

AGENDA

PLAN COMMISSION MEETING

Thursday – August 30, 2018 – 7:00 p.m.

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call
2. Minutes – July 26, 2018 Plan Commission Meeting
3. Comprehensive Plan Revision – SEWRPC – Ben McKay
4. Conditional Use – Dairy Queen Restaurant – Exterior Remodel
5. Conditional Use – Dairy Queen Restaurant – Sign
6. Planned Unit Development – Maplewood Farms
7. Preliminary Plat Review – Maplewood Farms
8. Stonewall Ridge – PUD Revision
9. Chicken Ordinance – Continued Discussion
10. Citizens to Address the Plan Commission
11. 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 – July 26, 2018 – 7:00 p.m.
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037

1. Call to Order & Roll Call

Pres. Schwab called the meeting to order at 7:00 p.m.

Members present: Keith Berben, Tr. Emmrich, Peter Habel, Tr. Kruepke, Steve Schoen, and Jon Weil.

Members Absent: None.

Also Present: Tr. Kurtz.

Staff Present: Brian Kober, John Walther and Jilline Dobratz.

2. Minutes – June 28, 2018, Plan Commission Meeting

Motion by Peter Habel second by Tr. Emmrich to approve the minutes of the June 28, 2018 Plan Commission meeting.

Vote: 7 ayes, 0 nays. Motion carried.

3. Conditional Use – Supply One – Building Addition

Motion by Peter Habel, second by Jon Weil to recommend to the Village Board the approval of the Conditional Use - Supply One - Building Addition, per staff comments. One question on water usage and REU. Brian Kober explained the REU is the residential equivalent unit. It is based on 300 gallons per day which is equivalent to 109,500 gallons per year. With the usage going up, it will be monitored and if it requires an additional REU, they will be charged for the overage. It's a three year average.

Vote: 7 ayes, 0 nays. Motion carried.

4. Conditional Use – Cathedral Builders – Building Addition and Storage Building

Motion by Peter Habel, second by Tr. Emmrich to recommend the Village Board approve the Conditional Use - Cathedral Builders - Building Addition and Storage Building, per staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

5. Conditional Use – J & K Ministorage, LLC – Building and Ground Signs

Motion by Peter Habel, second by Pres. Schwab to recommend the Village Board approve the Conditional Use - J & K Ministorage, LLC - Building and Ground Signs, per staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

6. Certified Survey Map – Armstrong

Motion by Peter Habel, second by Tr. Emmrich to recommend to the Village Board the approval of the Certified Survey Map – Armstrong, per staff comments.

Vote: 7 ayes, 0 nays. Meeting carried.

7. PUD Amendment – Nayz Rayz – Banner Sign

Tr. Kruepke stated three signs are already up and commented that banners should be limited to a special event, grand opening or a new product. Also, they should be for a limited amount of time and a limited number of banners. Peter Habel agrees with Tr. Kruepke and stated the material of the banner is not listed on the application. John Walther explained banners are considered temporary signs and it's in the Village Code. These have been approved in the past for other entities in the Village. A banner is meant to be a 16-day banner and can be granted over the counter. Tr. Kruepke stated a letter from the owner of the building giving permission should be included.

Motion by Peter Habel, second by Steve Schoen, to send the PUD Amendment – Nayz Rayz – Banner Sign, back to the applicant for further information. Pres. Schwab commented to vote the motion down and make a motion to deny as these are banners, not signs. Peter Habel amended his motion to recommend denial of the PUD Amendment – Nayz Rayz – Banner Sign, due to lack of information. The second concurred with the amendment.

Vote: 7 ayes, 0 nays. Motion carried.

8. PUD Amendment – Pizza Station – Banner Sign

Motion by Peter Habel, second by Steve Schoen to recommend denial, due to the lack of information, of the PUD Amendment - Pizza Station - Banner Sign.

Vote: 7 ayes, 0 nays. Motion carried.

Tr. Kruepke inquired if unapproved banners will be referred to the Building Inspector for removal until approved. The Building Inspector will contact the applicants.

9. Chicken Ordinance – Discussion Only

Pres. Schwab opened the discussion on chickens. Discussion included; licensing, approval of neighbors, possible zoning changes if eggs are sold, size of the coop, how many chickens would be allowed, where the chickens will be kept and who enforces the ordinance. John Walther stated a chicken will lay an average of 5 eggs a week, if they are fed correctly. Communities don't allow roosters in a City or Village environment. All chickens need to be registered with the State Department of Agriculture, Trade and Consumer Protection (DATCP). Some ordinances include getting written permission of the abutting neighbors. The coop becomes an accessory structure, one structure is allowed per property. Ducks could be added to the ordinance.

The Plan Commission would like to move forward and directed the Administrator to scan and email all commission members, the chicken ordinances of the municipalities that have been researched so far. Some things that need further discussion are; neighbor's permission, chickens have to be licensed by the State, permit is subject to review, the time length of permit, architectural approval of the coop, structure needs to protect the chickens, the area needs to be clean enough to prevent an infestation of rodents, windows with ventilation and the number of chickens allowed.

10. Citizens to Address the Plan Commission

Gloria Teifke commented that 1 to 4 chickens would not be able to keep themselves warm in the winter and they need to have water. They would have to have some winter accommodations.

Tr. Kurtz stated chickens bring in fleas, mites, parasites and lice.

11. Adjourn

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

Vote: 7 ayes, 0 nays. Meeting adjourned at 7:44 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*
Village Clerk/Treasurer

DRAFT

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

Name of Applicant Fred J Piette Co. Inc.
 Contact Fritz Piette Address/ZIP 6130 N Richmond St Appleton WI 54913 Phone # 920-739-5733
 E-mail Address fritz@fjpiette.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Kevin Scheunemann Address/ZIP 118 County Rd H Kewaskum WI 53040 Phone# 262-339-5425
 Owner Representative/Developer _____
 Proposed Use of Site Dairy Queen Restaurant Present Zoning PUD

<u>ACTION REQUESTED</u>	<u>FEE</u>	<u>SUBMITTAL REQUIREMENTS</u>	<u>TYPE OF INFORMATION DESCRIBED</u> (See page 5)	<u>PAPER COPIES</u>	<u>CD</u>
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)	Labels*	
			3) Address Labels of adjacent owners to be notified (500'/ 200') *		
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	4) Owner acknowledgement of the request	1	
			5) Impact Statement		
REZONING	\$200	1,2,(3),4,6,9 or 10 (500'for rezoning 200' for Cond. Use or PUD Site Plan)	6) Location Map		XXX
			7) Development Plan / Site Plan		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	8) Preliminary Plat		XXX
			9) Final Plat		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	10) Certified survey Map		XXX
			11) Annexation Petition		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	12) Annexation Map	1	XXX
			13) Sketch Plan		XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	14) Landscape Plan	4 (24x36)	XXX
			<u>Engineering Review - Infrastructure</u>		
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan	4 (24x36)	XXX
			16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	17) Street / Right of Way cross sections	4 (24x36)	XXX
			18) Erosion Control Plan	4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials		XXX
			20) Developers Agreement		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (includes pre-annex agreements)		XXX
VARIANCE	\$150	1,2,3,4,6,7	22) other -		XXX
* Labels	\$25		If not included with submittal & prepared by the Village.		

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

Name Fred Piette Jr Signature  Date 8-8-18

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: Dairy Queen/Fred J Piette Co., Inc

For a property located at (address): W168W21991 Main St Jackson WI 53037

Phone number of Business/Applicant: 920-739-5733

For (land use, activity, sign, site plan, other): Exterior facade remodel of existing Dairy Queen to New corporate image.

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

Hours of Operation: 10 am -10 pm

Comprehensive/Master Plan Compatibility: Yes

Building Materials (type, color): Per plans and material samples-
Same materials used at Kewaskum Dairy Queen

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

Screening/Buffering: NA

Landscape Plan (sizes, species, location): NA

Signing (dimensions, colors, lighting, location): Re-using Existing

Lighting (wattage, style, pole location and height, coverage): Existing lot lights to remain

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: NA

Fire Hydrant Location(s): Existing

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: Knox Box will be obtained from Fire Department. Emergency number-262-339-5425

Hazardous Material Storage: NA

Alarm Systems: Existing

Site Features/Constraints: NA

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

Tree and shrub preservation: All Existing

Setbacks/height limitations: Existing

Wastewater Usage Projected: No change gal/year Water Usage Projected: No change 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 _____



John Walther, Administrator

Fred Piette Jr. _____, Owner

Please print name



FRED J. PIETTE COMPANY, INC. Since 1921

General Contractors / Construction Managers

6130 North Richmond Street • Appleton, WI 54913-9418

920-739-5733 • FAX: 920-739-5010

Email: info@fjpiette.com • www.fjpiette.com

August 8, 2018

RE: Dairy Queen- Jackson
N168W21991 Main St
Jackson, WI 53037
Owner-Kevin Scheunemann

To Whom It May Concern,

It is the intention of Fred J Piette Co, Inc. to proceed with the Exterior Remodel at the above location subject to your approval.

This project will consist of an Exterior façade remodel of the existing Dairy Queen to bring it up to the new corporate image and requirements.

There will be no change of water consumption, sewer generation or vehicle trip generation.

No vehicles will be stored or parked on the site.

There are existing proposed sign(s)

The General hours of operation are 10am to 10pm

Anticipated user profiles and unusual conditions which warrant special attention are non-applicable for this project.

The proposed dates for this project will start upon Board Approval and Permit issued. Four (4) weeks to complete all work.

There will be no new landscaping for this project.

Consent of Owner for Permit

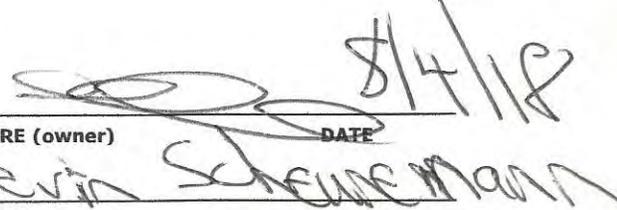
ADDRESS: Dairy Queen

N168W21991 Main St Jackson WI 53037

PROPOSED IMPROVEMENTS AND/OR USE (be specific):

Exterior facade remodel of existing Dairy Queen to new corporate image.

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and the approval of the plans submitted herewith Fred J Piette Co.Inc. as the General Contractor.


SIGNATURE (owner)

8/4/18
DATE

KEVIN SCHEUNEMANN
PRINT NAME

OWNER CONTACT INFORMATION

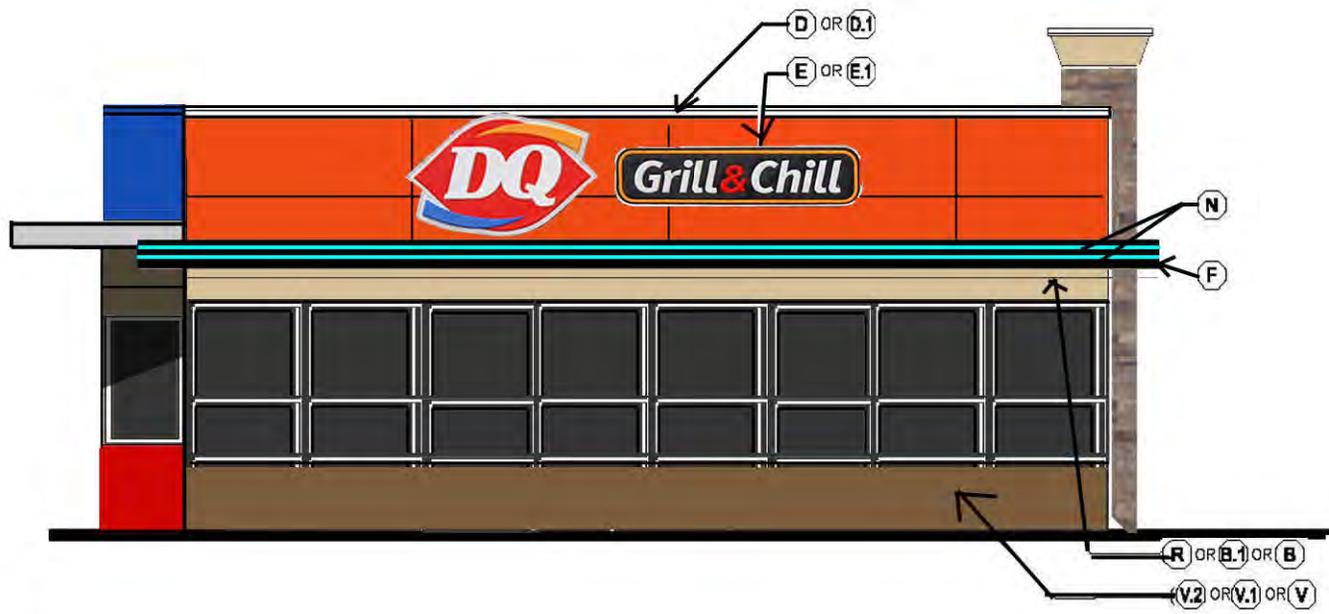
NAME: Kevin Scheunemann

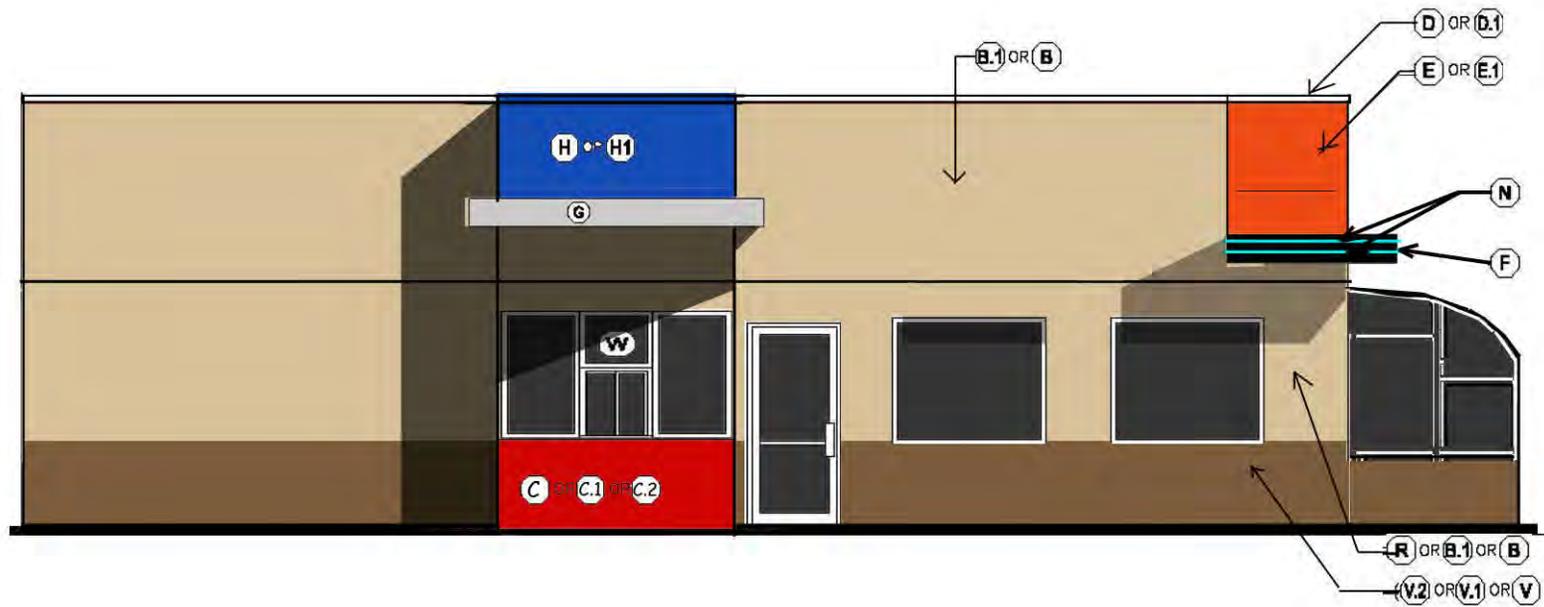
ADDRESS: 118 County Rd H

CITY, STATE, ZIP: Kewaskum WI 53040

EMAIL: kewaskumd@gmail.com

PHONE: 262-339-5425







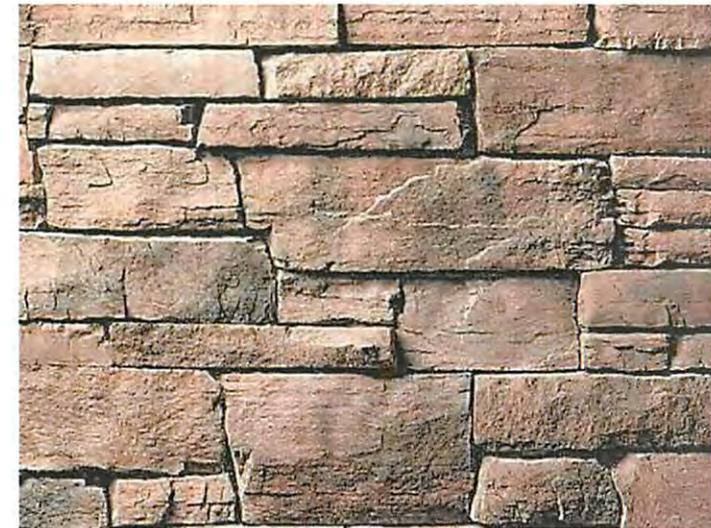
Front Elevation

EXTERIOR ELEVATION KEYNOTES: (GRILL & CHILL)

- A** STONE CHIMNEY:
MFR: CULTURED STONE
STYLE: COUNTRY LEDGE STONE - MET STACK
COLOR: CHARDONNAY 2006
SUPPLIER: BIRAL STONE
GROUT: GREY
- A1** PAINTED FIBER-CEMENT BOARD CHIMNEY:
FIBER-CEMENT VERTICAL PANEL SIDING:
FINISH: SMOOTH
NOTE: PROVIDE METAL CHANNEL COMPONENTS
MFR: BENJAMIN MOORE
COLOR: NORTHWOOD BROWN #1000
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- A2** EIFS CHIMNEY:
MFR: STO CORPORATION
COLOR: NA10-0018 (MATCHES BENJAMIN MOORE NORTHWOOD BROWN #1000)
FINISH: 308 STO MEDIUM SAND
VENDOR: STO CORPORATION
- B** EIFS:
MFR: STO CORPORATION
COLOR: NA11-0034 (MATCHES BENJAMIN MOORE SANDY BROWN #1046)
FINISH: 308 STO MEDIUM SAND
VENDOR: STO CORPORATION
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0"
- A3** PAINTED FIBER-CEMENT BOARD:
FIBER-CEMENT VERTICAL PANEL SIDING:
FINISH: SMOOTH
NOTE: PROVIDE METAL CHANNEL COMPONENTS
MFR: BENJAMIN MOORE
COLOR: SANDY BROWN #1046
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- C** CERAMIC TILE D.T. WAINSCOT:
MFR: MARAZZI
SERIES: I COLORI
COLOR: CRAYONS RED LUSTER
SIZE: 12"x12"
GROUT: "LITOKRETE"
GROUT COLOR: ALMOND #85
SUPPLIER: HAC
NOTE: MUST BE INSTALLED PER TILE COUNCIL OF NORTH AMERICA "M244E-09" AND ANSI "A118.4"
- C1** PAINTED FIBER-CEMENT BOARD D.T. WAINSCOT:
FIBER-CEMENT VERTICAL PANEL SIDING:
FINISH: SMOOTH
NOTE: PROVIDE METAL CHANNEL COMPONENTS
MFR: BENJAMIN MOORE
COLOR: DAIRY QUEEN RED
PRODUCT: AURA EXTERIOR SEMI GLOSS #632
PRIMER: FIRST COAT AURA EXTERIOR PAINT SEMI GLOSS #632
- C2** EIFS D.T. WAINSCOT:
MFR: STO CORPORATION
COLOR: NA10-0024 (MATCHES BENJAMIN MOORE SAFETY RED #21)
FINISH: 308 STO MEDIUM SAND
VENDOR: STO CORPORATION
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.
- C3** PAINT D.T. WAINSCOT:
MFR: BENJAMIN MOORE
COLOR: DAIRY QUEEN RED
PRODUCT: AURA EXTERIOR SEMI GLOSS #632
PRIMER: FIRST COAT AURA EXTERIOR PAINT SEMI GLOSS #632
PRIMER ON WOOD, BLOCK, OR BRICK: FIRST COAT AURA EXTERIOR PAINT SEMI GLOSS #632
PRIMER ON TILE OR GLAZED BLOCK: STIX ACRYLIC BONDING PRIMER #1A05
- D** COPING & SCUPPERS:
MFR: UNA-CLAD
MATERIAL: 24 GA. STEEL
COLOR: ALMOND
FINISH: KYMAR 500
- D1** PAINT EXISTING COPING & DOWNSCOUTS:
MFR: BENJAMIN MOORE
FINISH: SMOOTH
COLOR: TEMPORAL SPIRIT #665
PRODUCT: AURA EXTERIOR PAINT SATIN #631
PRIMER: AURA EXTERIOR PAINT SATIN #631
- E** METAL PANEL:
MFR: ALPULC
COLOR: ALPULC
STYLE: 3MM
COLOR: DQ RED
NOTE: MUST BE INSTALLED HORIZONTALLY. REFERENCE ARROWS ON BACK OF PANEL MUST BE ALIGNED IN THE SAME DIRECTION.
VENDOR: NU LOOK EXTERIORS
- E1** PAINTED FIBER-CEMENT BOARD:
FIBER-CEMENT VERTICAL PANEL SIDING:
FINISH: SMOOTH
NOTE: PROVIDE METAL CHANNEL COMPONENTS
MFR: BENJAMIN MOORE
COLOR: GOLD RUSH #2166-10
FINISH: SEMI-GLOSS
PRODUCT: AURA EXTERIOR PAINT SATIN #631
PRIMER: AURA EXTERIOR PAINT SATIN #631
- F** METAL EYEBROW & FLASHING:
MFR: UNA-CLAD
STYLE: 040 ALUMINUM
COLOR: MATTE BLACK
FINISH: KYMAR 500
VENDOR: NU LOOK EXTERIORS
- D** METAL D.T. CHANDY & FLASHING:
MFR: UNA-CLAD
STYLE: 040 ALUMINUM
COLOR: CLEAR ANODIZED SATIN
VENDOR: NU LOOK EXTERIORS
- H** METAL PANEL:
MFR: ALPULC
MATERIAL: 3MM
COLOR: DQ BLUE
VENDOR: NU LOOK EXTERIORS
- H1** PAINTED FIBER-CEMENT BOARD:
FIBER-CEMENT VERTICAL PANEL SIDING:
FINISH: SMOOTH
NOTE: PROVIDE METAL CHANNEL COMPONENTS
MFR: BENJAMIN MOORE
COLOR: EVENING BLUE #2066-20
FINISH: SEMI-GLOSS
PRODUCT: AURA EXTERIOR PAINT SATIN #631
PRIMER: AURA EXTERIOR PAINT SATIN #631
- H2** D.T. COPING:
MFR: UNA-CLAD
STYLE: 032 ALUMINUM
COLOR: DQ BLUE
FINISH: KYMAR 500
- H3** PAINT EXISTING D.T. COPING:
MFR: BENJAMIN MOORE
COLOR: EVENING BLUE #2066-20
FINISH: SEMI-GLOSS
PRODUCT: AURA EXTERIOR PAINT SATIN #631
PRIMER: AURA EXTERIOR PAINT SATIN #631
- I** PAINT EXISTING PAINT, RAIL, CYLON, & BOLLARDS:
MFR: BENJAMIN MOORE
COLOR: SAFETY BLACK #62
PRODUCT: DTM ACRYLIC HIGH GLOSS P28
PRIMER: FIRST COAT DTM ACRYLIC HIGH GLOSS P28
NOTE: PREP. & PRIME SURFACE AS REQUIRED TO ASSURE GOOD PAINT ADHESION
- J** FABRIC AWNING:
MFR: COOL PLANET AWNING
MATERIAL: SUNBRELLA
COLOR: JOCKEY RED
FRAME: 1"x1" ALUMINUM (WELD ALL JOINTS, GRIND SMOOTH)
FINISH: ANODIZED CLEAR SATIN
VENDOR: COOL PLANET AWNING OR HJC
- K** STOREFRONT:
MFR: YKK AP AMERICA INC.
STYLE: 2"x4 1/2"
FINISH: CLEAR, 1" INSULATED, LOW E
- K1** STOREFRONT:
MFR: YKK AP AMERICA INC.
STYLE: 2"x4 1/2"
FINISH: DARK BRONZE SATIN ANODIZED ALUMINUM
GLAZING: CLEAR, 1" INSULATED, LOW E
- P** PAINT EXISTING STOREFRONT FRAME:
MFR: BENJAMIN MOORE
COLOR: BITTERSWEET CHOCOLATE #2114-10
PRODUCT: AURA EXTERIOR PAINT SATIN #631
PRIMER: AURA EXTERIOR PAINT SATIN #631
- M** PAINT EXISTING D.T. STOREFRONT FRAME:
MFR: BENJAMIN MOORE
COLOR: METALLIC SILVER 2132-80
PRODUCT: P28 DTM HIGH GLOSS ACRYLIC
PRIMER: XA01 AQUALOCK PLUS WATERBORNE PRIMER SEALER
- L** WINDOW SILL FLASHING:
MFR: YKK AP AMERICA INC.
FINISH: ANODIZED CLEAR SATIN
SIZE: 2" AS REQ'D BY LOCATION
- M** DRIVE-THRU WINDOW:
MFR: QUIKSERV
MATERIAL: ALUMINUM
FINISH: ANODIZED CLEAR SATIN
VENDOR: N. WASSERSTROM & SONS
- N** STRIP LIGHTING:
MFR: MORGAN HOPE
STYLE: LED-16x WITH BLACK TRACK
MODEL: LED-16x-120V-EB (BLUE LED)
VENDOR: HAC
NOTE: MUST BE INSTALLED PER MANUFACTURERS REQUIREMENTS
- O** CURBSTEP:
MFR: FYPON LTD.
MODEL: MD 512-16
NOTE: PAINT TO MATCH BUILDING COLOR
- O** TRASH ENCLOSURE SOLID COLOR STAIN:
MFR: BENJAMIN MOORE
COLOR: SANDY BROWN #1046
PRODUCT: ARBORCOAT WATERBORNE SOLID COLOR STAIN #640
PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS)
- R** PAINT EXISTING:
MFR: BENJAMIN MOORE
COLOR: SANDY BROWN #1046
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634
PRIMER: FIRST COAT AURA EXTERIOR PAINT SATIN #634
- S** CORNER GUARD:
SIZE: 2"x2" LENGTH AS REQUIRED
MATERIAL: STAINLESS STEEL
- S1** TRANSITION TRIM:
SIZE: 1 1/2"x12"x1/2" HAT CHANNEL
FINISH: CLEAR SATIN ANODIZED ALUMINUM
- T** PAINT SERVICE DOOR & FRAME:
MFR: BENJAMIN MOORE
COLOR: SANDY BROWN #1046
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- U** PAINT EXISTING METAL ROOF:
MFR: BENJAMIN MOORE
COLOR: METALLIC SILVER 2132-80
PRODUCT: P28 DTM HIGH GLOSS ACRYLIC
PRIMER: XA01 AQUALOCK PLUS WATERBORNE PRIMER SEALER
- U1** STANDING SEAM METAL ROOF:
MFR: FIRESTONE BUILDING PRODUCTS
COLOR: SILVER ANODIZED
SERIES: UC-7 STANDING SEAM PANEL
PRODUCT: .042 & .032 CLEAR ANODIZED ALUMINUM
- V** EIFS:
MFR: STO CORPORATION
COLOR NUMBER: NA13-0019 (MATCHES BENJAMIN MOORE ALGONQUIN TRAIL #1055)
FINISH: 308 STO MEDIUM SAND
VENDOR: STO CORPORATION
NOTE: PROVIDE HIGH IMPACT EIFS FROM GRADE TO 3'-0" A.F.F.
- V1** PAINTED FIBER-CEMENT BOARD:
FIBER-CEMENT VERTICAL PANEL SIDING:
FINISH: SMOOTH
NOTE: PROVIDE METAL CHANNEL COMPONENTS
MFR: BENJAMIN MOORE
COLOR: ALGONQUIN TRAIL #1055
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634
PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
- V2** PAINT:
MFR: BENJAMIN MOORE
COLOR: ALGONQUIN TRAIL #1055
PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634
PRIMER ON WOOD, BLOCK, OR BRICK: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634
PRIMER ON TILE OR GLAZED BLOCK: STIX ACRYLIC BONDING PRIMER #1A05
- V3** PAINT EXIST. DIRECTIONAL SIGNS:
MFR: BENJAMIN MOORE
COLOR: ALUMINUM #P22-78
PRODUCT: SUPER SPEC HP URETHANE ALKID GLOSS ENAMEL P22
PRIMER: SUPER SPEC HP UNIVERSAL METAL PRIMER
- X** WALLON COOLER/FREEZER:
MFR: NORLAK
COLOR: PREFINISHED FROM MANUFACTURER TO MATCH BUILDING
VENDOR: WASSERSTROM
NOTE: SEE EQUIPMENT SCHEDULE FOR DETAILS
- V4** BREAK METAL CLOSURE:
MFR: UNA-CLAD
FINISH: CLEAR SATIN ANODIZED ALUMINUM
VENDOR: NU LOOK EXTERIORS
- V5** PAINTED FIBER-CEMENT BOARD:
MFR: BENJAMIN MOORE
COLOR: METALLIC SILVER #2132-80
PRODUCT: AURA EXTERIOR PAINT SATIN #631
PRIMER: FIRST COAT AURA EXTERIOR PAINT SATIN #631
FIBER-CEMENT VERTICAL PANEL SIDING:
FINISH: SMOOTH
NOTE: PROVIDE METAL CHANNEL COMPONENTS

Supplier	Boral Stone Products LLC
Finish ID	A
Status	Prime
Location	Chimney Simulated Stone
MFGR	Boral Stone
Color	Chardonnay #20006
Series	Country Ledgestone
Size	Incremental
Product	Wet Stack
Related Items	Grout: Grey

Sample:



Dairy Queen

VILLAGE OF JACKSON

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

Receipt Nbr: 207264
Date: 8/13/2018
Check

RECEIVED FROM FRED J. PIETTE CO INC \$175.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES PUD / DAIRY QUEEN	175.00

TOTAL RECEIVED 175.00

Receipt Memo: PUD / CK #52632

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

Name of Applicant Jackson
 Contact Kevin Scheneman Address/ZIP N168 W21991 Main St Phone # (262) 677-3333
 E-mail Address kscheneman@gmail.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Kevin Scheneman Address/ZIP N168 W21991 Main St Phone# (262) 677-3333
 Owner Representative/Developer Randy Buetan Lighting
 Proposed Use of Site _____ Present Zoning _____

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages) 2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') * 4) Owner acknowledgement of the request	Labels*	XXX
* PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement 6) Location Map	1	XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan 8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat 10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition 12) Annexation Map		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan 14) Landscape Plan	1	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan 16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	17) Street / Right of Way cross sections 18) Erosion Control Plan	4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials 20) Developers Agreement	4 (24x36)	XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (includes pre-annex agreements)		XXX
VARIANCE	\$150	1,2,3,4,6,7	22) other -		XXX
* Labels	\$25		If not included with submittal & prepared by the Village.		

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

Name Kevin Scheneman Signature  Date 8/8/18

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

Letter of Intent

Dairy Queen is looking to replace the existing man. readerboard Board on the Pylon sign with a Daktronics 48'x96'Electronic Message Center sign.

Impact Statement

A-N/A

B- N/A

C- 15,000

D. N/A

E. 48'X96' Electronic Reader Board Sign

F. 10 am – 10 pm

G. N/A

H. UPON BOARD APPROVAL

I. N/A

Thank you,



Kevin Scheunemann, Owner

Jackson DQ (under "QPID, LLC" for land an building)

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: Jackson DR

For a property located at (address): N 168 W 21991 Main St.

Phone number of Business/Applicant: (262) 677-3223

For (land use, activity, sign, site plan, other): EMC Daktronics Sign
REPLACE EXISTING SIGN MENU BOARD AND ADD A
ELECTRONIC READER BOARD

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

Hours of Operation: 10-10

Comprehensive/Master Plan Compatibility: Replacing Existing Manual

Building Materials (type, color): Attached

~~Manual~~
Reader board

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

Screening/Buffering: No Landscape Change

Landscape Plan (sizes, species, location): No Landscape Change

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

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

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): Same

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: R62/359-5425

Hazardous Material Storage: None

Alarm Systems: None

Site Features/Constraints: Attached

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

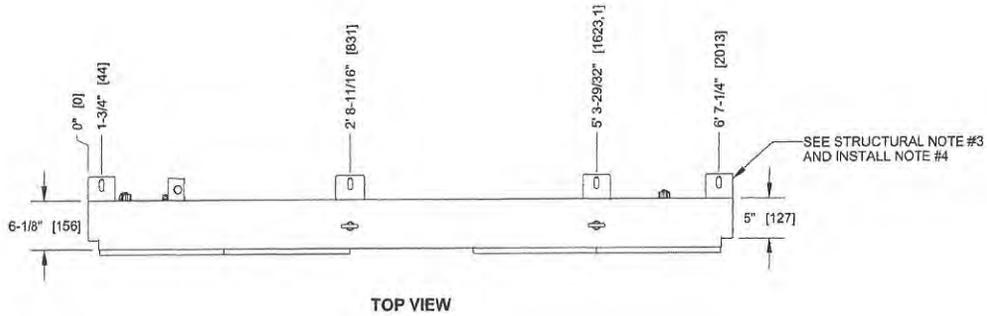
Tree and shrub preservation: No effect

Setbacks/height limitations: Same. No change

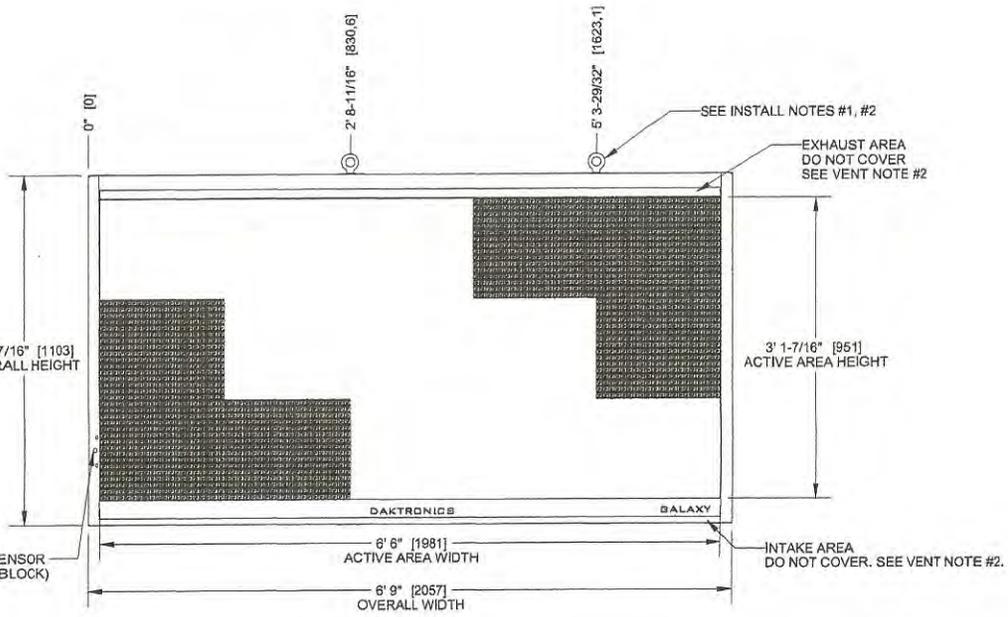
Wastewater Usage Projected: — gal/year Water Usage Projected: — gal/year

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):
CONTINUOUS AND REVIEWED UPON COMPLAINT

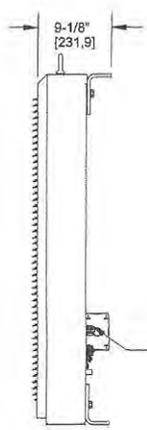
PIXELS HIGH (AAA)	PIXELS WIDE (BBB)	PIXEL SPACING (CC)
60	125	15.85mm
48	100	19.81mm
36	75	26.42mm



TOP VIEW



FRONT VIEW



RIGHT VIEW

SEE STRUCTURAL NOTE #3 AND INSTALL NOTE #4

SEE INSTALL NOTES #1, #2

EXHAUST AREA DO NOT COVER SEE VENT NOTE #2

INTAKE AREA DO NOT COVER. SEE VENT NOTE #2.

SEE INSTALL NOTE #7

#	DETAIL	DESCRIPTION
1	DISPLAY	GS6 - AAAxBBB-CC (SEE CHART ON TOP LEFT)
2	LED COLOR	RED, AMBER, OR RGB
3	ACTIVE AREA	3' 1-7/16" [951] X 6' 6" [1981]
4	OVERALL SIZE	3' 7-7/16" [1103] X 6' 9" [2057]
5	CABINET	ALUMINUM & STEEL
6	VENTILATION	FRONT
7	ACCESS	SERVICE FROM FRONT OF DISPLAY
8	WEIGHT	176 LBS [80 KG] (APPROX)
9	SHIPPING	SHIPPED AS A SINGLE UNIT
10	DIMENSIONS	FEET AND INCHES [MILLIMETERS]
11		PAINTED SEMI-GLOSS BLACK

STRUCTURAL RATING	
1	DESIGN WIND PRESSURE "P" (CASE A) P=100 PSF (ASD)
2	STANDARD/CODE IBC 2009/ASCE7-05, IBC 2012/ASCE7-10
3	ALL CLIP ANGLES MUST BE USED TO MOUNT DISPLAY

POWER RATING PER SINGLE FACE: FOR SIZING ELEC.SERVICE MAX REQ'D SHOWN					
TECHNOLOGY	COLOR	MAX WATTS	120/240VAC 1PH 60Hz (3 WIRES + GND) DOMESTIC		240VAC 1PH 50Hz (2 WIRES + GND) INTERNATIONAL SPECIAL ORDER
			LINE 1 (AMPS)	LINE 2 (AMPS)	LINE 1 (AMPS)
GS6	RED	520	4.34	N/A	2.17
	AMBER	520	4.34	N/A	2.17
	RGB	841	7.01	N/A	3.50

VENTILATION REQUIREMENTS	
1	DISPLAY RELIES ON VENTILATION TO FUNCTION PROPERLY. INTAKES, LOCATED AT THE FRONT OF THE DISPLAY, MUST BE ABLE TO DRAW IN AIR AT A TEMPERATURE NO GREATER THAN 120° F.
2	IN ORDER TO ENSURE AMBIENT TEMPERATURE AIRFLOW IS MAINTAINED, NO PORTION OF THE VENTILATION OPENINGS ALONG THE FRONT OF THE DISPLAY MAY BE COVERED OR OBSTRUCTED IN ANY WAY.

INSTALL NOTES	
1	IN ORDER TO PRESERVE THE STRUCTURAL INTEGRITY OF THE DISPLAY CABINET, THE 90° ANGLE BETWEEN THE CABINET AND THE LIFT EYE MUST BE MAINTAINED - USING A SPREADER BEAM IS SUGGESTED. ALL EYEBOLTS MUST BE USED WHEN LIFTING.
2	1/2" LIFTEYES TO ASSIST WITH DISPLAY INSTALLATION. LIFTEYES MAY NOT BE USED FOR PERMANENT INSTALLATION. LIFTEYES MAY BE REMOVED.
3	MECHANICAL AND SIGNAL CONNECTIONS OCCUR EXTERNAL TO DISPLAY.
4	CLIP ANGLE FOR MOUNTING. CLIP ANGLES CAN BE ADJUSTED VERTICALLY 1 - 3/16" AS NEEDED DURING INSTALLATION. CLIP ANGLE CAN BE WELDED OR BOLTED TO STRINGER.
5	DAKTRONICS IS NOT RESPONSIBLE FOR THE MOUNTING HARDWARE OR THE INTEGRITY OF THE MOUNTING STRUCTURE.
6	DAKTRONICS IS NOT RESPONSIBLE FOR THE MAIN ELECTRICAL DISCONNECT. SEE POWER RATINGS ABOVE.
7	SEE DWG-03097583 FOR SIGNAL & MTG DETAILS

SUBMITTAL APPROVAL

APPROVED
 APPROVED AS NOTED
 APPROVED AS NOTED & RESUBMIT

COMPANY: _____
 SIGNED: _____
 TITLE: _____ DATE: _____

DAKTRONICS, INC. 300KINGS, SD 57006		THE CONCEPTS EXPRESSED AND DETAILS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND PROPRIETARY. DO NOT REPRODUCE BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF DAKTRONICS, INC. © COPY RIGHT 2015 DAKTRONICS, INC.	
DO NOT SCALE DRAWING			
PRJ: GALAXY GS6 SERIES			
TITLE: SHOP DWG, GS6-R, 3' 8"x6' 9" (3x6 MODS)			
DESIGN: TWHITEH	DRAWN: DOSTRAA	DATE: 06-AUG-15	
SCALE: 1/15			
SHEET: 1 OF 1	REV: 00	JOB NO: P 1817	FUNC-TYPE-SIZE: E - 07 - B

REV	DATE	BY

3111338





Pizza Station

BP

Jackson Crossings

ATM Associated Bank

Main St

60

ATM Westbury
Bank-jackson

Main St

Pharmacial Way
McDonald's
Iconic fast-food
burger & fries chain

Lake Consumer Products

Dairy Queen
Longtime ice cream
& fast-food chain

Wisconsin
Pharmacial Company

Pharmacial Way

Lake Terrace Apartments



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

Ravin Schwaninger Owner
Please print name

ARTICLES OF ORGANIZATION - Limited Liability Company

▲ Please provide an email or postal mailing address for the filed copy of the document.

Your phone number during the day: 2623395425

INSTRUCTIONS (Ref. sec. 183.0202 Wis. Stats. for document content)

Please use BLACK ink. Submit one original to State of WI-Dept. of Financial Institutions, Box 93348, Milwaukee WI, 53293-0348, with the \$170.00 filing fee, payable to the department. Filing fee is non-refundable. (If sent by Express or Priority U.S. mail, please visit www.wdfi.org/contact_us/ for current physical address). This document can be made available in alternate formats upon request to qualifying individuals with disabilities. The original must include an original manual signature. Upon filing, the information in this document becomes public and might be used for purposes other than those for which it was originally furnished. If you have any questions, please contact the Division of Corporate & Consumer Services at 608-261-7577. Hearing-impaired may call 711 for TTY.

Article 1. The name must contain the words "limited liability company" or "limited liability co." or end with the abbreviation "L.L.C." or "LLC".

Article 2. This statement is required by sec. 183.0202(1).

Articles 3 & 4. The company must have a registered agent located at a registered office in Wisconsin. The address of the registered office is to describe the physical location where the registered agent maintains their business office. Provide the street number and name, city and ZIP code in Wisconsin. P O Box addresses may be included as part of the address, but are insufficient alone. The company may not name itself as its own registered agent.

Article 5. Indicate whether management of the company will be vested in a manager or managers, or in its members. Select only one choice. (Ref. sec. 183.0401, Wis. Stats.)

Article 6. Print or typewrite the name and complete address of each organizer. At least one organizer is required to sign the document, although all organizers may sign.

If the document is executed in Wisconsin, sec. 182.01(3), Wis. Stats., provides that it shall not be filed unless the name of the drafter (either an individual or a governmental agency) is printed in a legible manner. If the document is not executed in Wisconsin, enter that remark.

This document may declare a delayed effective date. To do so, complete the statement. The delayed effective date may not be before, or more than 90 days after, the document is received by the Department of Financial Institutions for filing.

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

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

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

1. **Application Form: Must be submitted on CD.**
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address may cause you a delay. If the Village prepares the labels for you, there will be an additional charge of \$25.00
4. Proof of Property Ownership: A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. Impact Statement: In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. Annual water consumption estimate (100% occupancy and build-out)
 - B. Annual sewage generation estimate (100% occupancy and build-out)
 - C. Vehicle trip generation (trips per day per unit x number of units)
 - D. Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site.
 - E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - F. General hours of operation
 - G. Anticipated user profiles (for residential developments)
 - H. Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of the curb line, sidewalks (existing and proposed), footprints of the structure, drives, parking spaces and fencing, locations of accessory uses, dimensions, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. Plat Map: Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. Certified Survey Map: A recordable instrument showing the legal and mapped description of the land division.
11. Annexation Petition/Attachment Request: Shows owner is supporting the annexation.
12. Annexation Map: A recordable map having the legal and mapped description of the parcel to be annexed.
13. Sketch Plan: An informal drawing depicting the proposal for discussion purposes.
14. Landscape Plan: Shows location, size, type, botanical name & common name of proposed trees & shrubs. Also calls out surface treatments. Shows walls, fences & details.
15. Grading/Drainage Plan: Shows original & proposed grades & runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (storm sewer system, ditches, culverts, etc.)
16. Water/Sewer/Storm Sewer Plans: Shows size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer collection system with gradient profiles and invert elevations; shows the proposed storm drainage system as in 15.
17. Street Crossing Sections: Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. Erosion Control Plan: A map of existing site conditions on a scale of at least 1 inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. Proposed Colors and Materials: Submit samples of exterior colors and materials.
20. Improvement Agreement: An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. Annexation Agreement.

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

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

Name of Applicant Neumann Developments Inc.
 Contact Bryan Lindgren Address/ZIP N27W24025 Paul Ct, Suite 100, Pewaukee WI 53072 Phone # 262-842-9200
 E-mail Address blindgren@neumanncompanies.com Fax # where Agenda/Staff comments are to be faxed email
 Name of Owner Palosara Farms LLC Address/ZIP PO Box 99, Menomonee Falls, WI 53052 Phone# 414-870-5819
 Owner Representative/Developer Neumann Developments Inc.
 Proposed Use of Site Residential Development Present Zoning Temporary Zoning

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)		XXX
			3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
* PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	4) Owner acknowledgement of the request	1	
			5) Impact Statement		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	6) Location Map		XXX
			7) Development Plan / Site Plan		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	8) Preliminary Plat		XXX
			9) Final Plat		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	10) Certified survey Map		XXX
			11) Annexation Petition		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	12) Annexation Map	1	XXX
			13) Sketch Plan		XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	14) Landscape Plan	4 (24x36)	XXX
			Engineering Review - Infrastructure		
* PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan	4 (24x36)	XXX
			16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	17) Street / Right of Way cross sections	4 (24x36)	XXX
			18) Erosion Control Plan	4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials		XXX
			20) Developers Agreement		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (includes pre-annex agreements)		XXX
VARIANCE	\$150	1,2,3,4,6,7	22) other -		XXX
* Labels	\$25		If not included with submittal & prepared by the Village.		

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

Name Bryan Lindgren Signature  Date 8-3-18

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: Neumann Developments Inc.

For a property located at (address): Maplewood Farms - West of Maple Road / South of Sherman Parc

Phone number of Business/Applicant: 262-542-9200

For (land use, activity, sign, site plan, other): Residential Single Family subdivision

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

Hours of Operation: per ordinance

Comprehensive/Master Plan Compatibility: Yes

Building Materials (type, color): per Maplewood

Setbacks from rights-of-way and property lines: see engineering drawings

Screening/Buffering: —

Landscape Plan (sizes, species, location): —

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

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

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

Storm-water Management: See engineering drawings

Erosion Control: see engineering drawings

Fire Hydrant Location(s): see engineering drawings

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

Hazardous Material Storage: —

Alarm Systems: —

Site Features/Constraints: none

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

Tree and shrub preservation: —

Setbacks/height limitations: see engineering drawings

Wastewater Usage Projected: 13,687,500 gal/year Water Usage Projected: 13,687,500 gal/year

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

TERMS OF THIS PERMIT

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

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

John Walther, Administrator

_____, Owner
Please print name



August 03, 2018

Mr. John Walther, Administrator
Village of Jackson
N168W20733 Main Street
Jackson, WI 53037

RE: Maplewood Farms
PUD and Preliminary Plat Letter of Intent

John,

Neumann Developments is submitting this Letter of Intent and supporting documents for a Planned Unit Development and Preliminary Plat review from the Village Plan Commission and staff at the August 30th Plan Commission meeting.

The proposed subdivision would be developed as a single-family residential subdivision and, at full build out of the subdivision, would add 125 homes to the Village and \$45-\$55 million dollars in estimated property value. The development would have (3) connections to existing roads; East Gate Drive into Sherman Parc, East Gate Drive into Twin Creeks and the main entrance at Maple Road. The development proposed would be built in phases with the first phase starting closest to Maple Road. The enclosed submittal requirements provide the detail of the proposed development.

The following information is included in this submission:

- Application form
- Letter of Intent to Village
- Letter of Intent to Town
- Owner Acknowledgement
- Impact Statement
- Location Map
- Development Plan
- Preliminary Plat
- Certified Survey Map
- Grading/Drainage Plan
- Water/Sewer/Storm Sewer Plans
- Street/Right of Way cross sections
- Erosion Control Plan

If any additional information is required please feel free to contact me. Our team looks forward to discussing this proposed subdivision with the Village staff and Plan Commission.

Sincerely,

Neumann Developments

Bryan Lindgren

Bryan Lindgren

From: Carla Dunn <cdunn@drilots.com>
Sent: Thursday, July 26, 2018 2:52 PM
To: John Walther
Cc: Bryan Lindgren
Subject: Maplewood Farms

Good Afternoon John,

Dittmar Realty, Inc. is aware that Neumann Development will be applying to the Village of Jackson for the development of Maplewood Farms Land located on Maple Road in Jackson.

Please feel free to contact us if you have any questions.

Thank you,

Kevin S. Dittmar
President

Dittmar Realty, Inc.

Carla J Dunn
Vice President Sales & Administration

cdunn@drilots.com

414-870-5819



www.mychoiceselfstorage.com www.drilots.com

August 2, 2018

Village of Jackson
N168 W20733 Main St.
Jackson, WI 53037



Attn: Plan Commission

RE: **Impact Statement**
Maplewood Farms

Dear Plan Commission,

This submittal proposes a new residential subdivision consisting of 125 single family lots and 9 outlots. The specific information on the impact the proposed development will have on the community is as illustrated below.

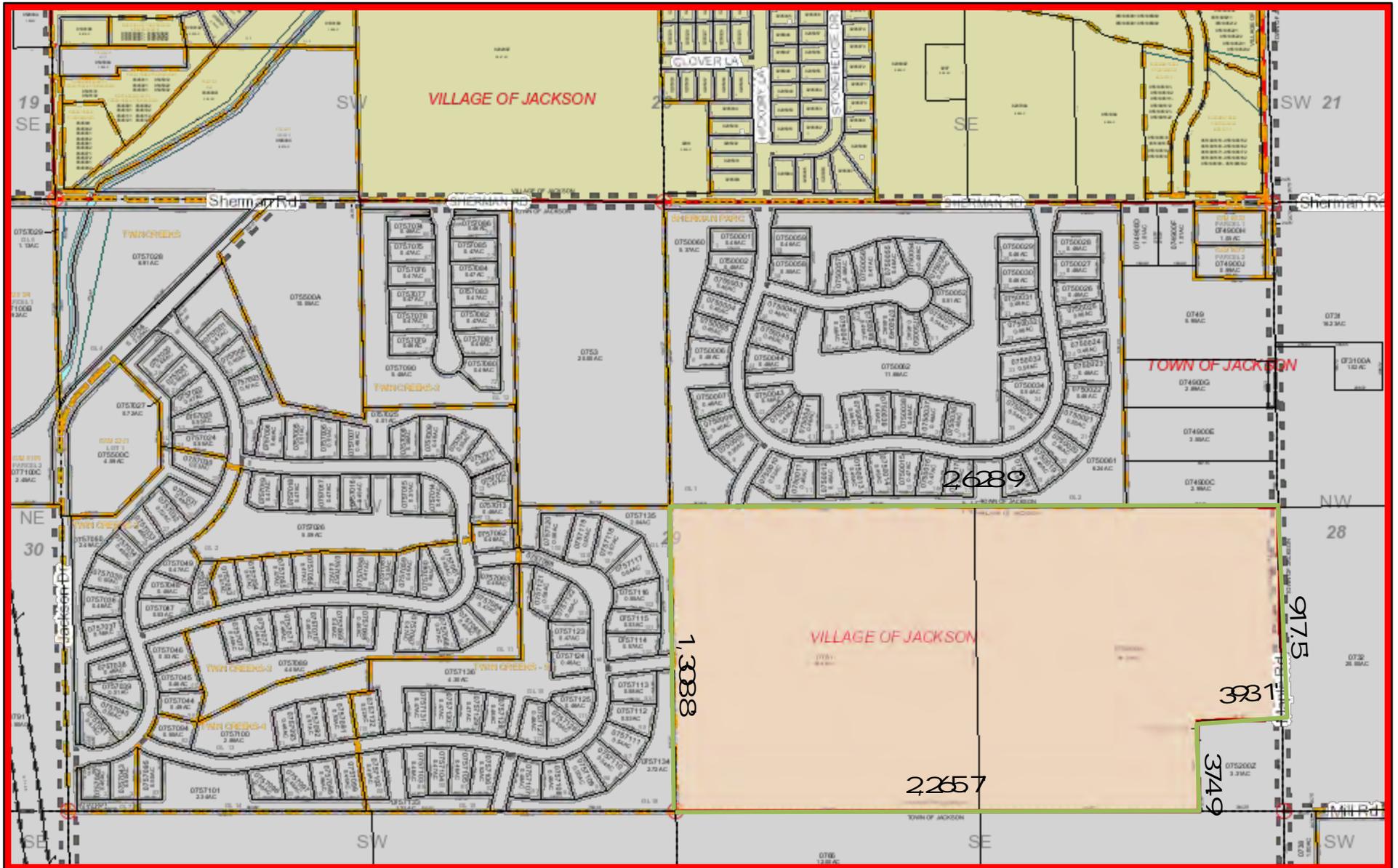
- A. Annual water consumption estimate (100% occupancy and build-out)
 - 109,500 gal/year = 1 RU (residential unit)
 - 109,500 gal/yr x 125 lots = **13,687,500 gal/year**
- B. Annual sewage generation estimate (100% occupancy and build-out)
 - 109,500 gal/year = 1 RU (residential unit)
 - 109,500 gal/yr x 125 lots = **13,687,500 gal/year**
- C. Vehicle trip generation (trips per day per unit x number of units)
 - 10 trips/day x # of lots
 - 10 trips/day x 125 = **1,250 trips/day**
- D. Estimated number of vehicles and recreational vehicles to be stored and/or parked on site = **None**
- E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - **Temporary marketing signs. Permanent subdivision entry sign.**
- F. General hours of operation
 - **24 hours/day, 7 days/week**
- G. Anticipated user profiles (for residential developments)
 - **Single family residential home owners**
- H. Proposed dates of construction and completion
 - Start of construction: **Fall 2018**
 - Completion of construction: **Summer 2019**
- I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.)
 - **N/A**

I trust that this information fulfills the requirement for submission. If any additional information is required or to ask questions about the proposed development, please feel free to contact me or our team.

Sincerely,

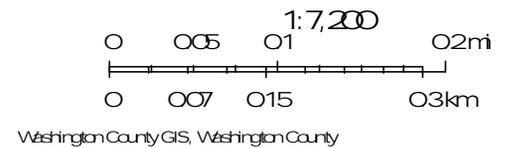
Josh Pudelko, M.S., P.E.
President

ArcGIS WebMap



August 2, 2018

- | | | | |
|----------------------------|-----------------------------|--------------------|---------------|
| County Boundary | Washington County Landmarks | Public Open Spaces | Meander Line |
| City, Village or Town Hall | Airports | Current Parcel | PLSS Monument |
| Libraries | Trails | Landlock | PLSS Boundary |

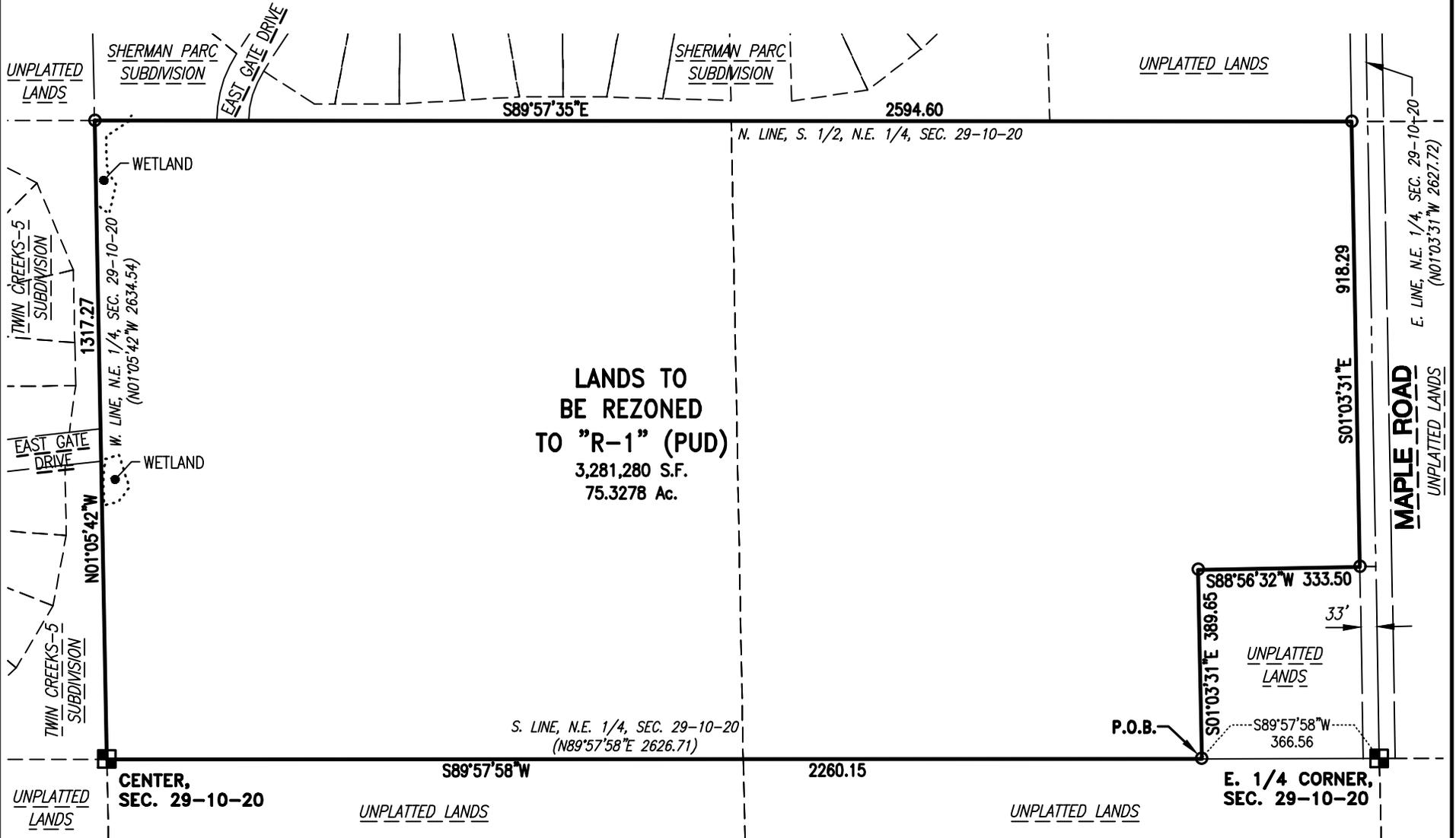


REZONING EXHIBIT "A"

BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



SCALE: 1"=300'



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THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATE: 8/3/18

REZONING EXHIBIT "B"

LANDS TO BE REZONED TO "R-1" (PUD)

LEGAL DESCRIPTION:

All that part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 29, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 29; Thence South 89°57'58" West and along the South line of the said Northeast 1/4 Section, 366.56 feet to the place of beginning of lands hereinafter described;

Continuing thence South 89°57'58" West and along the said South line of the said Northeast 1/4 Section, 2260.15 feet to a point marking the Center of said Section 29; Thence North 01°05'42" West and along the West line of the said Northeast 1/4 Section, 1317.27 feet to a point; Thence South 89°57'35" East and along the North line of the South 1/2 of the said Northeast 1/4 Section which is coincident with the South line of "Sherman Parc" Subdivision (A Subdivision Plat of Record), 2594.60 feet to a point on the West Right-of-Way line of "Maple Road"; Thence South 01°03'31" East and along the said West Right-of-Way line being parallel to and at a right angle distance of 33.00 feet from the East line of the said Northeast 1/4 Section, 918.29 feet to a point; Thence South 88°56'32" West and along the North line of Unplatted Lands, 333.50 feet to a point; Thence South 01°03'31" East and along the West line of said Unplatted Lands, 389.65 feet to the point of beginning of this description.

Said Parcel contains 3,281,280 Square Feet (or 75.3278 Acres) of land, more or less.

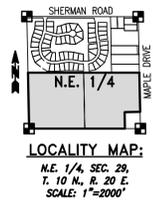
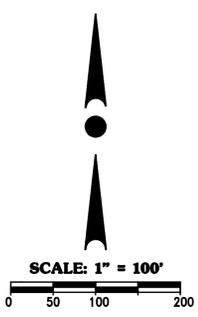
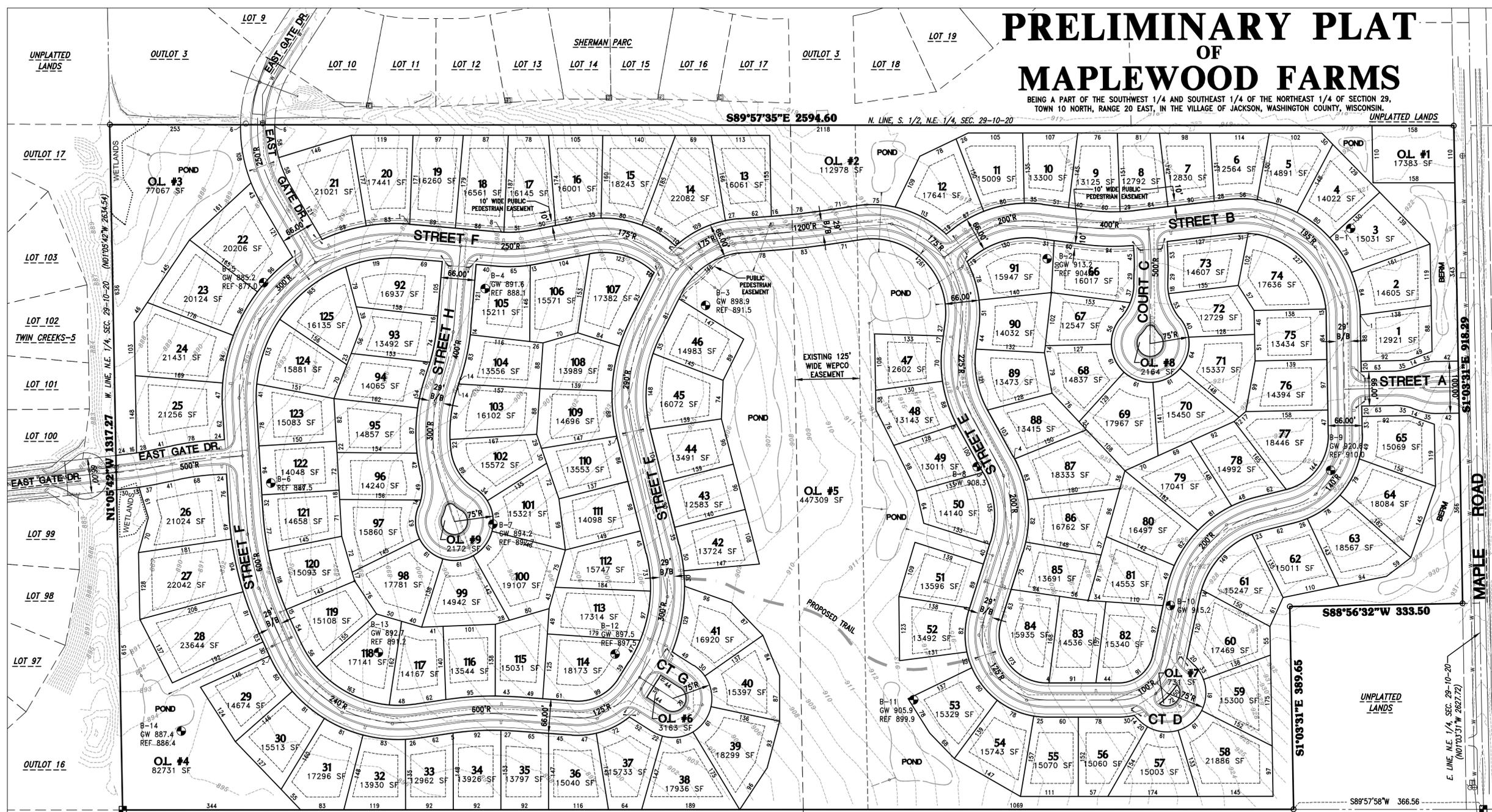
Date: 8-3-18




Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

PRELIMINARY PLAT OF MAPLEWOOD FARMS

BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



DEVELOPER:
NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
12660 W. NORTH AVENUE, BLDG D
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481



12660 W. NORTH AVE.
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: ggosser@trioeng.com

PROJECT:
MAPLEWOOD FARMS
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF JACKSON, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION

DATE:
AUGUST 3, 2018

JOB NUMBER:
16-016-998-01

DESCRIPTION:
PRELIMINARY
PLAT

SHEET

1 OF 1

UNPLATTED LANDS
CENTER, SEC. 29-10-20
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
CONG. MON. W/ BRASS CAP
N 479,997.75
E 2,491,878.65

UNPLATTED LANDS

Zoning Summary:
- Proposed Zoning: R-1 (PUD)
- 66' wide public streets

Lot Characteristics:
- Lot Area: 12,500 s.f. (minimum)
15,000 s.f. (Northwest perimeter)
20,000 s.f. (West perimeter)
- Minimum Lot Width = 90' (typical)
- Setbacks:
Front = 30'
Side = 10-15' (25' total)
Rear = 25'

LEGEND

	INDICATES SOIL BORING LOCATION
	INDICATES PROPOSED FIRE HYDRANT
	INDICATES EXISTING WATERMAIN
	INDICATES PROPOSED WATERMAIN
	INDICATES EXISTING SANITARY SEWER
	INDICATES PROPOSED SANITARY SEWER
	INDICATES EXISTING STORM SEWER
	INDICATES PROPOSED STORM SEWER
	INDICATES EXISTING CONTOUR

DEVELOPMENT SUMMARY:

- Tax Key Nos. T7_0751 & T7_075200A
- Subdivision contains approximately 75.3278 Acres.
- Subdivision contains 125 Lots and 9 Outlots.
- All lots to be served by Sanitary Sewer and Watermain.
- Public Roads to have Sidewalks, Asphalt Pavement, Concrete Mountable Curb and Gutter with cut in Flumes to drain into Ditches and Culverts.
- All lots to have Underground Telephone, Electric, and Gas Service.
- Zoning = R-1 (PUD)
- Stormwater Management Facilities are located on Outlot 2, 3, 4 and 5 of this Subdivision.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the East line of the N.E. 1/4 of Section 29, Town 10 North, Range 20 East, Bears North 01°03'31" East.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929. Topographic information shown herein is from a field Topographic Survey performed by Trio Engineering, LLC.

WETLAND DELINEATION NOTE:

Wetland boundaries shown herein were delineated by Stantec in May 2018 and field surveyed by Trio Engineering, LLC in May 2018.

WETLAND RESTRICTIONS:

Those areas identified as WETLAND on this Plat shall be subject to the following restrictions:

- Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Conservancy/Wetland/Floodplain/Primary Environmental Corridor and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
- Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited within the Conservancy/Wetland/Floodplain area and shall be discouraged to the greatest extent possible within the Primary Environmental Corridor area.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings is prohibited.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Washington County Planning and Parks Commission

APPROVING AUTHORITY:

- Village of Jackson

SURVEYOR'S CERTIFICATE:

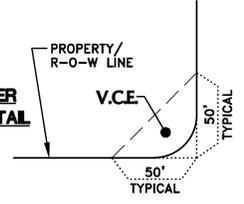
I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the Village of Jackson.

Date: 8-3-18



Grady L. Gosser
Grady L. Gosser, P.L.S.
Surveyor Registration Number S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building D
Brookfield, WI 53005
Phone: (262) 790-1480 Fax: (262) 790-1481

VISION CORNER EASEMENT DETAIL



VISION CORNER EASEMENT (V.C.E.)
Corner lots as shown on this plat are subject to a Vision Corner Easement in that no structure or improvements of any kind is permitted within the Vision Corner. No vegetation (except trees) shall exceed a maximum height of 30 inches, as measured from the road edge to the top of the vegetation, in the location designated as the vision corner. Trees in the vision corner shall be trimmed to a height of 60 inches, as measured from the road edge to the bottom branches, to allow for a clear view of oncoming traffic.

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STAFF REVIEW COMMENTS
Plan Commission Meeting – Meeting Date, 2018

1. Conditional Use – Dairy Queen Restaurant – Exterior Remodel

Building Inspection

- A separate Building Permit will be required for the exterior alterations.
- A Knox box entry system shall be installed if one does not exist currently.

Public Works/Engineering

- No comments.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- No comments.

2. Conditional Use – Dairy Queen Restaurant – Sign

Building Inspection

- A separate sign permit and electrical permit will be required for the electronic message board sign.

Public Works/Engineering

- No comments.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- No comments.

3. Planned Unit Development – Maplewood Farms

Building Inspection

- Recommend a PUD Zoning classification
- Recommend the setbacks as proposed by the developer (30'0" front, 25'0" rear, 10'0" & 15'0" = 25'0" sides.)
- On the Rezoning Exhibit and Preliminary Plat: change the "proposed zoning R-1 (PUD)" to just PUD.

STAFF REVIEW COMMENTS
Plan Commission Meeting – Meeting Date, 2018

Public Works/Engineering

- The zoning is PUD-Residential and not R-1 zoning. The proposed setback on the plan is recommended for approval.
- The approved road section is in the plan set with sidewalks, ditches for drainage, and roll face curbing.
- Verifying the yard grade and garage floor grade on the final grading plan will be discussed during plan review process.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- No additional comments.

4. Preliminary Plat Review – Maplewood Farms

Building Inspection

- Storm laterals shall be buried underground and shall drain directly to the front ditch areas.
- Hook-ups to sewer, water, storm and the south interceptor are due at the building permit stage.
- All temporary marketing signs shall require an annual Special Use Permit. The permanent subdivision sign will require a separate Sign Permit. Where will these be located and what do they look like. If they are not submitted before the August 30, 2018 meeting, a separate submittal in the future will be required.

Public Works/Engineering

- Recommend having Developer submit street names so the Village and other approval agencies have time for review.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- No additional comments.