

AGENDA

PLAN COMMISSION MEETING

Thursday – December 1, 2016 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – October 27, 2016, Plan Commission Meeting.
3. Planned Unit Development Amendment – J.J. Merkel Cont. Inc. - Condo Style Apartments – Glen Brooke Drive.
4. Certified Survey Map – J.J. Merkel Cont. Inc. – Glen Brooke Drive.
5. Planned Unit Development Amendment – Lumber Sales - Sign – Delaney Court.
6. Redevelopment Plan Community Workshop Update.
7. Citizens to address the Plan Commission.
8. Adjourn.

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

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – October 27, 2016 – 7:00 pm
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037**

1. Call to Order & Roll Call.

Chairperson Mike Schwab called the meeting to order at 7:00 p.m.
Members present: Steve Schoen, Greg Winn, Jeff Dalton, Peter Habel, and Tr. Kruepke.
Members Absent: Tr. Emmrich
Others present: Tr. Kurtz

2. Minutes – September 29, 2016, Plan Commission Meetings.

Motion by Peter Habel, second by Jeff Dalton to approve the minutes of September 29, 2016.
Vote: 6 ayes, 0 nays. Motion carried.

3. Certified Survey Map – Peters – Pleasant Valley Road, Extraterritorial.

Mark Peters was present and had received staff comments. Motion by Peter Habel, second by Tr. Kruepke to Recommend the Village Board Approve the Certified Survey Map – Peters – Pleasant Valley Road, Extraterritorial, subject to staff comments.
Vote: 6 ayes, 0 nays. Motion carried.

4. Certified Survey Map – Holz – English Oaks.

Mr. Holz was present and had received staff comments. The developer agreement will be discussed at the Village Board Meeting. The size of the outbuilding was discussed. Motion by Peter Habel, second by Tr. Kruepke to Recommend the Village Board Approve the Certified Survey Map, Holz, English Oaks, subject to staff comments.
Vote: 6 ayes, 0 nays. Motion carried.

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

Dean and Jody Giacomini were present and had received staff comments. Motion by Peter Habel, second by Jeff Dalton to Recommend the Village Board Approve Conditional Use – Cathedral Builders, Inc. – Tower Dr. – Sign Permit & Front & West Elevation Alteration, per staff comments.
Vote: 6 ayes, 0 nays. Motion carried.

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

Brad Egan was present and had received staff comments. Brad gave background that originally the scrap from the business was going to be made into mulch. There was an enclosure for that with a fence. Since then the property owner has decided on in-floor heat with a log burner. He will not make mulch but use the scrape to feed the burner. In the summer when there is less heat he will store the wood.

The property owner wants to increase the height of the fence on the inside and berm around it with a six foot fence but eight feet inside. This is on the northeast corner of the property. There are pines along the east. Someone could see a six foot fence.

The woodburner was questioned. The woodburner would be about 150 feet from the property line. Discussion of the woodburner ensued. The state plan review date is October 31. Steve Schoen commented that neighboring communities require a smoke study. Brad commented that the woodburner had went through staff for approval.

Brad Egan commented that the additional change is that on the East edge of the property there was more green space and the property owner has made a hard surface of slag.

The Fuel Island was moved toward the fenced enclosure area. The landscaping varies slightly but is quite nice and is more than shown on the drawings. Two outdoor lights have been added. The outdoor lights need to come before the plan commission.

The fuel tanks were on the south property line, now they are on the north property line.

Motion by Tr. Kruepke, second by Peter Habel to recommend approval of a six foot high fence and increasing the containment area with screen vegetation (evergreen) along the perimeter of the east property line westward to the far west edge of the containment area per the rough drawing.

Vote: 6 ayes, 0 nays. Motion carried.

Steve Schoen requested that the property owner come to the meetings.

7. Citizens to address the Plan Commission.

The November Plan Commission Meeting will be on December 1st and the December meeting will be on January 5, 2017.

Steve Schoen requested that in the future Jim Micech, John Walther and/or Brian Kober would attend the meetings.

8. Adjourn.

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

Vote: 6 ayes, 0 nays. Meeting was adjourned at 7:34 p.m.

Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer

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

Name of Applicant Joseph J. Merkel * Germantown Wis. 53022
 Contact JOE Address/ZIP W198 N11333 James tree rd. Phone # 262-623-1487
 E-mail Address merkeljoseph@yahoo.com Fax # where Agenda/Staff comments are to be faxed NONE
 Name of Owner ROBERT JOSEPH Address/ZIP 117 N. Jefferson St. Milw. 53202 Phone# 414-277-7725
 Owner Representative/Developer Nathan Bernstein - JOE merkel J.J. merkel const. Inc.
 Proposed Use of Site multi-Family Present Zoning multi-Family

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 200' for Cond. Use or PUD Site Plan)	-7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat		XXX
			-10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			-14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		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 Joseph J. Merkel Signature Joseph J. Merkel Date 10-31-16

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

VILLAGE OF JACKSON

Special Use Conditional Use Planned Unit Development

Permit # _____

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

Permit to:

Name of Business/Applicant: Joseph J. merkel / J.J merkel CON. INC.
Phase-II

For a property located at (address): South 1/2 of Twin Bridges condo Development

Phone number of Business/Applicant: 262-623-1487

For (land use, activity, sign, site plan, other): construct 4-12 unit condo style
apartment Buildings with a detached maintenance Building
with a possible Rental office

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): Some noise during
construction other than that Normal Residential use

Hours of Operation: Construction HRS. 8:Am to 8:PM Mon-FRI SAT. 8:-5:00 P.M.

Comprehensive/Master Plan Compatibility: multi-Family TO multi-Family

Building Materials (type, color): 2-colors Shutters Wedgewood #4
Brick Castle gray 2-Tone vinyl siding Harbor Stone #44
Key Stone #85 Alum. soffit & Fascia silver gray Roof Dim. Estate gray & Brick
Sandel wood 2-Tone vinyl siding Artisan clay #61 & classic sand #11 Alum. soffit
& Fascia - Liner Roof Dim. Teak Shutters #9 Federal Brown

Setbacks from rights-of-way and property lines: See attached site plan

Screening/Buffering: Pumpster screens, ~~shrub~~ AR Britives Along
Green Brooke DR. & Sherman Rd. TO HAVE Scotch Pines

Landscape Plan (sizes, species, location): See landscape plan (Planting Beds
Around Building

Signing (dimensions, colors, lighting, location): NONE

Lighting (wattage, style, pole location and height, coverage): Parking lots a 30 watt Flood lamp
w/ coverage of 130'x50' mounted to Building, car lights & Coach lights
For entrance Drs.

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s)), (sidewalk/pedestrian way width and material): Streets Existing, NO parking on streets, All parking
In Garages or designated parking spots

Storm-water Management: Existing

Erosion Control: Around perimeter of lot or pad during construction

Fire Hydrant Location(s): Existing

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: per Fire Department's Instructions + Approved location

Hazardous Material Storage: NONE

Alarm Systems: Fire Alarm, smoke Alarm, sprinkler system monitored 24/7

Site Features/Constraints: Silt Fencing Around Each Building. A Temporary Storage container 8'x20' For snow Removal, lawn care, + general maintenance until Detached maintenance garage is complete + (See Attached tenant Rules)

Parking (no. of spaces, handicapped parking, and dimensions): 40-Indoor / 52-Exterior
4- Handicap spaces / 2- 8'x18' w/ 5' service aisle + 2- 8'x18' w/ 8' service aisle
No permanent storage or parking of recreational vehicles, trailers, or boats ect.

Tree and shrub preservation: Preserve the trees on what was condo pad #10 of twin Bridges + Along the Railroad tracks

Setbacks/height limitations: 30' max. height on Buildings

Wastewater Usage Projected: 396,000 gal/year

Water Usage Projected: 396,000 gal/year

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

Joseph J. Merkel

Joseph J. Merkel, Owner
Please print name

John M. Walther, Administrator

Sherman Heights: Tenant rules

No grilling on decks or patio's, no grills to be stored on decks or patio's, grilling can be done in your space in front of the garage at least 10' away from the building & the grill is to be stored in your garage after it has cooled off

Decks & patios shall be limited to 2 or 3 chairs & an end table. Bicycle's toys & unsightly personal property is to be stored in your garage not on the exterior of the building.

Parking: vehicles to be parked in tenant's garage or in assigned parking space. No parking in the street, no permanent parking on the premises of RV'S, boats, campers, trailers, etc. RV'S, campers, boats, & trailers will be allowed on the property for up to a 24 hour period so tenant may make preparations for their planned trip. Upon return of your trip you're RV, boat, camper or trailer is to be stored off the premises.

Lids on dumpster's & recyclable containers to remain closed at all times

Tenants are NOT ALLOWED to mount or hire a contractor to mount satellite dishes anywhere on the building or property

No picnic tables, hammocks, lawn chairs or fire pits are allowed in the yard

No painting of the interior apartment walls allowed by the tenant

Tenant to provide a written notice 45 days in advance prior to moving

Apartment, appliances, floors, & carpets are to be cleaned by tenant prior to vacating the unit

Are goal is to provide a clean safe & desirable place to live: Thank you for your cooperation: JYM Investments L.L.C.

Signed: _____ Date: _____

Signed: _____ Date: _____

To The Village of Jackson:

It is the intent of J.J. Merkel cont. to purchase phase 2 of the twin Bridges condo development that is undeclared lands and has been approved for six, eight unit condo Buildings & erect four twelve unit, condo Style apartment buildings, on four of the building pads, & turning the Building pads along the railroad tracks into green space.

Thank you for your consideration in the matter

Joseph J. Merkel

JJ Merkel cont. inc.

Cornerstone Land Surveying, INC.

Richard Simon PLS# 2698

5080 Fairy Chasm

West Bend, WI 53095

(262) 424-5630

(262) 251-2507

Rich@cornerstonelandsurvey.com

www.cornerstonelandsurvey.com



Client

Joe Merkel

JJ Merkel cont. inc.

W198 N11333 Jamestree Rd.

Germantown Wis. 53022

262-623-1487

merkeljoseph@yahoo.com

Survey

PT OF SE SE CSM 5798 LOT 1 DOC 1060679 EXC PTS PLATTED SEC 19-10-20 6.36 AC

Description of Services

Find & Locate existing property corners. Locate existing improvements concrete, blacktop. Provide client with a (1) Lot Certified Survey Map of property showing monumentation as either found or set, and located Improvements. Proposal to include all necessary Surveyors Certificates, Owners Certificates, and municipal Certificates.

Quoted Price of above described work on 11-07-16 = \$1,000.00

Net (30) days

Thank you
Rich Simon



Sharon Lee La

Melroy Pl

Elliot Dr

SE

Glen Brooke Dr

Kamilla

Stonebrook Dr

Butternut La

Pin Oak Cir

Fox Creek Dr

Cedar Creek

Jackson Dr

Cedar Creek

Cedar Creek

N

0 200 400 600ft

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



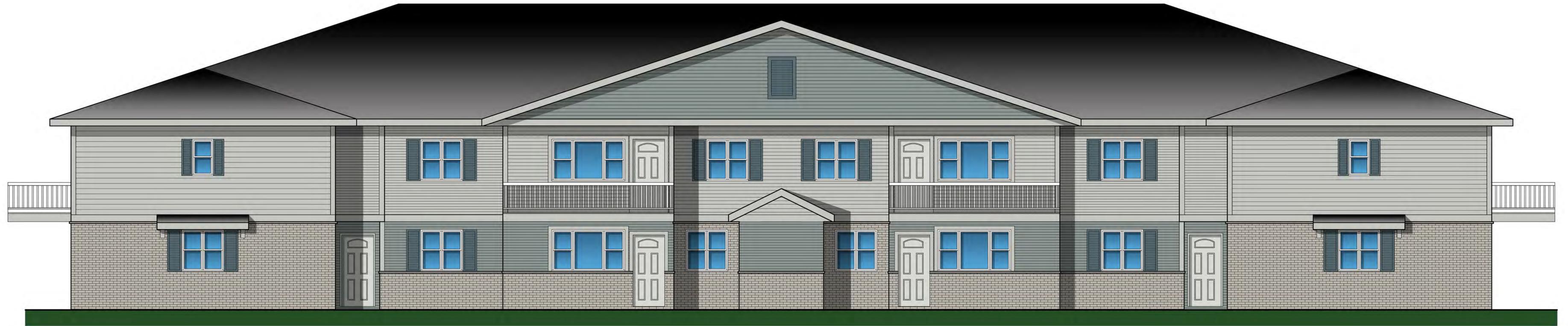
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



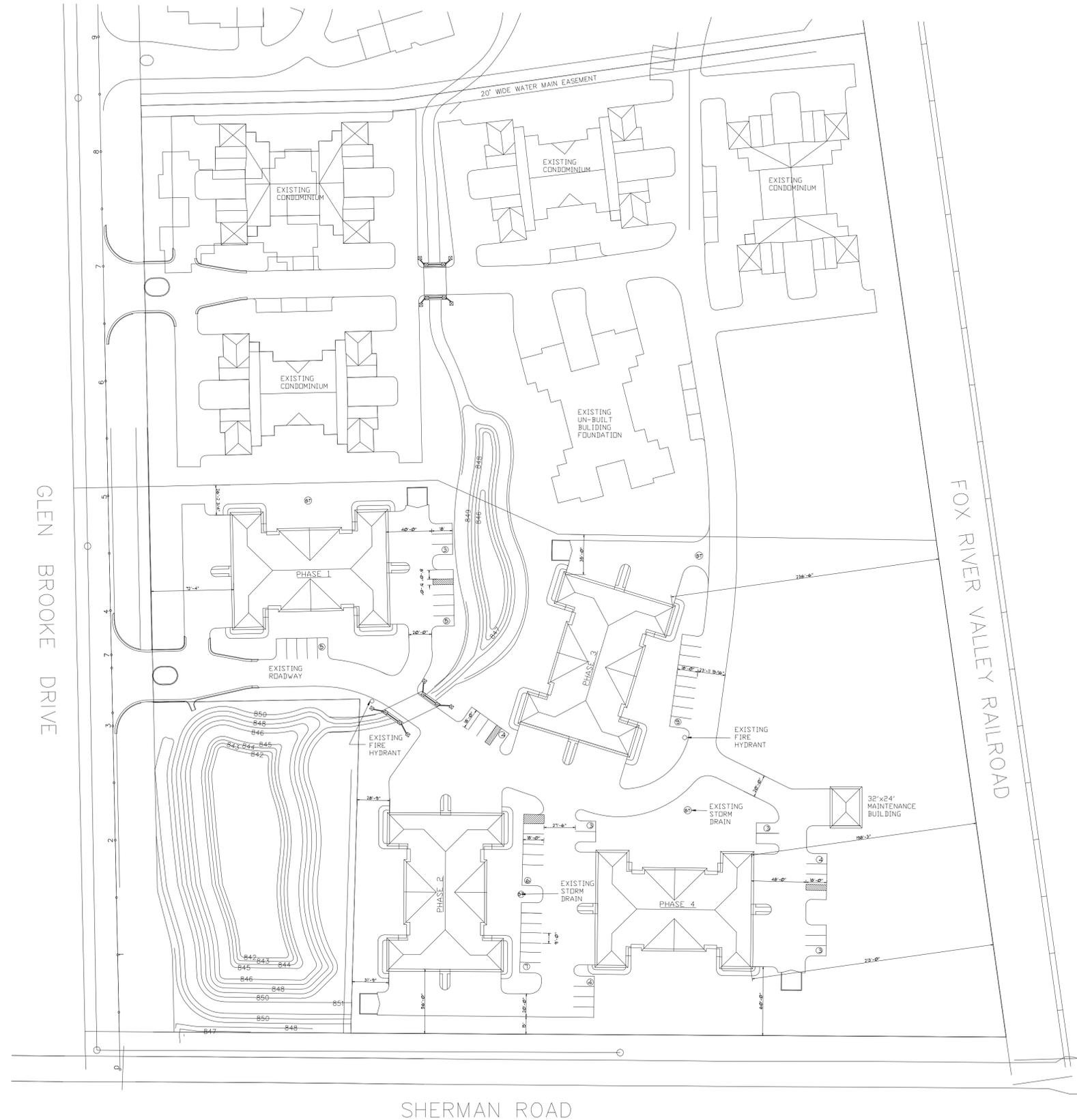
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SITE AREA: 273,759 SF. (6.28 ACRES)
 112,144 SF BUILDING & PAVED AREA
 161,615 SF GREEN SPACE
 24 PERMITE PARKING SPACES
 PHASE #1 ASPHALT: 12,019 S.F.
 PHASE #2 ASPHALT: 18,227 S.F.
 PHASE #3 ASPHALT: 17,207 S.F.
 PHASE #4 ASPHALT: 14,907 S.F.

Twin Bridges Area Plan
 Scale: 1" = 50 ft



REVISIONS

DRAWN BY: **SEB DESIGNS**
 10716 N 9293 RED WING RD.
 HARTLAND, WI 53029 (262) 719-4572
 SCOTT E. BUEHLER - DESIGNER

J.J. MERKEL CONTRACTOR, INC
 1198 N11333 JAMESTREE ROAD
 GERMANTOWN, WI 53022
 JOSEPH J. MERKEL (262) 623-1481

PROJECT: **PROPOSED SITE PLAN**

DRAWN BY: **SEB**
 APPROVED

DATE: 11-2-16
 JOB NO.

SHEET: **C-1**

REVISIONS



FRONT ELEVATION



REAR ELEVATION

DRAWN BY: **SEB DESIGNS**
 W216 N 9293 RED WING RD.
 HARTLAND, WI 53029 (262) 719-4572
 SCOTT E. BUEHLER - DESIGNER

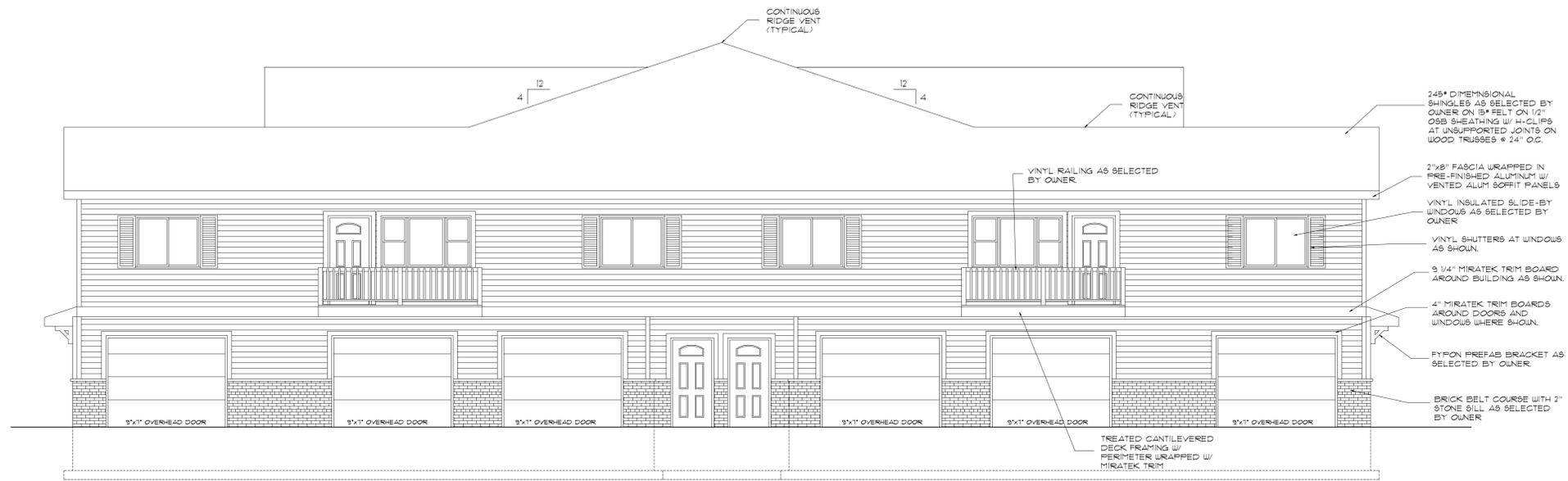
J.J. MERKEL CONTRACTOR, INC
 W198 N11333 JAMESTREE ROAD
 GERMANTOWN, WI 53022
 JOSEPH J. MERKEL (262) 623-1487

PROJECT: **12 UNIT ELEVATIONS**

DRAWN BY: **SEB**
 APPROVED

DATE: **10-31-16**
 JOB NO.

SHEET: **A-2**



END ELEVATIONS

SCALE: 3/8" = 1'-0" (OPPOSITE END IDENTICAL)

- 248# DIMENSIONAL SHINGLES AS SELECTED BY OWNER ON 19" FELT ON 1/2" OSB SHEATHING W/ H-CLIPS AT UNSUPPORTED JOINTS ON WOOD TRUSSES @ 24" O.C.
- 2"x6" FASCIA WRAPPED IN PRE-FINISHED ALUMINUM W/ VENTED ALUM BOFFIT PANELS
- VINYL INSULATED SLIDE-BY WINDOWS AS SELECTED BY OWNER
- VINYL SHUTTERS AT WINDOWS AS SHOWN.
- 3 1/4" MIRATEK TRIM BOARD AROUND BUILDING AS SHOWN.
- 4" MIRATEK TRIM BOARD AROUND DOORS AND WINDOWS WHERE SHOWN.
- FYRON PREFAB BRACKET AS SELECTED BY OWNER
- BRICK BELT COURSE WITH 2" STONE SILL AS SELECTED BY OWNER

REVISIONS

DRAWN BY: **SEB DESIGNS**
 10216 N 9293 RED WING RD.
 HARTLAND, WI 53009 (262) 119-4572
 SCOTT E. BUEHLER - DESIGNER

J.J. MERKEL CONTRACTOR, INC
 W198 N11333 JAMESTREE ROAD
 GERMANTOWN, WI 53022
 JOSEPH J. MERKEL (262) 623-1487

PROJECT: **12 UNIT ELEVATIONS**

DRAWN BY: **SEB**

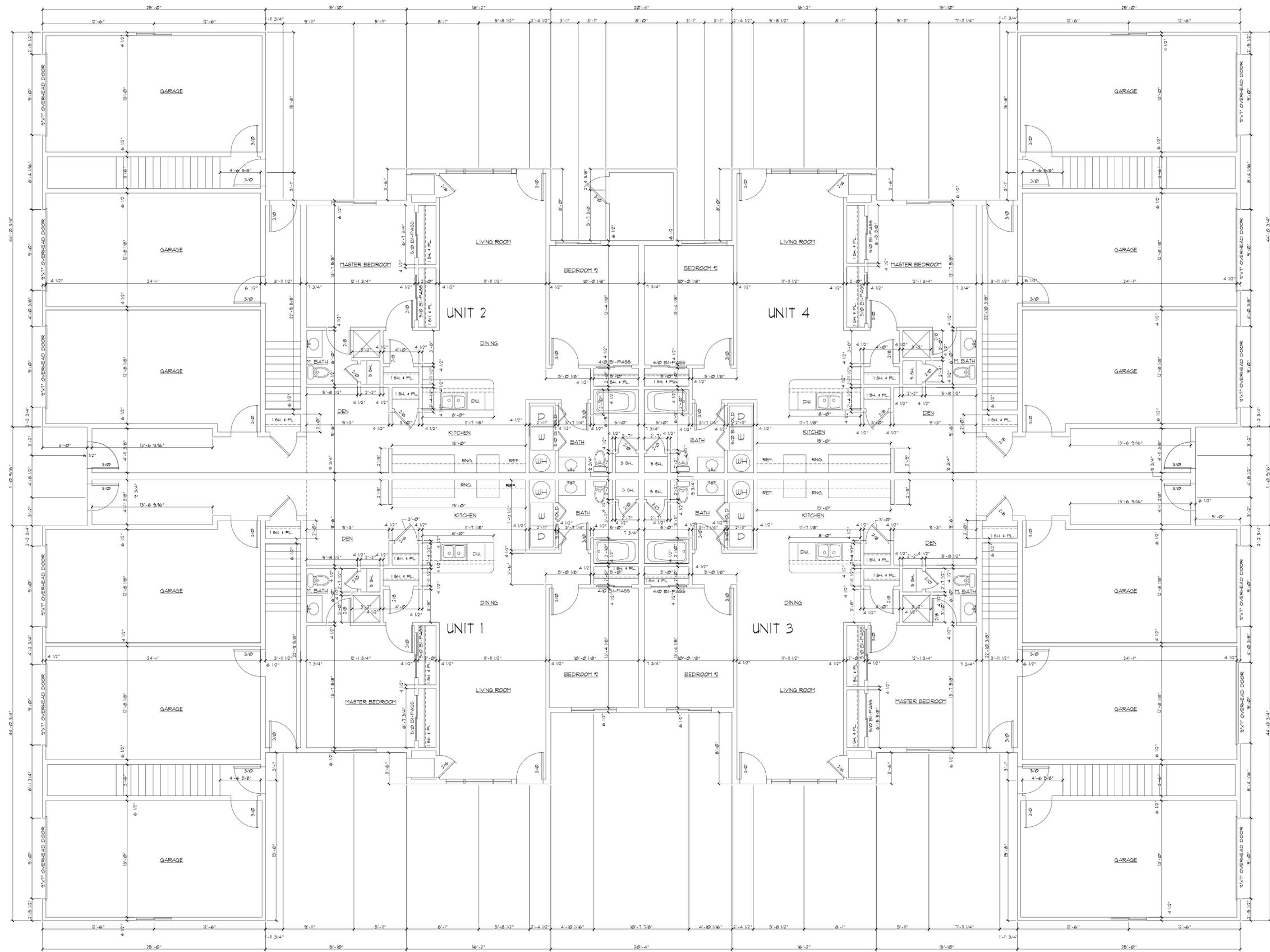
APPROVED

DATE: **10-31-16**

JOB NO.

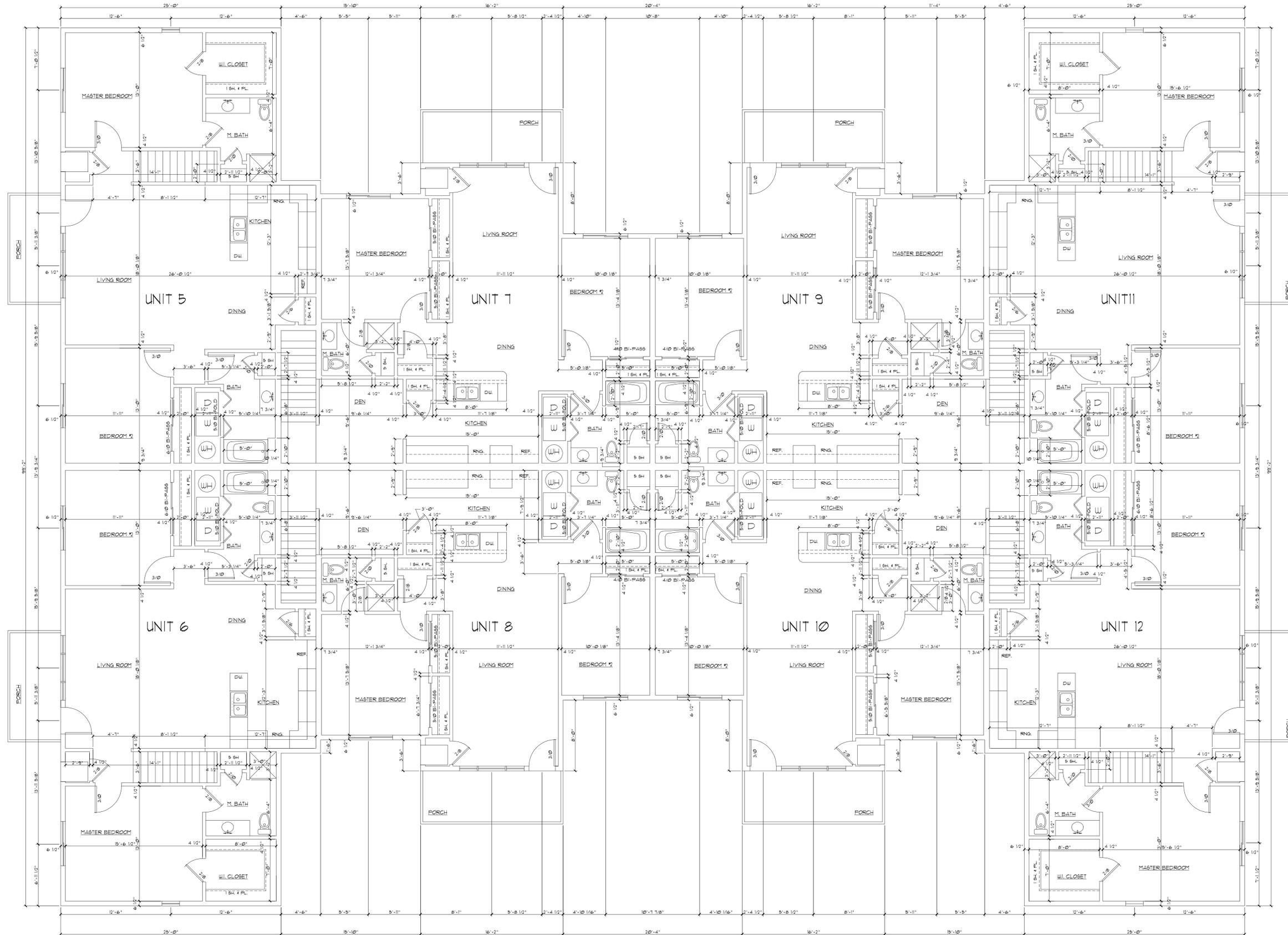
SHEET

A-3



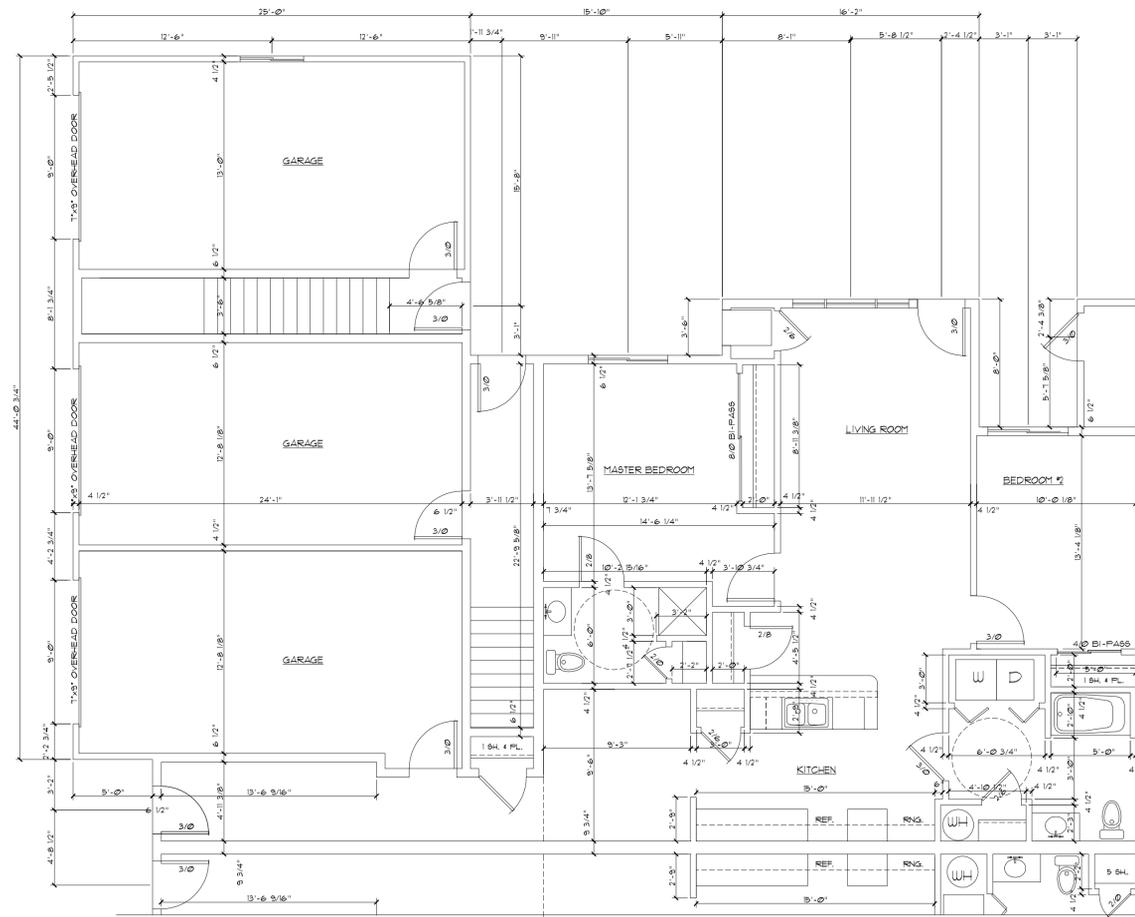
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

REVISIONS 	SEB DESIGNS 10216 N 9293 RED WING RD. HARTLAND, WI 53009 (262) 119-4512 SCOTT E. BUEHLER - DESIGNER
J.J. MERKEL CONTRACTOR, INC W198 N11333 JAMESTREE ROAD GERMANTOWN, WI 53022 JOSEPH J. MERKEL (262) 623-1481	DRAWN BY: SEB
PROJECT: 2 UNIT FIRST FLOOR PLAN	APPROVED DATE 10-30-16 JOB NO. SHEET A-3



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

REVISIONS
DRAWN BY: SEB DESIGNS 1216 N 9393 RED WING RD. HARTLAND, WI 53029 (262) 119-4512 SCOTT E. BUEHLER - DESIGNER
PROJECT: J.J. MERKEL CONTRACTOR, INC 12 UNIT SECOND FLOOR PLAN W198 N11333 JAMESTREE ROAD GERMANTOWN, WI 53022 JOSEPH J. MERKEL (262) 623-1481
DATE: 10-30-16 JOB NO.: SHEET: A-4



ADA HANDICAP UNIT LAYOUT

SCALE: 3/16" = 1'-0"

REVISIONS

DRAWN BY: **SEB DESIGNS**
 W216 N 9293 RED WING RD.
 HARTLAND, WI 53009 (262) 119-4512
 SCOTT E. BUEHLER, DESIGNER

J.J. MERKEL CONTRACTOR, INC
 W198 N11333 JAMESTREE ROAD
 GERMANTOWN, WI 53022
 JOSEPH J. MERKEL (262) 623-1481

PROJECT: **ADA COMPLIANT FLOOR PLAN**

DRAWN BY: **SEB**

APPROVED

DATE: **10-30-16**

JOB NO.

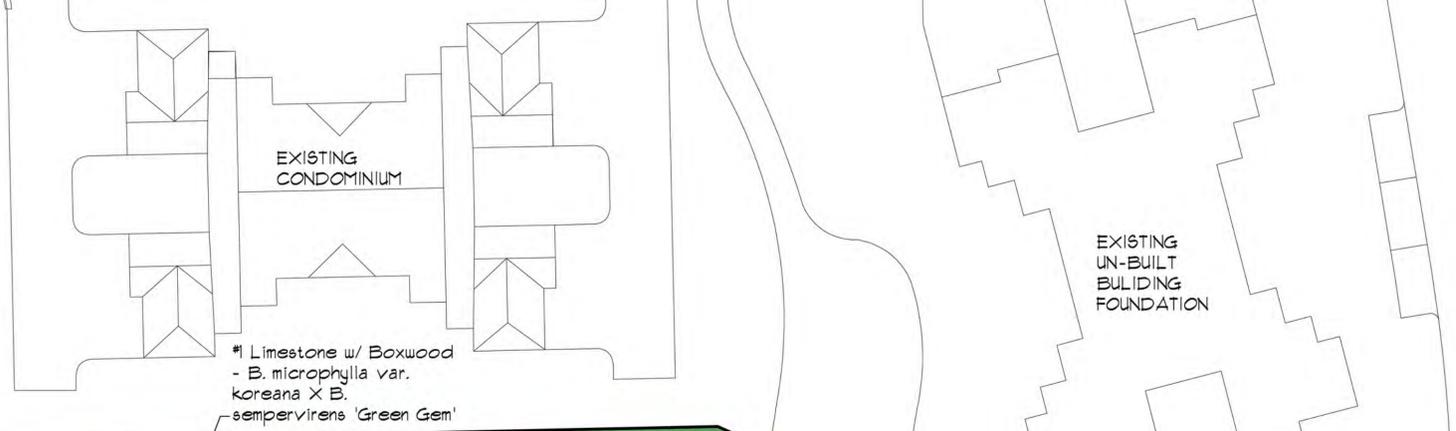
SHEET

A-5

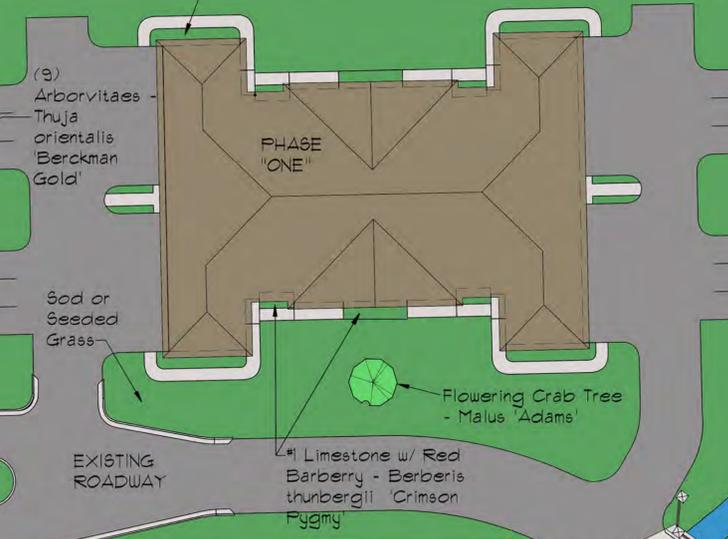
GLEN BROOKE DRIVE

FOX RIVER VALLEY RAILROAD

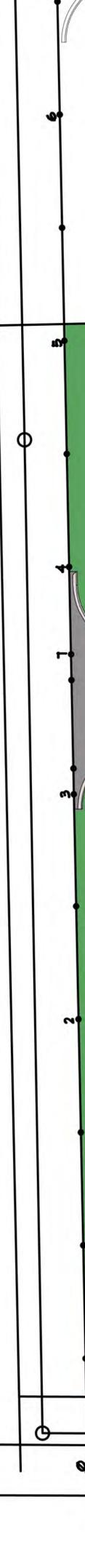
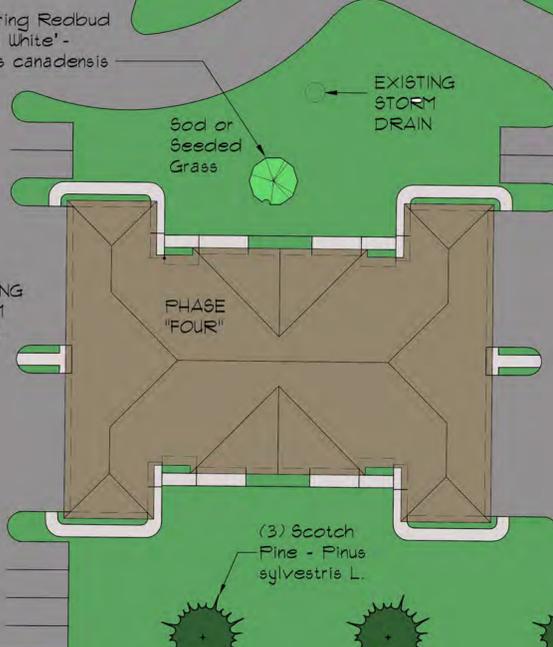
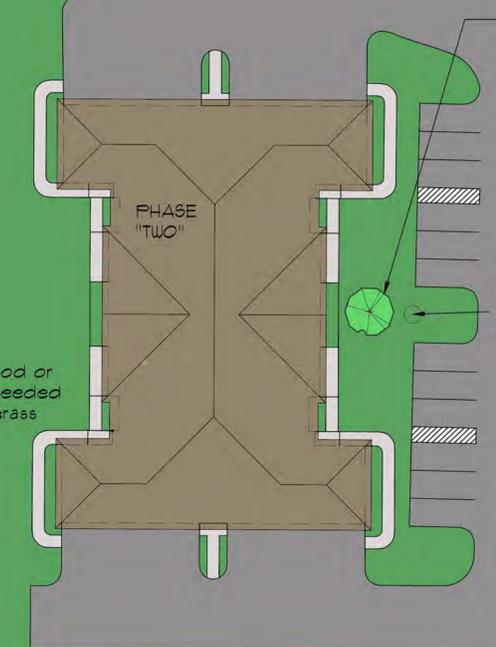
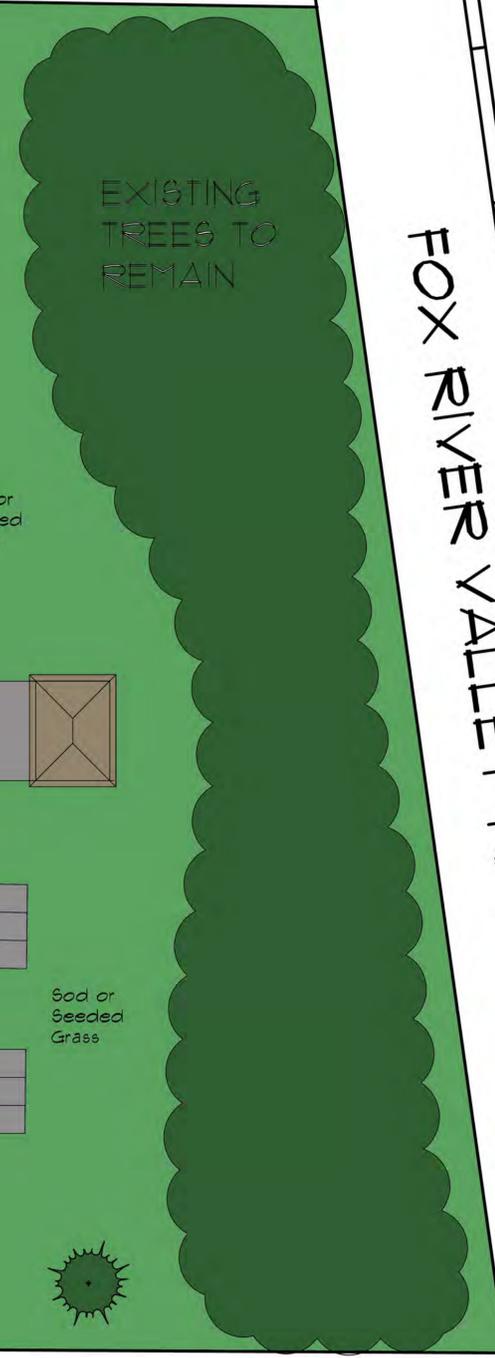
SHERMAN ROAD



*1 Limestone w/ Boxwood
 - *B. microphylla* var.
koreana X *B.*
sempervirens 'Green Gem'



Note:
 Landscaping is
 shown at one
 location which is
 typical for both
 sides and also all
 buildings.





EXISTING PLAN LEGEND

---	PROPERTY BOUNDARY
- - -	1' CONTOUR
- - -	5' CONTOUR
- SAN -	SANITARY SEWER
- ST -	STORM SEWER
- W -	WATER LINE
- FIB -	FIBER OPTIC CONDUIT
○	1" X 24" IRON PIPE
⊙	LIGHT
⊕	MANHOLE
⊗	CATCH BASIN SQUARE
⊘	CATCH BASIN ROUND
⊙	SIGN
⊕	POWER POLE
⊗	TRANSFORMER
⊘	TRAFFIC LIGHT
⊙	SIGNAL BOX
⊕	TELEPHONE PEDESTAL
⊗	CONCRETE POST
⊘	GAS VALVE
⊙	GUY WIRE
⊕	ELECTRIC PEDESTAL
⊗	WATER VALVE
⊘	HYDRANT
⊙	TELEPHONE POLE
⊕	DECIDUOUS TREE
⊗	CONIFEROUS TREE
⊘	SHRUB
⊙	CAUTION SIGN FOR COMBUSTIBLE UNDERGROUND GAS LINE

PLAN LEGEND

▭	EROSION CONTROL HAY BALES
▨	ASPHALT PAVEMENT
▩	CONCRETE SIDEWALK/SLOOP/PATIO
▧	TRACKING PAD
- SF -	SILT FENCE
- 846 -	CONTOUR

AREAS (SF)	APPROVED SWMM FOR SITE	DESIGN 10/31/2016	DIFFERENCE
BUILDING	58,590	47,570	(11,020)
PAVEMENT	88,990	73,275	(15,715)
GRASS	174,935	201,670	26,735
TOTAL	322,515	322,515	-

EX. STORM SEWER TABLE

1.	36" # CONCRETE ARCH L = 32'-FT S = 0.0050'/ N IE = 851.20- 851.19 S IE = 851.00
2.	36" # CONCRETE ARCH L = 32'-FT S = 0.0050'/ N IE = 851.20- 851.19 S IE = 851.00
3.	INLET No. 1 RIM = 852.50 S IE = 850.00- 850.05
4.	12" # HDPE L = 216'-FT S = 0.0050'/
5.	CATCH BASIN No. 1 RIM = 852.70 N/S/W IE = 849.00- 848.98
6.	12" # HDPE L = 170'-FT S = 0.0050'/
7.	12" # ENDWALL IE = 848.15- 848.14
8.	INLET No. 2 RIM = 852.50 S IE = 850.11- 850.07
9.	12" # HDPE L = 221'-FT S = 0.0050'/
10.	INLET No. 3 RIM = 853.00 S IE = 850.70- 850.66
11.	12" # HDPE L = 130'-FT S = 0.0050'/
12.	12" # ENDWALL IE = 850.05- 850.08
13.	INLET No. 4 RIM = 849.80 W IE = 847.50- 847.53
14.	12" # HDPE L = 300'-FT S = 0.0050'/
15.	12" # ENDWALL IE = 848.00- 848.98
16.	36" # CONCRETE ARCH L = 40'-FT S = 0.0050'/ N IE = 849.00- 849.01 S IE = 848.00- 848.78
17.	36" # CONCRETE ARCH L = 40'-FT S = 0.0050'/ N IE = 849.00 S IE = 848.00- 848.78
18.	12" # HDPE L = 92'-FT S = 0.0050'/ N IE = 846.46- 846.45
19.	12" # ENDWALL IE = 846.00- 845.97
20.	INLET No. 5 RIM = 851.5 W IE = 846.50- 849.51
21.	12" # HDPE L = 108'-FT S = 0.0025'/
22.	12" # ENDWALL IE = 849.20- 849.17
23.	INLET No. 6 RIM = 852.1 W IE = 850.10- 850.08
24.	12" # HDPE L = 108'-FT S = 0.0025'/
25.	12" # ENDWALL IE = 849.00- 849.78
26.	12" # HDPE L = 60'-FT S = 0.0025'/ N IE = 847.05- 849.75
27.	12" # ENDWALL IE = 849.60- 849.55

- NOTES:**
- EXISTING CONDITIONS AND UTILITY INFORMATION IS BASED ON PREVIOUS DESIGN PROJECT INFORMATION ONLY. NO CURRENT SURVEY OR UTILITY INFORMATION IS AVAILABLE.
 - MASS GRADING IS SHOWN ONLY. CONTOURS DEPICT FINISHED GRADES (I.E., TOP OF TOPSOIL OR TOP OF PAVEMENT GRADES).
 - BUILDING FOUNDATIONS AND PAVEMENT STRUCTURES TO BE DETERMINED BY OTHERS. SEE OWNER FOR DETAILS.

MASS GRADING PLAN
APARTMENT DEVELOPMENT
JJ MERKEL
JACKSON, WISCONSIN

DESIGNED BY JPF	APPROVED BY LKJ	DATE 10/31/2016
REVISION NO.	REVISIONS	DATE BY

SCALE IN FEET
 40' 0 40'

TERRATEC PROJECT NO.
 SHEET No. **1** OF **1**

TERRATEC ENGINEERING, LLC.
 1012 E. GREENWOOD RD., STE. 205
 CEDARBURG, WI 53012
 TEL: 262.377.9005 • FAX: 262.375.1958

DIGGERS HOTLINE
 Toll Free (800) 242-8511
 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

TERRATEC ENGINEERING, LLC.
 1012 E. GREENWOOD RD., STE. 205
 CEDARBURG, WI 53012
 TEL: 262.377.9005 • FAX: 262.375.1958

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

Name of Applicant Joseph J. Merkel * Germantown Wis. 53022
 Contact JOE Address/ZIP W198 N11333 James tree rd. Phone # 262-623-1487
 E-mail Address merkeljoseph@yahoo.com Fax # where Agenda/Staff comments are to be faxed NONE
 Name of Owner ROBERT JOSEPH Address/ZIP 117 N. Jefferson St. Milw. 53202 Phone# 414-277-7725
 Owner Representative/Developer Nathan Bernstein - JOE merkel J.J. merkel const. Inc.
 Proposed Use of Site multi-Family Present Zoning multi-Family

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 200' for Cond. Use or PUD Site Plan)	-7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat		XXX
			-10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			-14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		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 Joseph J. Merkel Signature Joseph J. Merkel Date 10-31-16

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

Certified Survey Map No. _____

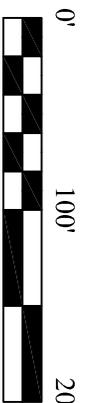
A Redivision of Certified Survey Map No. 5798, being a part of the Southeast ¼ of the Southeast ¼ of Section 19, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin

First Addendum to the Condominium Plat for Twin Bridges Condominium

Legend:

- Denotes Iron Pipe Found
- 3#4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set

Scale 1"= 100'



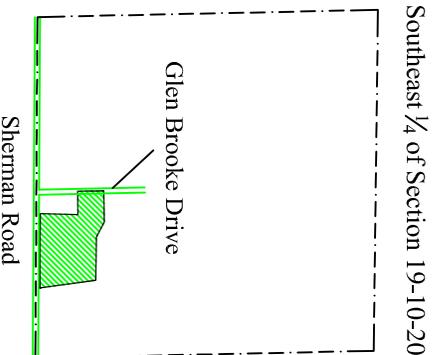
Surveyor:

Richard Simon
Cornerstone Land Surveying
5080 Fairy Chasm
West Bend, WI 53095
(262) 424-5630

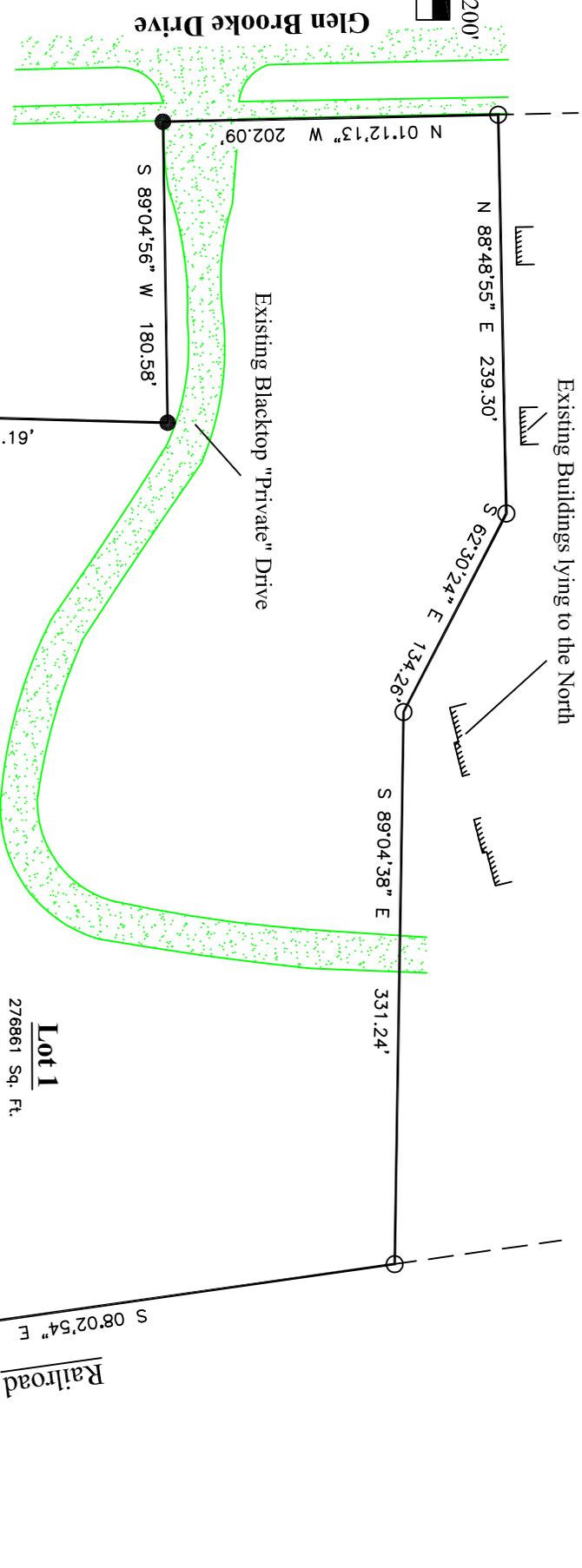
Owner:

Twin Bridges, LLC.
C/O Robert Joseph
117 North Jefferson Street STE 200
Milwaukee, WI 53202

Location Map



Southeast ¼ of Section 19-10-20



Note

Bearings are referenced to the South line of the Southeast ¼ of Section 19-10-20, bearing S89°39'39"E per State Plane Coordinate System, South Zone. (NAD 1927)

Sherman Road (66' R/W)

Certified Survey Map No. _____

A Redivision of Certified Survey Map No. 5798, being a part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin

Surveyor's Certificate

I, Richard L Simon, Professional Land Surveyor, hereby certify:

A Redivision of Certified Survey Map No. 5798, being a part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin

Described as follows:

A Redivision of Certified Survey Map No. 5798, being a part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin: Described as follows; Commencing at the Southeast corner of said Southeast $\frac{1}{4}$; thence N89°39'39"W along the South line of said Southeast $\frac{1}{4}$, 535.39 feet; thence N08°02'54"W, 33.36 feet to the Southeast corner of Lot 1 Certified Survey Map No. 5798 and the point of beginning of this description; thence N89°39'39"W along the South line of said Lot 1, 573.56 feet; thence N01°32'26"E along a Western line of said Lot 1, 291.19 feet; thence S89°04'56"W along a South line of said Lot 1, 180.58 feet; thence N01°12'13"W along a Western line of said Lot 1, 202.09 feet to the Southwestern corner of First Addendum to the Condominium Plat for Twin Bridges Condominium; thence N88°48'55"E along the South line of said Condominium Plat, 239.30 feet; thence S62°30'24"E along said South line, 134.26 feet; thence S89°04'38"E along said South line, 331.24 feet to the Southeastern corner of said Condominium Plat; thence S08°02'54"E along the East line of Lot 1 Certified Survey Map No. 5798, 435.56 feet to the point of beginning of this description.

Said parcel contains 6.356 Acres Gross

That I have made such survey, division, and map by the direction of Robert Joseph Signer for Twin Bridges, LLC.

That this map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Jackson in surveying, dividing, and mapping the same.

Dated this 7th day of November, 2016

Richard L Simon, P.L.S. #2698
Cornerstone Land Surveying
5080 Fairy Chasm Road
West Bend, WI 53095
262-424-5630

Certified Survey Map No. _____

A Redivision of Certified Survey Map No. 5798, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin

Owner's Certificate

I, Robert Joseph Signer for Twin Bridges, LLC hereby certify that I caused the land described in the foregoing affidavit of Richard L. Simon , Surveyor, to be surveyed, divided and mapped as represented on this Certified Survey Map.

WITNESS the hand and seal of said Signer, this _____ day of _____, _____

Robert Joseph

State of Wisconsin) SS
_____ County)

Personally came before me this _____ day of _____, _____, the above named, Robert Joseph Signer for Twin Bridges, LLC to me, known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public

_____ County, State of Wisconsin

My commission expires: _____

Village of Jackson Planning Commission Approval

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

Michael E. Schwab - Chairman - Planning Commission, Date

John J. Walther - Administrator - Planning Commission, Date

Village of Jackson Board Approval

This Certified Survey Map, being a division of (SE 1/4 of the SE 1/4 , Section 19, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Jackson on this _____ day of _____, 2016.

Michael E. Schwab - Village President, Date

John J. Walther - Village Administrator, Date

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

Name of Applicant Kennel Design LLC - Lumber Sales Products Address/ZIP 864 Oshtemo Park, Kewaskum 53040 Phone # 920-948-5200
 Contact Ron Kennel E-mail Address Ron@kennel.design.com Fax # where Agenda/Staff comments are to be faxed N/A
 Name of Owner Lumber Sales Products Address/ZIP W318 N17476 Delaney Court 53037 Phone# 262-677-9033
 Owner Representative/Developer James M. Francis Jackson, WI
 Proposed Use of Site Industrial Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED <small>(See page 5)</small>	PAPER COPIES	GO
CONCEPT PLAN	\$80	1,2,4,13	1) Complete Application (all pages) 2) Describe what you intend to do (paragraph) 3) Address Labels of adjacent owners to be notified (500'/200') 4) Owner acknowledgment of the request 5) Impact Statement 6) Location Map 7) Development Plan / Site Plan 8) Preliminary Plat 9) Final Plat	1 1 1 1	XXX XXX XXX XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	10) Certified survey Map 11) Annexation Petition 12) Annexation Map 13) Statch Plan 14) Landscape Plan Engineering Review - Infrastructure	1 1 1 1	XXX XXX XXX XXX
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	15) Grading/Drainage Plan 16) Water / Sewer / Storm Sewer Plans 17) Street / Right of Way cross sections 18) Erosion Control Plan 19) Proposed cobn / materials 20) Developers Agreement 21) Annexation Agreement (Includes pre-annex agreements) 22) other -	4 (2Ac-3) 4 (2Ac-3) 4 (2Ac-3) 4 (2Ac-3) 4 (2Ac-3) 4 (2Ac-3) 4 (2Ac-3)	XXX XXX XXX XXX XXX XXX
REZONING	\$200	1,2,3,4,6,9 or 10 (300' for rezoning 200' for Cond. Use or PUD Site Plan)			XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,4,10,20			XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20			XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10			XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10			XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18			XXX
FINAL PLAT / Final Plat Reappl.	\$100	1,2,3,5,6,9,15,16,17,18,20			XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21			XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9			XXX
VARIANCE	\$150	1,2,3,4,6,7			XXX
* Labels	\$25		If not included with submittal & prepared by the Village.		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 Ron Kennel Signature Ron Kennel Date 10-14-16

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

VILLAGE OF JACKSON

Special Use Conditional Use Planned Unit Development Permit # _____

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

Permit to: Lumber Sales Products/ Kemmel Design LLC - Ron Kemmel

Name of Business/Applicant: Kemmel Design LLC - Kewaskum, WI

For a property located at (address): W218 N17476 Delaney Court - Jackson, WI

Phone number of Business/Applicant: 920-948-5200 Kemmel Design LLC

For (land use, activity, sign, site plan, other): Installation for single sided non illuminated ground mount sign.

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): N/A

Setbacks from rights-of-way and property lines: Located outside of public right away.

Screening/Buffering: N/A

Landscape Plan (sizes, species, location): None finished grass

Signing (dimensions, colors, lighting, location): Overall 113" tall x 114" wide natural wood colors, no lighting, located near south entrance.

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: Ron Kemmel
Phone

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: Sign will be locate outside of Public
right away.

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

Tree and shrub preservation: N/A

Setbacks/height limitations: N/A

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

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



John Walther, Administrator



Please print name

Agent

Kemmel Design LLC
864 Ojibwe Path
Kewaskum, WI 53040
920-948-5200
www.kemmeldesign.com
ron@kemmeldesign.com

October 13, 2016

Re: W218 N17476 Delaney Court Jackson, WI

This is a letter of intent that Kemmel Design LLC has prepared a sign design for Lumber Sales Products at location W218 N17476 Delaney Court Jackson, WI. The sign is a single sided non illuminated unit. The sign would be ground mount with 8" x 8" posts and finished with aluminum sign board with a wooden sign cap per layout design. Everything to be assembled using all weather hardware. Installation to be located at the south entrance of the property per site plan.

Sincerely,

Kemmel Design LLC

Ron Kemmel, Owner

Kemmel Design LLC
864 Ojibwe Path
Kewaskum, WI 53040
920-948-5200
www.kemmeldesign.com
ron@kemmeldesign.com

October 13, 2016

Re: W218 N17476 Delaney Court Jackson, WI

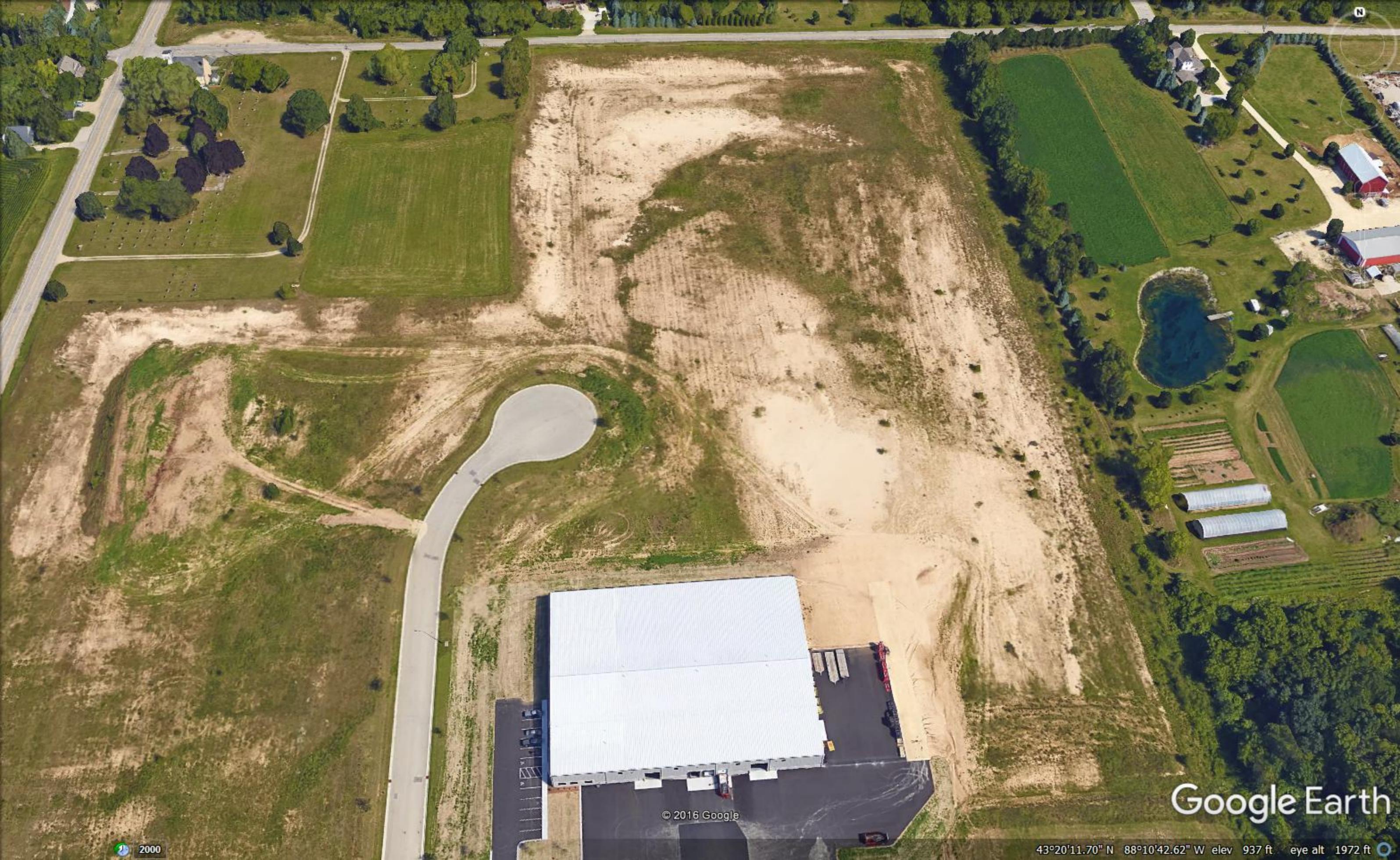
Impact Statement:

- A. N/A
- B. N/A
- C. N/A
- D. N/A
- E. Business sign for Lumber Sales & Products to be installed at the south entrance of property. Single sided ground mount sign with 8" x 8" post 4 feet in the ground. Non-illuminated sign finished with all-weather aluminum sign board and hardware. Overall dimensions of 113" x 114"
- F. N/A
- G. N/A
- H. Installation completion by date of November 11th or per approved sign permit.
- I. N/A

Sincerely,

Kemmel Design LLC

Ron Kemmel, Owner



N

© 2016 Google

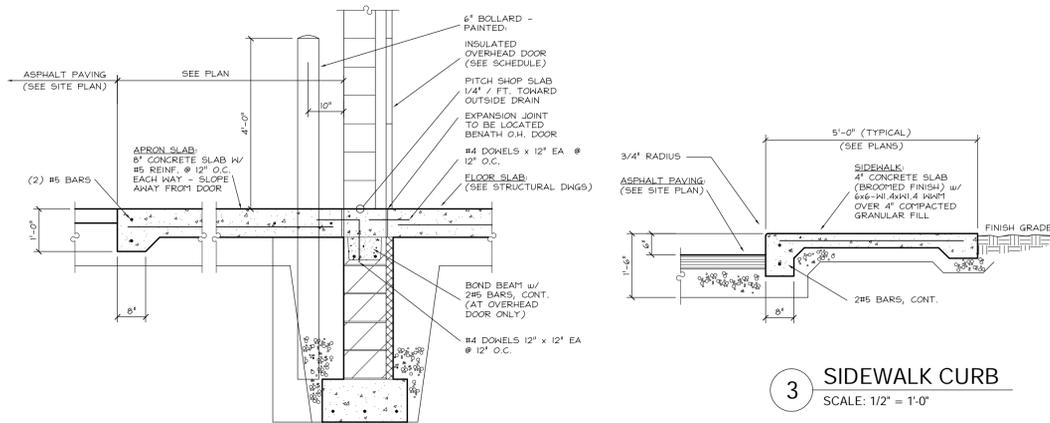
Google Earth

2000

43°20'11.70" N 88°10'42.62" W elev 937 ft eye alt 1972 ft

PLANT SCHEDULE

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



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

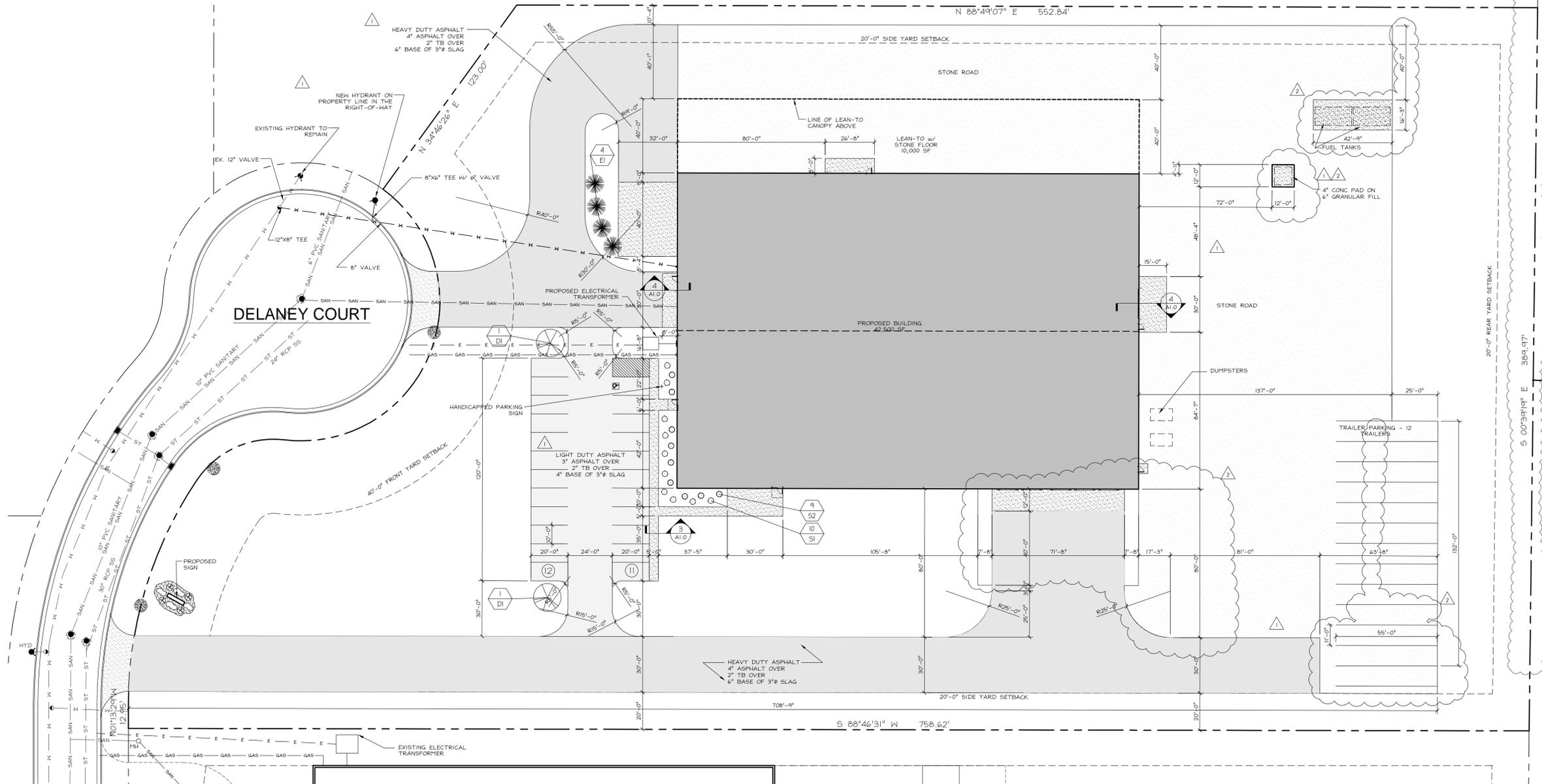
3 SIDEWALK CURB
SCALE: 1/2" = 1'-0"



2 LOCATION PLAN
NOT TO SCALE

SITE DATA:

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



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

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:

LUMBER SALES
*
DELANEY COURT
VILLAGE OF JACKSON, WISCONSIN 53037

SHEET TITLE
SITE PLAN

REVISIONS

6/4/16	
8/16/16	

PROJECT DATA

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

A1.0

Kemmel Design LLC
864 Ojibwe Path
Kewaskum, WI 53040
920-948-5200
www.kemmeldesign.com
ron@kemmeldesign.com

October 13, 2016

Re: W218 N17476 Delaney Court Jackson, WI

Landscape plan:

NO landscaping to be needed or completed for the finished sign installation by Kemmel Design LLC. Finished grass once final grading of the property is completed.

Sincerely,

Kemmel Design LLC

Ron Kemmel, Owner

W218 N17476 DILLANY COURT

Crown sign top
12" x 114"
9.5 sq ft

LUMBER SALES & PRODUCTS

Main Sign
42" x 96"
28 sq ft

AIR- FLOW TRAILER SYSTEMS



Sign
21" x 96"
14 sq ft

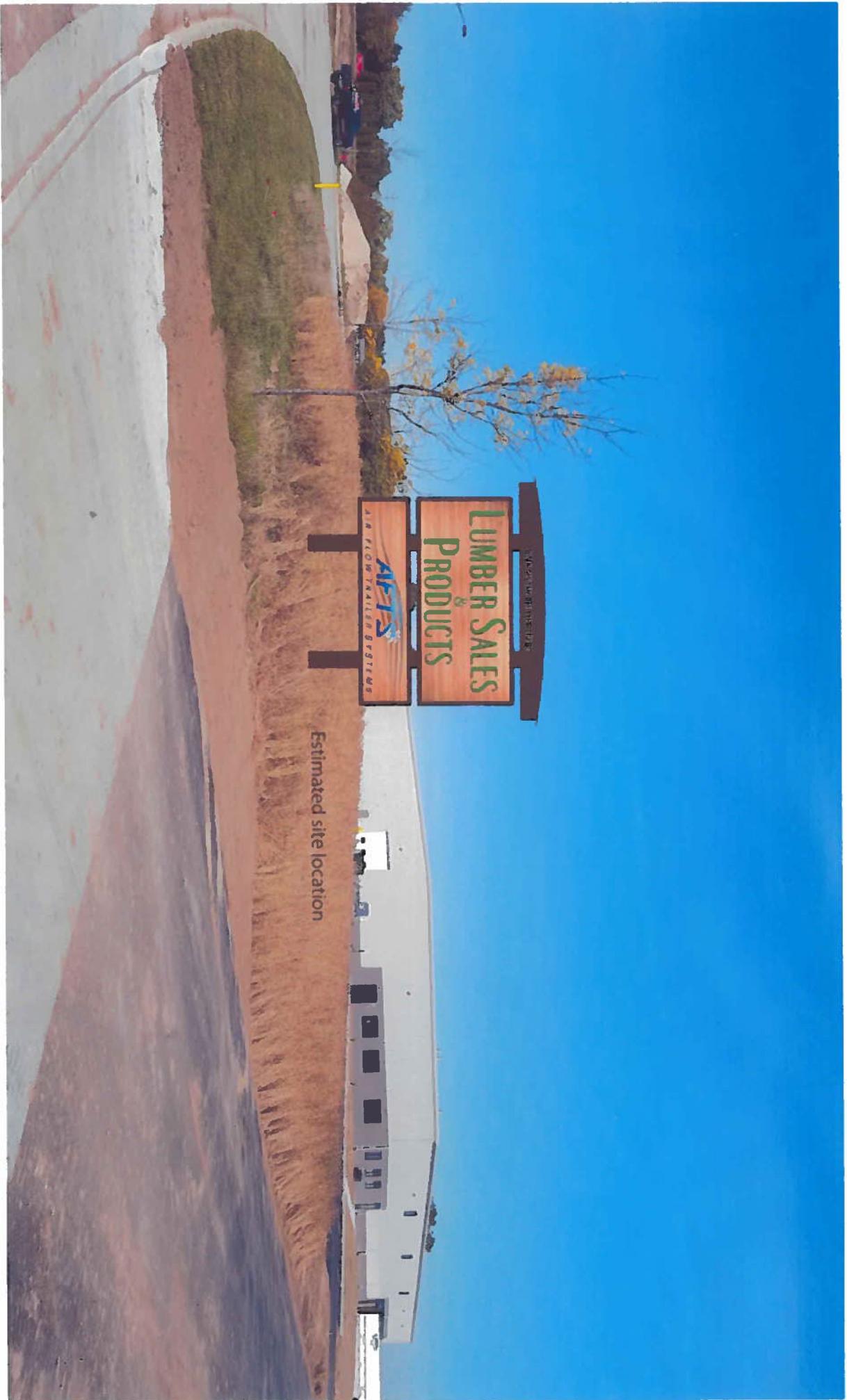
24" ground clearance

8" x 8" rough sawn cedar posts
stained black



KEMMEL
Designs

THIS DOCUMENT IS OWNED BY AND THE INFORMATION CONTAINED IN IT IS THE PROPERTY OF KEMMEL DESIGN. NO REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS PERMITTED WITHOUT THE WRITTEN CONSENT OF KEMMEL DESIGN. ALL RIGHTS RESERVED. KEMMEL DESIGN IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS THAT MAY OCCUR AS A RESULT OF THE USE OF THIS DOCUMENT. KEMMEL DESIGN, LLC. 4000 N. 174TH AVE. SUITE 100, WISCONSIN, WI 53190. TEL: 262.771.1111. WWW.KEMMELDESIGN.COM



Estimated site location

KEMMEL DESIGN

THE ART OF CONCRETE

THIS DOCUMENT IS OWNED BY AND THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF KEMMEL DESIGN LLC. BY RECEIPT HERE OF THE HOLDER AGREES NOT TO USE THE INFORMATION DISCLOSED TO ANY THIRD PARTY NOR REPRODUCE THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF KEMMEL DESIGN LLC. HOLDER ALSO TO IMMEDIATELY RETURN THIS DOCUMENT UPON REQUEST OF KEMMEL DESIGN LLC.

STAFF REVIEW COMMENTS
Plan Commission Meeting – December 1, 2016

1. Planned Unit Development Amendment – J.J. Merkel Cont. Inc. - Condo Style Apartments – Glen Brooke Drive.

Building Inspection

- State of Wisconsin Plan Review will be required.
- Buildings shall be fully sprinkled Per State Code.
- A common meter room shall be incorporated with this floor plan and each condo unit shall be individually metered.
- Each unit shall be individually addressed (two sets of addresses required per unit. One set installed at the overhead door area and one set at the front door area).
- Dumpster enclosure(s) shall be installed around the dumpster and recycle containers
- Developer shall submit a color sample board for each building (shingle, siding, brick, shutters, soffit and fascia colors, etc.).
- A Developers Agreement shall be completed and approved by the Village Board

Public Works/Engineering

- All utilities will be verified on location and use. If lateral or service is not used, then removal will be required to the main.
- Each residential unit will have a separate water meter, and a meter room will be required.
- The proposed development will not be part of the Village’s Trash and Recycling Collection Contract. The Developer will be required to have a separate collection contract.

Police Department

- No Comments.

Fire Department

- Coordinate addresses consecutive and visible to the road.
- Knox box on each building.

Administrative/Planning

- No Additional Comments.

2. Certified Survey Map – J.J. Merkel Cont. Inc. – Glen Brooke Drive.

Building Inspection

- Recommend Approval.

Public Works/Engineering

- The CSM does remove all existing easements, and the lot from the original Developer’s Agreement of Twin Bridges Development. A new Developer’s Agreement should be created so all parties understand the necessary requirements for improvements of the development.

STAFF REVIEW COMMENTS
Plan Commission Meeting – December 1, 2016

Police Department

- No Comments.

Fire Department

- No Comments.

Administrative/Planning

- No Additional Comments.

3. Planned Unit Development Amendment – Lumber Sales – Delaney Court.

Building Inspection

- A Separate Sign Permit shall be required for the installation of the Sign.
- Sign shall be installed per the proposed location submitted on the Site Plan.

Public Works/Engineering

- The sign needs to be placed on the property and not in the right of way of Delaney Court. The proposed sign is a great addition to the property.

Police Department

- No Comments.

Fire Department

- No Comments.

Administrative/Planning

- No Additional Comments.

Downtown & Civic Core Redevelopment Opportunities

Jackson, Wisconsin

DRAFT

COMMERCIAL CONVERSIONS

- Unique local retail corridor
- Second floor office & residential
- Quality building inventory
- Convert as ownership changes to downtown oriented mixed use

VILLAGE SQUARE

- Adaptive reuse of historic downtown buildings
- Long term redevelopment sites
- Create destination with downtown uses/farmers market
- Realign intersection

JACKSON RECREATION LOOP

- Neighborhood connections
- Paint on the street
- Youth, family, school and park connections
- Sense of place

Jackson Park

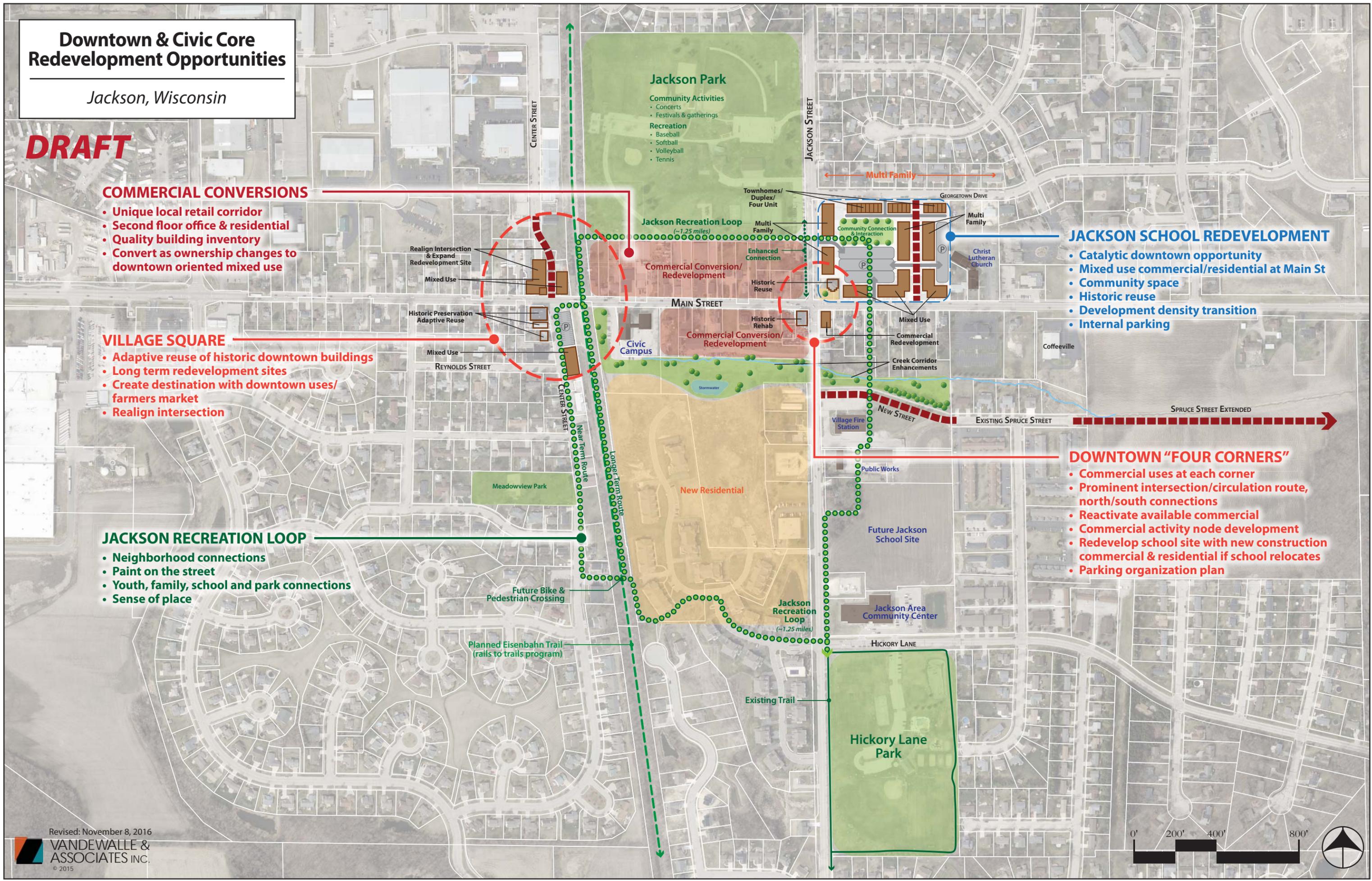
- Community Activities**
- Concerts
 - Festivals & gatherings
- Recreation**
- Baseball
 - Softball
 - Volleyball
 - Tennis

JACKSON SCHOOL REDEVELOPMENT

- Catalytic downtown opportunity
- Mixed use commercial/residential at Main St
- Community space
- Historic reuse
- Development density transition
- Internal parking

DOWNTOWN "FOUR CORNERS"

- Commercial uses at each corner
- Prominent intersection/circulation route, north/south connections
- Reactivate available commercial
- Commercial activity node development
- Redevelop school site with new construction commercial & residential if school relocates
- Parking organization plan



Opportunity Analysis

Jackson, Wisconsin

DRAFT

COMMUNITY GATEWAY

- Highway serving commercial
- Employment expansion
- Sense of place improvements
- Business Center growth & expansion
- Recreational use enhancement

HIGHWAY 60/MAIN STREET

- Commercial infill/ redevelopment & enhancements
- Near term redevelopment opportunities
- Additional eating establishments
- Employment growth & expansion
- Walkability & wayfinding enhancements

COMMERCIAL CONVERSION/ REDEVELOPMENT

- Conversion to downtown oriented mixed use over time
- Unique local retail corridor
- Second floor office & commercial

COMMERCIAL INFILL

- Retail mix
- Build off existing businesses
- Enhance bike & pedestrian connections
- Quality building inventory

DOWNTOWN & CIVIC CORE

- Create downtown image
- Improve walkability & placemaking (Jackson Recreation Loop)
- Main St redevelopment sites
- Develop blocks off of Main St
- Mixed use commercial/multi-family

DOWNTOWN "FOUR CORNERS"

- Commercial uses at each corner
- Prominent intersection/circulation route, north/south connections
- Reactivate available commercial
- Commercial activity node development
- Redevelop school site with new construction commercial & residential if school relocates
- Parking organization plan

VILLAGE SQUARE

- Mixed use downtown area
- Ground level commercial
- Residential or office above
- Organize buildings around parking area
- Program parking area for downtown gatherings, markets, etc.

Legend

- New Street Connection
- Existing Trail
- - - Planned Future Trail
- - - Planned Eisenbahn Trail (rails to trails program)
- TID 2 Boundary
- TID 4 Boundary
- Jackson Northeast Business Park Boundary
- Park
- Natural Area

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