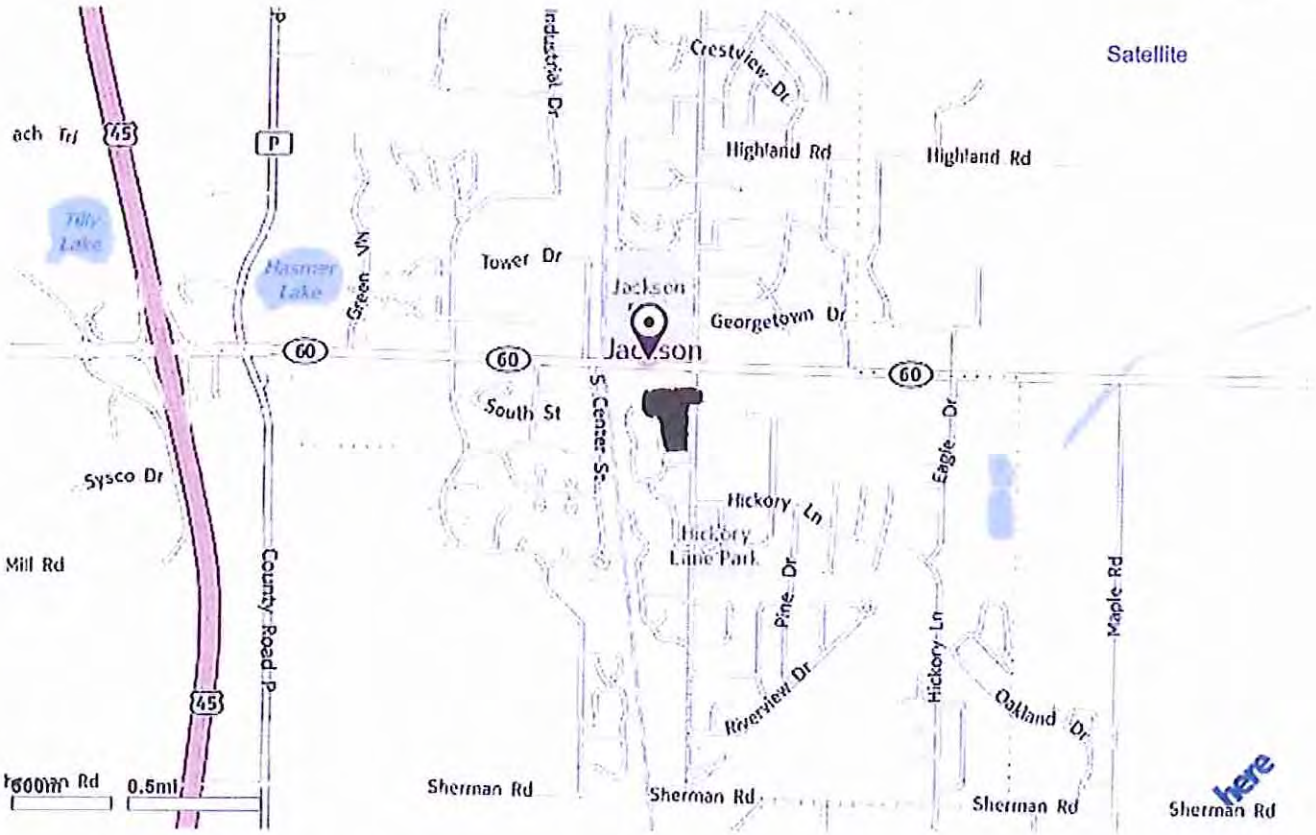
YAHOO! MAPS

Jackson, WI

Enter notes here

255

Satellite



When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning

CRANBERRY CREEK ESTATES APARTMENTS

A 60-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT
BY
PREMIER CRANBERRY CREEK, LLC.

Cranberry Creek Estates Apartments (the "Development") is located West of Jackson Drive, and South of Main Street. The parcel has a total land area of approximately 8.3 acres. The subject parcel is currently zoned Planned Unit Development. There are small areas of wetlands and a navigable stream meandering along the North end of the development parcel.

The Development will consist of five identical 12-unit, two-story structures totaling 60 dwelling units. Each unit will have a private exterior entrance, two bedrooms, 1 1/2 baths and single-stall attached garage with direct access to the living unit. The units are approximately 1,100 square feet in size, which exceeds the minimum floor area requirements stipulated in the zoning code. One additional exterior parking stall along with ample visitor parking will be provided. Heat will be included in the rent. All appliances, including the refrigerator, washer and dryer, are furnished. The rental rates for the proposed units will be on a market rate basis. No subsidized or Section 8 housing contracts will be executed for this development.

Neighboring properties consist of a mix of single and multiple family residential, manufacturing and businesses uses. The Village Hall is Northwest of the Development site. Cranberry Creek Condominiums is immediately West and South of the Development site. Single-family dwellings and small businesses exist to the East of the Development site.

The Development will connect to existing public utilities, including sanitary sewer and water. Easements are on record, which allow for the connection and the means to serve the Development. The Development will include the extension and completion of a loop in the public water main system. A private sanitary sewer extension will be constructed to serve four of the proposed six new structures.

Storm water runoff will be collected within an existing detention pond. This pond was designed to handle the calculated storm water runoff produced by the Development. All proper site-grading permits will be obtained prior to the start of construction. These include: The Notice of Intent - Land Disturbance Permit, and a Chapter 30 General Permit, both registered with the WDNR. There is a certain amount of overland runoff, which currently traverses through the Development. This runoff is being accounted for, and is being diverted around the proposed structures.

The landscaping plan will conform to the Village of Jackson regulations. The required number of trees and shrubs will be met and/or exceeded. A mix of evergreens and deciduous trees will be incorporated throughout the Development.

Site lighting for the Development will be generated from low impact wall mounted fixtures above each entryway and staggered along the face of each structure. The fixtures will be the cut-off series with a maximum wattage of 60 watts. They will be shielded to prevent light spraying into neighboring properties. Two dumpster enclosures, along with a community mailroom (10'x10') are proposed.

It is anticipated that construction is to begin near the beginning of September 2014. All foundations, utilities and the first coarse of asphalt is to be completed by the end of November 2014. Premier Real Estate Management, LLC, will manage the Development once units become occupied. Please see the attached biography.

HARRIS & ASSOCIATES, INC. 2718 N. MEADE STREET, APPLETON, WISCONSIN 54911
ENGINEERS & SURVEYORS (920) 733-8377, FAX (920) 733-4731

BY CLT DATE 1-17-14 SUBJECT CAL AKIN SHEET NO. 1 OF 11
CK. _____ DATE _____ CRANBERRY CREEK ESTATES - JACKSON JOB NO. _____

STORM SEWER DESIGN

USE ATTACHED TABLES 82.36-1, 82.36-2, 82.36-3, 82.36-4 AND DRAINAGE AREA SKETCH

CB-(11) TO MH-(9)

ROOF AREA = 2385 SQFT

GRASS AREA = 6150 SQFT

$$GPM = \frac{2385}{26} + \frac{6150}{104} = 151$$

TABLE 82.36-4

	1%
5"	140
6"	230

USE 8" PIPE MIN.

CB-(10) TO MH-(9)

ROOF AREA = 2420 + 2420 = 4840 SQFT

PAVED AREA = 4930 + 5170 = 10100 SQFT

GRASS AREA = 2530 SQFT

$$GPM = \frac{4840}{26} + \frac{10100}{32.5} + \frac{2530}{104} = 521$$

TABLE 82.36-4

	0.5%	1%
8"	355	500
10"	680	950

USE 10" PIPE

10-2-14

WISCONSIN
CALVIN L. TOLLEFSON
E-30445
APPLETON, WI
PROFESSIONAL ENGINEER

HARRIS & ASSOCIATES, INC. 2718 N. MEADE STREET, APPLETON, WISCONSIN 54911
ENGINEERS & SURVEYORS (920) 733-8377, FAX (920) 733-4731

BY CLT DATE 1-17-14 SUBJECT CAL AKIN SHEET NO. 2 OF 11
CK. ____ DATE ____ CRANBERRY CREEK ESTATES - JACKSON JOB NO. ____

MH-9 TO CB-8

ROOF AREA = 2385 + 4840 = 7225 SQFT
PAVED AREA = 10100 SQFT
GRASS AREA = 6150 + 2530 = 8680 SQFT

$$GPM = \frac{7225}{26} + \frac{10100}{32.5} + \frac{8680}{104} = 672$$

TABLE 82.36-4

	1%
8"	500
10"	950

USE 10" PIPE

CB-8 TO MH-6

ROOF AREA = 2385 + 7225 = 9610 SQFT
PAVED AREA = 10100 SQFT
GRASS AREA = 8300 + 8680 = 16980 SQFT

$$GPM = \frac{9610}{26} + \frac{10100}{32.5} + \frac{16980}{104} = 844$$

TABLE 82.36-4

	1%
8"	500
10"	950

USE 10" PIPE

CB-7 TO MH-6

ROOF AREA = 2420 + 2420 = 4840 SQFT
PAVED AREA = 9180 SQFT

$$GPM = \frac{4840}{26} + \frac{9180}{32.5} = 469$$

TABLE 82.36-4

	1%
6"	230
8"	500

USE 8" PIPE

HARRIS & ASSOCIATES, INC. 2718 N. MEADE STREET, APPLETON, WISCONSIN 54911
ENGINEERS & SURVEYORS (920) 733-8377, FAX (920) 733-4731

BY CLT DATE 1-17-14 SUBJECT CAL AKIN SHEET NO. 3 OF 11
CK. ____ DATE ____ CRANBERRY CREEK ESTATES - JACKSON JOB NO. ____

MH-6 TO CB-5

ROOF AREA = 4840 + 9610 = 14450 SQFT
PAVED AREA = 9180 + 10100 = 19280 SQFT
GRASS AREA = 16980 SQFT

$$GPM = \frac{14450}{26} + \frac{19280}{32.5} + \frac{16980}{104} = 1312$$

TABLE 82.36-4

	1%
10"	950
12"	1580

USE 12" PIPE

CB-5 TO MH-3

ROOF AREA = 2385 + 14450 = 16835 SQFT
PAVED AREA = 19280 SQFT
GRASS AREA = 9630 + 16980 = 26610 SQFT

$$GPM = \frac{16835}{26} + \frac{19280}{32.5} + \frac{26610}{104} = 1497$$

TABLE 82.36-4

	1%
10"	950
12"	1580

USE 12" PIPE

CULVERT 4 TO MH-3

GRASS AREA = 7500 SQFT

TABLE 82.36-3

	0.5%
4"	5200
5"	9880

USE 8" PIPE MIN.

HARRIS & ASSOCIATES, INC. 2718 N. MEADE STREET, APPLETON, WISCONSIN 54911
ENGINEERS & SURVEYORS (920) 733-8377, FAX (920) 733-4731

BY CLT DATE 1-17-14 SUBJECT CALAKIN SHEET NO. 4 OF 11
CK. _____ DATE _____ CRANBERRY CREEK ESTATES- JACKSON JOB NO. _____

MH-③ TO INLET ②

ROOF AREA = 16835 SQFT
PAVED AREA = 19280 SQFT
GRASS AREA = 7500 + 26610 = 34110 SQFT

$$GPM = \frac{16835}{26} + \frac{19280}{32.5} + \frac{34110}{104} = 1569$$

TABLE 82.36-4

	1%
10"	950
12"	1580

USE 12" PIPE

INLET-② TO INLET-①

ROOF AREA = 2440 + 16835 = 19275 SQFT
PAVED AREA = 6475 + 19280 = 25755 SQFT
GRASS AREA = 34110 SQFT

$$GPM = \frac{19275}{26} + \frac{25755}{32.5} + \frac{34110}{104} = 1862$$

TABLE 82.36-4

	1%
12"	1580
15"	2800

USE 15" PIPE

INLET-① TO EX. DETENTION AREA

ROOF AREA = 19275 SQFT
PAVED AREA = 2720 + 25755 = 28475 SQFT
GRASS AREA = 34110 SQFT

$$GPM = \frac{19275}{26} + \frac{28475}{32.5} + \frac{34110}{104} = 1945$$

TABLE 82.36-4

	1%
12"	1580
15"	2800

USE 15" PIPE

HARRIS & ASSOCIATES, INC. 2718 N. MEADE STREET, APPLETON, WISCONSIN 54911
ENGINEERS & SURVEYORS (920) 733-8377, FAX (920) 733-4731

BY CLT DATE 1-17-14 SUBJECT CAL AKIN SHEET NO. 5 OF 11
CK. ____ DATE ____ CRANBERRY CREEK ESTATES- JACKSON JOB NO. ____

CULVERT - (12) TO EX. DETENTION AREA

ROOF AREA = 2490 SQFT
GRASS AREA = 8000 SQFT

$$GPM = \frac{2490}{26} + \frac{8000}{104} = 173$$

TABLE 82.36-4

	1%
5"	140
6"	230

USE 12" MIN

CB - (30) TO INLET - (28)

ROOF AREA = 2420 SQFT
PAVED AREA = 5245 SQFT

$$GPM = \frac{2420}{26} + \frac{5245}{32.5} = 255$$

TABLE 82.36-4

	1%
6"	230
8"	500

USE 8" PIPE

CB- (29) TO INLET - (28)

ROOF AREA = 2420 SQFT
PAVED AREA = 4735 SQFT
GRASS AREA = 3550 SQFT

$$GPM = \frac{2420}{26} + \frac{4735}{32.5} + \frac{3550}{104} = 273$$

TABLE 82.36-4

	1%
6"	230
8"	500

USE 8" PIPE

INLET-(28) TO INLET-(26)

ROOF AREA = 2420 + 2420 = 4840 SQFT
PAVED AREA = 1160 + 5245 + 4735 = 11140 SQFT
GRASS AREA = 3550 SQFT

$$GPM = \frac{4840}{26} + \frac{11140}{32.5} + \frac{3550}{104} = 563$$

TABLE 82.36-4

	1%
8"	500
10"	950

USE 10" PIPE

INLET-(27) TO INLET-(26)

ROOF AREA = 2490 SQFT
PAVED AREA = 5430 SQFT
GRASS AREA = 480 + 3790 = 4270 SQFT

$$GPM = \frac{2490}{26} + \frac{5430}{32.5} + \frac{4270}{104} = 304$$

TABLE 82.36-4

	1%
6"	230
8"	500

USE 8" PIPE

INLET-(26) TO INLET-(24)

ROOF AREA = 2490 + 4840 + 2490 = 9820 SQFT
PAVED AREA = 1095 + 11140 + 5430 = 17665 SQFT
GRASS AREA = 4485 + 3550 + 4270 = 12305 SQFT

$$GPM = \frac{9820}{26} + \frac{17665}{32.5} + \frac{12305}{104} = 1040$$

TABLE 82.36-4

	1%
10"	950
12"	1580

USE 12" PIPE

HARRIS & ASSOCIATES, INC. 2718 N. MEADE STREET, APPLETON, WISCONSIN 54911
ENGINEERS & SURVEYORS (920) 733-8377, FAX (920) 733-4731

BY CLT DATE 1-17-14 SUBJECT CAL AKIN SHEET NO. 7 OF 11
CK. ____ DATE ____ CRANBERRY CREEK ESTATES - JACKSON JOB NO. ____

INLET - (25) TO INLET - (24)

ROOF AREA = 2420 + 2420 = 4840 SQFT
PAVED AREA = 6475 SQFT

$$GPM = \frac{4840}{26} + \frac{6475}{32.5} = 385$$

TABLE 82.36-4

	1%
6"	230
8"	500

USE 8" PIPE

INLET - (24) TO INLET - (22)

ROOF AREA = 4840 + 9820 = 14660 SQFT
PAVED AREA = 1525 + 6475 + 17665 = 25665 SQFT
GRASS AREA = 1060 + 12305 = 13365 SQFT

$$GPM = \frac{14660}{26} + \frac{25665}{32.5} + \frac{13365}{104} = 1482$$

TABLE 82.36-4

	1%
10"	950
12"	1580

USE 12" PIPE

INLET - (23) TO INLET - (22)

ROOF AREA = 2000 SQFT
PAVED AREA = 6390 SQFT
GRASS AREA = 1050 + 3310 = 4360 SQFT

$$GPM = \frac{2000}{26} + \frac{6390}{32.5} + \frac{4360}{104} = 315$$

TABLE 82.36-4

	1%
6"	230
8"	500

USE 8" PIPE

HARRIS & ASSOCIATES, INC. 2718 N. MEADE STREET, APPLETON, WISCONSIN 54911
ENGINEERS & SURVEYORS (920) 733-8377, FAX (920) 733-4731

BY CLT DATE 1-17-14 SUBJECT CAL AKIN SHEET NO. 8 OF ___
CK. ___ DATE ___ CRANBERRY CREEK ESTATES-J JOB NO. ___

INLET-(22) TO INLET-(18)

ROOF AREA = 2000 + 14660 = 16660 SQFT
PAVED AREA = 1375 + 6390 + 25665 = 33430 SQFT
GRASS AREA = 4360 + 13365 = 17725 SQFT

$$GPM = \frac{16660}{26} + \frac{33430}{32.5} + \frac{17725}{104} = 1840$$

TABLE 82.36-4

	1%
12"	1580
15"	2800

USE 15" PIPE

CULVERT-(21) TO INLET-(18)

ROOF AREA = 2490 SQFT
GRASS AREA = 5640 SQFT

$$GPM = \frac{2490}{26} + \frac{5640}{104} = 150$$

TABLE 82.36-4

	1%
5"	140
6"	230

USE 12" MIN

CB-(20) TO INLET-(19)

ROOF AREA = 2420 + 2420 = 4840 SQFT
PAVED AREA = 6480 SQFT

$$GPM = \frac{4840}{26} + \frac{6480}{32.5} = 386$$

TABLE 82.36-4

	1%
6"	230
8"	500

USE 8" PIPE

HARRIS & ASSOCIATES, INC. 2718 N. MEADE STREET, APPLETON, WISCONSIN 54911
ENGINEERS & SURVEYORS (920) 733-8377, FAX (920) 733-4731

BY CLT DATE 1-17-14 SUBJECT CALCULATION SHEET NO. 9 OF
CK. DATE CRANBERRY CREEK ESTATES - JACKSON JOB NO.

INLET-(19) TO INLET-(18)

ROOF AREA = 480 + 4840 = 5320 SQFT
PAVED AREA = 3910 + 6480 = 10390 SQFT
GRASS AREA = 2025 SQFT

$$GPM = \frac{5320}{26} + \frac{10390}{32.5} + \frac{2025}{104} = 544$$

TABLE 82.36-4

	1%
8"	500
10"	950

USE 10" PIPE

INLET-(18) TO INLET-(16)

ROOF AREA = 16660 + 2490 + 5320 = 24470 SQFT
PAVED AREA = 1370 + 3343 + 10390 = 45190 SQFT
GRASS AREA = 17725 + 5640 + 2025 = 25390 SQFT

$$GPM = \frac{24470}{26} + \frac{45190}{32.5} + \frac{25390}{104} = 2576$$

TABLE 82.36-4

	1%
12"	1580
15"	2800

USE 15" PIPE

INLET-(17) TO INLET-(16)

ROOF AREA = 3595 SQFT
PAVED AREA = 6710 SQFT
GRASS AREA = 7830 SQFT

$$GPM = \frac{3595}{26} + \frac{6710}{32.5} + \frac{7830}{104} = 420$$

TABLE 82.36-4

	1%
6"	230
8"	500

USE 8" PIPE

HARRIS & ASSOCIATES, INC. 2718 N. MEADE STREET, APPLETON, WISCONSIN 54911
ENGINEERS & SURVEYORS (920) 733-8377, FAX (920) 733-4731

BY CLT DATE 1-17-14 SUBJECT CAL AKIN SHEET NO. 10 OF 11
CK. ____ DATE ____ CRANBERRY CREEK ESTATES - JACKSON JOB NO. ____

INLET-(16) TO INLET-(13)

ROOF AREA = 24470 + 3595 = 28065 SQFT
PAVED AREA = 3650 + 45190 + 6710 = 55550 SQFT
GRASS AREA = 25390 + 7830 = 33220 SQFT

$$GPM = \frac{28065}{26} + \frac{55550}{32.5} + \frac{33220}{104} = 3108$$

TABLE 82.36-4

	1%
15"	2800
18"	4675

USE 18" PIPE

CULVERT-(15) TO INLET-(14)

ROOF AREA = 2385 + 2385 + 2385 = 7155 SQFT
GRASS AREA = 23810 SQFT

$$GPM = \frac{7155}{26} + \frac{23810}{104} = 504$$

TABLE 82.36-4

	1%
8"	500
10"	950

USE 12" PIPE MIN

INLET-(14) TO INLET-(13)

ROOF AREA = 1210 + 7155 = 8365 SQFT
PAVED AREA = 7460 SQFT
GRASS AREA = 23810 SQFT

$$GPM = \frac{8365}{26} + \frac{7460}{32.5} + \frac{23810}{104} = 780$$

TABLE 82.36-4

	1%
8"	500
10"	950

USE 12" PIPE - SAME AS (15)-(14)

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ENGINEERS & SURVEYORS
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BY CLT DATE 1-17-14 SUBJECT CALAKIN SHEET NO. 11 OF 11
CK. _____ DATE _____ CRANBERRY CREEK ESTATES - JACKSON JOB NO. _____

INLET - (13) TO EX. DETENTION AREA

ROOF AREA = 28065 + 8365 = 36430 SQFT
PAVED AREA = 4990 + 55550 + 7460 = 68000 SQFT
GRASS AREA = 33220 + 23810 = 57030 SQFT

$$GPM = \frac{36430}{26} + \frac{68000}{32.5} + \frac{57030}{104} = 4042$$

TABLE 82.36-4

	1%
15"	2800
18"	4675

USE 18" PIPE

(7) PROHIBITED USE OF CLEANOUT OPENINGS. Cleanout openings shall not be used for the installation of fixtures or floor drains, except where another cleanout of equal access and capacity is provided.

(8) MANHOLES. (a) *Diameter.* The minimum diameter of manholes shall be 42 inches. A manhole shall have a minimum access opening of 24 inches.

(b) *Materials.* Manholes shall be constructed of approved materials in accordance with ch. ILHR 84 and in accordance with the design provisions of s. NR 110.13.

Note 1: The provisions of NR 110.13 regarding the manhole's flow channel, watertightness, and drop pipe indicate the following specifications:

- The flow channel through manholes shall be made to conform to the shape and slope of the sewer. See Appendix for further explanatory material.

- Solid watertight manhole covers are to be used wherever the manhole tops may be flooded by street runoff or high water. Where groundwater conditions are unfavorable, manholes of brick or block shall be waterproofed on the exterior with plastic coatings supplemented by a bituminous waterproof coating or other approved coatings. Inlet and outlet pipes are to be joined to the manhole with a gasketed flexible watertight connection or any watertight connection arrangement that allows differential settlement of the pipe and manhole wall to take place.

- An outside drop pipe is to be provided for a sewer entering a manhole where the invert elevation of the entering sewer is 2 feet or more above the spring line of the outgoing sewer. The entire drop connection shall be encased in the concrete. Inside drop connection may be approved on a case-by-case basis.

Note: See Appendix for further explanatory material.

History: Cr. Register, February, 1988, No. 350, eff. 3-1-88; am. (3) (i), r. and recr. (3) (j), Register, May, 1988, No. 389, eff. 6-1-88; am. (5) (a) 2. a., Register, August, 1991, No. 428, eff. 9-1-91; r. and recr. (3) (j) and (5) (a) 2. c., Register, February, 1994, No. 458, eff. 3-1-94.

ILHR 82.36 Storm and clear water drain systems. (1) SCOPE. The provisions of this section set forth the requirements for the design and installation of storm and clear water drain systems including storm building drains and sewers.

(2) MATERIALS. All storm and clear water drain systems shall be constructed of approved materials in accordance with ch. ILHR 84.

(3) DISPOSAL. (a) *Storm sewer.* Storm water, surface water, groundwater and clear water wastes shall be discharged to a storm sewer system or a combined sanitary-storm sewer system where available. Combined public sanitary-storm sewer systems shall be approved by the department of natural resources. Combined private sanitary-storm sewer systems shall be approved by the department.

(b) *Other disposal methods.* 1. Where no storm sewer system or combined sanitary-storm sewer system is available or adequate to receive the anticipated load, the final disposal of the storm water, surface water, groundwater or clear water wastes shall be discharged in accordance with local governmental requirements. If the final disposal of such waters or wastes is by means of subsurface discharge, documentation shall be submitted to this department to determine whether the method of disposal is acceptable.

2. Where approved by the local governmental authority, storm water, surface water, groundwater and clear water wastes of the properties of one- and 2-family dwellings may be discharged onto flat areas, such as streets or lawns, so long as the water flows away from the buildings and does not create a nuisance.

3. a. The clear water wastes from a drinking fountain, water heater relief valve, storage tank relief valve or water softener shall be discharged to either a sanitary drain system or a storm drain system.

b. The clear water wastes from equipment other than those listed in subpar. a. may be discharged to a sanitary drain system if not more than 20 gallons of clear water wastes per day per building are discharged.

(c) *Segregation of wastes.* 1. a. Except as provided in subpar. b., where a sanitary sewer system and a storm sewer system are available the drain piping for storm water or clear water wastes may not connect to any part of the sanitary drain system.

b. Where a combined sanitary-storm sewer system is available storm water wastes, clear water wastes and sanitary wastes may not be combined until discharging to the building sewer.

2. Storm water wastes and clear water wastes shall not be combined until discharging into the storm building drain.

(4) LOAD ON DRAIN PIPING. (a) *Storm water drainage.* The load factor on storm water drain piping shall be computed in terms of gallons per minute or on the square footage of the horizontal projection of roofs, paved areas, yards and other tributary areas.

(b) *Continuous flow devices.* Where there is a continuous or semicontinuous discharge into the storm building drain or storm building sewer, as from a pump, air conditioning unit, or similar device, each gallon per minute of such discharge shall be computed as being equivalent to 26 square feet of roof area.

(5) SELECTING SIZE OF STORM AND CLEAR WATER DRAIN PIPING. (a) *Horizontal storm water drain piping.* The pipe size for horizontal drain piping for storm water shall be determined from Tables 82.36-1 to 82.36-4.

Table 82.36-1

MINIMUM SIZE OF STORM WATER HORIZONTAL DRAIN PIPING SERVING ROOF AREAS

Pipe Diameters (in inches)	Maximum Roof Areas (in square feet)			
	Pitch of Piping Per Foot			
	1/16 inch	1/8 inch	1/4 inch	1/2 inch
3	650	910	1,300	1,820
4	1,300	1,950	2,990	3,770
5	2,470	3,640	5,070	7,020
6	4,160	5,980	8,320	11,700
8	9,320	13,000	18,200	26,000
10	17,680	24,700	33,800	50,440
12	27,300	41,080	57,200	81,900
15	52,000	72,800	105,300	146,640
18	85,800	121,550	174,200	247,000
21	156,520	179,660	256,880	374,400
24	187,200	261,560	382,200	546,000

Note: Divide square footage by 26 to obtain flow in gpm.

Table 82.36-2

MINIMUM SIZE OF STORM WATER HORIZONTAL DRAIN PIPING PAVED OR GRAVELED GROUND SURFACE AREAS

Pipe Diameters (in inches)	Maximum Surface Areas (in square feet) Pitch of Piping Per Foot			
	1/16 inch 0.5%	1/8 inch 1%	1/4 inch 2%	1/2 inch 4%
3	810	1,140	1,625	2,270
4	1,625	2,430	3,740	4,720
5	3,090	4,550	6,350	8,760
6	5,200	7,470	10,400	14,600
8	11,650	16,250	22,750	32,600
10	22,100	30,850	44,250	62,000
12	34,150	52,300	71,500	102,200
15	65,000	91,000	131,500	183,000
18	107,000	152,000	210,800	321,000
21	195,000	224,000	321,000	468,000
24	234,000	336,000	478,000	682,000

Note: Divide square footage by 32.5 to obtain flow in gpm.

Table 82.36-3

MINIMUM SIZE OF STORM WATER HORIZONTAL DRAIN PIPING SERVING LAWNS, PARKS AND SIMILAR LAND SURFACES

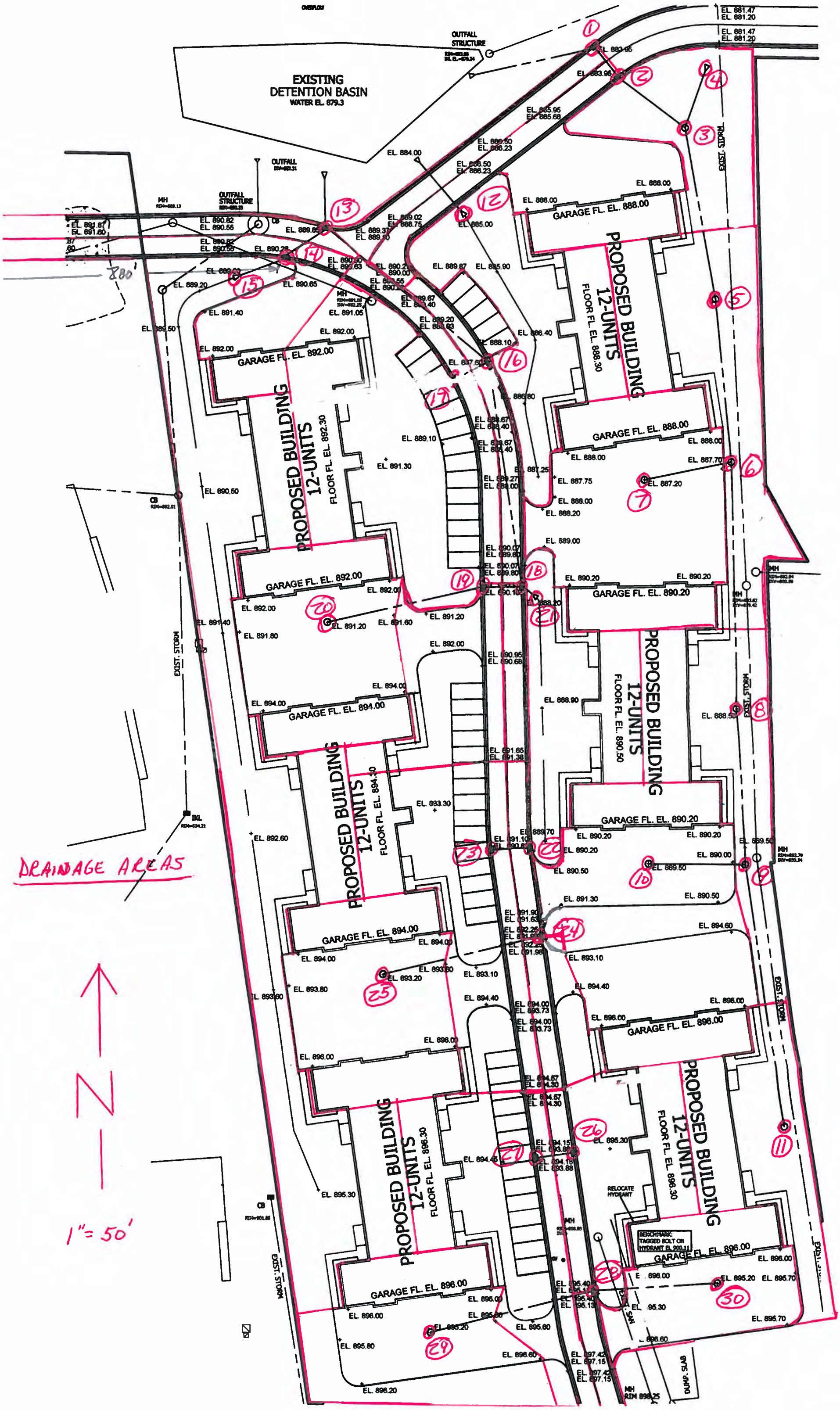
Pipe Diameters (in inches)	Maximum Surface Areas (in square feet) Pitch of Piping Per Foot			
	1/16 inch	1/8 inch	1/4 inch	1/2 inch
3	2,600	3,640	5,200	7,280
4	5,200	7,800	11,960	15,080
5	9,880	13,560	20,280	28,080
6	16,640	23,920	33,280	46,800
8	37,280	52,000	72,800	112,000
10	69,720	98,800	135,200	201,760
12	109,200	164,320	228,800	327,600
15	208,000	291,200	421,200	586,560
18	343,200	490,200	596,800	988,000
21	626,080	718,640	1,027,520	1,497,600
24	748,800	1,046,240	1,528,800	2,184,000

Note: Divide square footage by 104 to obtain flow in gpm.

Table 82.36-4

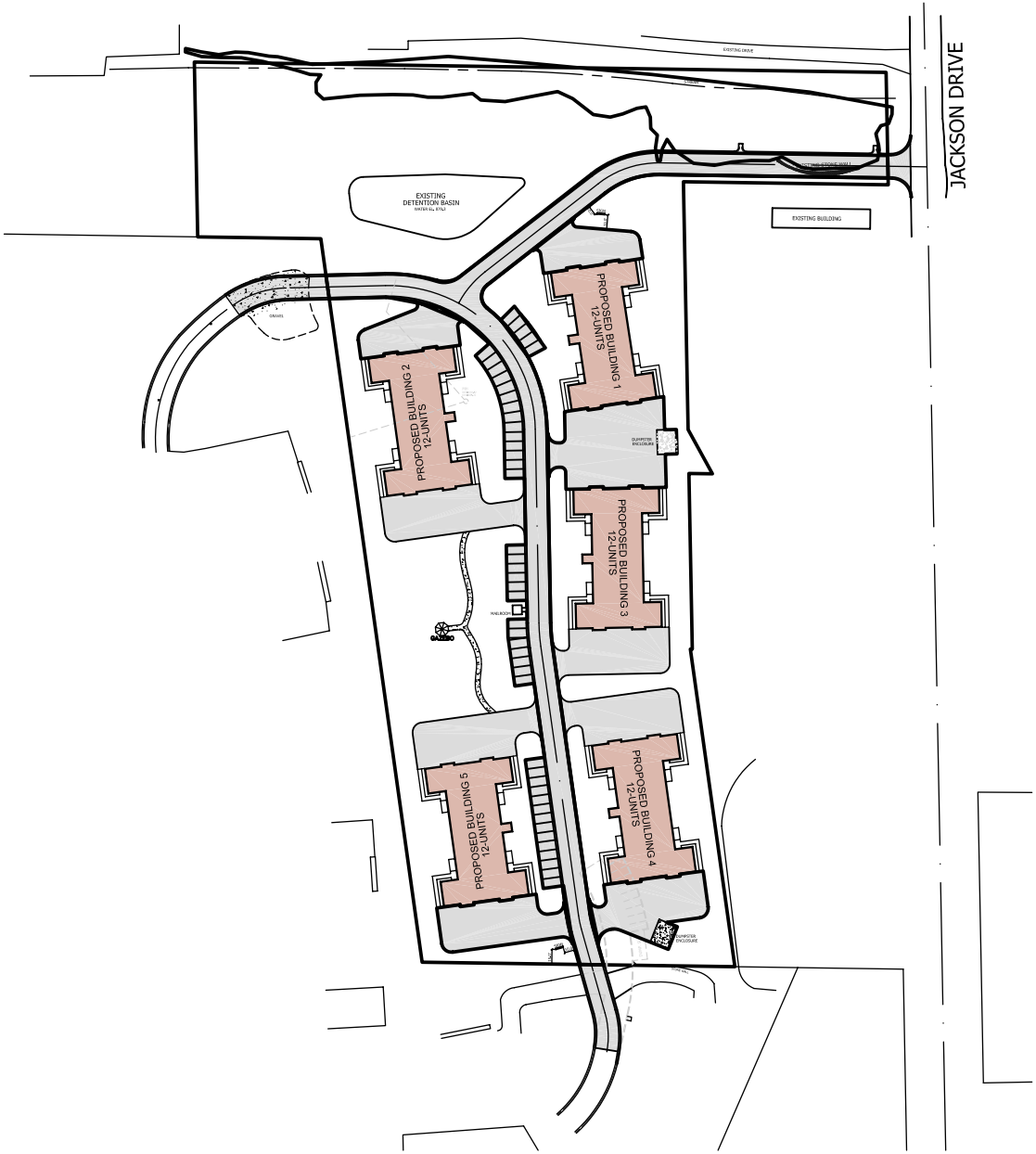
MAXIMUM CAPACITY OF STORM WATER HORIZONTAL DRAIN PIPING FLOWING FULL

Pipe Diameters (in inches)	Maximum Capacities in Gallons Per Minute Pitch of Piping Per Foot			
	1/16 inch	1/8 inch	1/4 inch	1/2 inch
3	25	35	50	70
4	50	75	115	145
5	97	140	195	270
6	160	230	320	450
8	355	500	700	1,000
10	680	950	1,300	1,940
12	1,050	1,580	2,200	3,150
15	2,000	2,800	4,050	5,640
18	3,300	4,675	6,700	9,500
21	6,020	6,910	9,880	14,400
24	7,200	10,060	14,700	21,000


EXISTING
DETENTION BASIN
WATER EL. 879.3
OUTFALL STRUCTURE
OUTFALL
MH
PROPOSED BUILDING
12-UNITS
FLOOR FL. EL. 892.30
FLOOR FL. EL. 888.30
FLOOR FL. EL. 890.50
FLOOR FL. EL. 894.30
FLOOR FL. EL. 896.30
GARAGE FL. EL. 892.00
GARAGE FL. EL. 888.00
GARAGE FL. EL. 890.20
GARAGE FL. EL. 894.00
GARAGE FL. EL. 896.00
EXIST. STORM
RELOCATE HYDRANT
BENCHMARK: TAGGED BOLT ON HYDRANT EL 900.11
DRAINAGE AREAS
N
1"= 50'

CRANBERRY CREEK ESTATES

VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



PREMIER REAL ESTATE MANAGEMENT, LLC
19105 W. CAPITOL DR., STE. 200
BROOKFIELD, WISCONSIN 53045
(262) 790-4560

N

DEVELOPMENT PLAN

SCALE 1" = 60'

INDEX OF DRAWINGS

C1.0 - DEVELOPMENT PLAN
C1.1 - EXISTING CONDITIONS PLAN
C2.0 - OVERALL SITE GRADING PLAN
C2.1 - PARTIAL SITE GRADING PLAN
C2.2 - PARTIAL SITE GRADING PLAN
C2.3 - PARTIAL SITE GRADING PLAN
C3.0 - SITE UTILITIES PLAN
C4.0 - LANDSCAPE PLAN & DETAILS
C5.0 - EROSION CONTROL PLAN & DETAILS

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2710 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

REV. NO.	DESCRIPTION	DATE	BY

REV. NO.	DESCRIPTION	DATE	BY

PROJECT: PREMIER CRANBERRY CREEK, LLC
CRANBERRY CREEK ESTATES

LOCATION: JACKSON STREET, VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN

DESCRIPTION: DEVELOPMENT PLAN

DRAWN BY: TMW

CHECKED BY:

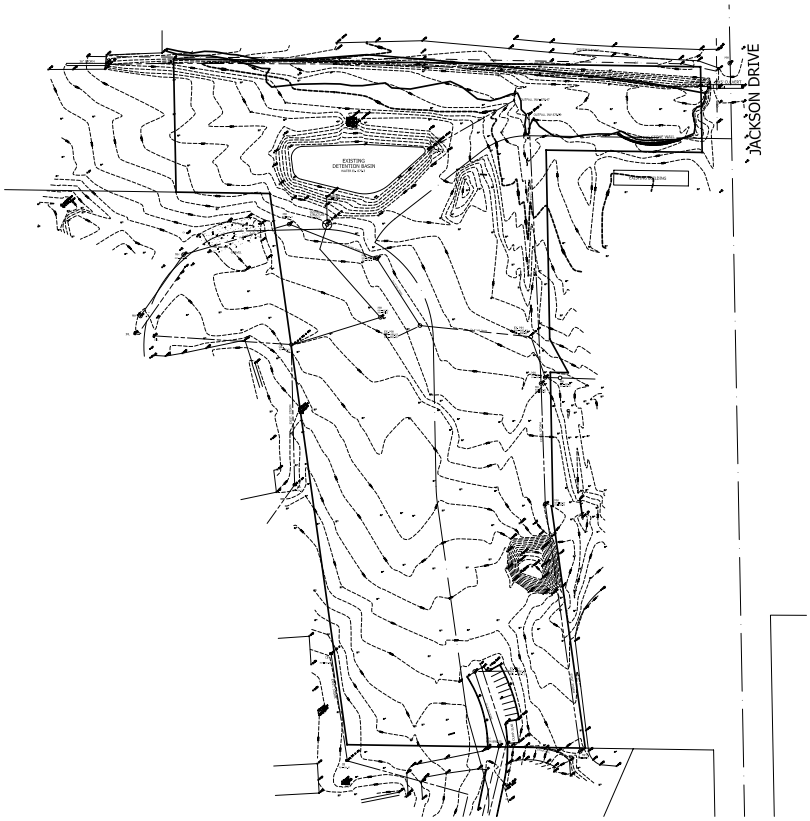
DATE: 10/02/14

SHEET C1.0

PROJECT NUMBER 7402

CRANBERRY CREEK ESTATES

VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



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BROOKFIELD, WISCONSIN 53045
(262) 790-4560

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EXISTING CONDITIONS PLAN

SCALE 1" = 60'

HARRIS & ASSOCIATES, INC.
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2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
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PROJECT: PREMIER CRANBERRY CREEK, LLC
CRANBERRY CREEK ESTATES

LOCATION: JACKSON STREET, VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN

DESCRIPTION: EXISTING CONDITIONS PLAN

DRAWN BY: TMW

CHECKED BY:

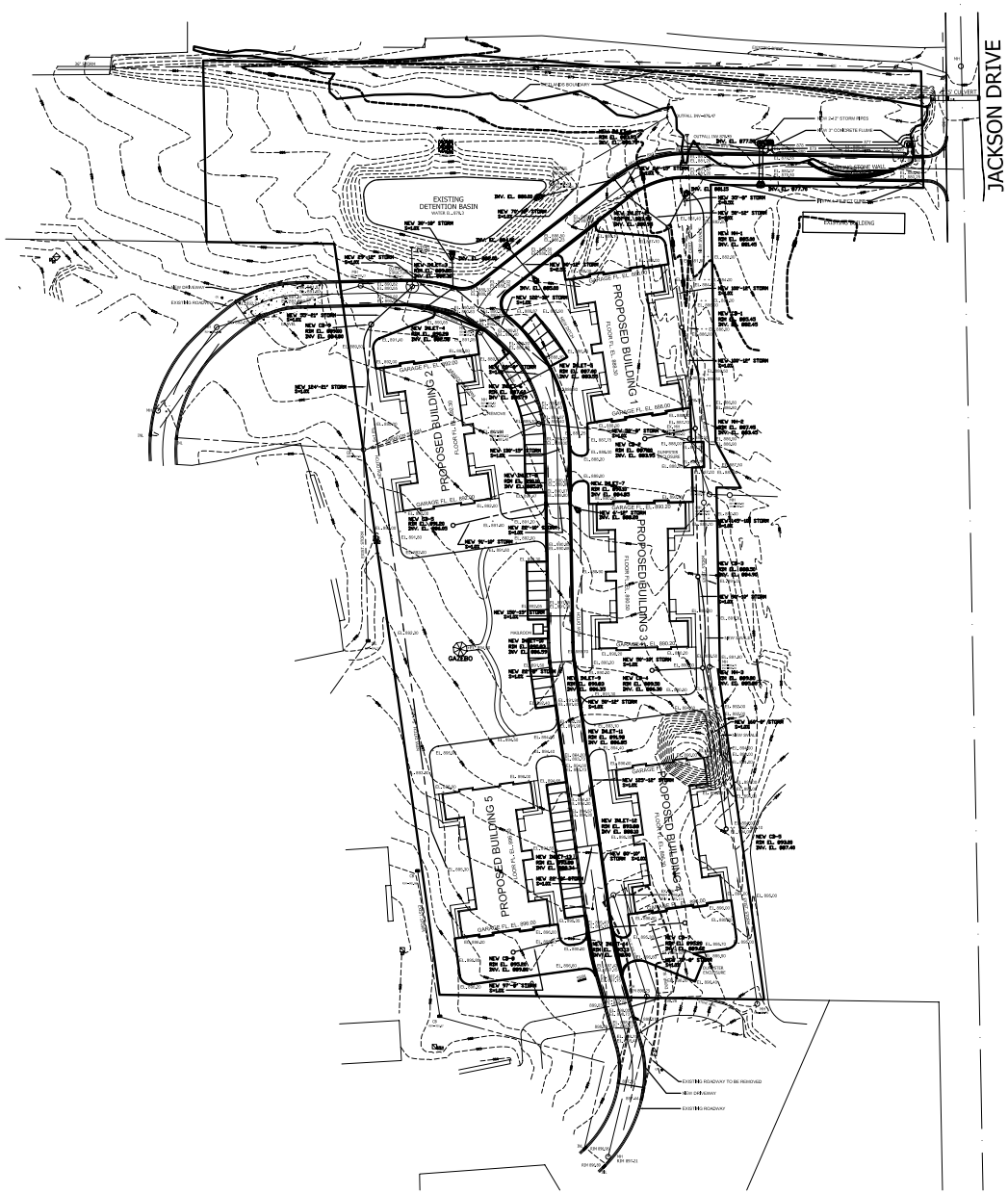
DATE: 10/02/14

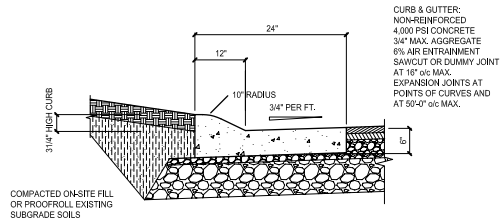
SHEET: C1.1

PROJECT NUMBER: 7402

CRANBERRY CREEK ESTATES

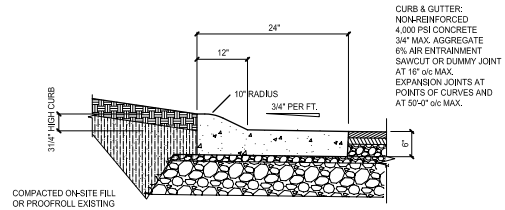
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN





MOUNTABLE 24" CURB & GUTTER SECTION

NOT TO SCALE



MOUNTABLE 24" REJECT CURB & GUTTER SECTION

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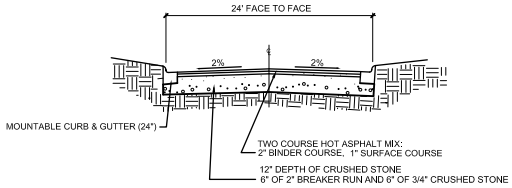

DRIVEWAY CROSS SECTION

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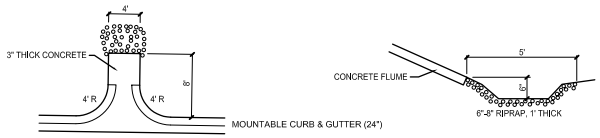

FLUME DETAIL

NOT TO SCALE

N

OVERALL SITE GRADING PLAN

SCALE 1" = 60'

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APPLETON, WI 54911
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FAX: (920) 733-4731

REV. NO.	DESCRIPTION	DATE	BY	REV. NO.	DESCRIPTION	DATE	BY

PROJECT: PREMIER CRANBERRY CREEK, LLC
CRANBERRY CREEK ESTATES

LOCATION: JACKSON STREET, VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN

DESCRIPTION: OVERALL SITE GRADING PLAN

DRAWN BY: TMW

CHECKED BY:

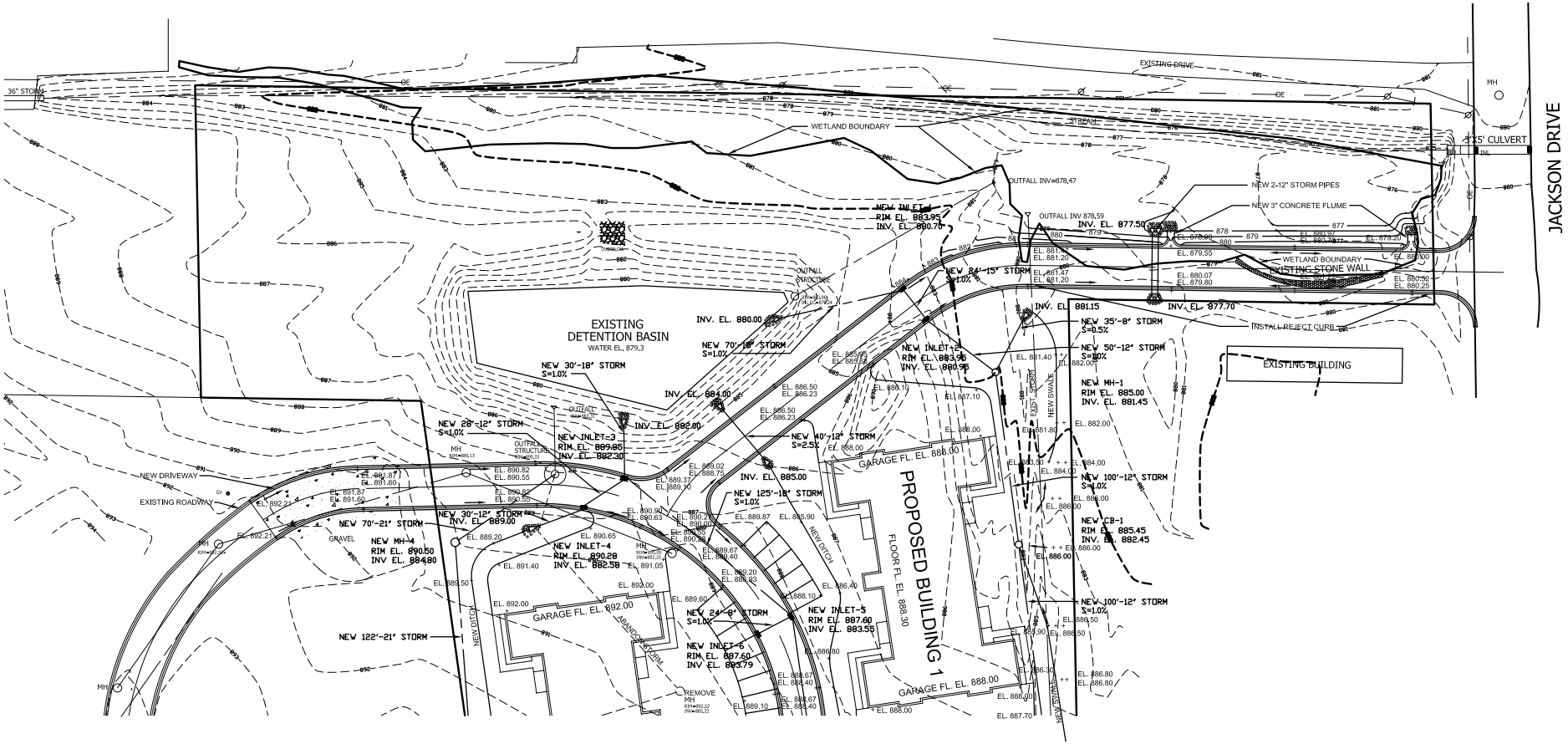
DATE: 10/02/14

SHEET C2.0

PROJECT NUMBER 7402

CRANBERRY CREEK ESTATES

VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



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19105 W. CAPITOL DR., STE. 200
BROOKFIELD, WISCONSIN 53045
(262) 790-4560

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PARTIAL SITE GRADING PLAN

SCALE 1" = 30'

HARRIS & ASSOCIATES, INC.
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APPLETON, WI 54911
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REV. NO.	DESCRIPTION	DATE	BY

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PROJECT: PREMIER CRANBERRY CREEK, LLC
CRANBERRY CREEK ESTATES

LOCATION: JACKSON STREET, VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN

DESCRIPTION: PARTIAL SITE GRADING PLAN

DRAWN BY: TMW

CHECKED BY:

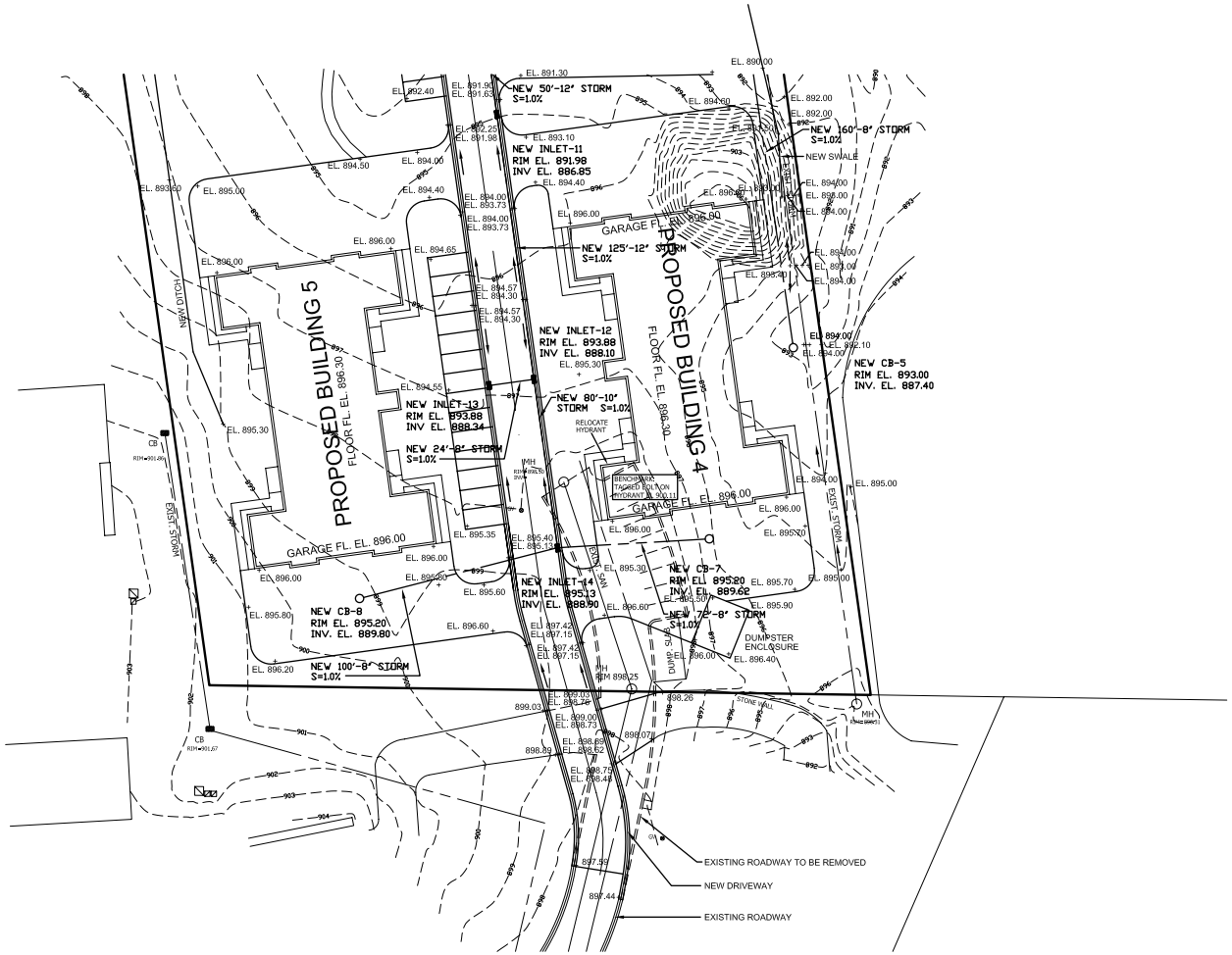
DATE: 10/02/14

SHEET: C2.1

PROJECT NUMBER: 7402

CRANBERRY CREEK ESTATES

VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



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(262) 790-4560

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PARTIAL SITE GRADING PLAN

SCALE 1" = 30'

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REV. NO.	DESCRIPTION	DATE	BY

REV. NO.	DESCRIPTION	DATE	BY

PROJECT: PREMIER CRANBERRY CREEK, LLC
CRANBERRY CREEK ESTATES

LOCATION: JACKSON STREET, VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN

DESCRIPTION: PARTIAL SITE GRADING PLAN

DRAWN BY: TMW
CHECKED BY:

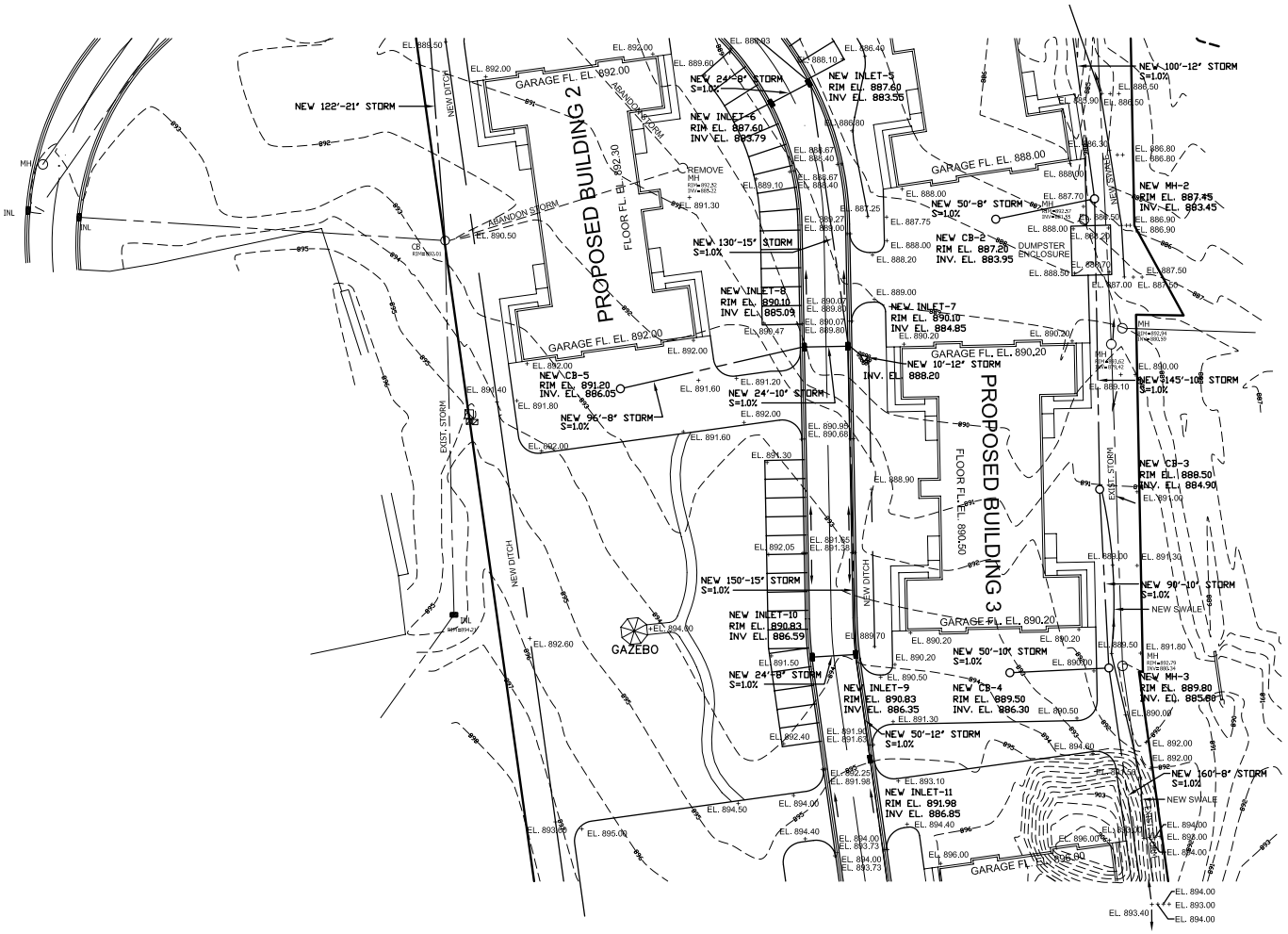
DATE: 10/02/14

SHEET C2.3

PROJECT NUMBER 7402

CRANBERRY CREEK ESTATES

VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



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BROOKFIELD, WISCONSIN 53045
(262) 790-4560

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PARTIAL SITE GRADING PLAN

SCALE 1" = 30'

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REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE

PROJECT: PREMIER CRANBERRY CREEK, LLC
CRANBERRY CREEK ESTATES

LOCATION: JACKSON STREET, VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN

DESCRIPTION: PARTIAL SITE GRADING PLAN

DRAWN BY: TMW
CHECKED BY:

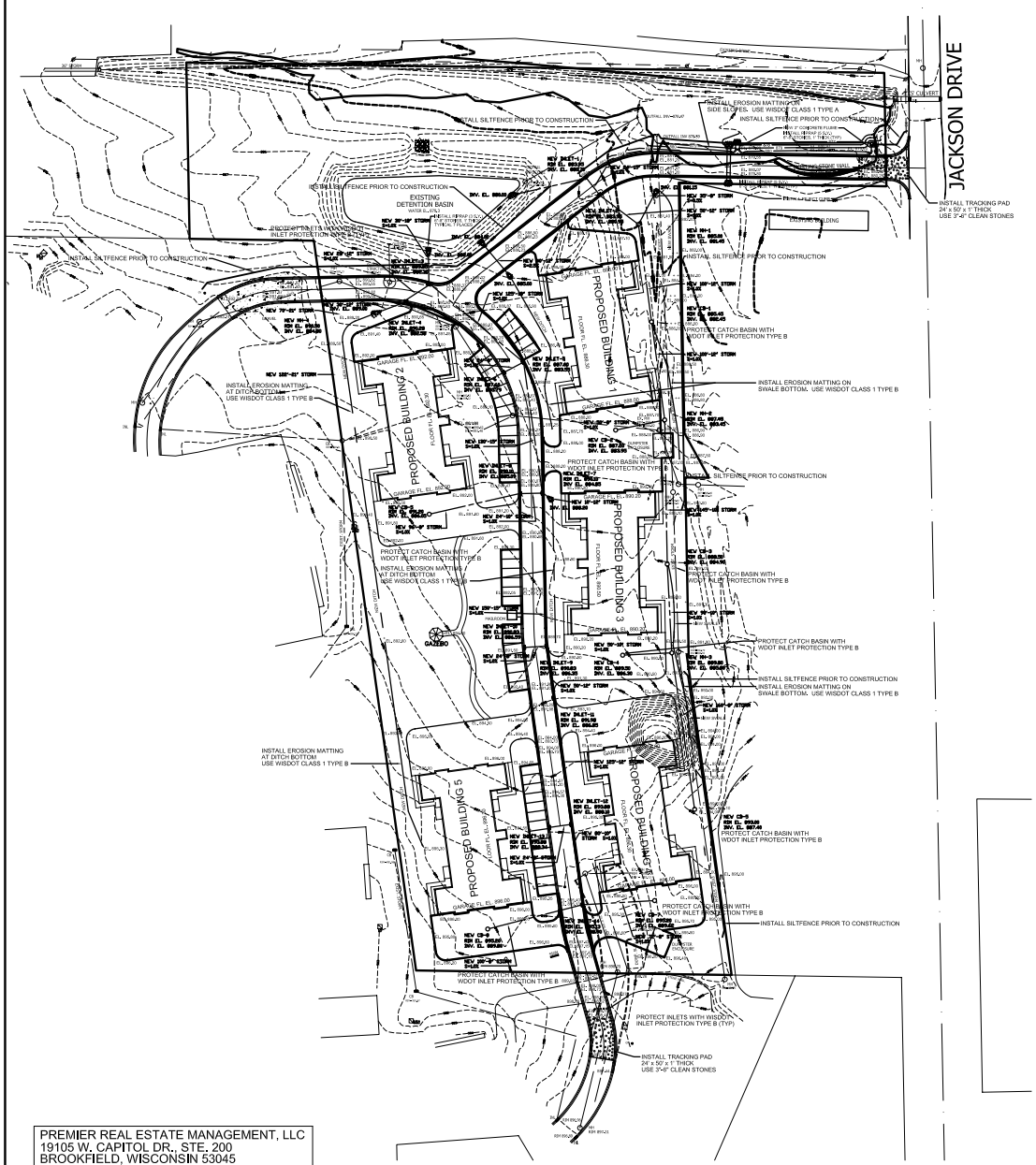
DATE: 10/02/14

SHEET C2.2

PROJECT NUMBER 7402

CRANBERRY CREEK ESTATES

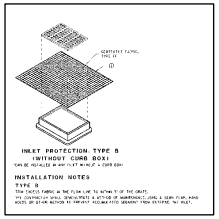
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

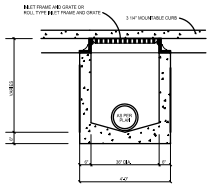


PREMIER REAL ESTATE MANAGEMENT, LLC
19105 W. CAPITOL DR., STE. 200
BROOKFIELD, WISCONSIN 53045
(262) 790-4560

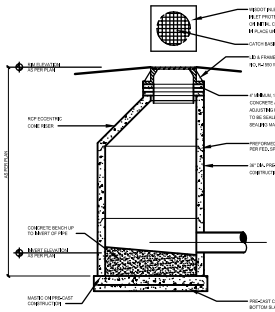
TRACKING PAD DETAIL

SCALE NONE



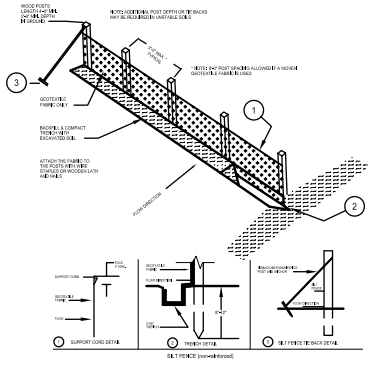


TYPICAL INLET DETAIL



TYPICAL STORM CATCH BASIN

SCALE NONE



SILT FENCE DETAIL

SCALE NONE

EROSION CONTROL NOTES

1. All site contractors should obtain the Wisconsin Department of Natural Resources Technical Standards.
2. All erosion and sediment control measures shall be constructed, inspected and maintained in accordance with the Erosion Control Plan, WDNR Technical Standards and the WPDES General Permit for the site. Inspection reports shall be maintained.
3. All sediment control measures shall be adjusted to meet field conditions at the time of construction and installed prior to any grading or disturbance of existing surface material. BMPS shall be installed around all soil stockpiles. Stockpiles left in place greater than 7 days shall be properly stabilized.
4. Weekly inspection and maintenance of all sediment control structures shall be provided to ensure intended purpose is accomplished. Sediment control measures are to be in working condition at the end of each working day.
5. Within 24 hours of a rainfall of 0.5 inches or more, sediment control structures shall be inspected for integrity. Any damaged structures shall be corrected immediately.
6. Sediment control measures shall not be removed until the areas served have established vegetative cover.
7. Gravel mats shall be installed at all construction site exits to prevent tracking of soil. The gravel mat shall consist of 3"-6" clear stone placed 12" deep. for a minimum of 50'.
8. Tracked soil shall be collected daily from paved roads located near the construction site.
9. Dewatering shall conform to DNR Technical Standard 1061.
10. Woven geotextile filter fabric shall be used to protect storm water catch basins per WDOT inlet protection types B or D. A minimum of 10 inches of fabric shall extend beyond the grating to provide a handhold when removing. Fabric shall be Type FF. Inlets shall remain protected until the entire drainage area of the Inlet is restored. Alternative protection shall be utilized around the catch basin if flooding may cause damage to adjacent buildings or properties. The catch basin shall be inspected after each rainfall event and cleaned as needed to maintain flow. If fabric is ripped it shall be replaced by the end of the work day. Fabric shall not be ripped or cut to prevent ponding.
11. Overland flow shall be prevented from leaving the work site by installing straw bale or filter fabric fencing parallel to the contours located downhill from the work area.
12. Sediment control for pipeline construction:
    a. Excavated trench material shall be placed on the uphill side of the trench.
    b. Immediately following pipe installation, the trench shall be backfilled, compacted and stabilized at the end of each working day.
13. All disturbed ground outside of the everyday construction area at a minimum be temporarily seeded/mulched with oats or rye if the area is left inactive for more than 7 days.
14. The existing grass street terrace shall be maintained as a buffer during construction. It shall be restored with temporary seed and mulch at a minimum 7 days after the completion of all lateral installations and other construction activity. If the terrace is not to be restored during final landscaping, a permanent seed mix shall be utilized.
15. All erosion control practices damaged due to winter weather shall be repaired/replaced immediately.
16. The WPDES Permit, Erosion Control Plan and Stormwater Management Plan shall be kept on site at all times.
17. An Inspection Log shall be maintained and kept on-site.
18. Minimize offsite airborne dust by watering disturbed areas when overly dry.
19. All waste generated at the construction site will be properly disposed of and not be allowed to run into the storm sewer system.
20. No excess concrete washout will be deposited in or near the ditch areas. Once hardened the concrete shall be disposed of as construction waste.
21. Off-site deposits occuring as a result of a storm event shall be cleaned up by the end of the next work day. Off-site deposits occuring as a result of land disturbance shall be cleaned up by the end of the work day.
22. Erosion Control and Construction sequence to be followed:
    a. Install silt fence at the toe of slopes of the disturbed areas. (April 15, 2015)
    b. Remove and stockpile topsoil. Seed/mulch all stockpiles. Install siltfence around stockpiles. (April 16-22, 2015)
    c. Install gravel tracking pads. (April 17, 2015)
    d. Install utilities. (April 22 - May 22, 2015)
    e. Grade, fill and place all gravel in roads. (April 24 - May 24 and Sept. - Oct., 2015)
    f. Construct buildings. (April 29 - November, 2015)
    g. Install asphalt pavement (Binder coarse). (Nov. 11 - 15, 2015)
    h. Seed and mulch all disturbed areas.
    i. Remove erosion control measures, after stabilization of the disturbed areas.

PROTECT CATCH BASINS AND INLETS WITH WDOT INLET PROTECTION TYPE B

N

EROSION CONTROL PLAN

SCALE 1" = 60'

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

REV. NO.	DESCRIPTION	DATE	BY	REV. NO.	DESCRIPTION	DATE	BY

PROJECT: PREMIER CRANBERRY CREEK, LLC
CRANBERRY CREEK ESTATES

LOCATION: JACKSON STREET, VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN

DESCRIPTION: EROSION CONTROL PLAN & DETAILS

DRAWN BY: TMW

CHECKED BY:

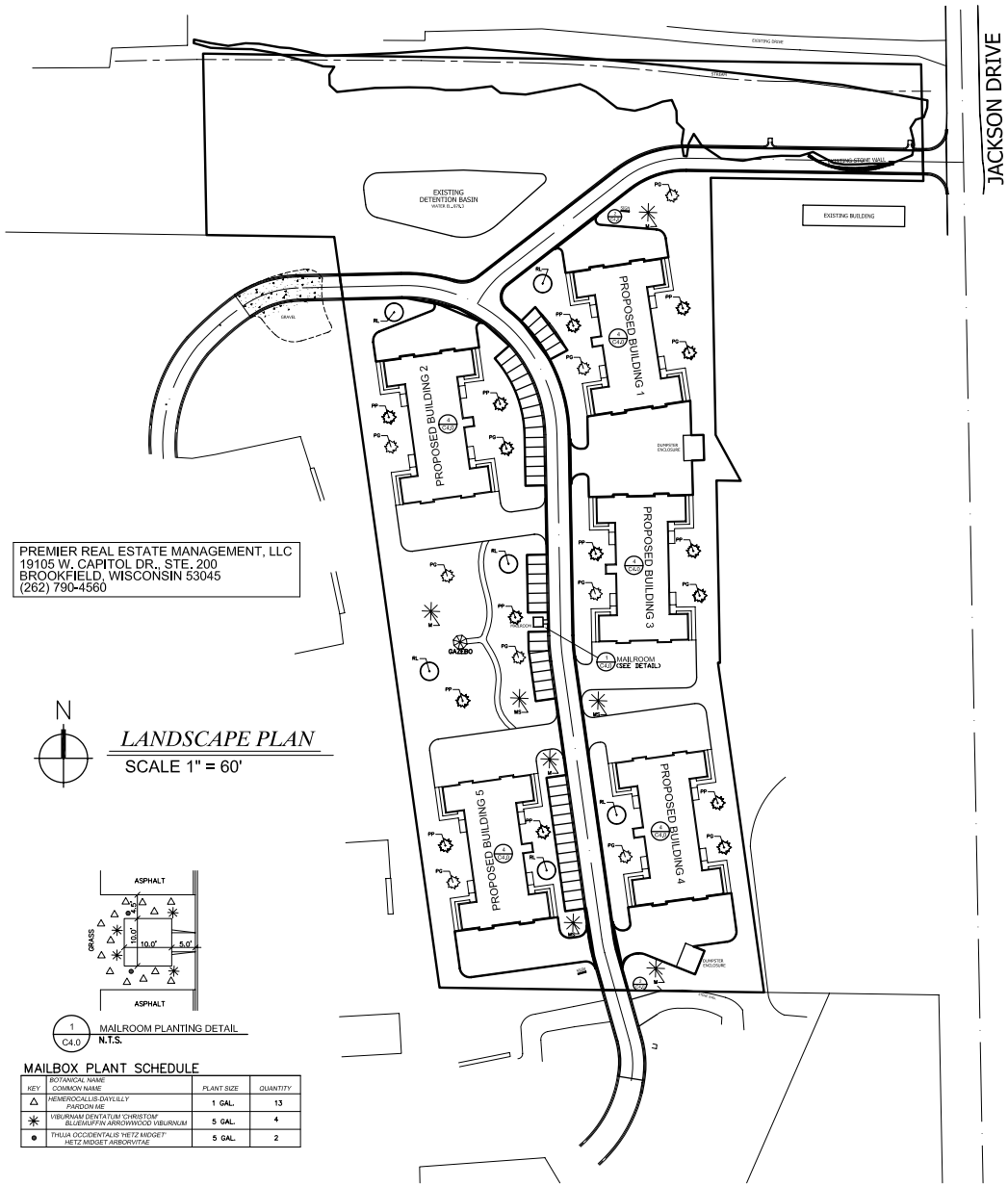
DATE: 10/02/14

SHEET C5.0

PROJECT NUMBER 7402

CRANBERRY CREEK ESTATES

VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



PREMIER REAL ESTATE MANAGEMENT, LLC
19105 W. CAPITOL DR., STE. 200
BROOKFIELD, WISCONSIN 53045
(262) 790-4560

N

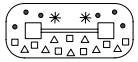
LANDSCAPE PLAN

SCALE 1" = 60'

1 / C4.0 MAILROOM PLANTING DETAIL
N.T.S.

MAILBOX PLANT SCHEDULE

KEY	BOTANICAL NAME / COMMON NAME	PLANT SIZE	QUANTITY
△	HEMEROCALLIS-DAYLILLY PARDON ME	1 GAL.	13
✳	VIBURNAM DENTATUM 'CHRISTOM' BLUEMUFFIN ARROWWOOD VIBURNUM	5 GAL.	4
●	THUJA OCCIDENTALIS 'HETZ MIDGET' HETZ MIDGET ARBORVITAE	5 GAL.	2



2 / C4.0 PROJECT SIGN PLANTING DETAIL
N.T.S.

PROJECT SIGN PLANT SCHEDULE

KEY	BOTANICAL NAME / COMMON NAME	PLANT SIZE	QUANTITY
△	HEMEROCALLIS-DAYLILLY PARDON ME	1 GAL.	7
□	HEMEROCALLIS-DAYLILLY STELLA D'ORO	1 GAL.	7
✳	VIBURNAM DENTATUM 'CHRISTOM' BLUEMUFFIN ARROWWOOD VIBURNUM	5 GAL.	2
●	THUJA OCCIDENTALIS 'HETZ MIDGET' HETZ MIDGET ARBORVITAE	5 GAL.	6

LANDSCAPE NOTES:

1. VERIFY UTILITIES BEFORE BEGINNING ANY WORK.
2. ALL PLANT BEDS SHALL HAVE 6" TOPSOIL, FABRIC WEED BARRIER AND 4" CONTINUOUS LAYER OF CEDAR HARDWOOD MULCH. ALL TREES AND LARGE SHRUBS IN LAWN AREAS AND BERMED PLANTING AREAS SHALL BE MULCHED WITH A 4" HARDWOOD MULCH RING. PROVIDE PLASTIC LANDSCAPE EDGING AROUND ALL PLANTING BEDS AS PER PLANS. PLASTIC EDGING SHALL BE LANDSCAPE CONTRACTOR GRADE OLY OLA BLACKJACK PLASTIC EDGING.
3. ALL TREES SHALL BE B&B, STAKED AND GUYED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSEYMENS STANDARDS.
4. NEW AND DISTURBED LAWN AREAS SHALL BE RESTORED WITH SEED AND MULCH OR HYDRO-SEEDING.
5. MODIFICATIONS TO PLANT SPACING MAY BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR. DESIGNER SHOULD BE NOTIFIED OF ANY PROPOSED CHANGES TO PLANT MATERIALS OR DESIGN.
6. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED SITE WORK, IN CASE OF DISCREPANCIES BETWEEN PLAN AND PLANT COUNTS, PLAN SHALL GOVERN.
7. ALL LANDSCAPING WITHIN THE FRONT YARD SETBACK SHALL HAVE THE FOLLOWING RESTRICTIONS: 1) SHRUBS SHALL BE MAINTAINED AT A HEIGHT OF NO GREATER THAN THREE (3) FEET; 2) TREES MUST HAVE A CLEARANCE FROM THE GROUND TO THE BOTTOM OF THE FIRST BRANCH OF A MINIMUM OF SIX (6) FEET.

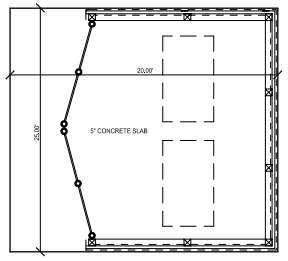
PLANT SCHEDULE

EVERGREEN TREES

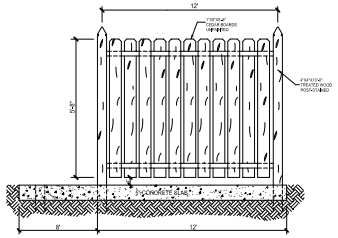
KEY	BOTANICAL NAME / COMMON NAME	PLANT SIZE	MATURITY	QUANTITY / SPACING
PG	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	6'	20–40'	12 / SPACE PER PLAN
PP	PICEA PUNGENS COLORADO SPRUCE	4'	20–40'	11 / SPACE PER PLAN

TREES

KEY	BOTANICAL NAME / COMMON NAME	PLANT SIZE	MATURITY	QUANTITY / SPACING
RL	AMERICANA 'REDMOND' REDMOND LINDEN	2 1/2" CAL	50'	6 / SPACE PER PLAN
M	MALUS DONALD WYMAN CRABAPPLE	2" CAL	20'	4 / SPACE PER PLAN
MS	MALUS 'SARGENTII' SARGENT CRABAPPLE	2" CAL	6'–10'	4 / SPACE PER PLAN

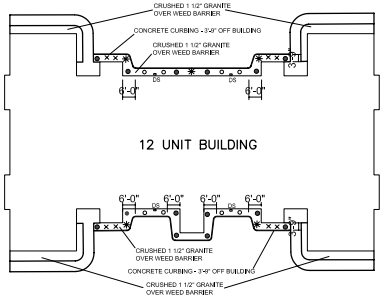


PLAN VIEW
N.T.S.



SIDE VIEW
N.T.S.

3 / C4.0 DUMPSTER ENCLOSURE DETAIL
N.T.S.



PLANT SCHEDULE

SHRUBS

KEY	BOTANICAL NAME / COMMON NAME	PLANT SIZE	QUANTITY
○	POTENTILLA FRUCTICOSA 'GOLDFINGER' GOLDFINGER POTENTILLA	3 GAL.	8/BUILDING
● HA	THUJA OCCIDENTALIS 'HETZ MIDGET' HETZ MIDGET ARBORVITAE	5 GAL.	14/BUILDING
✳ BF	VIBURNAM DENTATUM 'CHRISTOM' BLUEMUFFIN ARROWWOOD VIBURNUM	5 GAL	5/BUILDING
×	SPIREA x BUMALA 'GOLDFLAME' GOLDFLAME SPIREA	3 GAL	8/BUILDING

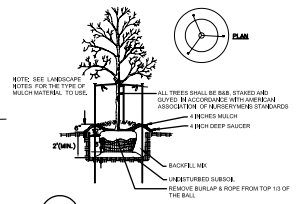
PERENNIALS

KEY	BOTANICAL NAME / COMMON NAME	PLANT SIZE	QUANTITY
SD	HEMEROCALLIS = 'STELLA DE ORO' STELLA D' ORO DWARF DAYLILY	1 GAL	

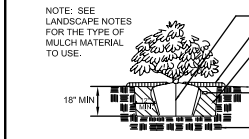
3 ROLLS 4'x300' 3.2 OZ. WEED BARRIER

2 ROLLS 20' BLACK EDGING WITH STAKES PROFESSIONAL GRADE

4 / C4.0 BUILDING PLANTING DETAIL
N.T.S.



5 / C4.0 TREE PLANTING DETAIL
N.T.S.



6 / C4.0 SHRUB PLANTING DETAIL
N.T.S.

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE

PROJECT: PREMIER CRANBERRY CREEK, LLC
CRANBERRY CREEK ESTATES

LOCATION: JACKSON STREET, VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN

DESCRIPTION: LANDSCAPE PLAN & DETAILS

DRAWN BY: TMW
CHECKED BY:

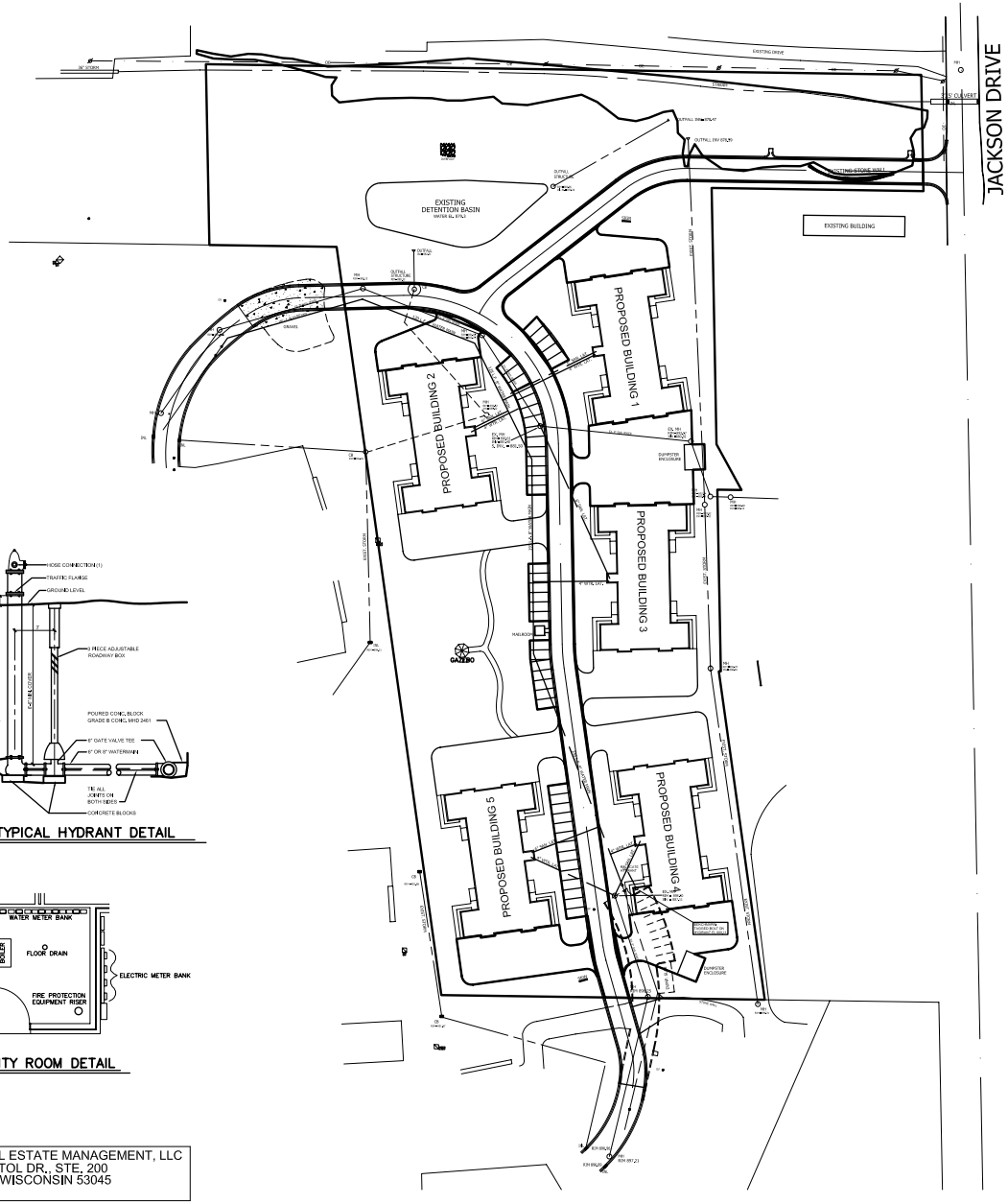
DATE: 10/02/14

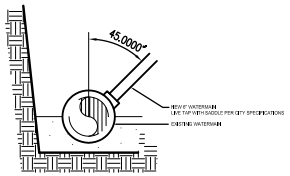
SHEET C4.0

PROJECT NUMBER 7402

CRANBERRY CREEK ESTATES

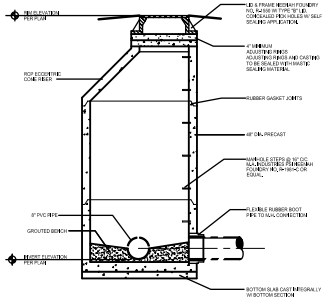
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN





CONNECTION TO EXISTING WATERMAIN

N.T.S.



TYPICAL SANITARY MANHOLE

N.T.S.

- SANITARY SEWER LATERALS SHALL BE CONNECTED TO MAIN WITH IN-LINE WYE FITTING.
- ALL WATERMAIN AND SERVICE PIPES SHALL BE INSTALLED WITH PLASTIC COATED #10 COPPER SOLID TRACER WIRE.
- ALL WATERMAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO VILLAGE OF JACKSON & STATE OF WISCONSIN SEWER AND WATER UTILITY SPECIFICATIONS.
- ALL WATER METERS TO BE LOCATED IN SEPERATE UTILITY ROOMS PROVIDED WITH EACH BUILDING.
- MAINTAIN A MINIMUM OF 6.5' OF COVER OVER ALL WATERMAIN AND SERVICE LINES.
- A TOTAL OF 418 WASTE FIXTURE UNITS WERE CALCULATED FOR THIS DEVELOPMENT (6 BUILDINGS x 12 UNITS x 5.8 DFU PER UNIT = 418).
- A TOTAL OF 1152 WATER FIXTURE UNITS WERE CALCULATED FOR THIS DEVELOPMENT (6 BUILDINGS x 12 UNITS x 16 WSFU PER UNIT = 1152)

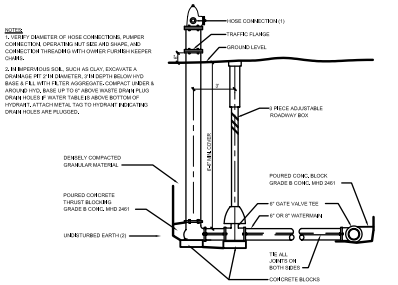
PLUMBING CALCULATIONS FOR 12 UNIT APARTMENTS
STATE OF WISCONSIN

JOB: CRANBERRY CREEK ESTATES, VILLAGE OF JACKSON

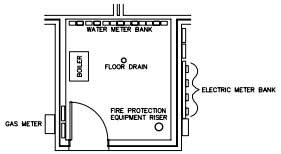
DATE: 04/28/14

QTY.	FIXTURE TYPE	SEWER FIXT. VALUE	FIXT. TOTAL	WATER CR VALUE	HW VALUE	FIXT. TOTAL	TOTAL WATER CR VALUE	TOTAL WATER HW VALUE	LOAD FIXT. TOTAL
12	BATHROOM GROUPS-TUB	6	72	3.5	2	4	42	24	48
8	BATHROOM GROUPS-SHOWER	6	48	3	1.5	3.5	24	12	28
12	KITCHEN SINKS	2	24	1	1	1.5	12	12	18
12	CLOTHES WASHERS	2	24	1	1	1.5	12	12	18
12	DISHWASHERS	0	0	1	1	1	0	12	12
12	2" FLOOR DRAIN	2	24	0	0	0	0	0	0
2	HOSE 1/2" BIBBS	0	0	3	0	3	6	0	6
70	TOTAL SANITARY LOAD		192	TOTAL WATER LOAD 6" BURIAL BIBBER			96	72	130
								50	TOTAL GPM

NOTES:
1. VERIFY DIAMETER OF HOSE CONNECTIONS, PUMPER CONNECTIONS, OPERATING NUT SIZE AND SHAPE, AND CONNECTION THREADING WITH OWNER FURNISH-KEEPER CHIEF.
2. IN IMPERVIOUS SOIL, SUCH AS CLAY, EXCAVATE A DRAINAGE PIT 2' FT.DIAMETER, 2 FT.DEPTH BELOW HYD BASE & FILL WITH FILTER AGGREGATE, COMPACT UNDER & AROUND HYD, BASE UP TO 6" ABOVE WASTE DRAIN PLUG DRAIN HOLES IF WATER TABLE IS ABOVE BOTTOM OF HYDRANT, ATTACH METAL TAG TO HYDRANT INDICATING DRAIN HOLES ARE PLUGGED.



TYPICAL HYDRANT DETAIL



UTILITY ROOM DETAIL

N.T.S.

PREMIER REAL ESTATE MANAGEMENT, LLC
19105 W. CAPITOL DR., STE. 200
BROOKFIELD, WISCONSIN 53045
(262) 790-4560

N

SITE UTILITIES PLAN

SCALE 1" = 60'

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

REV. NO.	DESCRIPTION	DATE	BY	REV. NO.	DESCRIPTION	DATE	BY

PROJECT: PREMIER CRANBERRY CREEK, LLC
CRANBERRY CREEK ESTATES

LOCATION: JACKSON STREET, VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN

DESCRIPTION: SITE UTILITIES PLAN

DRAWN BY: TMW

CHECKED BY:

DATE: 10/02/14

SHEET: C3.0

PROJECT NUMBER: 7402

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into this ____ day of _____, 2014, by and between the Village of Jackson, a municipal corporation located in Washington County, Wisconsin (the "Village"), and Premier Cranberry Jackson, LLC, a Wisconsin limited liability company, with principal office located at 19105 W. Capitol Drive, Suite 200, Brookfield, Wisconsin 53045 (the "Developer").

RECITALS

WHEREAS, certain lands within the Village were zoned under a Planned Unit Development by the Village Board of the Village of Jackson (the "Village Board") on June 8, 2004 for the development, in the aggregate, of 412 residential condominium units within single unit and multi-unit buildings within the Cranberry Creek Condominiums (the "Condominium"); and

WHEREAS, the Condominium as created by that certain Declaration of Condominium (the "Declaration") for Cranberry Creek Condominium dated September 13, 2005 and recorded September 21, 2005 in the Office of the Register of Deeds for Washington County, Wisconsin, as Document No. 1102816 and by the condominium plat (the "Plat") associated with the Condominium; and

WHEREAS, the Declaration and Plat identified certain lands as "Expansion Lands" which could, by amendment to the Declaration, become part of the Condominium; and

WHEREAS, the Developer is the owner of a portion of the Expansion Lands located in the Village of Jackson, Washington County, Wisconsin as legally described in Exhibit "A" attached hereto and incorporated herein by reference (the "Development Parcel"); and

WHEREAS, the Development Parcel was not declared, is not part of the Condominium and may be developed without regard to the Condominium Declaration; and

WHEREAS, the Village entered into "Development Agreement – Phase IV" dated February 20, 2008 with Cranberry Creek Associates Limited Partnership to govern the construction of Phase IV of the Condominium (the "Phase IV Agreement"); and

WHEREAS, the Village desires to terminate the Phase IV Agreement and to enter into this Agreement to address the development of the Development Parcel by the Developer in accordance with the Developer's plan to construct Six (6) – Twelve (12) unit apartment buildings on the Development Parcel (the "Project" as set forth in Exhibit C, attached hereto; and

WHEREAS, the Plan includes the development of public and private improvements as identified in Exhibit C attached hereto; and

WHEREAS, the parties agree that the Developer shall be responsible for constructing and installing public improvements on the Development Parcel as identified in Section 1, Subsections C through E (collectively the "Public Improvements"), and all remaining improvements, including without limitation, residential buildings, parking areas, private roadways and private landscaping (collectively the "Private Improvements"). The Development Parcel shall be further defined by a certified survey map (the "CSM") as approved by the Village Board;

NOW, THEREFORE, in consideration of the approval of the Village by the Plan prior to the completion and installation of all required improvements, it is agreed as follows:

SECTION 1. IMPROVEMENTS

A. **Streets**.

The Developer shall complete the construction of the binder course of Asphalt for the streets services the Project prior to the issuance of the occupancy permit for the first building constructed in the Project. All streets and roadways within the Project shall private and shall be maintained by the Developer.

B. **Sanitary Sewer**.

1. Sanitary Sewer service mains and laterals therefrom shall be installed by the Developer to serve the Project.

2. All sanitary sewer main and lateral construction shall be done in accordance with the standard specifications of the Village and shall be completed prior to the application of the first lift of asphalt street paving within the Project.

3. Sanitary sewer impact fees shall be as set forth in Exhibit D and shall be paid by the Developer upon the issuance of the building permit for each building to be constructed within the Project.

C. **Water Distribution**.

1. The Developer shall furnish, construct and install all water mains to serve the Project in accordance with the plans prepared by Harris & Associates.
2. All water main and service lateral construction by Developer in accordance with standard specifications of the Village and shall be completed prior to the application of the first lift of asphalt street paving within the Project.

3. Water impact fees shall be as set forth in Exhibit D and shall be paid by the Developer upon the issuance of the building permit for each building to be constructed within the Project.

D. **Storm Sewer**.

1. The Developer shall furnish, construct and install a private storm water system to serve the Project in accordance with the plans prepared by Harris & Associates.

2. All storm sewer system construction shall be done in accordance with standard specifications of the Village and shall be completed prior to the application of the first lift of asphalt street paving within the Project.

E. **Erosion Control Plan**.

The Developer shall prepare and submit for approval by the Village and the Village shall thereafter promptly approve an erosion control plan complying with the provisions of Chapters 14 and 15 of the Village of Jackson Municipal Code.

F. **Landscaping**. The Developer shall landscape the Private Improvements in accordance with the landscape plan approved by the Village Board, attached hereto as Exhibit C.

G. **Completion of Public Improvements**. All Public Improvements on the Property for which a completion date is not otherwise specified, including the binder course of asphalt for the private roadways shall be completed prior to the issuance of the occupancy permit for the first building in the Project.

H. **Installation of Improvements**. Upon the Developer's completion of construction of the Public Improvements, the Developer shall deliver to the Village a certificate declaring that the Developer has completed construction of the same. Not later than thirty (30) days following the date of delivery of such certificate, the Village shall prepare and deliver to the Developer a notice of deficiencies setting forth an itemization of all repairs and replacements to the Public Improvements due to Developer's failure to install the Public Improvements in accordance with this Agreement. The Village shall not be entitled to deliver more than one (1) notice of deficiencies. The Developer shall, at the Developer's expense, complete such repairs and/or replacements set forth in such notice which are the responsibility of the Developer to correct under this Agreement not later than ninety (90) days following the date of delivery of the Village's notice of deficiency to the Developer. The Developer shall not be obligated to make any repairs or replacements to the Public Improvements which are not specifically required by this Agreement, set forth in the Village's notice of deficiency and delivered to the Developer in the manner and within the time prescribed in this section. Upon the completion of such repairs and replacements, the Developer shall deliver written notice to the Village certifying completion of the same and declaring the Developer's intent to thereby

dedicate the Public Improvements to the Village. Not later than sixty (60) days following the date of delivery of the Developer's notice certifying that the deficiencies have been corrected and dedicating the Public Improvements to the Village, the Village shall accept the dedication of the Public Improvements. For all purposes under this section, the date and manner of delivery shall be governed by Section VII.G.

I. **Limited Public Improvements Guaranty**. In place of any other warranty or guaranty established or implied by any statute or law, the Developer warrants and guaranties the Public Improvements against defects in workmanship (as limited in this section) and materials for a period of one (1) year from the date the Village accepts dedication of such Public Improvements in accordance with this Agreement. The Developer's guaranty against such defects in workmanship shall be limited to the installation of the Public Improvements in accordance with industry standards and practices. This Guaranty is for the benefit of the Village only.

This guaranty does not include maintenance matters, or conditions resulting from wear and tear, failure of stability within the environment, failure prior to the expiration of normal life expectancy, operation and performance consisted with its intended purpose and design if installed as required under this section or any other matter, condition or occurrence not specifically set forth in this section.

The Developer specifically disclaims any liability for incidental or consequential damage to any person or any other real or personal property resulting from a defect.

In the event of the existence of any defects covered by this limited guaranty, the Village shall, as a condition to enforcing the Village's rights hereunder, specifically set forth an itemization of all such defects in a written notice delivered to the Developer prior to the expiration of one (1) year from the date the Village accepts dedication of the Public Improvements. The Developer shall then either repair or replace the affected item at no cost to the Village consistent with the terms of this limited guaranty. The Developer will correct all defects in such manner as to repair or replace the component to substantially the condition which would have existed had the defect not been present.

J. **As-Built Alterations or Repairs.**

If the Public Improvements as installed by the Developer, even if built in accordance with the approved plans, do not function or perform as intended in the field as reasonably determined by the Village Engineer and notice of the same is delivered to the Developer prior to the Village accepting dedication of the Public Improvements, the Developer shall, at its expense, make only such repairs an alterations as are necessary to cause such nonfunctioning or nonperforming systems to operate properly. If the Developer is obligated under this section to make such repairs or alterations and fails to make the same within a reasonable amount of time, then the Village may make the same and charge the Developer and/or submit a claim for payment under Developer's letter of credit.

SECTION II. APPROVAL AND TRANSFER OF IMPROVEMENTS

A. **Inspection**. All utilities construction shall be inspected and tested by the Village Engineer or a consultant retained by him to assure that it complied with all applicable Village code. Subject to Section III (A) and before the Developer's Letter of Credit is released to the Developer, the Village Engineer shall report the satisfactory completion and recommended acceptance of the Public Improvements to the Board of Public Works and the Village Board. The Developer shall pay the actual cost of such inspections a required by Section 15.07 of the Village of Jackson Municipal Code.

B. **As-Builts**. After completion of the Public Improvements within the Property, and prior to final acceptance of such Public Improvements by the Village, the Developer shall prepare and present as-built documents in accordance with Section 15.06 of the Village of Jackson Municipal Code. The as-builts shall be submitted on electronic media compatible with the Village's CAD system software in addition to providing a reproducible mylar to the Village Engineer.

C. **Dedication of Public Improvements**.

1. The Developer shall, following the completion of the Public Improvements and repairs and replacements to the same required under Section I (I), unconditionally and without charge to the Village fully dedicate to the Village, its successors and assigns forever, and the Village shall accept dedication from the Developer of the Public Improvements for each such phase consistent with the Provisions of Section I(I), including without limitation because of enumeration, all structures, mains, conduits, pipes, lines, and appurtenances which may in any way be a part of or pertain to such improvements, free and clear of all encumbrances arising through the Developer. The Developer shall grant to the Village any and all necessary easements for access to and servicing the Public Improvements, which shall be in form reasonably satisfactory to Developer and Developer's counsel. Such easements shall not materially interfere with or increase the cost of Developer's Construction, ownership or management of the Project.

2. Subject to the Developer's obligations under Section 1, the Village hereby acknowledges and agrees that the Public Improvements shall be dedicated to the Village in an "as is, where is" condition and that neither the Developer, nor its agents, employees or contractors make nor have made any representations or warranties, whether expressed, implied or arising by operation of law as to the quality or condition of the Public improvements or as to any (non) compliance with any relevant law, code, ordinance, rule or regulation or as to any other matter affecting the Public Improvements. The Village hereby acknowledges receipt or sufficient, independent consideration for the purpose of excluding the terms of this section to all sections against the Developer or its principals, agents and

employees in negligence and/or misrepresentation, except intentional misrepresentation, which the Village or its successors or assignments may have nor acquire in the future against the Developer. Notwithstanding the Developer's obligations under Section I, the Village shall exclusively rely upon the knowledge of the agents and employees of the Village in proceeding with its acceptance of the Public Improvements hereunder and shall not rely upon any statement, documentation or information provided by the Developer or its principals, agents or employees, whether contained herein or made verbally or in writing elsewhere. The parties agree that the provisions of this Section are material terms to the dedication of the Public Improvements to the Village.

D. **Acceptance of Public Improvements**.

Promptly following the Village's receipt of the Developer's notice certifying completion of the repairs and replacements to the Public Improvements of the Project, declaration the dedication thereof, the Village shall report inspection and completion of the Public Improvements at the next scheduled meetings of the Board of Public Works and Village Board. The Village shall accept dedication of the Public Improvements in accordance with the Village of Jackson Municipal Code and this Agreement. The Village's acceptance of the Public Improvements shall be subject only to the Developer's Agreement under Section I. The Village shall thereafter have the right to connect or integrate other utility facilities with the facilities within the Project without payment or aware to, or consent required of the Developer. The Village Clerk shall promptly provide to the Developer, once published by the Village, a certified copy of the Village Resolutions accepting dedication of the Public Improvements of the Project which the Developer may record in compliance with this Agreement.

SECTION III. FINANCIAL GUARANTEE

A. **Letter of Credit**.

Prior to the commencement of construction of the Public Improvements, the Developer shall provide the Village a Letter of Credit, issued by a reputable bank licensed to do business in Wisconsin, issued pursuant to applicable law in a form reasonably acceptable to the Village Attorney for the purpose of assuring the faithful performance of the Developer's obligations with regard to the Public Improvements to be constructed under this Agreement. The amount of the Letter of Credit shall be 115% of the amount of the estimated total for the contracts for the installation of the Public Improvement as agreed to by the Developer and as approved by the Village Engineer. An itemization of the estimated total of the amount of all such contracts shall be set forth at Exhibit E, attached hereto. As the contracts for the installation of the Public Improvements are determined and agreed to by the Developer, the Agreement will be amended

by attaching at exhibit setting forth the estimated total for the contracts for the installation of the Public Improvements. The face value of the Letter of Credit shall be reduced monthly by the Village Administrator by the value of the Public Improvements which have been installed and completed. The Letter of Credit shall be released automatically upon the accepted dedication of the Public Improvements in accordance with this Agreement. The Village shall issue such documentation as the Developer and Developer's lander shall request upon the Village's acceptance of the dedication of the Public Improvements to evidence that the Letter of Credit is retired and released.

B. **Preservation of Assessment Rights**. In the event of a default by the Developer under this Agreement and the expiration of any period which the Developer has to cure any such default. to the extent that (1) the letter of credit is in an amount insufficient to cure the Developer's default and (2) there does not exist any remedy which reasonably cures the Developer's default, the Village shall have the right upon sixty (60) days written notice delivered to the Developer in accordance with Section VII(G) to impose a special assessment lien on the Property in the amount the Village is entitled to by virtue of this Agreement. This provision constitutes the Developer's consent to the installation by the Village of all Public Improvements required by this Agreement in the event that the Developer fails or refuses to install the same and the Developer fails to timely cure such default following delivery of the notice and expiration of the cure period required under Section IV. This provision also constitutes the Developer's waiver of consent to all special assessment proceedings as set forth in Section 66.0703(7)(b), Wis. Stats.

C. **Remedies Not Exclusive**.

The remedies provided in this section are not exclusive. The Village may use any other remedies available to it under the Agreement or in law or equity in addition to or in lieu of the remedies provided above.

SECTION IV. PERMITS AND FEES

A. **Park Fees**.

The Developer agrees that the park impact fees shall be paid according to the impact fee in effect at the time each building permit is issued and shall be paid at the time of building permit issuance by the builder making the permit application.

B. **Building and Occupancy Permits**.

Notwithstanding anything to the contrary, the Village shall issue occupancy permits for each of the residential apartment buildings substantially completed upon the Property and at such time as such buildings are serviced by the Public Improvements for water and storm and sanitary sewer and the binder course for asphalt is installed.

C. **Insurance Requirements.**

General:

The Developer shall obtain insurance reasonably acceptable to the Village as required under this Section which shall name the Village as an additional insured or loss payee as the Village shall direct. The Developer shall maintain all required insurance under this section until the Village has accepted dedication of the Public Improvements required to be installed under this Agreement, the completion of all Private Improvements which, for the purpose of this section only, shall be evidenced by the issuance of occupancy permits and during any subsequent period in which the Developer does work under this Agreement pursuant to the Public Improvement Guarantee at Section II(F).

Certificates of Insurance.

Where the Village does not specify other limits for liability insurance, the minimum limits of liability shall be as follows:

Employer's Liability (if applicable)	$100,000.00 per occurrence
Comprehensive Motor Vehicle Liability	$1,500,000.00 per Bodily Injury Accident & Property Damage (if applicable)
Comprehensive General Liability Bodily Injury	$1,500,000.00 per accident
Property Damage Combine	$1,000,000.00 aggregate

The Developer may furnish coverage for bodily injury and property damage for Comprehensive Motor Vehicle Liability and Comprehensive General Liability through the use of primary liability policies or in a combination with an umbrella excess third party liability.

Insurance required by this Agreement shall be carried with an insurer authorized to do business in Wisconsin by the Wisconsin State Insurance Department. The Village reserves the right to reasonably disapprove of any insurance company.

SECTION V. LEGAL REQUIREMENTS AND PUBLIC RESPONSIBILITY

A. **Laws to be Observed**. The Developer shall at all times observe and comply with all federal, state and local laws, regulations and ordinances (collectively, the "Laws") which are in effect or may be placed in effect and impact the conduct of the work to be accomplished under this Agreement to construct the Public Improvements and the Private Improvements, exclusive of repairs, replacements and alterations (the "Work"). The Developer shall indemnify and save harmless the Village and its agents, officers and employees, against any claims or liability directly arising from or based on the violation of such laws by the Developer or its principals, agents, employees or contractors, except to the extent as such claims or liability arise by virtue of the negligence or willful misconduct of the Village and any of its agents, contractors, officers or employees. The Developer shall procure all permits and licenses and pay all charges and fees and give all notices necessary and incident to the lawful completion of the Work to be completed under this Agreement.

B. **Public Protection and Safety**.

The Developer shall be responsible for all damage, bodily injury or death arising out of the Work whether from maintaining an "attractive nuisance" or otherwise, except as caused by the negligence or willful misconduct of the Village or any of its agents, contractors, officers or employees. Where apparent or potential hazards actually known by the Developer occur incident to the conduct of the Work, the Developer shall provide reasonable safeguards.

C. **Indemnification**.

The Developer shall indemnify and hold harmless the Villages, its officers, agents and employees from and against all claims, damages, losses and expenses, including reasonable attorney's fees arising directly from the performance of the Work, provided that any such claim, damage, loss or expense is (1) attributable to bodily injury, death or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom, and (2) is caused, in whole or in part, by any negligent act or omission of the Developer, or any of its agents, employees or contractors, or anyone for whose acts any of them may be liable; provided, however, that such indemnification shall not extend to the negligence or willful misconduct of the Village or any of its agents, officers or employees or to directions by the Village to its agents, officers, contractors or employees to perform its acts if the acts are performed pursuant to direction. A claim for indemnification under this section shall be conditioned upon the Village delivering to Developer, within ten (10) calendar days after receiving the same, written notice of any claim made against the Village for which indemnification is sought in accordance with Section VII(G) prior to the later to occur of (1) within one (1) year after the Village

shall accept dedication of the Public Improvements of the Project in accordance with this Agreement or (2) the issuance of occupancy permits for all of the buildings within the Project.

D. **Personal Liability of Public Officials**.

In carrying out any of the provisions of this Agreement or in exercising any power or authority granted to them hereby, there shall be no personal liability of the Village officers, agents or employees, ti being understood and agreed that in such matters they acts as agents and representatives of the Village.

E. **Survey Monuments**.

The Developer shall exercise all reasonable efforts to assure that all survey or other monuments required by statute or ordinance will be properly placed and installed. Any monuments disturbed during the construction of improvements shall be restored by the Developer.

SECTION VI. DEFAULT

A. **Developer Default**.

1. In the event the Developer fails to timely perform any one or more of its obligations under this Agreement (a "Developer's Default"), the Village shall promptly provide written notice to the Developer to the extent known by the Village of the action or omission constituting the basis for the Developer's Default.

2. The notice set forth in the preceding section shall provide the Developer at least twenty (20) days from the date of the Notice to cure any payment default and at least forty-five (45) days to cure any other default not related to payment obligations. However, the forty-five (45) day period may be extended to the period of time reasonably necessary to cure the default if the Developer promptly commences activities to cure the default and in good faith diligently pursues such activities to fully cure the default, but in no event shall the period of time to cure the default exceed one-hundred and twenty (120) days from the date of the Village's notice.

3. In the event a Developer Default is no fully and timely cured by the Developer, the Village shall have all the rights and remedies available at law or in equity.

B. **Village Default**.

1. In the event the Village fails to timely perform any one or more of its obligations under this Agreement (a "Village Default"), the Developer shall promptly provide written notice to the Developer to the extent known by the Developer of the action or omission constituting the basis for the Village Default.

2. The notice set forth in the preceding section shall provide the Village at least twenty (20) days from the date of the Notice to cure any payment default and at least forty-five (45) days to cure any other default not related to payment obligations. However, the forty-five (45) day period may be extended to the period of time reasonably necessary to cure the default if the Village r promptly commences activities to cure the default and in good faith diligently pursues such activities to fully cure the default, but in no event shall the period of time to cure the default exceed one-hundred and twenty (120) days from the date of the Developer's notice.

4. In the event a Village r Default is no fully and timely cured by the Village, the Developer shall have all the rights and remedies available at law or in equity.

SECTION VII. MISCELLANEOUS PROVISIONS

A. **Easements**.

All water and sanitary sewers dedicated to the Village on the CSM grant the Village the right to construct, install, maintain, inspect, repair and replace such Public Improvements in, on, over or under the easement area to permit others on behalf of the Village to do so. The easement area shall be reasonably satisfactory to the Developer and shall be confined to the most restricted area necessary to permit the Village or its agents to accomplish the specific purposes of such easement. No use of the Property constituting the easement area shall be made which interferes with the Village's rights pursuant to such easement. The Village shall restore the Property constituting the easement area promptly following any use by the Village to its original condition.

B. **Exhibits**.

"A" Legal Description of Property
"B" Site Plan
"C" Landscaping Plan
"D" Permit and Impact Fees
"E" Itemization of Expenses of Public Improvements for Letter of Credit.

C. **Approval**.

The Village shall, contemporaneously with the approval of this Agreement, approve the CSM and cause the same to be signed and endorsed by the appropriate officers. The Developer shall thereupon provide the Village with a conformed mylar copy of the Plat in accordance with Section 15.04 of the Village of Jackson Municipal Code.

D. **Amendments**.

This Agreement may be amended only by written agreement signed by the Village and Developer.

E. **Binding Effect**.

The Developer warrants and that it is the owner of the Property and has full right and authority to make this Agreement. This Agreement and the grants, consents and waivers contained herein shall run with the land and shall be binding on the Developer and its successor and assigns.

F. **Notices**.

All notices, demands, requests, consents or other communications required under this Agreement shall be in writing. All such notices, demands, consents and other communications shall be deemed to have been properly given if by confirmed telefacsimile or if served in person or if sent by United States first-class mail, return receipt requested, addressed as follows:

If to the Developer:	Premier Cranberry Jackson, LLC 19105 W. Capitol Drive, Suite 200 Brookfield, Wisconsin 53045 Attn: Calvin M. Akin Facsimile: (262) 790-4570
If to the Village:	Village Administrator of the Village of Jackson Village of Jackson N168 W20733 Main Street Jackson, Wisconsin 53037 Facsimile: (262) 677-1710

Notices given by telefacsimile or by hand delivery shall be deemed received on the same day given, if prior to 4:00 p.m. on a business day, and notices given by U.S. first-class mail shall be deemed received on the actual day of delivery.

G. **Severabilty**.

In the event that any provision of this Agreement, or the application thereof to any person or circumstance, shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and each provision of the Agreement shall be valid and enforceable to the fullest extent permitted by law.

H. **Enforceability.**

The Village and the Developer acknowledge and agree that this Agreement is intended to be binding an enforceable and each party waives any right to challenge the enforceability of this Agreement based on the discretion afforded the Developer or for any other reason. The Village and the Developer hereby covenant and agree to exercise good faith in seeking to perform their obligations and to satisfy all conditions under this Agreement. The parties hereby acknowledge that the efforts of the other will require the expenditure of time and resources and such expenditures constitute good and sufficient consideration to each for the acceptance and enforceability of this Agreement.

I. **Time is of the Essence**.

Time is of the essence as to all dates and deadlines in this Agreement.

Premier Cranberry Jackson, LLC

Dated: _____ By: _____
Calvin M. Akin. Sole Member

STATE OF WISCONSIN)
ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2014, the above-named Calvin M. Akin to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Joe A. Goldberger, Notary Public
My commission is permanent.

Village of Jackson

Dated:_____ By:_____

Dated:_____ By: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
ss
COUNTY OF WASHINGTON)

Personally came before me this _____ day of _____, 2014, the above-named _____ and _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public
_____County, Wisconsin
My Commission expires:_____

STAFF REVIEW COMMENTS
Plan Commission Meeting – October 30, 2014

1. Conditional Use – Oversized Shed - Jerry Warner, Linden Circle.

Building Inspection

- The shed is required to be reviewed by the Plan Commission and Village Board due to the size. This shed is 214 Sq ft. larger than the maximum shed size per the Village Code of 150 Sq ft. The Village Board has approved over-sized sheds in the past; therefore precedence will not be set here.
- Will this shed be constructed on a concrete slab or on a wood framed floor?
- A separate shed permit will be required for the installation of the shed.
- Due to the proposed shed location in the rear yard area and the woods, the shed will be hidden from view from the street. Recommend Approval.

Public Works/Engineering

- The proposed 364 square foot shed is suitable for the lot that is just under an acre in size. Recommend approval of the oversized shed.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- The building will be well concealed in the yard. The parcel is approximately one acre in size. Recommend approval.

2. Conditional Use – Refractory Service, Inc. - Sign and Building Use, Northwest Passage.

Building Inspection

- When the building was constructed back in 1999, the owner, Frabil, purchased one (1) REU of Water and one (1) REU of Sewer. This submittal states a projected water and sewer usage of 200,000 gallons per year. One additional REU shall be purchased for both water ($820.00) and one for sewer ($4,000.00).
- All outside storage of items shall be contained within the fenced area on the south side. This is not an issue due to this condition currently existing at this location

- Two (2) total signs on the building are included with this submittal. A separate sign permit will be required for the sign installation.

Public Works/Engineering

- The impact statement is predicting an annual water consumption of approximately 200,000 gallons per year. One REU (Residential Equivalent Unit) is 109,500 gallons per year. The approximate amount of gallons being used equals two REUs. The property has one REU the property owner will be required to purchase an additional REU one for water and one for sewer.

Police Department

- The police department has no objections to the application.

Fire Department

- The Jackson FD has no additional comments as our concerns were addressed in the Conditional Use Permit.

Administrative/Planning

- No additional comments. Recommend approval.

3. Concept Plan – Relocation of ABC Supply Company – Alcan Drive.

Building Inspection

- The business use is compliant with the current PUD Zoning Classification
- A Building Permit will be required for any interior and exterior alterations that will be made to the existing building.
- What is the height of the proposed fence and does it include barbed wire? If the height of the fence exceeds 6'-0", the Conditional Use Approval shall specify the actual height that is approved. A Fence Permit will be required for the installation of the fence.
- All outside storage shall be kept inside the fenced in area on the south side of the building.

Public Works/Engineering

- This is an existing building where Cedar Creek Motorsports was located. The proposed use does meet the zoning of PUD. The concept plan is proposing to have outside storage in a fenced in area. The area is behind existing buildings and is not readily visible from Alcan Drive or Northwest Passage. Recommend approval of the concept plan.

Police Department

- No comments.

Fire Department

- No comments on the Concept Plan itself. The Jackson FD may have comments as this project moves forward.

Administrative/Planning

- No additional comments. Recommend approval.

4. Concept Plan – Cedar Creek Motor Sports – Delaney Court.

Building Inspection

- The business use is compliant with the current PUD Zoning Classification
- State of Wisconsin Plan Review will be required for the Building Permit.
- Due to the building size, the building shall be fully sprinklered and alarm system shall be monitored 24/7.

Public Works/Engineering

- The zoning for the property is PUD (Plan Unit Development), and the proposed use is permitted in the zoning.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- No additional comments. Recommend approval.

5. Certified Survey Map – Adjust Boundary Lines – Donna Spaeth, Main Street.

Building Inspection

- Recommend approval of the CSM

Public Works/Engineering

- The Village requires any land division be completed by a Certified Survey Map (CSM).
- Lot 1 of the proposed CSM is zoned M-1 (Limited Manufacturing District), and all the requirements of the zoning district are meet. Lot 2 of the proposed CSM is zoned PUD (Plan Unit Development) and the Village has allowed the present use in a PUD zoning district.
- One correction to the CSM is of the second page name of "Wendt" should be changed to "Wendy A."

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- No additional comments. Recommend approval.

6. Planned Unit Development – Poblocki Sign Company LLC, Children's Hospital of Wisconsin – Sign at Prairie View Lane.

Building Inspection

- A separate sign (building) permit is required for the sign installations.

Public Works/Engineering

- No comments.

Police Department

- The police department has no objections to the application.

Fire Department

- No comments.

Administrative/Planning

- No additional comments. Recommend approval.

7. Planned Unit Development Amendment –Cranberry Creek Estates – 60 Unit Multi-family.

Building Inspection

- State of Wisconsin Plan review will be required due to size of the buildings.
- Buildings shall be fully sprinklered due to size and number of units per building.
- Each unit shall be individually metered and all meters are located in the meter.
- Since units will have individual private entrances, each unit will be individually addressed. One address shall be displayed at the front door areas and a second address shall be located at the overhead garage door area. The meter room will have its own separate address for the public meter.
- A defined swale shall be installed along the east property line and shall flow into catch basins/inlets to resolve the flooding issues that are currently occurring. Landscaping and mowing shall also extend to the east property line areas. The Inspection Department has dealt with weed and flooding complaints over the past several years regarding the vacant areas and recommends approving this concept plan.
- Recommend an additional dumpster with enclosure should be installed for the buildings on the west side of the road.

Public Works/Engineering

- Correction to the Development Agreement on page 2 Section 1. Improvements B. 3. The sanitary sewer is a connection fee, instead of an impact fee.
- Proposed building #2 and #5 has the sanitary and water laterals are labeled wrong.
- No sanitary laterals are allowed to discharge directly into a manhole. Relocate the sanitary laterals to discharge directly to the main with a positive flow.
- The sanitary lateral for proposed building #3 is over a hundred feet in length which would require a cleanout. Reconfigure the lateral to avoid the cleanout or extend the sanitary main.
- Per Section 3.27 of the Village Code, hydrants on multi-family zoned streets shall be spaced no more than 250 feet apart.
- Submit the water main design with plan and profile plans. The location of the water main shall be in the roadway. Install a valve mid-block depending on the location of the hydrants and the building water laterals.
- The storm water design shall be based on or reflect the comments of the April 16, 2008 letter from Yaggy Colby to the DNR. Also, the storm water design shall flow the requirements set forth per the DNR approval letter with the date of August 20, 2008 and number IP-SE-2008-67-0029,0030MW.

Police Department

- How will addresses be posted? Previously addressed by Building Inspection.

STAFF REVIEW COMMENTS
Plan Commission Meeting – October 30, 2014

Fire Department

- The Jackson FD has no additional comments as our concerns were addressed in the cover letter.

Administrative/Planning

- No additional comments. Recommend approval.