

AGENDA
PLAN COMMISSION MEETING
Thursday, January 3, 2019 at 7:00 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of November 29, 2018
3. Concept Plan – JYM Investments LLC – Storage Units
4. Certified Survey Map – Bill Holz
5. Citizens to Address the Plan Commission
6. 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, November 29, 2018 at 7:00 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

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

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

Members excused: None

Members absent: Peter Habel

Staff present: John Walther and Jilline Dobratz.

2. Approval of the Plan Commission minutes of October 25, 2018

Motion by Jon Weil, second by Steve Schoen to approve the Plan Commission minutes of October 25, 2018.

Vote: 6 ayes, 0 nays. Motion carried.

3. Concept Plan – JYM Investments LLC – Storage Units

Joe Merkel was present and had received staff comments. Joe stated he hasn't received any negative feedback from the neighbors or condo association. The units will take several years to build, will be built as needed and will architecturally go along with the designs that are on the apartment building. Steve Schoen stated he would like to see a site plan. John Walther commented this is the concept stage to see if the Plan Commission would care to see it in that area. Tr. Kruepke asked what the property is zoned. John Walther stated it is PUD zoning. Joe Merkel apologized the site plan was omitted from the documents submitted. Keith Berben inquired on how many condo units are in the area that would have access to them. Joe Merkel stated there are 32 units right now. The storage units will be brick and there will be an acre to an acre and a quarter of green space. Joe commented he will submit a site plan and made a suggestion to table the plan until next month.

Motion by Pres Schwab, second by Tr. Emmrich to table the Concept Plan – JYM Investments LLC – Storage Units to the next Plan Commission meeting.

Vote: 6 ayes, 0 nays. Motion carried.

4. Citizens to Address the Plan Commission

None

5. Adjourn

Motion by Tr. Emmrich, second by Steve Schoen to adjourn.

Vote: 6 ayes, 0 nays. Meeting adjourned at 7:12 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*
Village 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 merkel
 Contact JOE merkel Address/ZIP W198 N11333 James tree rd. G-TOWN Phone # 262-623-1487
 E-mail Address merkel.joseph@yahoo.com Fax # where Agenda/Staff comments are to be faxed NONE
 Name of Owner Joseph merkel Address/ZIP SAME Phone# 262-623-1487
 Owner Representative/Developer Joseph merkel
 Proposed Use of Site 1 3/4 approx For STORAGE units & Green space 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
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)		XXX
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	4) Owner acknowledgement of the request	1	
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	5) Impact Statement		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	6) Location Map		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	7) Development Plan / Site Plan		XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	8) Preliminary Plat		XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	9) Final Plat		XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	10) Certified survey Map		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	11) Annexation Petition	1	XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	12) Annexation Map	4 (24x36)	XXX
VARIANCE	\$150	1,2,3,4,6,7	13) Sketch Plan		XXX
* Labels	\$25		14) Landscape Plan	4 (24x36)	XXX
			Engineering Review - Infrastructure		
			15) Grading/Drainage Plan	4 (24x36)	XXX
			16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
			18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
			20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
			22) other -		XXX
			If not included with submittal		

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 10-31-18
 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: JYM INVESTMENTS L.L.C.

For a property located at (address): SITE OF W206 N16001-25 & W206 N16010-34
STONE BROOK DR.

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

For (land use, activity, sign, site plan, other): REMOVE WOODS ON SITE, FILL IN &
ERECT 60 STORAGE UNITS FOR THE TENANTS OF SHERMAN HEIGHTS
& THE CONDO OWNERS OF SHERMAN MEADOWS

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): SAW CUTTING &
TREES FALLING, ERECTION OF BUILDINGS, TREE REMOVAL CO.
WOULD LIKE A PERMIT TO BURN THE BRUSH AFTER ITS CUT

Hours of Operation: 7:00 A.M. TO 5:30 P.M.

Comprehensive/Master Plan Compatibility: PART OF THE P.U.D.

Building Materials (type, color): BRICK, SANDAL WOOD, CORNERS & TRIM - MERRICK
PAINTED LINEN, ALUM. SOFFIT & FASCIA, LINEN, VINYL SIDING,
CLAY & ALMOND, COLOR SCHEME TO MATCH BUILDING @ W206 N16001-25

Setbacks from rights-of-way and property lines: APPROX 35' FROM RAILROAD & 50'
FROM SHERMAN RD.

Screening/Buffering: THESE BUILDINGS WOULD BE THE BUFFER FROM
SHERMAN RD. & THE RAILROAD

Landscape Plan (sizes, species, location): NOT YET DETERMINED, COULD PLANT
ABERDEEN ALONG THE RAILROAD & SHERMAN RD.

Signing (dimensions, colors, lighting, location): NONE AT THIS TIME

Lighting (wattage, style, pole location and height, coverage): 30 W HED LIGHTS
2 - PER SIDE PER BUILDING, THROWS LIGHT ABOUT 30-40' WIDE

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s),
(sidewalk/pedestrian way width and material): NONE

Storm-water Management: Pitched TO ditch @ Rail Road TO Run INTO ditch ALONG Sherman Rd.

Erosion Control: SILT Fence AROUND SITE

Fire Hydrant Location(s): AS per EXISTING P.U.D.

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

Hazardous Material Storage: NONE

Alarm Systems: ?

Site Features/Constraints: NOT open TO THE General public ONLY AVAILBLE TO RESIDENTS OF Sherman meadows

Parking (no. of spaces, handicapped parking, and dimensions): NONE

Tree and shrub preservation: watering

Setbacks/height limitations: Building APPROX 15'-8" TALL 35' x 50' SET BACKS

Wastewater Usage Projected: NONE gal/year Water Usage Projected: NONE 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

Joseph J. Merkel, Owner
Please print name

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

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

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

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

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

Please com. LAST Thurs.
of month

VILLAGE OF JACKSON

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

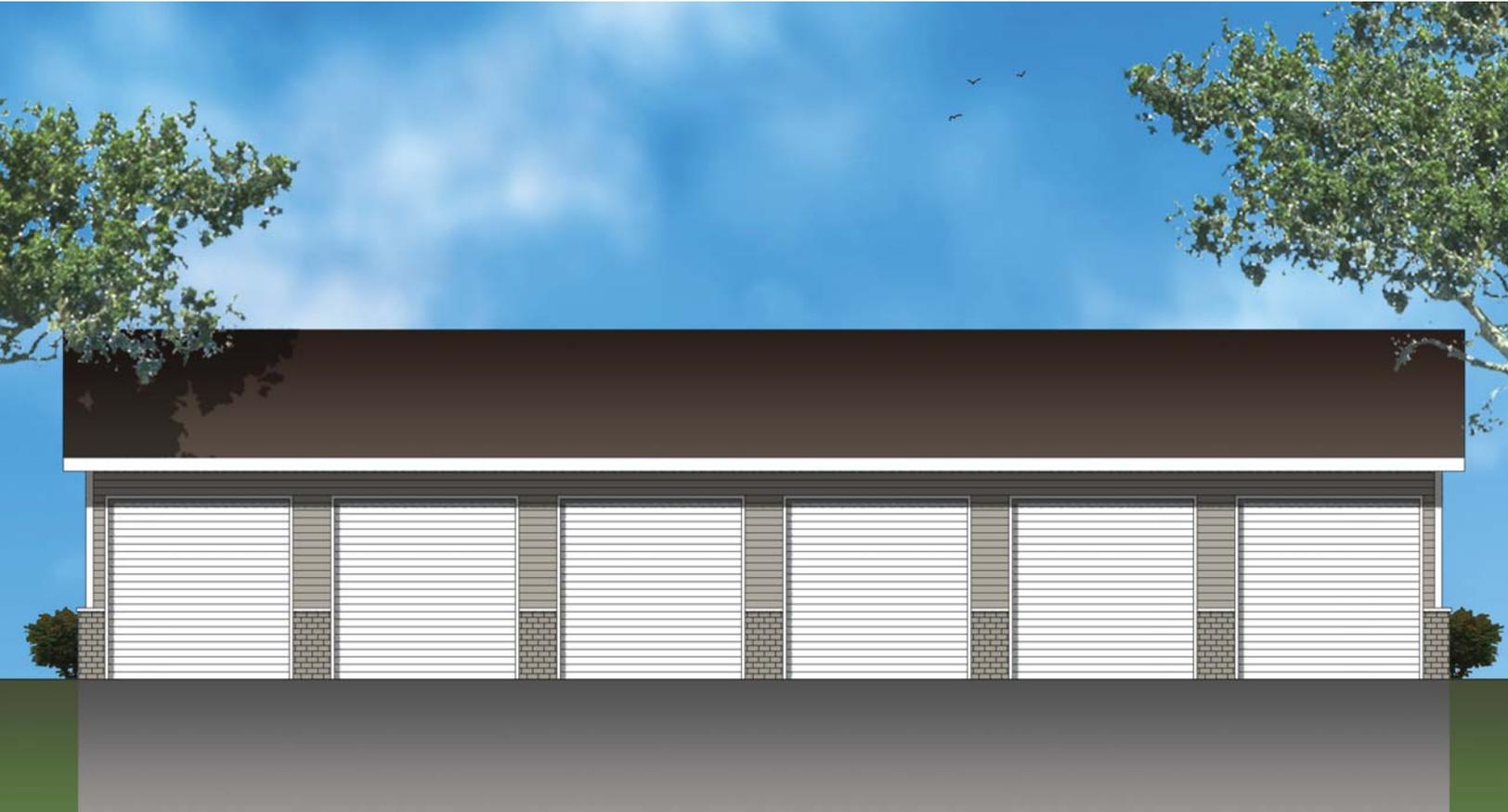
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Date: 11/01/2018
Check

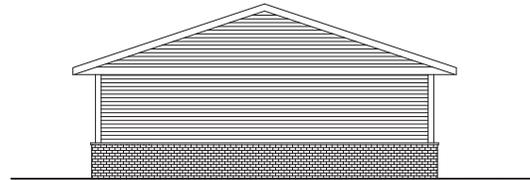
RECEIVED FROM JJ MERKEL CONTRACTING \$50.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES CONCEPT PLAN	50.00

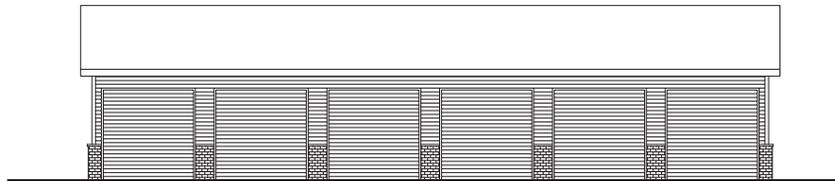
TOTAL RECEIVED 50.00

Receipt Memo: CONCEPT PLAN/CK#6979

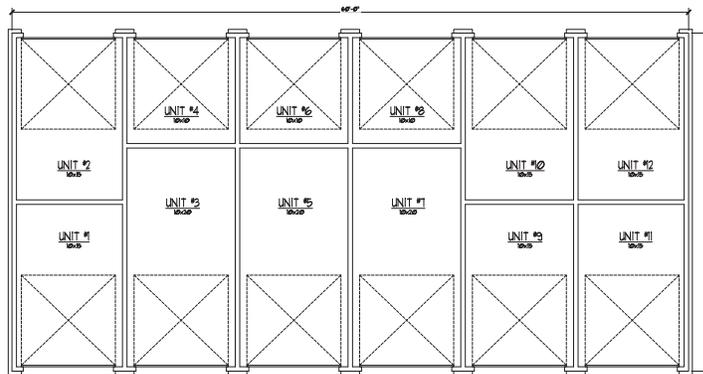




SIDE ELEVATIONS
SCALE 1/4" = 1'-0"

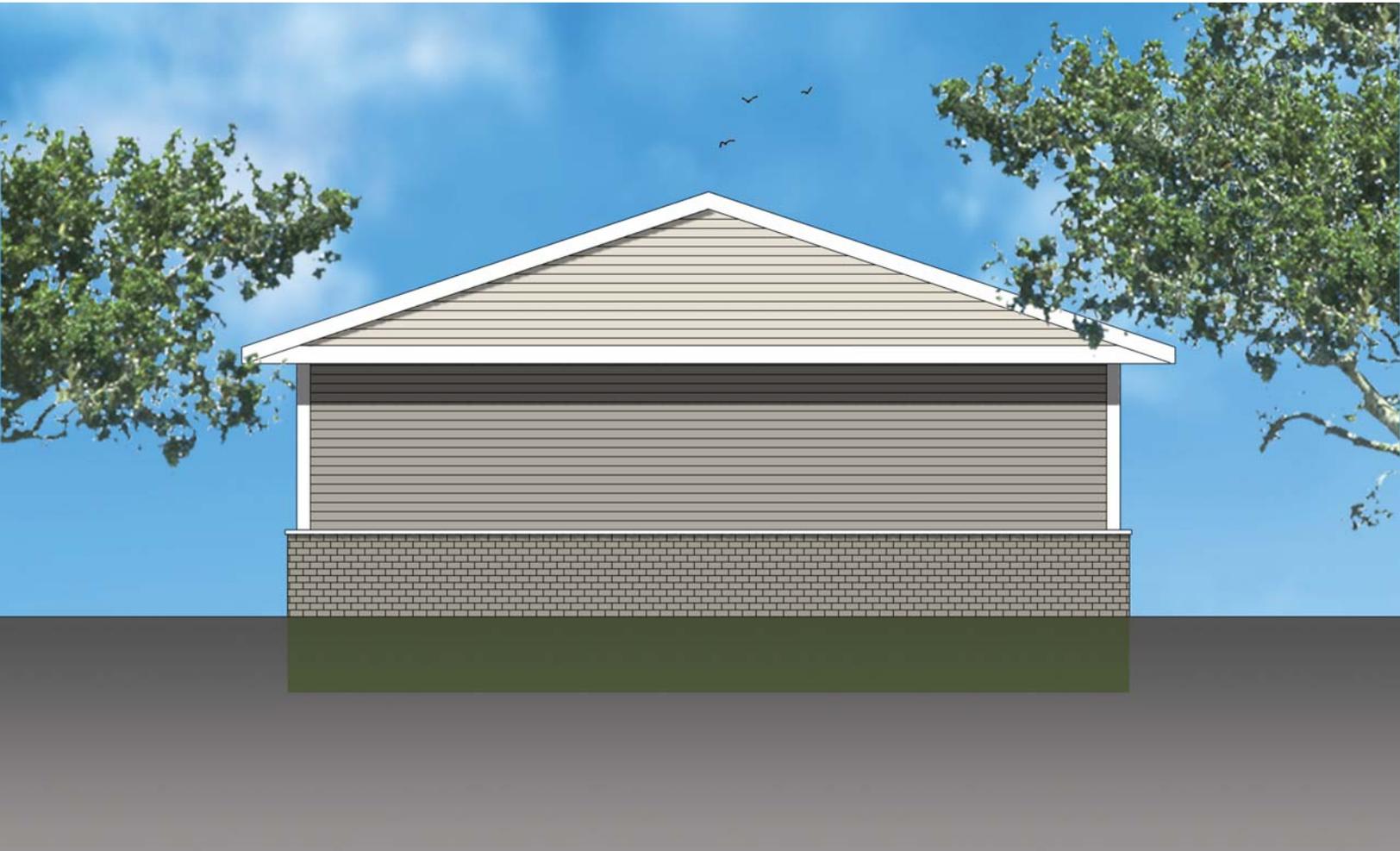


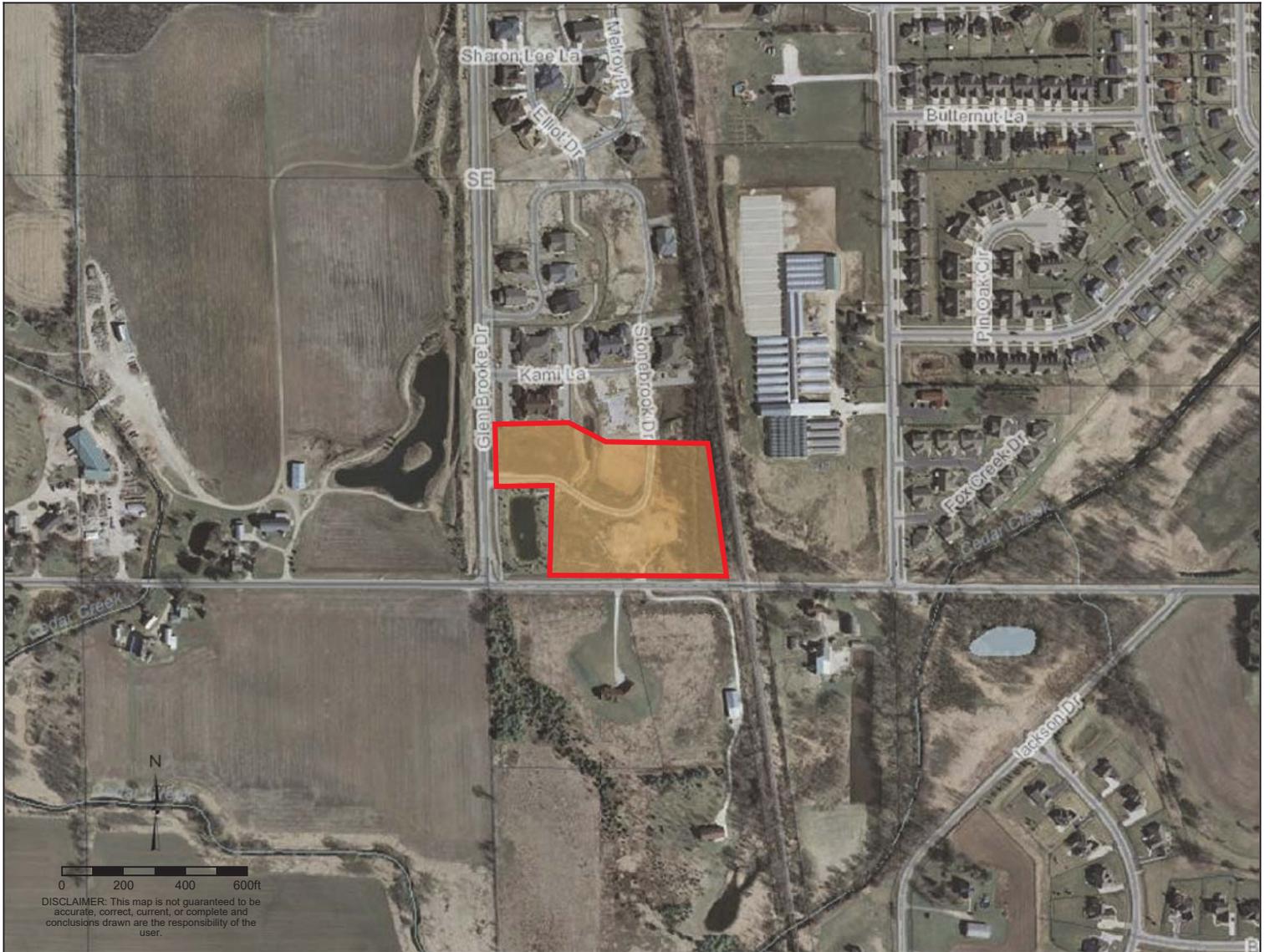
FRONT/REAR ELEVATIONS
SCALE 1/4" = 1'-0"



FLOOR PLAN
SCALE 1/4" = 1'-0"

DEFINING ARCHITECTURE 1472 Berg Drive Oak Brook, IL 60451 (708) 571-3333 defining-architect.net		W MERKEL CONTRACTORS INC W99N1333 Janesville Road Germantown, WI 53072 (262) 755-4272 (262) 623-1487 Cell merkel_ced@definingpro.com	
Drawn: _____ Approved: DDB			
Date: _____ comments: _____ REVISIONS: _____ Job: _____ Date: 03-18-15			
Storage Units Jackson, WI 53037			
Sheet A-1			





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

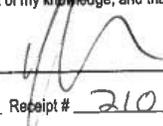
NOV 19 REC'D

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

Name of Applicant Bill Holz Address/ZIP N55 W15438 Northway Dr Phone # 262-369-9933
 Contact Bill Holz Fax # where Agenda/Staff comments are to be faxed _____
 E-mail Address wholzfamily@gmail.com Address/ZIP N55 W15438 Northway Dr Home Phone# _____
 Name of Owner Bill Holz Address/ZIP N55 W15438 Northway Dr Falls 53051
 Owner Representative/Developer _____ Present Zoning _____
 Proposed Use of Site home site (style 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) 2) Describe what you intend to do (paragraph)		XXX XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') * 4) Owner acknowledgement of the request	Labels* 1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement 6) Location Map		XXX XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan 8) Preliminary Plat		XXX XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat 10) Certified survey Map		XXX XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition 12) Annexation Map	1	XXX XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan 14) Landscape Plan	4 (24x36)	XXX XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		
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) 4 (24x36)	XXX 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) 4 (24x36)	XXX XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials 20) Developers Agreement		XXX XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (Includes pre-annex agreements) 22) other -		XXX XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal & prepared by the Village.		

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

Name Bill Holz Signature  Date 11-19-18
 Office Use: Date Received 11-19-18 Date Paid 11-19-18 Receipt # 210966 Amount Paid \$150.00

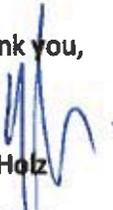
To split lot #3 of CSM 6725 in half (front to back) which will create a ½ acre lot on Highland Rd (vs the current 1 acre lot) and then rolling the back ½ acre of lot 3 back into lot #1. The new owners want to break ground for their new home as soon as possible in the spring of 2019.

Overview and background...Lots 2 & 3 were carved out of lot 1. They were sized and shaped as per the request of prior buyers. Post CSM approval the deal fell through. Lot 3 was for sale for nearly one year as a 1 acre parcel and there was zero interest in the lot. The lot has now been sold with the agreement that we would have a new CSM created creating a ½ acre parcel and that the back ½ acre would be rolled back into lot #1 subject to Village approval.

The reason for the reduction in lot size is because the buyers are retired, and they do not want to have to maintain a 1 acre lot. Even at ½ acre this lot will still be among the largest single family lots in the village, and over twice the size of the adjoin English Oaks lots. This will have no negative impact on the area. Nothing changes in terms of street frontage, and from the road all will appear as before. The buyers are going to be building a nice home which will add a nice additional tax base to the Village.

Please note: The special assessment that was applied to the lot for the sewer and water work has already been paid in full by the buyers.

Thank you,



Bill Holz

N55 W15488 Northway Drive

Menomonee Falls, WI 53051

262-364-4933

wholzfamily@gmail.com

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: Bill Holz

For a property located at (address): lot #3 Certified Survey Map 6725

Phone number of Business/Applicant: 262 364 4933

For (land use, activity, sign, site plan, other): to reduce the size of lot #3 to 1/2 acre and roll the remaining 1/2 acre back into lot #1

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

Hours of Operation: -

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): -

Setbacks from rights-of-way and property lines: - 95 IS

Screening/Buffering: - 95 IS

Landscape Plan (sizes, species, location): - 95 IS

Signage (dimensions, colors, lighting, location): -

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

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), sidewalk/pedestrian way width and material): - 95 IS

Storm-water Management: _____

Erosion Control: NA _____

Fire Hydrant Location(s): 95 13 _____

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

Hazardous Material Storage: - _____

Alarm Systems: - _____

Site Features/Constraints: as is _____

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

Tree and shrub preservation: - _____

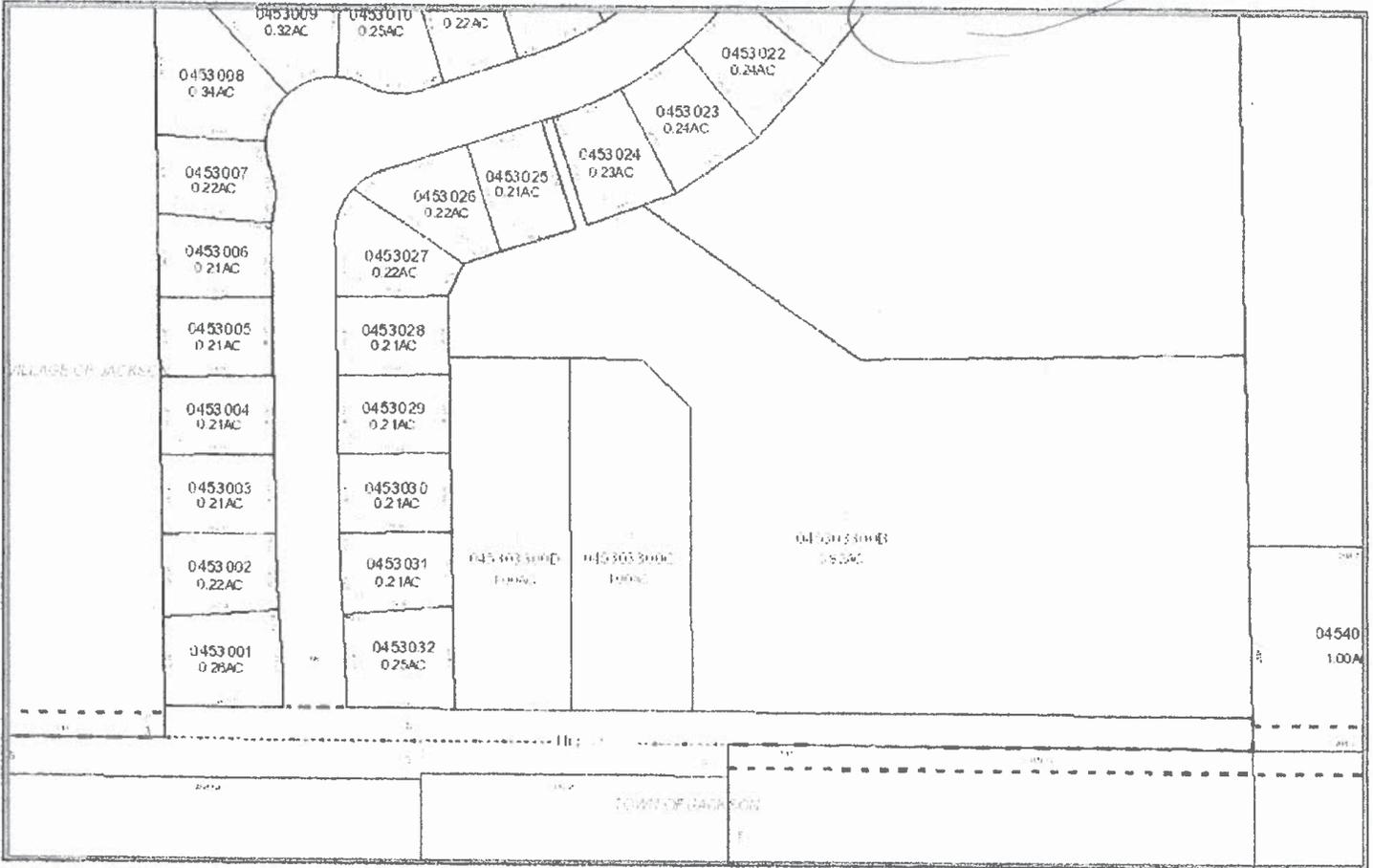
Setbacks/height limitations: as is _____

Wastewater Usage Projected: as is gal/year Water Usage Projected: as is gal/year

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

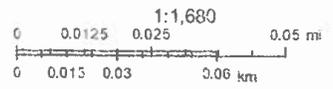
ArcGIS WebMap

Current



March 1, 2018

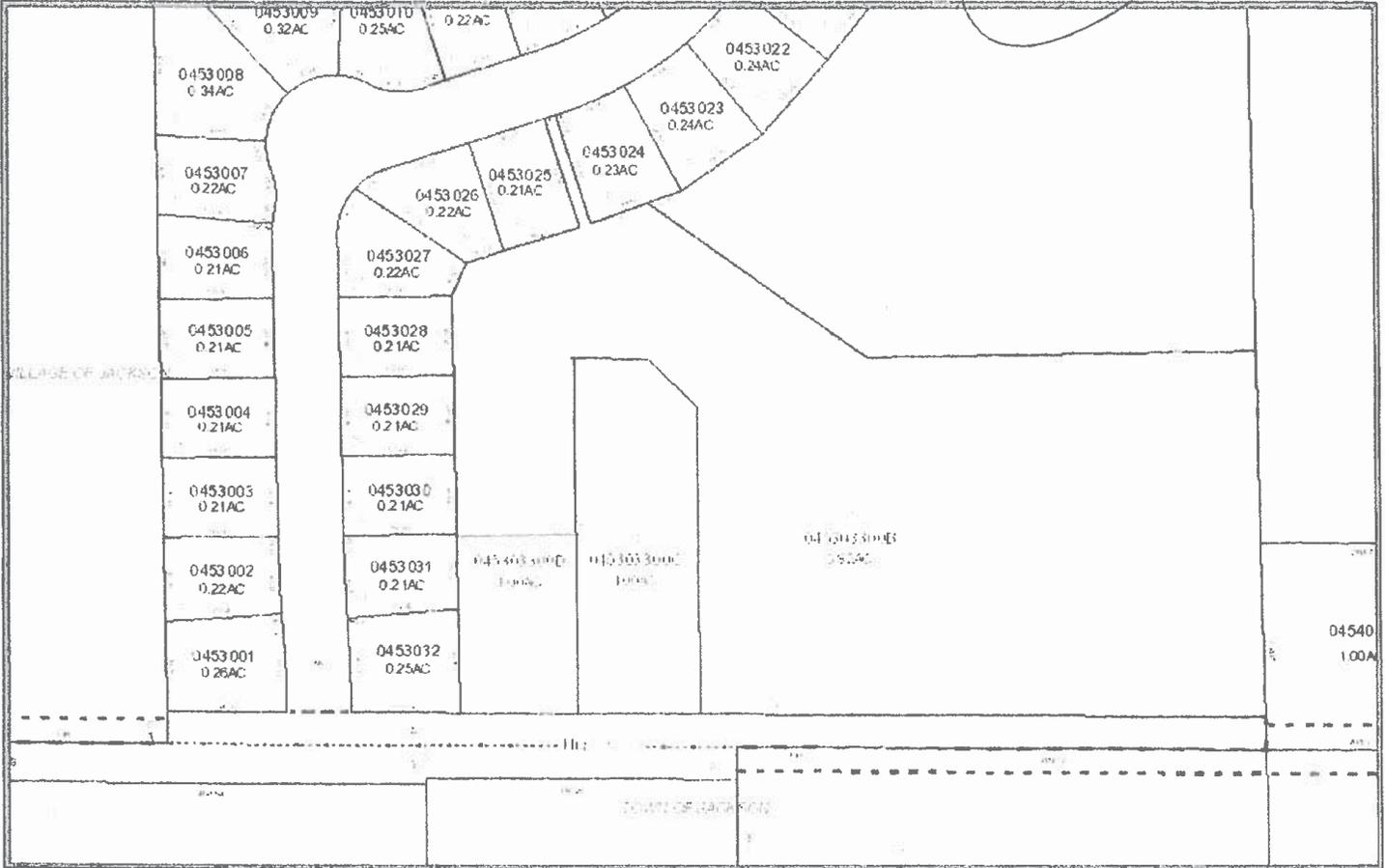
- CountyBoundary
- City, Village or Town Hall
- Libraries
- Washington County Landmarks
- Airports
- Trails
- Public Open Spaces
- Current Parcel
- Road Centerline I, USH
- Road Centerline STH, CTH
- Road Centerline TWN, CVS, PVT



Washington County GIS
Washington County

ArcGIS WebMap

New



March 1, 2018

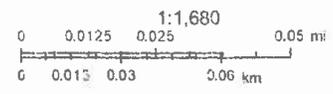
- County Boundary
- City, Village or Town Hall
- Libraries

- Washington County Landmarks
- Airports
- Trails

- Public Open Spaces
- Current Parcel

- Road Centerline I, USH
- Road Centerline STH, CTH
- Road Centerline TWN, CVS, PVT

Washington County GIS
Washington County





Search Google Maps



See travel times, traffic and nearby places

Creekside Dr

English Oaks Dr

Highland Rd

Highland Rd

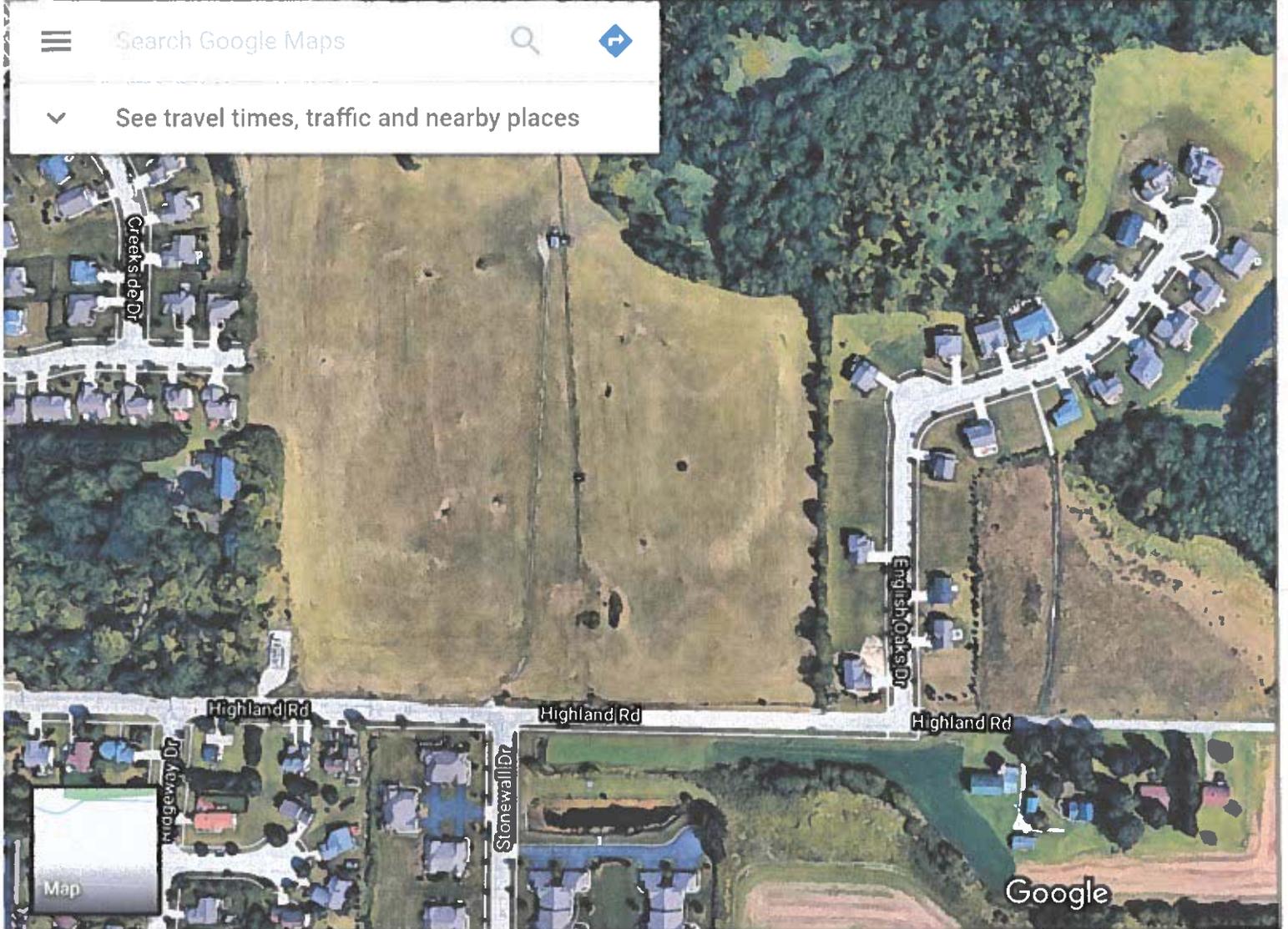
Highland Rd

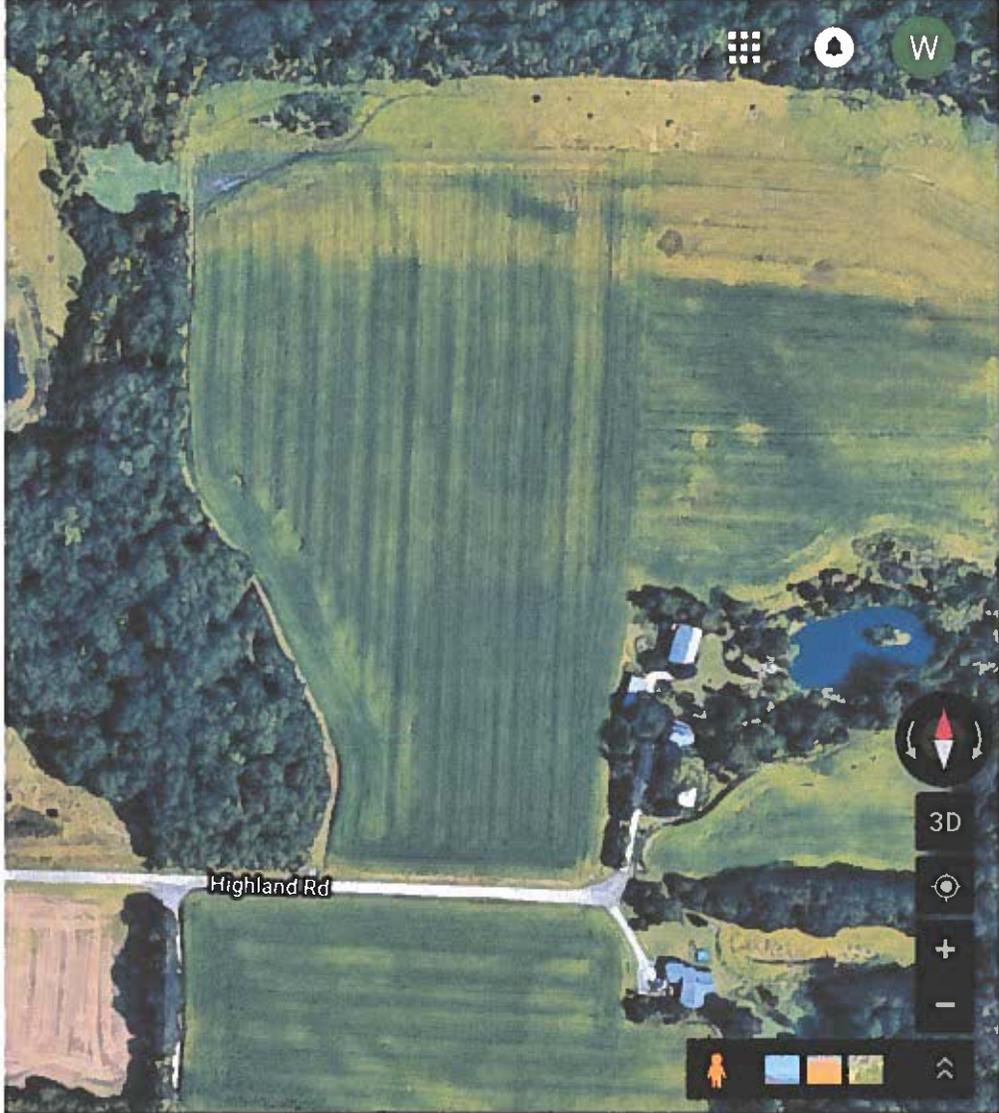
Widgeyway Dr

Stonewall Dr

Map

Google





VILLAGE OF JACKSON

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

Receipt Nbr: 210966
Date: 11/19/2018
Check

RECEIVED FROM HOLZ

\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES CHANGE CSM	150.00

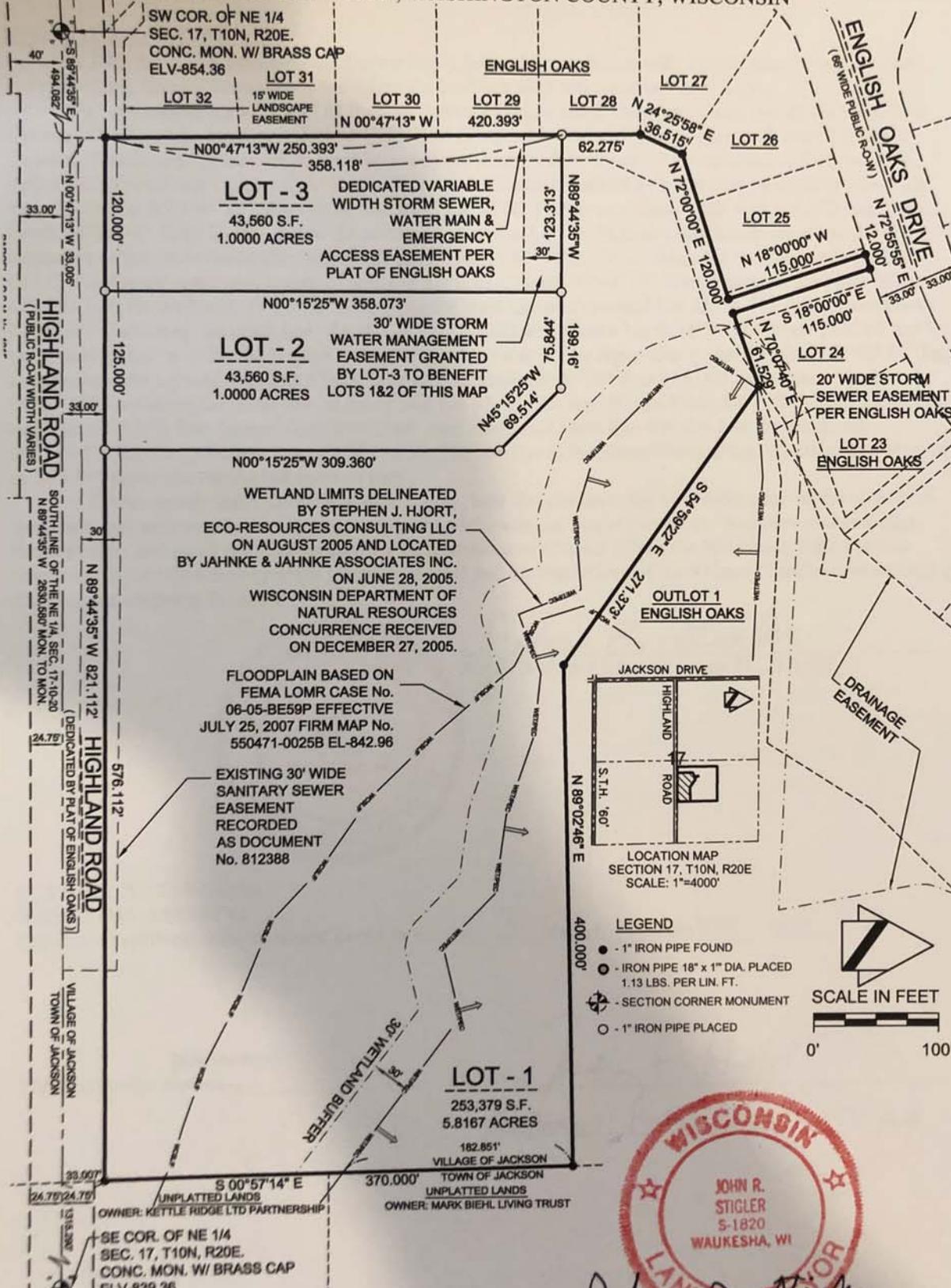
TOTAL RECEIVED 150.00

Receipt Memo: CHANGING CSM/CK#1254

CERTIFIED SURVEY MAP NO. _____

Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and a redivision of Lot 1 of Certified Survey Map No. 6725 being part of the SW 1/4 of the NE 1/4 of Section 17, Town 10 North, Range 20 East

VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



John R. Stigler
 JOHN R. STIGLER, Wis. Reg. No. S-1820
 DATED this 3rd DAY of NOVEMBER, 2017
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

REFERENCE BEARING: THE SOUTH LINE OF THE NORTHEAST 1/4 OF SEC. 17, T10N, R20E WAS USED AND HAS A BEARING OF S 89°44'35" E BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD-27
 FILE NAME: S:\projects\S8536\dwg\S8536 CSM.dwg
 P.S. WASHINGTON 1031

STAFF REVIEW COMMENTS
Plan Commission Meeting – Meeting Date, January 3, 2019

1. Concept Plan – JYM Investments LLC – Storage Units – Stonebrook Drive

Building Inspection

- The Building Dept. generally supports the proposed development with consideration towards the following items.
 1. Unit rental is limited to residents of the development.
 2. Lease language strictly limits use to residential storage thereby prohibiting any commercial use or illegal use by residents such as automotive repair.
 3. Potential wetlands impact. (Provide DNR sign-off.)

Public Works/Engineering

- The area where the garages are being proposed is a low wet area of the property. The current maps show this area as not in any sensitive determination, although, new studies could place the area in that category. The Village has an opportunity to convert a nuisance into a positive development.
- The proposed garages shall be rented only by apartment residents associated with the JJ Merkel Development.

Police Department

- The only aspect of this plan that is of concern to me is the idea that the storage units may be rented to the general public (non-residents of these subdivisions). This would bring in additional traffic and security concerns during all hours of the day and night that the neighbors may not appreciate. I'd recommend that the units be restricted to tenant use.

Fire Department

- I am ok with this plan. Somethings to consider is:
 - May have to get a permit for filling wet land in.
 - Limit this to residents only. This is zoned for residential not business.
 - Make sure there is enough clearance to drive a fire engine around.
 - Meet Village code for hydrant location.
 - Should an office be installed in this building, it will have to meet code. This may include water and sewer installed with ADA accessible restroom.
 - Will these have a separate address?

Administrative/Planning

- Recommend the number of storage units not exceed the number of apartment units constructed in the 48-unit development.

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2. Certified Survey Map – Bill Holz

Building Inspection

- The building Inspection Dept. generally supports the proposed land division however, doing so would create somewhat of a landlocked area that could substantially limit/impact future development or sub-division of lot one.

Public Works/Engineering

- The discharge of sump pumps will be to the rear yard. Lot 1 will need a drainage easement for Lot 2 sump pump discharge.

Police Department

- No Comments

Fire Department

- No Comments

Administrative/Planning

- No Comments