

AGENDA
PLAN COMMISSION MEETING
Thursday, February 28, 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 January 3, 2019
3. Presentation of County Bike Way & Train Network Plan – Kelly Valentino
4. Planned Unit Development – Final Plat - Bielinski Homes Inc. – Laurel Springs Addition #1 - Phasing
5. Planned Unit Development Amendment - Tenant Buildings Storage Units - JJ Merkel
6. Conditional Use Permit – Three Dogs - Renee Kaiser
7. Planned Unit Development - Final Plat - Cobblestone Builders
8. Citizens to Address the Plan Commission
9. 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, January 3, 2019 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, Pete Habel, Tr. Kruepke and Jon Weil.
Members excused: Tr. Emmrich and Steve Schoen
Others present: Tr. Kurtz
Staff present: John Walther and Jilline Dobratz.

2. Approval of the Plan Commission minutes of November 29, 2018

Motion by Peter Habel, second by Keith Berben to approve the Plan Commission minutes of November 29, 2018.
Vote: 5 ayes, 0 nays. Motion carried.

3. Concept Plan – JYM Investments LLC – Storage Units

Joe Merkel was present and had received staff comments. Joe questioned the staff comments regarding wetland concerns. He stated this was supposed to be a condominium development. The building pads have 5 to 8 feet of fill, one will end up with 10 to 12 feet of fill. When the development and road went in, a hole was created so the water has no place to go, it doesn't drain. Peter Habel stated the staff comments indicate potential wetland impact. The Village wouldn't make the determination, that would have to come from the DNR. Jon Weil commented that the Southeastern Wisconsin Regional Planning Commission (SEWRPC) does wetland delineations, an area doesn't have to be under water to be a wetland.
Motion by Pres. Schwab, second by Peter Habel to recommend the Village Board approve the Concept Plan for JYM Investments LLC – Storage Units per staff comments.

John Walther stated the Washington County GIS site shows this area as not in any sensitive determination, although new studies could place the area in that category. It would be Mr. Merkel's responsibility to have the County look at that area. The DNR and the County would have to sign off on it. Overall it would improve the look of the area.

Vote: 5 ayes, 0 nays. Motion carried.

4. Certified Survey Map – Bill Holz

Motion by Pres. Schwab, second by Jon Weil to recommend to the Village Board the approval of the Certified Survey Map – Bill Holz per staff comments.
Vote: 5 ayes, 0 nays. Motion carried.

5. Citizens to Address the Plan Commission

None

6. Adjourn

Motion by Peter Habel, second by Pres. Schwab to adjourn.
Vote: 5 ayes, 0 nays. Meeting adjourned at 7:13 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 Bielinski Homes, Inc.
 Contact John Donovan Address/ZIP 1830 Meadow Ln, Pewaukee WI 53071 Phone # 767-548-5570
 E-mail Address jdonovan@bielinski.com Fax # where Agenda/Staff comments are to be faxed 767-547-6697
 Name of Owner Frank or Harry Bielinski Address/ZIP same as above Phone# 767-542-9494
 Owner Representative/Developer Bielinski Homes, Inc., John Donovan, Development Manager
 Proposed Use of Site Single Fam., Laurel Springs Add. Phase I & II Present Zoning Single Family

<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) 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
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 17) Street / Right of Way cross sections	4 (24x36) 4 (24x36) 4 (24x36)	XXX XXX XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan 19) Proposed colors / materials	4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement 21) Annexation Agreement (includes pre-annex agreements)		XXX XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* 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 John Donovan Signature [Signature] Date 1/4/19

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: Bielinski Homes, Inc

For a property located at (address): Jackson Drive + Cedar Creek Road

Phone number of Business/Applicant: 762-548-5570

For (land use, activity, sign, site plan, other): Laurel Springs Add. No 1 Phase I + II. Plat + Developer's Agreement

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

Hours of Operation: 24/7

Comprehensive/Master Plan Compatibility: see previously submitted PUP Amendment

Building Materials (type, color): _____

Setbacks from rights-of-way and property lines: Front = 25', collector street = 30' Rear = 25', side = 8'

Screening/Buffering: per street trees + wetlands

Landscape Plan (sizes, species, location): street trees

Signage (dimensions, colors, lighting, location): original signage installed (permanent) marketing sign for Phase I + II

Lighting (wattage, style, pole location and height, coverage): per village of Jackson

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), sidewalk/pedestrian way width and material): standard public urban street 66' R-O-W, 32' pavement, 30" curbs, 5' sidewalks (both sides of street)

Storm-water Management: *On-site storm water management conforming to Village and WDR requirements is provided. Practice Includes per the approved plans.*

Erosion Control: *Approved per civil plans submitted by Trio Engineering*

Fire Hydrant Location(s): *slow plan and Village requirements (within public roads)*

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

Hazardous Material Storage: *N/A*

Alarm Systems: *N/A*

Site Features/Constraints: *N/A wetland boundaries are accomodated with this plan.*

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

Tree and shrub preservation: *N/A*

Setbacks/height limitations: *N/A*

Wastewater Usage Projected: *5,037,000* gal/year Water Usage Projected: *5,037,000* 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

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.



TRIO ENGINEERING, LLC

LETTER OF TRANSMITTAL

To: Village of Jackson Attn: Brian Kober
N168 W20733 Main Street
Jackson, WI 53037
Re: Laurel Springs Addition No. 1
Job # 16-029-966-01
Date: 1/4/2019

We are sending you:

- Diskette Plans Other

COPIES	DATE	No. of Pages	DESCRIPTION
4	1/4/2019	3	Final Plat (Full Size - 30"x22")
4	1/4/2019	28	Final Engineering Plans (Full Size - 22x34)
2	1/4/2019	3	Final Plat (Half Scale - 15"x11")
2	1/4/2019	28	Final Engineering Plans (Half Scale - 11"x17")
			CD - PDF files of submittal items

These are transmitted as checked below:

- For your approval For your use
 For your Review As Requested

REMARKS:

Brian,
Enclosed are Laurel Springs Addition No. 1 submittal items and a CD with digital versions for your use. Please contact our office if you have any questions or need anything else. Thank You.

Cc:



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

12660 W. North Ave, Building D, Brookfield, WI 53005
(262) 790-1480 FAX (262) 790-1481
Email: jpudelko@trioeng.com

VILLAGE OF JACKSON

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

Receipt Nbr: 211688
Date: 1/04/2019
Check

RECEIVED FROM BIELINSKI HOMES \$100.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES RE-PLAT	100.00

TOTAL RECEIVED 100.00

Receipt Memo: RE-PLAT/CK#2308

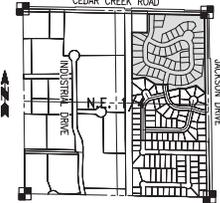
LAUREL SPRINGS ADDITION NO. 1

BEING A REDIVISION OF LOTS 9-46, LOTS 60-68, OUTLOTS 1-4 AND DISCONTINUED ROADS BY RESOLUTION DOC. NO. _____ DATED _____ BEING A PART OF LAUREL SPRINGS SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

OWNER:
BIELINSKI HOMES, INC.
1830 MEADOW LN. SUITE A
PEWAUKEE, WISCONSIN 53072
PHONE: (262) 548-5570

N. 1/4 CORNER,
SEC. 18-10-20
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 483.223.50 E 2.486.382.25

N.E. CORNER,
SEC. 18-10-20
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 483.175.09 E 2.489.013.57



LOCALITY MAP:
N.E. 1/4, SEC. 18, T. 10 N., R. 20 E.
SCALE: 1"=1000'

SCALE: 1" = 60'
0 60 120

GENERAL NOTES:

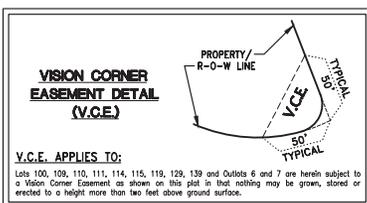
- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest second and computed to the nearest half-second.
- All bearings are referenced to the grid north of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the East line of the N.E. 1/4 of Section 18, T. 10 N., R. 20 E. is taken to bear North 0°46'47" West.
- The Public Storm Sewer and Drainage Easements, Public Watermain Easement and Public Sanitary Sewer Easement are herein granted to the Village of Jackson.
- The "Laurel Springs" Subdivision Home Owners Association shall own all Outlots in this Subdivision. Washington County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities are located on Outlots 5, 6 and 9 of this Subdivision. The "Laurel Springs" Subdivision Home Owners Association shall be liable for the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the "Laurel Springs" Subdivision Home Owners Association.
- Outlot 7 contains open space.
- Outlot 8 contains open space and a Wetland Preservation Area.
- Wetland Preservation Areas shown on Outlots 5, 6 and 8 were field delineated by TRC and reference in their January 12, 2017 report and were field located by Tiro Engineering, LLC on October 7, 2016.
- Lots 107 thru 111, Lot 119 and Outlots 5, 6 and 9 are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any land lying within the right-of-way of "Jackson Drive" and "Cedar Creek Road"; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the Village of Jackson.

EASEMENT LEGEND:

(A)	20' WIDE (UNLESS OTHERWISE NOTED) PUBLIC STORM SEWER AND DRAINAGE EASEMENT (GRANTED TO THE VILLAGE OF JACKSON)
(B)	20' WIDE PUBLIC WATERMAIN EASEMENT (GRANTED TO THE VILLAGE OF JACKSON)
(C)	20' WIDE PUBLIC SANITARY SEWER EASEMENT (GRANTED TO THE VILLAGE OF JACKSON)

ZONING DATA:

LOT-CORNER - 7x5" (PUB)	Minimum Lot Area = 8,000 S.F.
Minimum Building Setback:	
Front Setback/Street	25 ft.
Side/Collector Street	30 ft.
Front Yard	8 ft.
Rear Yard	25 ft.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20____

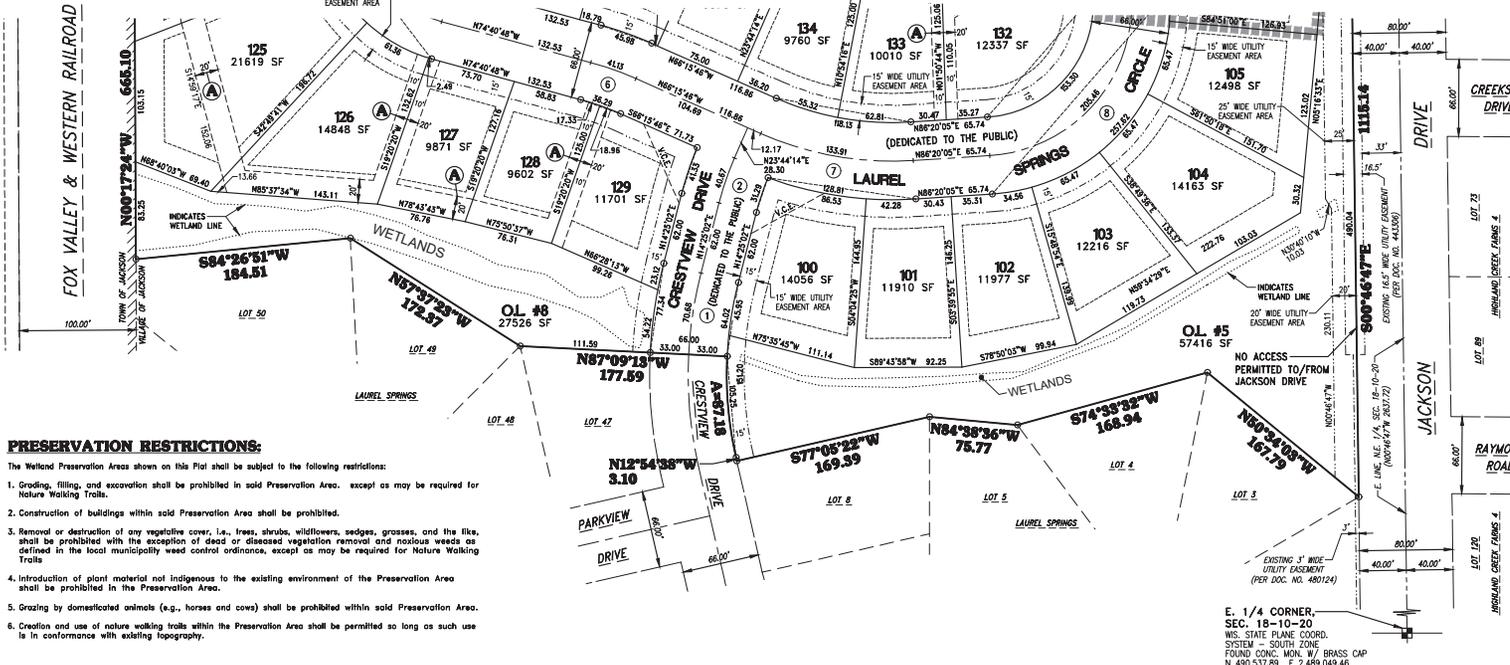
Department of Administration

E. 1/4 CORNER,
SEC. 18-10-20
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 480.537.29 E 2.485.049.48

REVISED THIS 4TH DAY OF JANUARY, 2019
REVISED THIS 13TH DAY OF AUGUST, 2018
DATED THIS 8TH DAY OF JUNE, 2018

LAUREL SPRINGS ADDITION NO. 1

BEING A REDIVISION OF LOTS 9-46, LOTS 60-68, OUTLOTS 1-4 AND DISCONTINUED ROADS BY RESOLUTION DOC. NO. _____ DATED _____ BEING A PART OF LAUREL SPRINGS SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone 608-795-1000
Fax 608-795-0000

SCALE: 1" = 60'
0 60 120

PRESERVATION RESTRICTIONS:

- The Wetland Preservation Areas shown on this Plat shall be subject to the following restrictions:
- Grading, filling, and excavation shall be prohibited in said Preservation Area, except as may be required for Nature Walking Trails.
 - Construction of buildings within said Preservation Area shall be prohibited.
 - Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or diseased vegetation removal and noxious weeds as defined in the local municipality weed control ordinance, except as may be required for Nature Walking Trails.
 - Introduction of plant material not indigenous to the existing environment of the Preservation Area shall be prohibited in the Preservation Area.
 - Grazing by domesticated animals (e.g., horses and cows) shall be prohibited within said Preservation Area.
 - Creation and use of nature walking trails within the Preservation Area shall be permitted so long as such use is in conformance with existing topography.

EASEMENT LEGEND:

- (A)** - 20' WIDE (UNLESS OTHERWISE NOTED) PUBLIC STORM SEWER AND DRAINAGE EASEMENT (GRANTED TO THE VILLAGE OF JACKSON)
- (B)** - 20' WIDE PUBLIC WATERMAIN EASEMENT (GRANTED TO THE VILLAGE OF JACKSON)
- (C)** - 20' WIDE PUBLIC SANITARY SEWER EASEMENT (GRANTED TO THE VILLAGE OF JACKSON)

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	C/L	350.00	113°41'4"	70.68	70.56	S08°37'55"W	S14°25'02"W	S02°50'48"W
	EAST	317.00	27°19'40"	151.20	149.77	S00°45'12"E	S14°25'02"W	S12°54'38"E
	EXTERIOR	317.00	154°02'26"	87.18	86.91	S05°01'55"E	S02°50'48"W	S12°54'38"E
	R.O.W. EAST	317.00	113°41'4"	64.02	63.91	S08°37'55"W	S14°25'02"W	S02°50'48"W
	OUTLOT 1	317.00	190°23'27"	105.25	104.77	S03°25'56"E	S06°06'45"W	S12°54'38"E
	100	317.00	81°18'17"	45.95	45.91	S10°15'53.5"W	S14°25'02"W	S08°06'45"W
	WEST	383.00	113°41'4"	77.34	77.21	S08°37'55"W	S14°25'02"W	S02°50'48"W
	OUTLOT 4	383.00	83°04'3"	54.22	54.18	S06°54'09.5"W	S10°57'31"W	S02°50'48"W
	129	383.00	327°31'3"	23.12	23.12	S12°41'16.5"W	S14°25'02"W	S10°57'31"W
2	C/L	250.00	91°19'12"	40.67	40.62	S19°04'38"W	S23°44'14"W	S14°25'02"W
	EAST	217.00	81°54'42"	31.29	31.26	S18°32'53"W	S22°40'44"W	S14°25'02"W
	WEST	283.00	82°23'03"	41.33	41.29	S18°36'03.5"W	S22°47'05"W	S14°25'02"W
3	C/L	300.00	27°35'48"	144.50	143.10	N14°53'46"E	N08°41'40"E	N01°05'50"E
	EAST	333.00	25°48'20"	149.79	148.53	N13°59'02"E	N08°52'12"E	N01°05'50"E
	WEST	267.00	27°35'48"	126.60	127.38	N14°53'46"E	N08°41'40"E	N01°05'50"E
4	C/L	150.00	28°59'31"	75.90	75.90	S14°11'54.5"W	S28°41'40"W	S00°17°51"E
	EAST	117.00	28°59'31"	59.20	58.57	S14°11'54.5"W	S28°41'40"W	S00°17°51"E
	WEST	183.00	28°59'31"	92.60	91.61	S14°11'54.5"W	S28°41'40"W	S00°17°51"E
	120	183.00	07°02'30"	65.45	65.45	S28°37'25"W	S28°41'40"W	S28°37'10"W
	121	183.00	20°21'12"	40.01	40.01	S18°22'34"W	S28°37'10"W	S08°11'58"W
	122	183.00	82°39'49"	27.14	27.11	S03°57'03.5"W	S08°11'58"W	S00°17°51"E

CURVE TABLE: (Cont.)

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
5	C/L	100.00	74°22'57"	129.82	129.90	S37°29'19.5"E	S00°17°51"E	S74°40'48"E
	NORTHEAST	67.00	74°22'57"	86.98	81.00	S37°29'19.5"E	S00°17°51"E	S74°40'48"E
	SOUTHWEST	133.00	74°22'57"	172.66	160.79	S37°29'19.5"E	S00°17°51"E	S74°40'48"E
	124	133.00	21°06'33"	49.00	48.72	S10°51'07.5"E	S00°17°51"E	S21°24'24"E
	125	133.00	29°45'50"	59.81	59.31	S34°17'21.5"E	S21°24'24"E	S47°10'19"E
	126	133.00	28°28'06"	61.36	60.82	S08°23'23"E	S47°10'19"E	S73°36'25"E
	127	133.00	1°04'23"	2.49	2.49	S74°08'36.5"E	S73°36'25"E	S74°40'48"E
6	C/L	280.00	82°52'02"	41.13	41.10	N70°28'17"W	N66°15'46"W	N74°40'48"W
	NORTH	313.00	82°52'02"	45.98	45.94	N70°28'17"W	N66°15'46"W	N74°40'48"W
	SOUTH	247.00	82°52'02"	36.29	36.25	N70°28'17"W	N66°15'46"W	N74°40'48"W
	128	247.00	4°01'08"	17.33	17.32	N72°40'14"W	N70°39'40"W	N74°40'48"W
	129	247.00	42°35'4"	18.96	18.96	N68°27'43"W	N66°15'46"W	N70°39'40"W
7	C/L	280.00	27°24'09"	133.91	132.64	S79°57'50.5"E	S66°15'46"E	N86°20'05"E
	NORTH	247.00	27°24'09"	118.13	117.01	S79°57'50.5"E	S66°15'46"E	N86°20'05"E
	130	247.00	12°49'58"	55.32	55.21	S72°40'48"E	S66°15'46"E	S79°05'44"E
	133	247.00	14°34'11"	62.81	62.64	S86°22'49.5"E	S79°05'44"E	N86°20'05"E
	SOUTH	313.00	23°34'46"	128.81	127.90	S81°52'32"E	S79°05'44"E	N86°20'05"E
	100	313.00	19°50'28"	86.53	86.26	S78°00'22"E	S79°05'44"E	S85°55'35"E
	101	313.00	744°20"	42.28	42.24	S80°47'43"E	S85°55'35"E	N86°20'05"E

CURVE TABLE: (Cont.)

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
8	C/L	130.00	90°33'09"	205.46	184.73	N41°03'30.5"E	N86°20'05"E	N04°13'04"W
	NORTHWEST	97.00	90°33'09"	153.30	137.84	N41°03'30.5"E	N86°20'05"E	N04°13'04"W
	SOUTHWEST	163.00	90°33'09"	257.62	231.63	N41°03'30.5"E	N86°20'05"E	N04°13'04"W
	102	163.00	12°08'59"	34.56	34.50	N80°15'55.5"E	N86°20'05"E	N74°11'06"E
	103	163.00	23°00'42"	65.47	65.03	N62°40'40"E	N74°11'06"E	N61°10'24"E
	104	163.00	23°00'42"	65.47	65.03	N62°40'40"E	N74°11'06"E	N61°10'24"E
	105	163.00	23°00'42"	65.47	65.03	N16°39'21"E	N28°09'42"E	N05°09'00"E
	106	163.00	92°24'04"	26.65	26.62	N00°27'58"E	N05°09'00"E	N04°13'04"W
9	C/L	800.00	41°31'16"	58.94	58.92	S02°06'26"E	S00°00'12"W	S04°13'04"W
	EAST	767.00	41°31'16"	56.50	56.49	S02°06'26"E	S00°00'12"W	S04°13'04"W
	107	767.00	4°08'14"	55.38	55.37	S02°06'26"E	S00°00'12"W	S04°13'04"W
	108	767.00	0°05'02"	1.12	1.12	S00°02'19"E	S00°00'12"W	S00°04'50"E
	WEST	833.00	41°31'16"	61.37	61.35	S02°06'26"E	S00°00'12"W	S04°13'04"W
	131	833.00	17°01'20"	14.86	14.86	S03°42'24"E	S03°11'44"E	S04°13'04"W
	130	833.00	31°11'56"	46.51	46.50	S01°35'46"E	S00°00'12"W	S03°11'44"E
10	C/L	125.00	117°07'40"	255.53	213.31	N68°23'38"W	N00°00'12"E	S62°52'32"W
	C/L SOUTHWEST	125.00	61°37'53"	134.46	128.07	N30°48'44.5"W	N00°00'12"E	N61°37'41"W
	C/L NORTHWEST	125.00	55°29'47"	121.07	116.40	N89°22'34.5"W	N61°37'41"W	S82°52'32"W
	EAST 109+110	158.00	33°17'34"	91.81	90.55	N16°38'38"W	N00°00'12"E	N33°17'22"W
	109	158.00	18°53'20"	52.09	51.85	N09°28'26"W	N00°00'12"E	N18°53'08"W
	110	158.00	142°41'4"	39.72	39.62	N02°05'15"W	N18°53'08"W	N33°17'22"W
	NORTH 114+115	158.00	27°09'27"	74.89	74.19	S76°27'15.5"W	N89°58'01"W	S62°52'32"W
	114	158.00	17°07'01"	47.20	47.03	S81°28'28.5"W	N89°58'01"W	S72°54'58"W
	115	158.00	10°02'26"	27.69	27.65	S67°53'45"W	S72°54'58"W	S62°52'32"W
	SOUTHWEST	92.00	117°07'40"	188.07	156.99	N68°33'38"W	N00°00'12"E	S62°52'32"W

CURVE TABLE: (Cont.)

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT	
11	TOTAL	75.00	180°00'00"	235.62	150.00	N61°37'41"W	N28°22'19"E	S28°22'19"W	
	110	75.00	2°09'44"	2.83	2.83	N27°17'27"E	N28°22'19"E	N26°12'35"E	
	111	75.00	60°27'30"	78.14	75.52	N04°01'10"W	N26°12'35"E	N34°14'56"W	
	OUTLOT 2	75.00	23°04'26"	30.20	30.00	N44°54'56"W	N34°14'56"W	N57°19'21"W	
	112	75.00	41°37'21"	54.49	53.29	N78°00'01.5"W	N57°19'21"W	S81°03'18"W	
	113	75.00	43°40'25"	57.17	55.79	S89°13'05.5"W	S81°03'18"W	S37°25'53"W	
	114	75.00	9°00'34"	11.79	11.78	S32°52'36"W	S37°25'53"W	S28°22'19"W	
	12	C/L	200.00	55°49'08"	194.84	187.23	S89°12'54"E	S61°18'20"E	N62°52'32"E
	NORTH	167.00	55°49'08"	162.89	156.34	S89°12'54"E	S61°18'20"E	N62°52'32"E	
	117	167.00	34°18'13"	99.88	98.40	N80°00'38.5"E	S82°51'15"E	N62°52'32"E	
	OUTLOT 2	167.00	21°32'56"	62.81	62.44	S72°04'47.5"E	S61°18'20"E	S82°51'15"E	
	SOUTH	233.00	55°49'08"	226.99	218.12	S89°12'54"E	S61°18'20"E	N62°52'32"E	
	143	233.00	22°00'07"	9.49	9.49	N64°02'32"E	N65°12'32"E	N62°52'32"E	
	142	233.00	17°09'57"	69.81	69.55	N73°47'30.5"E	N65°12'32"E	N65°12'32"E	
	141	233.00	162°26'46"	67.06	66.83	S89°22'46"E	S61°08'05"E	N82°22'29"E	
	140	233.00	17°05'30"	69.50	69.25	S72°35'20"E	S64°02'35"E	S81°08'05"E	
	139	233.00	244°19'	11.13	11.13	S62°40'27.5"E	S61°18'20"E	S64°02'35"E	

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



REVISED THIS 4TH DAY OF JANUARY, 2019
REVISED THIS 13TH DAY OF AUGUST, 2019
REVISED THIS 8TH DAY OF JUNE, 2018

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

LAUREL SPRINGS ADDITION NO. 1

BEING A REDIVISION OF LOTS 9-46, LOTS 60-68, OUTLOTS 1-4 AND DISCONTINUED ROADS BY RESOLUTION DOC. NO. _____, DATED _____, BEING A PART OF LAUREL SPRINGS SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
 COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Lots 9-46, Lots 60-68, Outlots 1-4 and Discontinued Roads by Resolution Doc. No. _____, dated _____, being a part of "Laurel Springs" Subdivision, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, 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 Northeast corner of the said Section 18; Thence North 88°54'08" West and along the North line of the said Northeast 1/4 Section and the casteline of "Cedar Creek Road", 40.02 feet to a point; Thence South 00°46'47" East, 40.02 feet to a point where the North Right-of-Way line of said "Cedar Creek Road" meets the West Right-of-Way line of "Jackson Drive", said point being the place of beginning of lands hereinafter described;

Continuing thence South 00°46'47" East and along the said West Right-of-Way line being parallel to and at a right angle distance of 40.00 feet from the East line of the said Northeast 1/4 Section, 1115.14 feet to a point; Thence North 50°34'03" West and along the Northeast line of Lot 3 of said "Laurel Springs" Subdivision, 167.79 feet to a point; Thence South 74°33'32" West and along the North line of Lot 4 of said "Laurel Springs" Subdivision, 168.94 feet to a point; Thence North 84°38'36" West and along the North line of Lot 5 of said "Laurel Springs" Subdivision, 75.77 feet to a point; Thence South 77°05'22" West and along the North line of Lot 8 of said "Laurel Springs" Subdivision, 169.39 feet to a point on the East Right-of-Way line of "Crestview Drive"; Thence North 12°54'38" West and along the said East Right-of-Way line, 3.10 feet to a point of curvature; Thence Northwesterly 87.18 feet along the said East Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 317.00 feet, whose central angle is 15°45'26", and whose chord bears North 05°01'53" East, 86.81 feet to a point; Thence North 87°09'13" West and along the North line of Lot 47 of said "Laurel Springs" Subdivision and the Easterly extension thereof, 177.59 feet to a point; Thence North 57°37'23" West and along the Northeast line of Lot 49 of said "Laurel Springs" Subdivision, 172.37 feet to a point; Thence South 84°26'51" West and along the North line of Lot 50 of said "Laurel Springs" Subdivision, 184.51 feet to a point on the East Right-of-Way line of the "Fox Valley & Western Railroad"; Thence North 00°17'24" West and along the said East Railroad Right-of-Way line, 665.10 feet to a point; Thence South 88°54'08" East and along the South line of Unplatted Lands, 223.59 feet to a point; Thence North 00°16'25" West and along the East line of said Unplatted Lands, 266.15 feet to a point on the said South Right-of-Way line of "Cedar Creek Road"; Thence South 88°54'08" East and along the said South Right-of-Way line being parallel to and at a right angle distance of 40.00 feet from the said North line of the said Northeast 1/4 Section, 813.96 feet to the point of beginning of this description.

Said Parcel contains 992,017 Square Feet (or 22,7736 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of BIELINSKI HOMES, INC., owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Jackson in surveying, dividing and mapping the same.

Dated this _____ Day of _____, 20____.

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

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

BIELINSKI HOMES, INC., Grantor, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee,

WISCONSIN BELL, INC., d/b/a AT&T Wisconsin, a Wisconsin Corporation, Grantee, and

TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantee.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

BIELINSKI HOMES, INC., a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Corporation has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. Village of Jackson

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Washington County Planning & Parks Commission

Witness the hand and seal of said Owner this _____ day of _____, 20____.

BIELINSKI HOMES, INC.

Frank Bielinski, Vice President

STATE OF WISCONSIN)
) SS
 COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named Frank Bielinski, Vice President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
 Public, _____ County, WI
 My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

OLD NATIONAL BANK, a Corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of BIELINSKI HOMES, INC., owner, this _____ day of _____, 20____.

OLD NATIONAL BANK

STATE OF WISCONSIN)
) SS
 COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named _____ of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
 Public, _____ County, WI
 My Commission Expires: _____

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
 COUNTY OF WASHINGTON)

I, Jane Merlen, being duly elected, qualified and acting Treasurer of the County of Washington, do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or special assessments as of this _____ Day of _____, 20____ on any of the land included in the Plat of "LAUREL SPRINGS ADDITION NO. 1".

Dated this _____ Day of _____, 20____.

Jane Merlen, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
 COUNTY OF WASHINGTON)

I, Paula Winter, being duly appointed, qualified and acting Treasurer of the Village of Jackson, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ Day of _____, 20____ on any of the land included in the Plat of "LAUREL SPRINGS ADDITION NO. 1".

Dated this _____ Day of _____, 20____.

Paula Winter, Deputy Treasurer

VILLAGE BOARD APPROVAL:

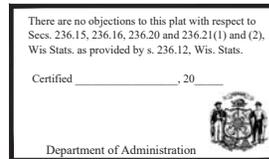
Resolved, that the plat of "LAUREL SPRINGS ADDITION NO. 1", in the Village of Jackson, having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of Trustees of the Village of Jackson, on this _____ Day of _____, 20____.

Mike Schwab, Village President

John M. Walther, Village Administrator



12660 W. North Avenue
 Building "D"
 Brookfield, WI 53005
 Phone: (262) 790-1480
 Fax: (262) 790-1481



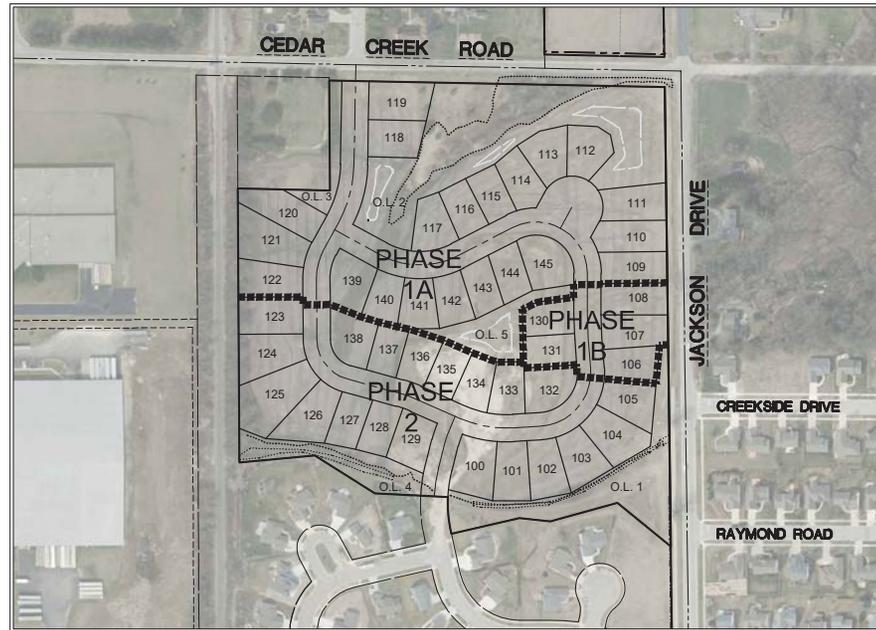
GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 -STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWC)
 -THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 -MNR STORMWATER RUNOFF TECHNICAL STANDARDS.
 -WISDOT PAI APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 -VILLAGE OF JACKSON STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS AS REQUIRED BY MUNICIPAL ORDINANCE.
12. NOTIFY ENGINEER IF DRAIN TILE ARE ENCOUNTERED DURING SITE CONSTRUCTION. RECONNECT ANY BROKEN OR DAMAGED DRAIN TILE DURING CONSTRUCTION.

LAUREL SPRINGS ADDITION NO. 1

SINGLE FAMILY SUBDIVISION SITE DEVELOPMENT PLANS

VILLAGE OF JACKSON, WISCONSIN



SITE PLAN
SCALE: 1" = 150'

SHEET INDEX

T1	- COVER SHEET
C1.00	- OVERALL GRADING PLAN
C1.01-C1.02	- MASTER GRADING & DRAINAGE PLANS
C1.03-C1.04	- POND DETAIL PLANS
C2.00	- EROSION CONTROL PLAN
C3.00	- OVERALL SANITARY SEWER & WATER MAIN SYSTEM PLAN
C3.01-C3.06	- SANITARY SEWER & WATER MAIN PLAN AND PROFILES
C3.05A	- RAILROAD CROSSING WATER MAIN PLAN AND PROFILE
C4.00	- OVERALL STORM SEWER SYSTEM PLAN
C4.01-C4.04	- ROADWAY & STORM SEWER PLAN AND PROFILES
C4.04-C4.07	- STORM SEWER PLAN AND PROFILES
C4.08	- ROADWAY GRADING AND PAVING PLANS
C5.00-C5.01	- INTERSECTION AND CUL-DE-SAC DETAIL PLANS
C6.00-C6.01	- CONSTRUCTION NOTES & DETAILS



LOCATION MAP
NOT TO SCALE



PROJECT:
LAUREL SPRINGS ADD. NO. 1
 SINGLE FAMILY RESIDENTIAL SUBDIVISION
 VILLAGE OF JACKSON, WISCONSIN
BY: BIELINSKI HOMES
 1630 MEADOW LN, SUITE A
 PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
08/28/2018	DETAIL SUBMITTAL
08/30/2018	FOR VILLAGE COMMENTS
08/16/2018	CONSTRUCTION PLANS
01/09/2019	PAV ROAD WATER CROSSING
01/04/2019	PHASE LIMITS

DATE:
 JANUARY 4, 2019

JOB NUMBER:
 16029

DESCRIPTION:
 COVER SHEET

SHEET

T1

H:\C900\1966\16029-01\CONSTRUCTION PLANS\CIVIL\LAUREL SPRINGS_COVER & DETAILS.DWG



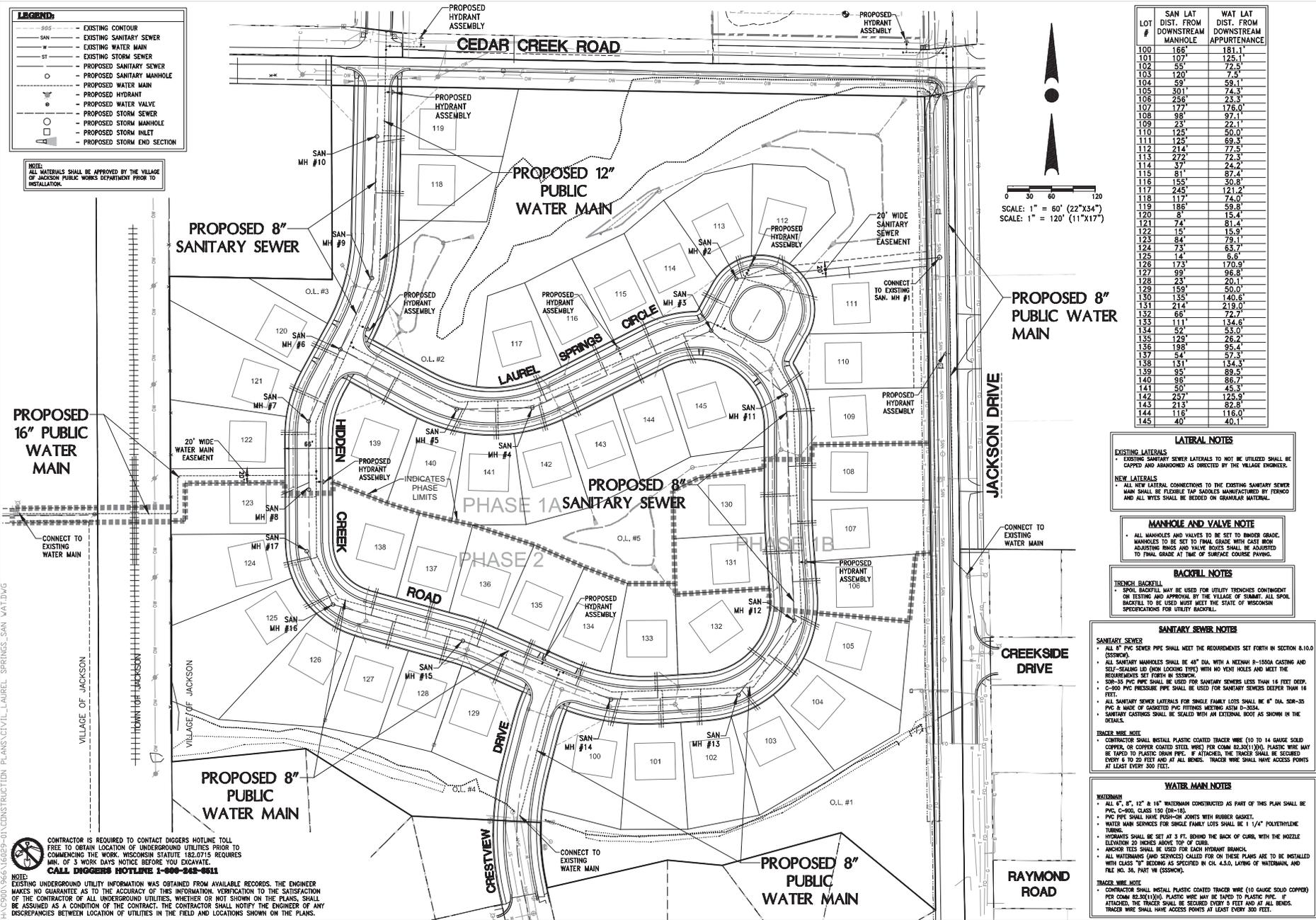
CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-943-5811

NOTE:
 EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

LEGEND:

---	EXISTING CONTOUR
SAN	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
ST	EXISTING STORM SEWER
---	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER MAIN
○	PROPOSED HYDRANT
○	PROPOSED WATER VALVE
---	PROPOSED STORM SEWER
○	PROPOSED STORM MANHOLE
---	PROPOSED STORM INLET
---	PROPOSED STORM END SECTION

NOTE: ALL MATERIALS SHALL BE APPROVED BY THE VILLAGE OF JACKSON PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.



LOT #	SAN LAT DIST. FROM DOWNSTREAM MANHOLE	WAT LAT DIST. FROM DOWNSTREAM APPURTENANCE
100	166'	181.1'
101	107'	125.1'
102	55'	72.5'
103	120'	7.5'
104	59'	59.1'
105	301'	74.3'
106	258'	73.3'
107	177'	176.0'
108	98'	97.1'
109	23'	22.1'
110	125'	50.0'
111	125'	69.3'
112	214'	77.5'
113	272'	72.3'
114	37'	24.2'
115	81'	87.4'
116	155'	30.8'
117	245'	121.2'
118	119'	75.4'
119	186'	59.8'
120	8'	15.4'
121	74'	81.4'
122	15'	15.9'
123	84'	79.1'
124	73'	65.7'
125	14'	6.6'
126	173'	170.9'
127	99'	96.8'
128	23'	20.1'
129	155'	50.0'
130	135'	140.6'
131	214'	219.0'
132	66'	72.2'
133	111'	134.6'
134	52'	53.0'
135	129'	26.2'
136	198'	80.2'
137	54'	57.3'
138	131'	134.3'
139	95'	89.5'
140	95'	86.5'
141	50'	45.3'
142	257'	125.5'
143	213'	82.5'
144	115'	115.0'
145	40'	40.1'

SCALE: 1" = 60' (22"x34")
SCALE: 1" = 120' (11"x17")

LATERAL NOTES

EXISTING LATERALS

- EXISTING SANITARY SEWER LATERALS TO NOT BE UTILIZED SHALL BE CAPPED AND ABANDONED AS DIRECTED BY THE VILLAGE ENGINEER.

NEW LATERALS

- ALL NEW LATERAL CONNECTIONS TO THE EXISTING SANITARY SEWER MAIN SHALL BE FLEXIBLE TUBES MANUFACTURED BY FERRIS AND ALL WEBS SHALL BE BEDDED ON GRANULAR MATERIAL.

MANHOLE AND VALVE NOTE

- ALL MANHOLES AND VALVES TO BE SET TO BROAD GRADE. MANHOLES TO BE SET TO FINAL GRADE WITH CAST IRON ADJUSTING RINGS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT TIME OF SURFACE COURSE PAVING.

BACKFILL NOTES

TRENCH BACKFILL

- SPOIL BACKFILL MAY BE USED FOR UTILITY TRENCHES CONTIGUOUS TO TESTING AND APPROVAL BY THE VILLAGE OF JACKSON. ALL SPOIL BACKFILL TO BE USED MUST MEET THE STATE OF WISCONSIN SPECIFICATIONS FOR UTILITY BACKFILL.

SANITARY SEWER NOTES

SANITARY SEWER

- ALL 8" PVC SEWER PIPE SHALL MEET THE REQUIREMENTS SET FORTH IN SECTION 8.1.0 (SS550W).
- ALL SANITARY MANHOLES SHALL BE 48" DIA. WITH A NEEDHAM 8-1550A CASTING AND SELF-SEALING LID (OVER LOCKING TYPE) WITH NO VENT HOLES AND MEET THE REQUIREMENTS SET FORTH IN SECTION 8.1.0.
- 80R-35 PVC PIPE SHALL BE USED FOR SANITARY SEWERS LESS THAN 16 FEET DEEP.
- 8-300 PVC PRESSURE PIPE SHALL BE USED FOR SANITARY SEWERS DEEPER THAN 16 FEET.
- ALL SANITARY SEWER LATERALS FOR SINGLE FAMILY LOTS SHALL BE 8" DIA. 80R-35 PVC & MADE OF CASTED PVC FITTINGS MEETING ASTM D-3504.
- EXTERNAL CASTINGS SHALL BE SEALED WITH AN EXTERNAL BOOT AS SHOWN IN THE DETAILS.

TRACER WIRE NOTE

- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE) PER COM# 82-30(1)(1)(A). PLASTIC WIRE MAY BE TAPPED TO PLASTIC DRINK PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.

WATER MAIN NOTES

WATERMAIN

- ALL 6", 8", 12" & 18" WATERMAIN CONSTRUCTED AS PART OF THIS PLAN SHALL BE PVC C-900, CLASS 150 (DN-18).
- PVC PIPE SHALL HAVE PUSH-ON JOINTS WITH RUBBER GASKET.
- WATER MAIN SERVICES FOR SINGLE FAMILY LOTS SHALL BE 1 1/4" POLYETHYLENE TEREPHTHALATE.
- HYDRANTS SHALL BE SET AT 3 FT. BEHIND THE BACK OF CURB, WITH THE HOZZLE ELEVATION 20 INCHES ABOVE TOP OF CURB.
- ANCHOR TIES SHALL BE USED FOR EACH HYDRANT BRANCH.
- ALL WATERMANS (AND SERVICES) CALLED FOR ON THESE PLANS ARE TO BE INSTALLED WITH CLASS "B" BEDDING AS SPECIFIED IN C.E. 4.5.2. LAYING OF WATERMAIN AND FILE NO. 35, PART VIII (SS550W).

TRACER WIRE NOTE

- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE) PER COM# 82-30(1)(1)(A). PLASTIC WIRE MAY BE TAPPED TO PLASTIC DRINK PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.



2380 W. WISCONSIN AVE.
BROOKFIELD, WI 53005
PHONE: (262) 750-5488
FAX: (262) 750-5488
WWW: trioengineering.com

PROJECT:
LAUREL SPRINGS ADD. NO. 1
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF JACKSON, WISCONSIN
BY: BIELINSKI HOMES
1830 MEADOW LN, SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
02/05/2018	INITIAL SUBMITTAL
02/05/2018	PER VILLAGE COMMENTS
02/05/2018	CONSTRUCTION PLANS
10/02/2018	FINAL ROAD WATER OVERFLOW
01/04/2019	PHASING LIMITS

DATE:
JANUARY 4, 2019

JOB NUMBER:
16029

DESCRIPTION:
OVERALL
SANITARY SEWER
& WATER MAIN
SYSTEM PLAN

SHEET

C3.00

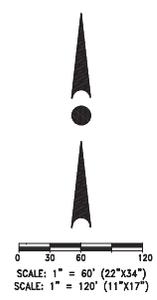
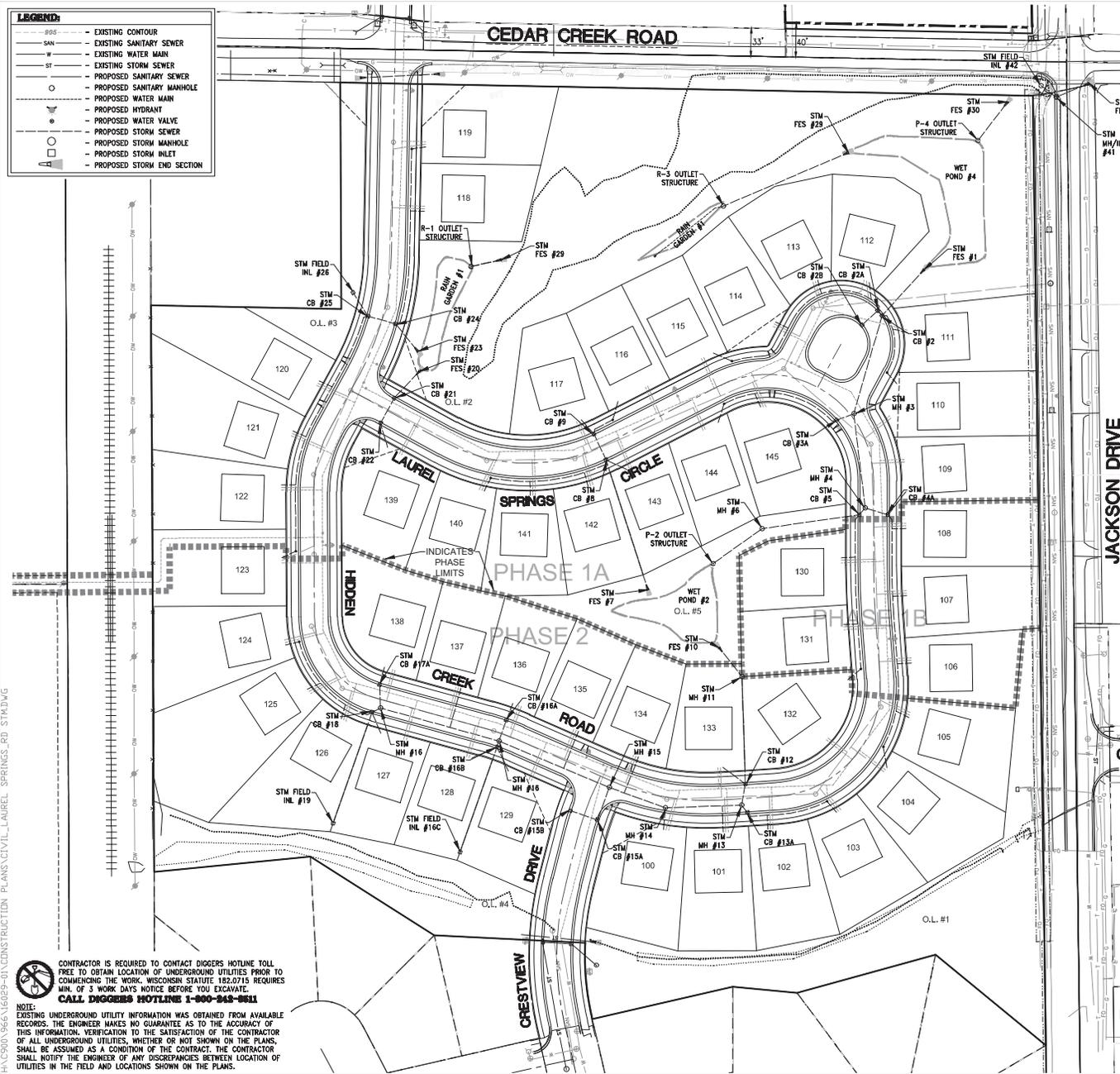
H:\C900\1946\16029-01\CONSTRUCTION PLANS\CIVIL\LAUREL SPRINGS_SAN_VA1.DWG

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-243-8511

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

LEGEND:

---	EXISTING CONTOUR
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	EXISTING STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED SANITARY MANHOLE
---	PROPOSED WATER MAIN
---	PROPOSED HYDRANT
---	PROPOSED WATER VALVE
---	PROPOSED STORM SEWER
---	PROPOSED STORM MANHOLE
---	PROPOSED STORM INLET
---	PROPOSED STORM END SECTION



LOT #	STM LAT DIST FROM DOWNSTREAM STRUCTURE
100	-
101	22.9'
102	23.5'
103	98.2'
104	277.2'
105	232.4'
106	176.5'
107	97.2'
108	18.2'
109	-
110	75.8'
111	22.7'
112	17.7'
113	79.8'
114	136.4'
115	220.2'
116	29.3'
117	-
118	137.3'
119	210'
120	95.0'
121	181.2'
122	219.3'
123	297.4'
124	126.8'
125	73.9'
126	34.8'
127	-
128	-
129	-
130	51.4'
131	129.8'
132	182.9'
133	-
134	51.2'
135	58.0'
136	-
137	59.9'
138	-
139	-
140	143.2'
141	96.6'
142	31.6'
143	-
144	144.0'
145	105.6'

NOTE:
ALL MATERIALS SHALL BE APPROVED BY THE VILLAGE OF JACKSON PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.

MANHOLE NOTE
ALL MANHOLES TO BE SET TO FINISH GRADE. MANHOLES TO BE SET TO FINAL GRADE WITH CAST IRON ADJUSTING RINGS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AT THE SURFACE COURSE FINISH.

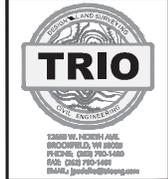
BACKFILL NOTES
TRENCH BACKFILL
SPOIL BACKFILL MAY BE USED FOR UTILITY TRENCHES CONTINGENT ON TESTING AND APPROVAL BY THE VILLAGE OF JACKSON. ALL SPOIL BACKFILL TO BE USED MUST MEET THE STATE OF WISCONSIN SPECIFICATIONS FOR UTILITY BACKFILL.

STORM SEWER NOTES

- ALL PUBLIC STORM SEWER SHALL BE RCP (REINFORCED CONCRETE PIPE) WITH GASKETED JOINTS.
- STORM SEWER SHALL BE R.C.P. MEETING SECTION 8.6.0 (COMMON) AND BE ROBERT GASKETED MEETING THE REQUIREMENTS SET FORTH IN WISCONSIN CHAPTER 6.6.0.
- PIPE CLASSES:
 - 12" DIA. RCP STORM SEWER SHALL BE CL-V
 - 15" DIA. RCP STORM SEWER SHALL BE CL-V
 - 18" & ABOVE DIA. RCP STORM SEWER SHALL BE CL-III
- STORM MANHOLES SHALL BE MIN. 48" DIAMETER PRECAST CONCRETE WITH NEEMAN R-1660 FRAMES & COVERS WITH 6 VENT HOLES. REFER TO STORM SEWER PLANS FOR MANHOLE SIZING INFORMATION.
- STORM MANHOLES IN EXPOSMENTS SHALL USE NEEMAN R-1660 FRAMES WITH TYPE C GRATES.
- CATCH BASINS SHALL HAVE 12" SLOPES AND SHALL CONFORM TO FIG. NO. 28 OF THE STANDARD SPECIFICATIONS WITH A NEEMAN R-3047-C FOR VERTICAL CURB APPLICATIONS.
- FIELD INLETS USE A NEEMAN R-2560-08 TYPE BEEHIVE CASTING.

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-948-8811

NOTE:
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PROJECT:
LAUREL SPRINGS ADD. NO. 1
 SINGLE FAMILY RESIDENTIAL SUBDIVISION
 VILLAGE OF JACKSON, WISCONSIN
 BY: BIELINSKI HOMES
 1830 MEADOW LN, SUITE A
 PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
02/28/2018	INITIAL SUBMITTAL
08/30/2018	PER VILLAGE COMMENTS
08/30/2018	CONSTRUCTION PLANS
10/02/2018	PAV ROAD WATER OVERFLOW
01/04/2019	PHASING LIMITS

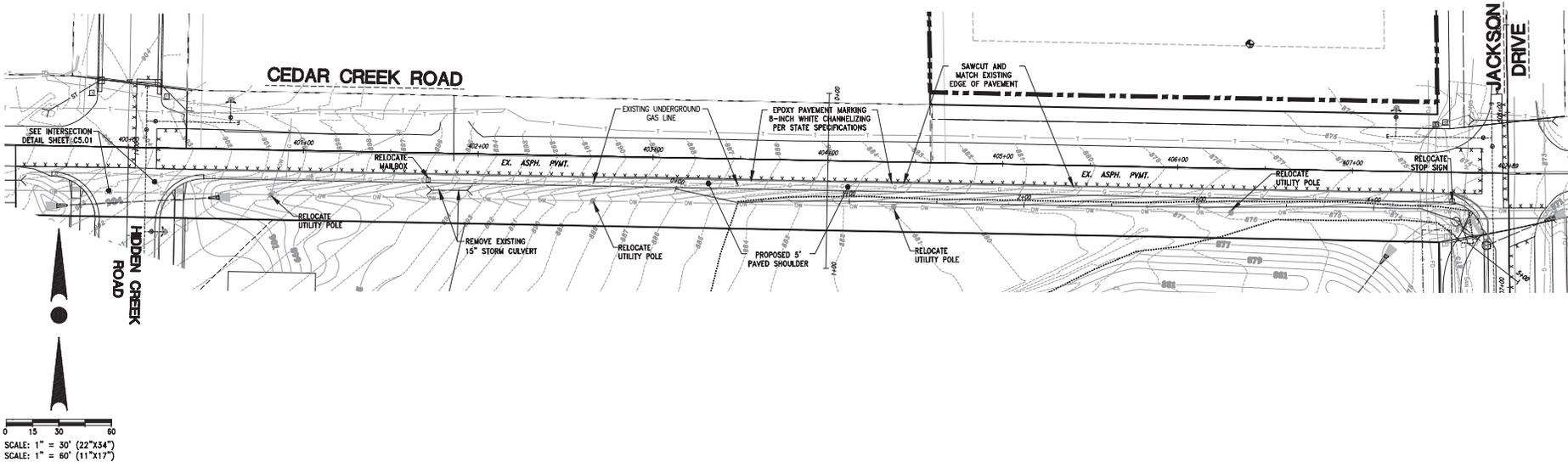
DATE:
JANUARY 4, 2019

JOB NUMBER:
16029

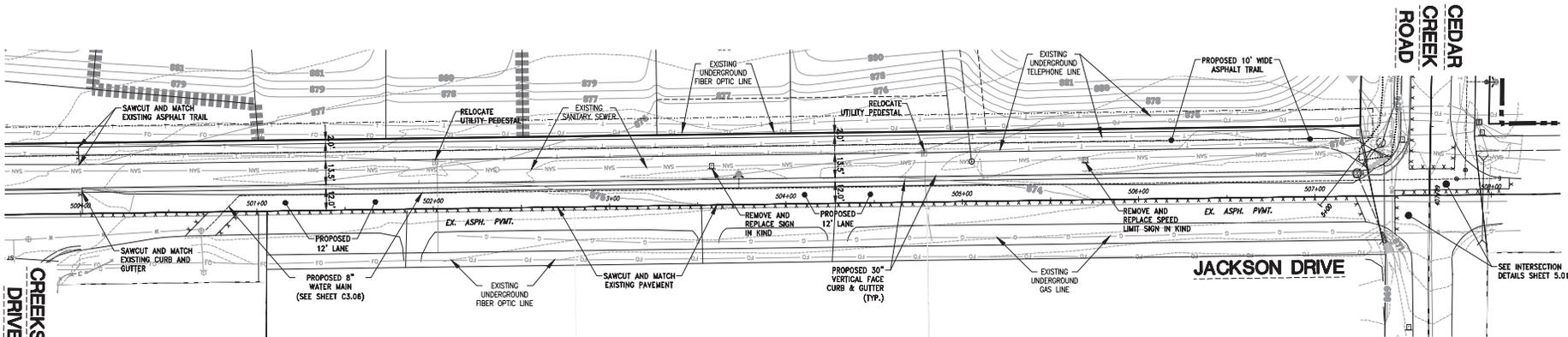
DESCRIPTION:
OVERALL STORM SEWER SYSTEM PLAN

SHEET

C4.0



0 15 30 60
 SCALE: 1" = 30' (22"x34")
 SCALE: 1" = 60' (11"x17")



0 15 30 60
 SCALE: 1" = 30' (22"x34")
 SCALE: 1" = 60' (11"x17")



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-248-6811

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2380 W. NORTON AVE.
 BROOKFIELD, WI 53005
 PHONE: (262) 793-1488
 FAX: (262) 793-1488
 EMAIL: jdp@trioeng.com

PROJECT:
LAUREL SPRINGS ADD. NO. 1
 SINGLE FAMILY RESIDENTIAL SUBDIVISION
 VILLAGE OF JACKSON, WISCONSIN
 BY: BIELINSKI HOMES
 1630 MEADOW LN, SUITE A
 PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
03/28/2018	DETAIL SUBMITTAL
08/30/2018	PER VILLAGE COMMENTS
08/16/2018	CONSTRUCTION PLANS
10/19/2018	PAV ROAD ROAD WATER CROSSING
01/04/2019	PHASING LIMITS

DATE:
 JANUARY 4, 2019

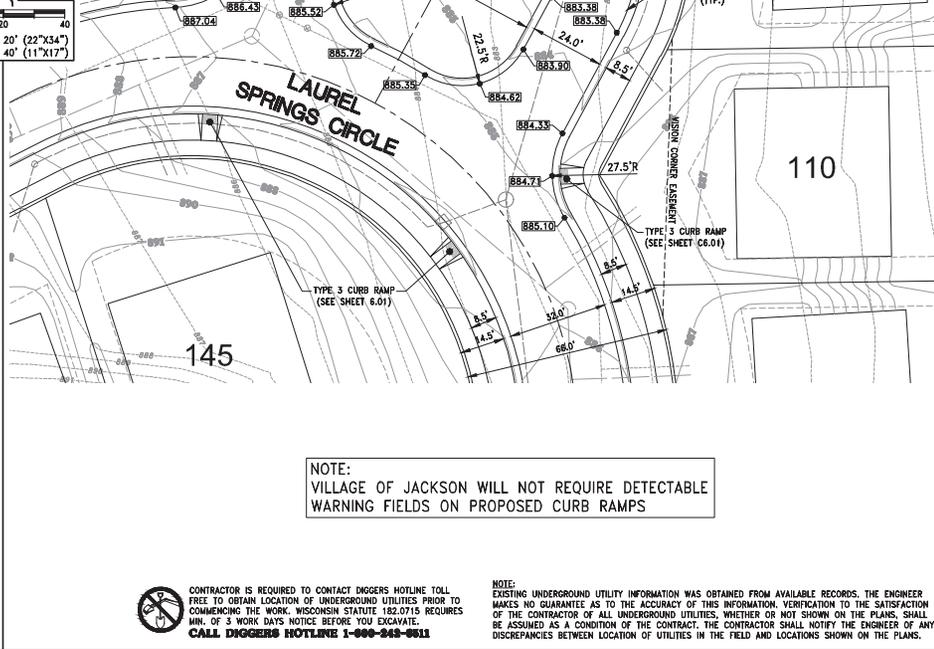
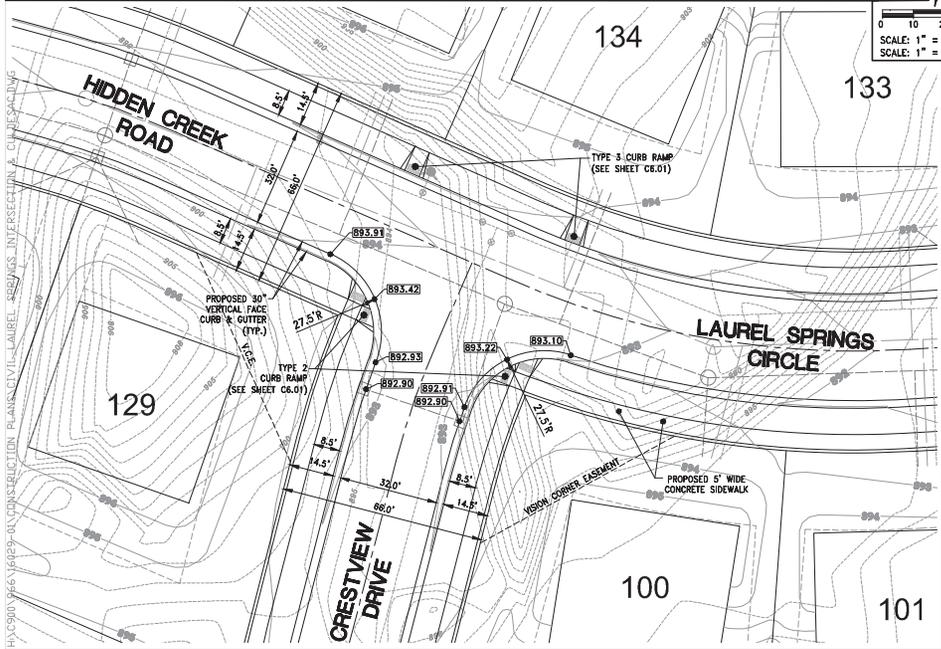
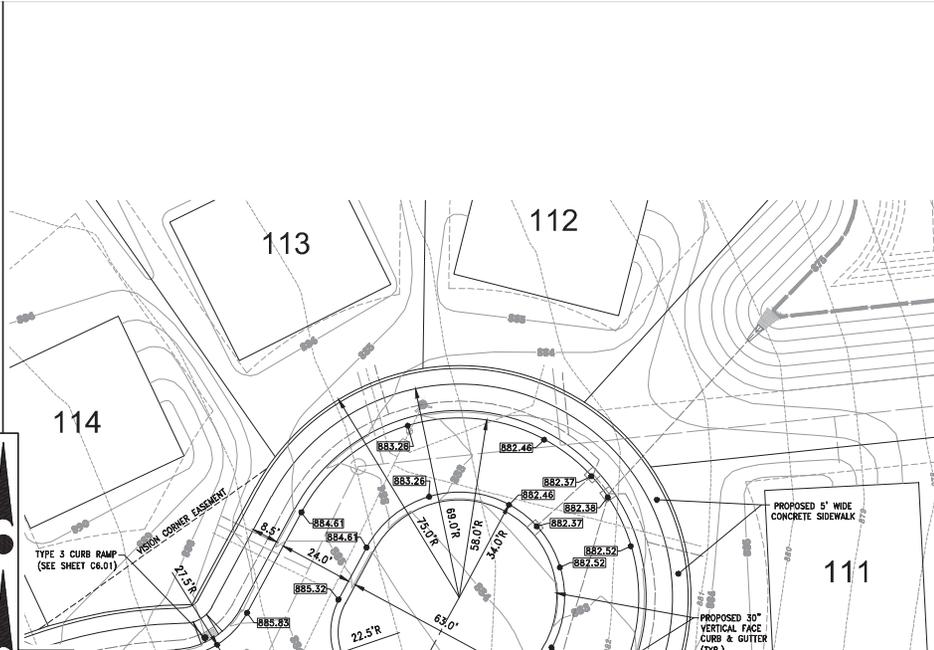
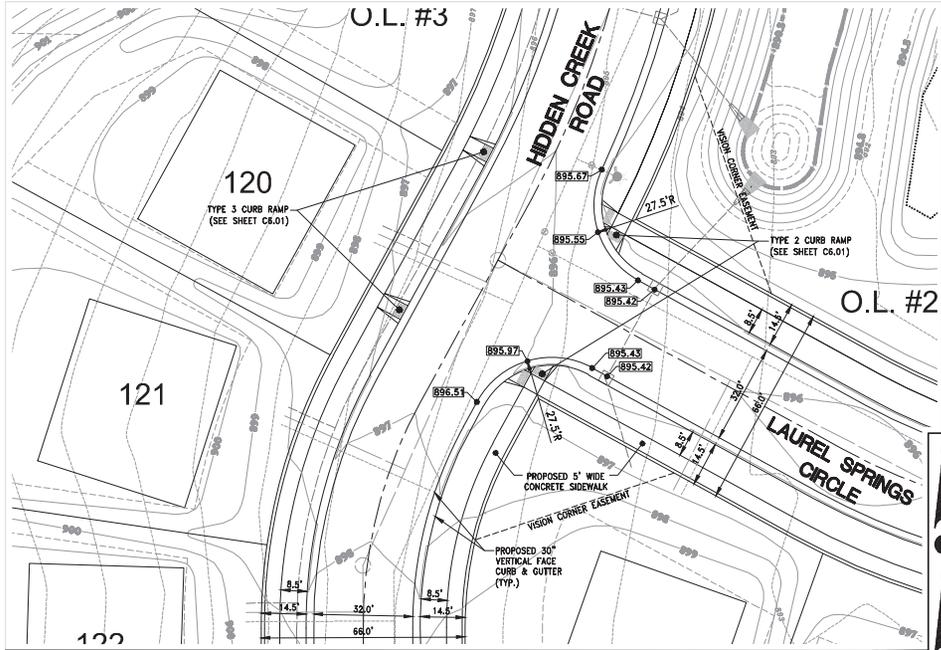
JOB NUMBER:
 16029

DESCRIPTION:
 ROADWAY
 GRADING AND
 PAVING PLAN

SHEET

C4.8

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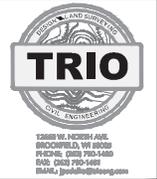


0 10 20 40
 SCALE: 1" = 20' (22"x34")
 SCALE: 1" = 40' (11"x17")

NOTE:
 VILLAGE OF JACKSON WILL NOT REQUIRE DETECTABLE
 WARNING FIELDS ON PROPOSED CURB RAMPS

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-248-6511

NOTE:
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PROJECT:
LAUREL SPRINGS ADD. NO. 1
 SINGLE FAMILY RESIDENTIAL SUBDIVISION
 VILLAGE OF JACKSON, WISCONSIN
 BY: BIELINSKI HOMES
 1930 MEADOW LN, SUITE A
 PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
02/28/2018	INITIAL SUBMITTAL
08/08/2018	PER VILLAGE COMMENTS
08/08/2018	CONSTRUCTION PLANS
10/02/2018	PAV. ROAD WATER OVERFLOW
01/04/2019	PHASING LIMITS

DATE:
 JANUARY 4, 2019

JOB NUMBER:
 16029

DESCRIPTION:
 INTERSECTION &
 CUL-DE-SAC
 DETAILS

SHEET

C5.00

H:\C:\900_7466\161029-00\CONSTRUCTION PLANS\CV1\LAUREL SPRINGS INTERSECTION & CUL-DE-SAC.DWG

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

Name of Applicant Joseph J. Merkel
 Contact JOE Address/ZIP W198H11333 Jamestown Rd. G-TOWN 53022 Phone # 262-623-1487
 E-mail Address merkeljoseph@yahoo.com Fax # where Agenda/Staff comments are to be faxed NONE
 Name of Owner Jym Investments Address/ZIP SAME Phone# SAME
 Owner Representative/Developer Joseph J. Merkel
 Proposed Use of Site Storage units For Tenants - multi-Family Present Zoning multi-Family

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
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') * <u>\$25</u> Labels*	1	
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		
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		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	12) Annexation Map	1	XXX
VARIANCE	\$150	1,2,3,4,6,7	13) Sketch Plan	4 (24x36)	XXX
* Labels	\$25		14) Landscape Plan ✓		XXX
			Engineering Review - Infrastructure		
			15) Grading/Drainage Plan ✓	4 (24x36)	XXX
			16) Water / Sewer / Storm Sewer Plans <u>Existing</u>	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 1-30-19

Office Use: Date Received _____ Date Paid _____ Receipt # _____ Amount Paid \$ 175.-

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 - Joseph Merkel

For a property located at (address): W206416001-25 & W206N16010-34 Stone Brook Dr.

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

For (land use, activity, sign, site plan, other): Provide Storage Units For Tenants

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): Construction Noise Removal of woods, would like to obtain a permit to Burn the Brush From 7:00 A.M. to 5:30 P.M.

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

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

Building Materials (type, color): Brick (light TAN) ceramic TRIM (off white) Alum soffit & Fascia (off white) vinyl siding (CLAY) shutters Vinyl shutters (Federal Brown) TO match existing 12-unit

Setbacks from rights-of-way and property lines: Per SITE of P.U.D.

Screening/Buffering: Scotch Pines

Landscape Plan (sizes, species, location): Scotch Pines along Sherman Rd, ~~ARBOVITAE~~ ARBOVITAE Along the R.R. TRACKS & American Red Buds in the Green space

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

Lighting (wattage, style, pole location and height, coverage): 175W LED mounted ABOVE garage DOORS 2-per side, Illumination 75' wide 30' depth

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), (sidewalk/pedestrian way width and material): Street is 24' wide NO parking in the street, NO sidewalks

Storm-water Management: pitched TO ditches which RUNS TO Retention Pond AT The CORNER of Sherman + Glen Brook DR.

Erosion Control: Along Sherman Rd. R.R. Tracks + North end of hotline
Per Plan

Fire Hydrant Location(s): Existing FIRE Hydrant Along Stone Brook DR.
By Building marked Phase-3

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: NOT Apply There are
No Residential units 262-623-1487

Hazardous Material Storage: NONE

Alarm Systems: NONE

Site Features/Constraints: STORAGE UNITS ARE ONLY Available TO
RESIDENTS OF Sherman Height APARTMENTS

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

Tree and shrub preservation: Regular watering

Setbacks/height limitations: Per site Plan + 16' Height Limit

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

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

TERMS OF THIS PERMIT

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

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

John Walther, Administrator

_____, 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.

HOLD TO LIGHT TO VIEW TRUE WATERMARK (IN PAPER) HEAT SENSITIVE RED COCK AND PAPER JUNGLES WHEN HEATED

JJ MERKEL CONTRACTOR INC

W198N11333 JAMESTREE RD
GERMANTOWN, WI 53022



JPMorgan Chase Bank, N.A.
www.Chase.com

12-1/750

7072

1/30/2019

PAY TO THE ORDER OF VILLAGE OF JACKSON

\$ **175.00

One Hundred Seventy-Five and 00/100 *****

DOLLARS

VILLAGE OF JACKSON

MEMO

⑈007072⑈ ⑆075000019⑆ 722793163⑈



JJ Merkel
AUTHORIZED SIGNATURE



Security features. Details on back.

JJ MERKEL CONTRACTOR INC

VILLAGE OF JACKSON

1/30/2019

7072

application for P. U. D. of storage units

175.00

CASH IN BANK-CHE

175.00

ENDORSE HERE

CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT

DATE _____

**DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE ***



The security features listed below, as well as those not listed, exceed industry guidelines.

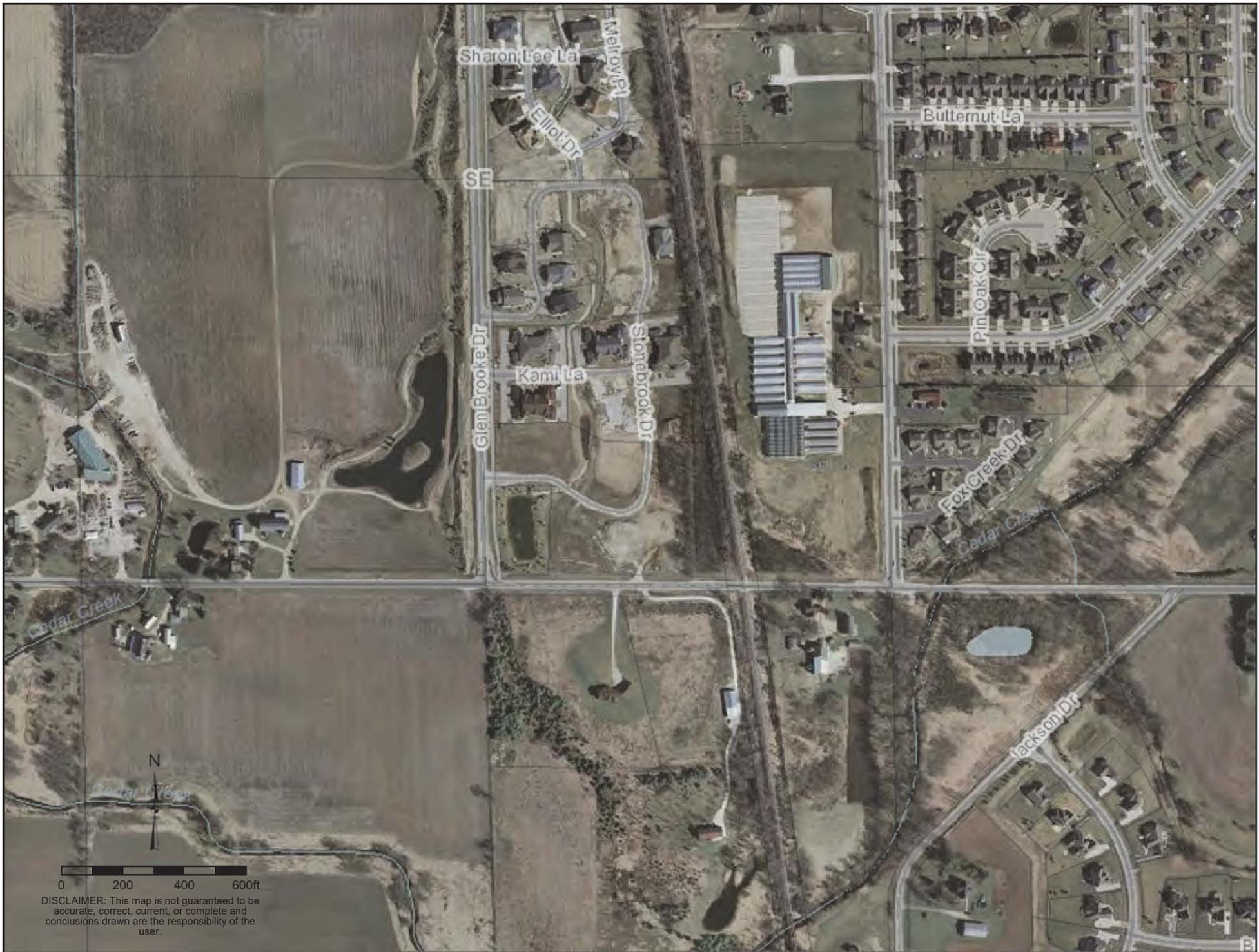
RS-77

Security Features:

- Hologram
 - Heat Sensitive Ink
 - Far-View Mark
 - Visible Fibers
 - Invisible Fibers
 - Toner Adhesion Properties
 - Chemically Sensitive Paper and Chemical Wash Detection Area
 - Microprinting
 - High Resolution Warning Band
 - Anti Copy Technology
 - Original Document Back Pattern
- Multi-dimensional foil seal fused to check stock. Cannot be photocopied.
 - Hold red image with fingers or breathe on it. The image will fade and reappear.
 - Hold check to a light source to view. Cannot be photocopied.
 - Visible fibers embedded in the paper.
 - Fibers in paper visible under ultraviolet light.
 - Chemistry in paper bonds laser toner to paper fibers with heat. Damage is visible with alteration attempts.
 - Stains or spots may appear if chemical alteration attempts are made.
 - **MP** Small type in check border appears as dotted line when copied.
 - Text alerts handler to security features.
 - Document made with technology to prevent most copiers from creating a usable copy.
 - Discourages cut-and-paste alterations.

© Padlock design is a certification mark of the Check Payment Systems Association

* FEDERAL RESERVE BOARD OF GOVERNORS REG. CC



0 200 400 600ft

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

Certified Survey Map No. _____

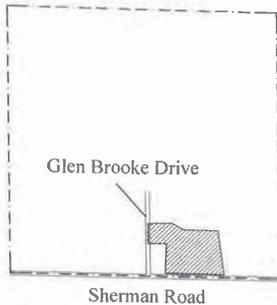
A Revision of part of Lot 1 of Certified Survey Map No. 5798, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin

Scale 1" = 100'

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

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

Location Map
 Southeast 1/4 of Section 19-10-20



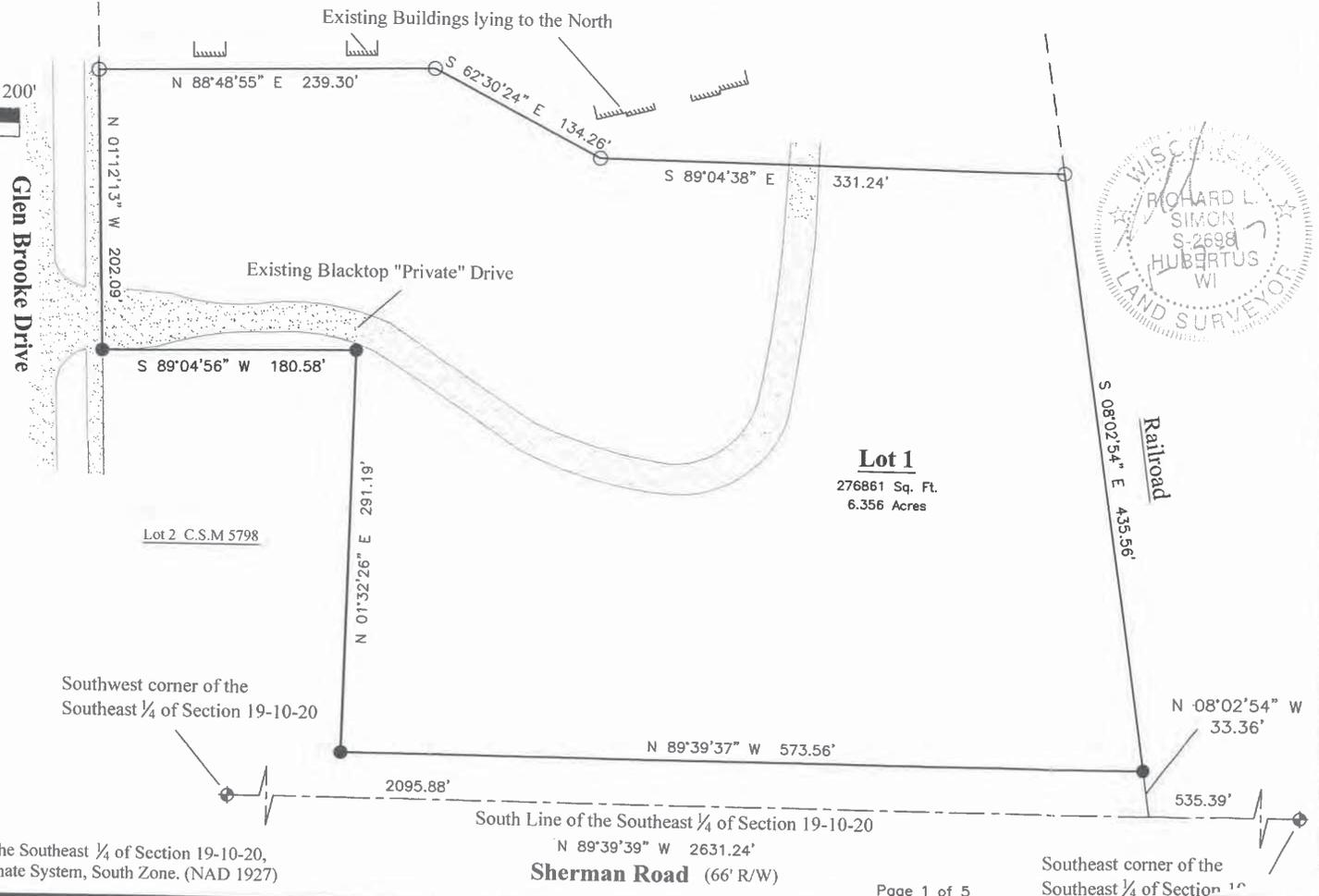
Note

Bearings are referenced to the South line of the Southeast 1/4 of Section 19-10-20, bearing S89°39'39"E per State Plane Coordinate System, South Zone. (NAD 1927)

First Addendum to the Condominium Plat for Twin Bridges Condominium

Legend:

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



Certified Survey Map No. _____

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

Surveyor's Certificate

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

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

Described as follows:

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

Said parcel contains 6.356 Acres Gross

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

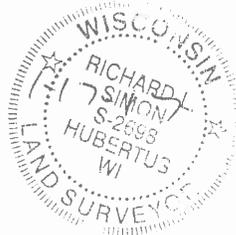
That this map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

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

Dated this 7th day of November, 2016
Revised this 12th day of December, 2016
Revised this 17th day of January, 2017



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



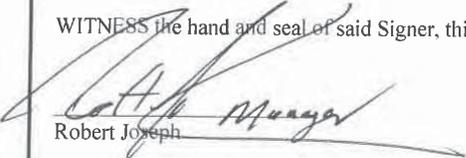
Certified Survey Map No. _____

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

Owner's Certificate

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

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


Robert Joseph

State of Wisconsin) SS
_____ County)

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

Notary Public

_____ County, State of Wisconsin

My commission expires: _____

Village of Jackson Planning Commission Approval

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

Michael Schwab - Chairman - Planning Commission. Date

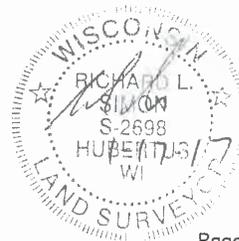
John Walther - Administrator - Planning Commission, Date

Village of Jackson Board Approval

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

Michael Schwab - Village President, Date

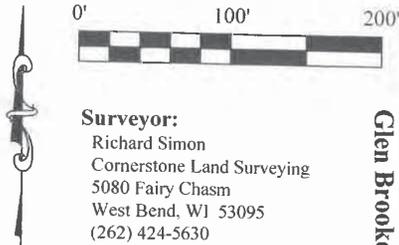
John Walther - Village Administrator, Date



Certified Survey Map No. _____

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

Scale 1" = 100'



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

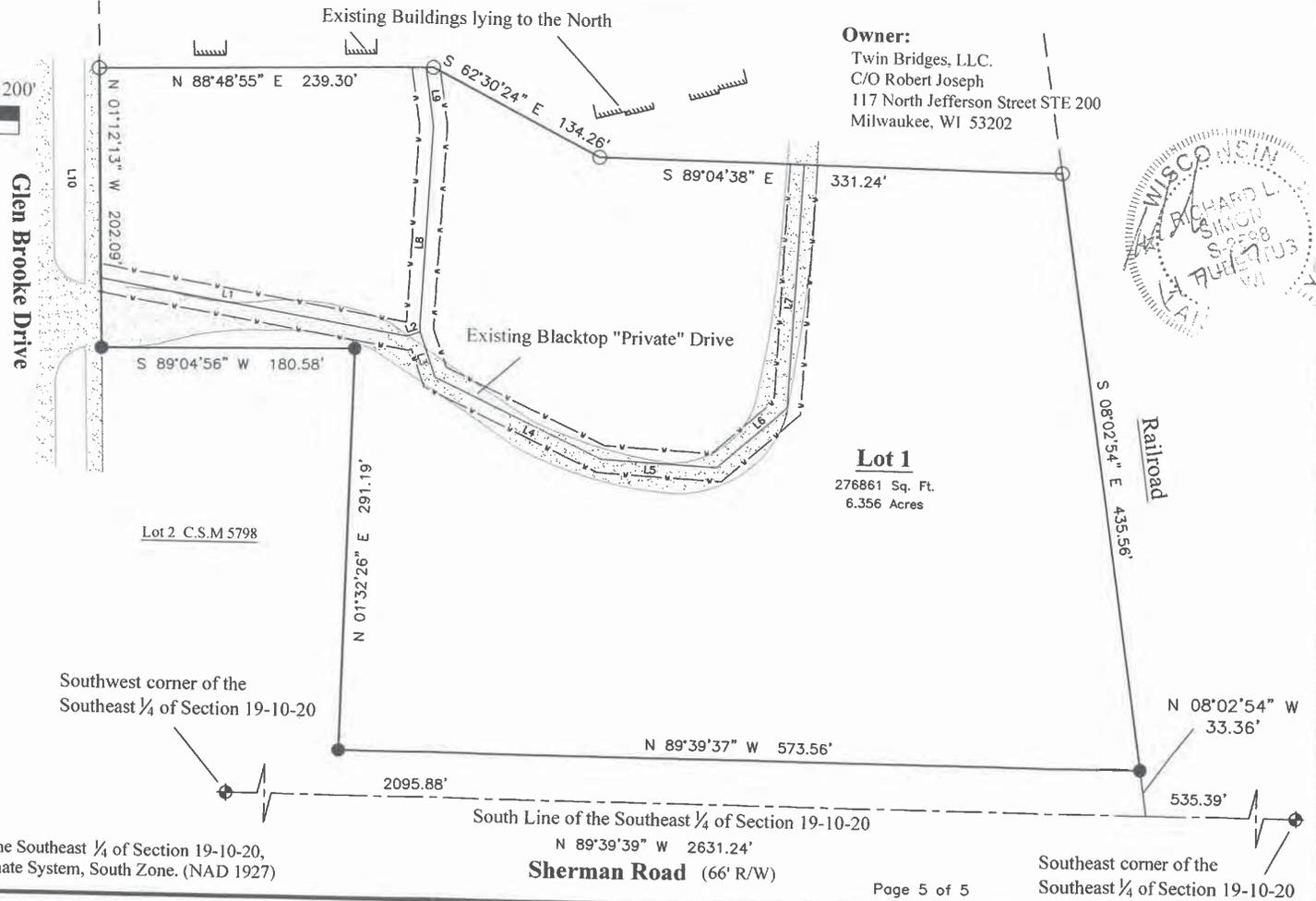
First Addendum to the Condominium Plat for Twin Bridges Condominium

Legend:

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

Owner:

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



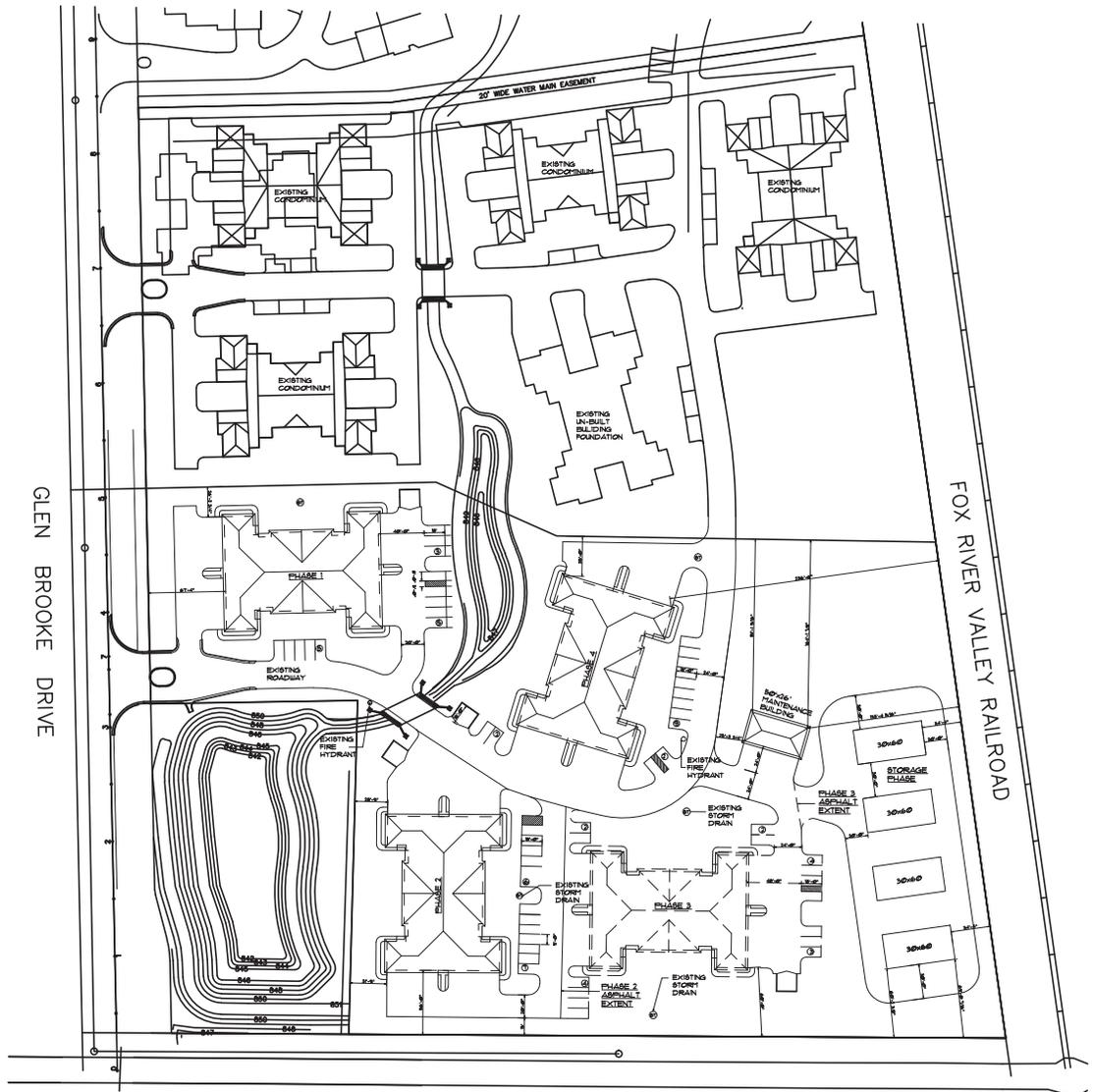
Centerline of 20' Water Main Easement Line Table

LINE	BEARING	DISTANCE
L1	S 80°10'12" E	222.39'
L2	N 70°54'06" E	10.00'
L3	N 19°05'54" W	34.55'
L4	N 64°17'54" W	131.96'
L5	N 86°47'54" W	82.68'
L6	S 48°12'06" W	67.06'
L7	S 03°12'06" W	176.82'
L8	S 03°12'06" W	143.64'
L9	S 08°02'54" E	42.05'
L10	S 01°12'24" E	151.47'

Note

Bearings are referenced to the South line of the Southeast 1/4 of Section 19-10-20, bearing S89°39'39"E per State Plane Coordinate System, South Zone. (NAD 1927)

Sherman Road (66' R/W)



SHERMAN ROAD

SITE AREA: 773,799 SF. (6.28 ACRES)
 12,044 SF BUILDING & PAVED AREA
 30,458 SF GREEN SPACES
 24 RECREATION SPACES
 - ASPHALT AREAS DO NOT INCLUDE EXISTING ROAD
 - ASPHALT AREAS DO INCLUDE DRIVEWAY PADS
 - PHASE 1 ASPHALT: 15,236 SF
 - PHASE 2 ASPHALT: 14,718 SF
 - PHASE 3 ASPHALT: 1793 SF
 - STORAGE PHASE ASPHALT: 25,834 SF

Sherman Heights Site Plan
 Scale: 1" = 50 ft



REVISIONS



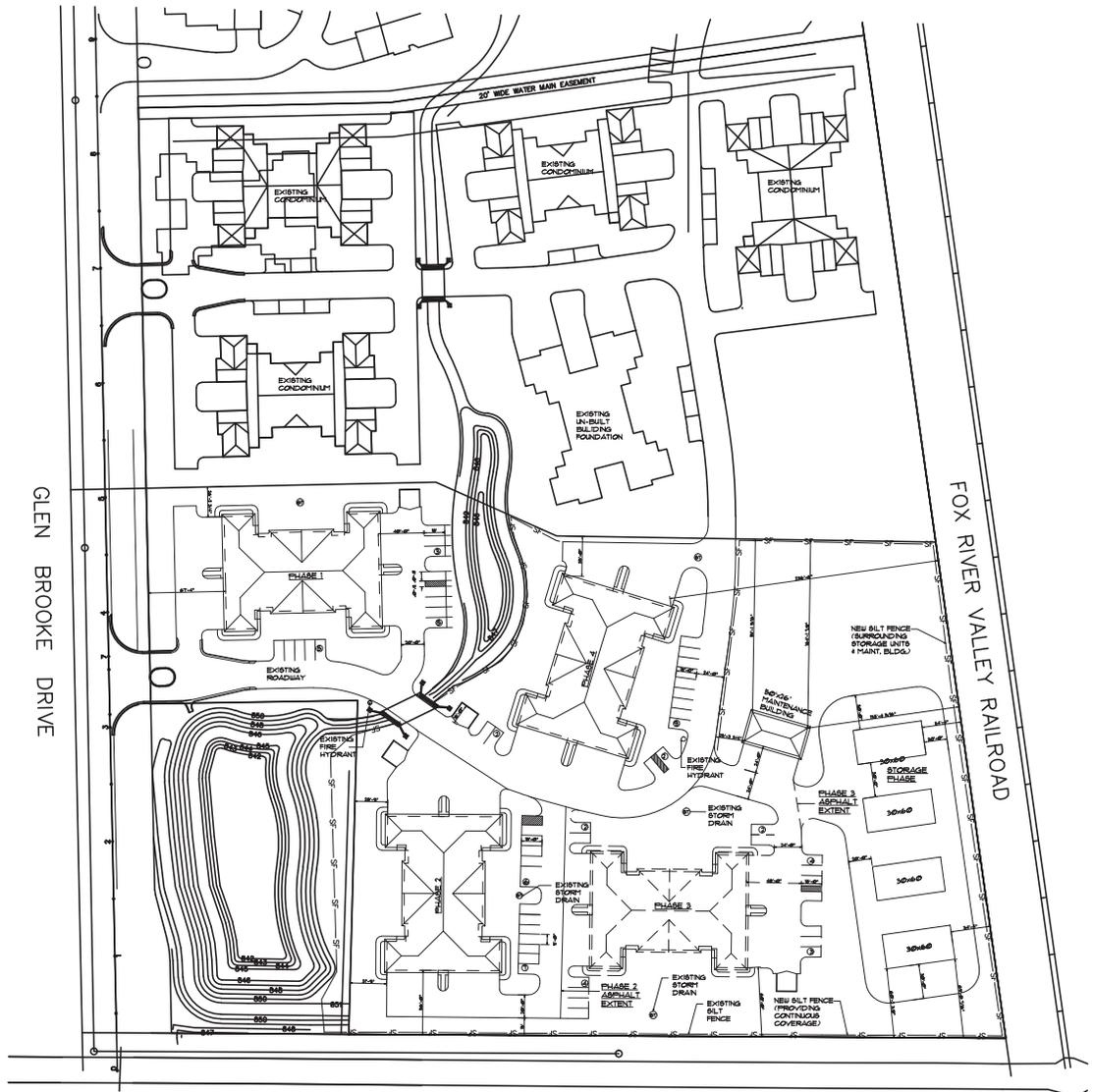
J.J. MERKEL CONTRACTOR, INC.
 1155 N. JAYESTREE ROAD
 GERTY TOWN, WI 53022
 JOSEPH J. MERKEL (262) 623-1481

J.J. MERKEL CONTRACTOR, INC.
 1155 N. JAYESTREE ROAD
 GERTY TOWN, WI 53022
 JOSEPH J. MERKEL (262) 623-1481

PROJECT:
PROPOSED SITE PLAN

DRAWN BY:
 SEB
 APPROVED
 DATE
 3-4-11
 JOB NO.
 SHEET

A-1



SHERMAN ROAD

SITE AREA: 773,759 SF. (6.28 ACRES)
 12,144 SF BUILDING & PAVED AREA
 31,468 SF GREEN SPACE
 24 REMOVE PARKING SPACES
 - ASPHALT AREAS DO NOT INCLUDE EXISTING ROAD
 - ASPHALT AREAS DO INCLUDE DRIPSPREAD PADS
 - PHASE 1 ASPHALT: 15,236 SF
 - PHASE 2 ASPHALT: 14,718 SF
 - PHASE 3 ASPHALT: 1793 SF
 - STORAGE PHASE ASPHALT: 25,834 SF

Sherman Heights Erosion Plan
Scale: 1" = 50 ft



REVISIONS



J.J. MERKEL CONTRACTOR, INC.
 1155 N. JAYESTREE ROAD
 GERTY TOWN, WI 53022
 JOSEPH J. MERKEL (262) 623-1481

J.J. MERKEL CONTRACTOR, INC.
 1155 N. JAYESTREE ROAD
 GERTY TOWN, WI 53022
 JOSEPH J. MERKEL (262) 623-1481

PROJECT:
PROPOSED EROSION PLAN

DRAWN BY:
 SEB

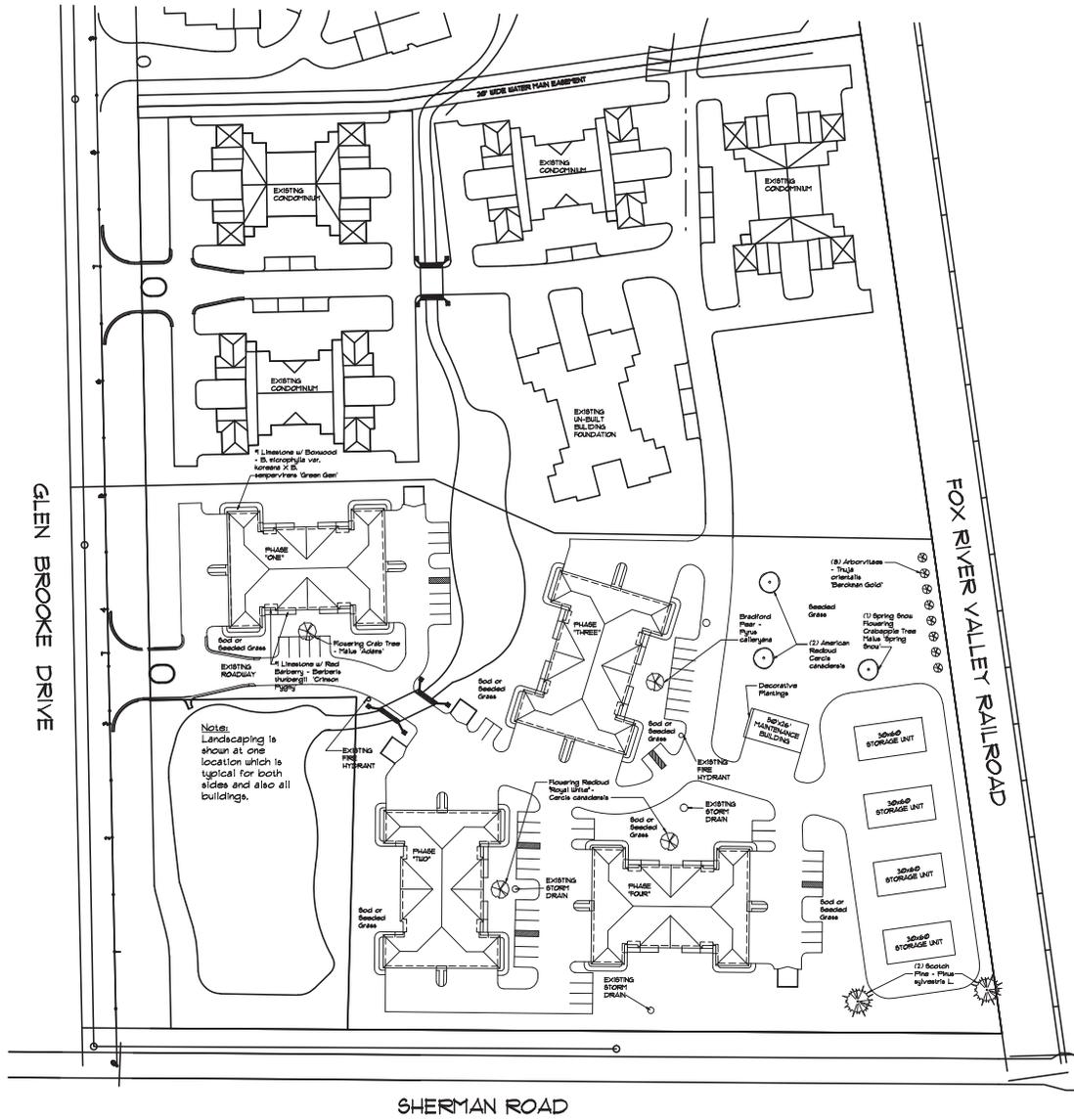
APPROVED

DATE
 3-4-11

JOB NO.

SHEET

C-1



SHERMAN ROAD

GLEN BROOKE DRIVE

FOX RIVER VALLEY RAILROAD

SITE AREA: 373,709 SF (8.59 ACRES)
 10,344 SF BUILDING & PAVED AREA
 8645 SF GREEN SPACE
 24 PERMITE PARKING SPACES

Sherman Heights Landscape Plan
 Scale: 1" = 50 ft



REVISIONS

DRAWN BY: **SEB DESIGNS**
 10716 N 5033 1/2 RD WING RD.
 WAUKESHA, WI 53085 (262) 785-4577
 SCOTT E. BUEHLER - DESIGNER

J.J. MERKEL CONTRACTOR, INC.
 11558 N1333 JAYESTREE ROAD
 GERTY TOWN, WI 53022
 JOSEPH J. MERKEL (262) 623-1481

PROJECT: **PROPOSED LANDSCAPE PLAN**

DRAWN BY: **SEB**
 APPROVED
 DATE: 1-29-16
 JOB NO.
 SHEET

VILLAGE OF JACKSON

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

Receipt Nbr: 213639
Date: 2/05/2019
Check

RECEIVED FROM JJ MERKEL CONTRACTOR INC \$175.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-45730-000-000 PLANNING / ZONING FEES PLANNED UNIT DEVELOPMENT/CK#7072	175.00

TOTAL RECEIVED 175.00

Receipt Memo: PUD PLAN COMMISSION/CK#7072

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: Donna Renee Kaiser

For a property located at (address): N 168 W 21966 Main St

Phone number of Business/Applicant: 262 677 8933

For (land use, activity, sign, site plan, other): conditional use permit / dogs

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

Hours of Operation: 2 1/2 hrs / day 7d wk

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): n/a

Setbacks from rights-of-way and property lines: n/a

Screening/Buffering: n/a

Landscape Plan (sizes, species, location): n/a

Signing (dimensions, colors, lighting, location): n/a

Lighting (wattage, style, pole location and height, coverage): n/a

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

Storm-water Management: n/a

Erosion Control: n/a

Fire Hydrant Location(s): n/a

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

Hazardous Material Storage: n/a

Alarm Systems: n/a

Site Features/Constraints: _____

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

Tree and shrub preservation: n/a

Setbacks/height limitations: n/a

Wastewater Usage Projected: n/a gal/year Water Usage Projected: n/a gal/year

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

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

Renee Kaiser, Owner
Please print name

4 Feb 2019

To Village of Jackson

We have been homeowners in the village of Jackson since 2001.

We have consistently had 1-3 dogs.

We currently have 2 miniature dachshunds who are 10 + 12 and an 8 month old Newfoundland.

Up until this yr, when I submitted payment for 3 licenses I was told we were grandfathered in because we had 3 licensed dogs prior to the ordinance going into effect.

Our dogs are house dogs. Our yard is fenced. Our dogs don't wander. They are never left outside unattended.

These dogs are part of our family.

Sincerely,

Rene Kaiser

Permits:

(Fond du Lac - city of: up to 3 dogs -> \$35
City of Franklin - up to 10 dogs -> \$50
plus licenses of course)

APPLICATION FOR DOG LICENSE

WASHINGTON COUNTY
VILLAGE OF JACKSON

Dog License No. _____
Leave blank

Date ___/___/20___

Name-Owner/Keeper

Of Dog Kaiser Renee + Don

Phone 462 677 8933

Address 1168 W 21944 Main St
Last First

Name of Dog Akby

Color Blk + white

Breed Newfound land

State law requires proof of updated rabies shot before a license can be issued. A copy of the rabies certificate is required.

- Male \$15.00
- Female \$15.00
- Neutered \$10.00
- Spayed \$10.00
- Late Fee \$10.00

Veterinary Name Russell Demmon

OWNER SIGNATURE: Gene Kusic

A license can be purchased at Village Hall, N168 W20733 Main Street, Jackson or by mail.

Make checks payable to the Village of Jackson and mail to: Village of Jackson, P.O. Box 637, Jackson WI 53037-0637

Penalties, fees and court costs may be imposed by Governing Agencies for violation of dog licensing laws. All dogs and cats over the age of 5 months must be licensed annual. Current rabies information must be submitted before a dog license can be issued. A \$10 late fee shall be collected (when applicable) from owners of dogs not licensed by April 1st of each year.

Tillie Lake Veterinary Clinic, Inc.
tillielakevetclinic@gmail.com
W227 N16825 Tillie Lake Court
Jackson, WI 53037
(262) 677-3406

Rabies Certificate

Client ID: 487
Client Name: Renee & Donald Kaiser
Address: N168W21966 Main Street

Jackson, WI 53037

Phone: (262)677-8933

Patient ID: 8718
Patient Name: Abby
Species: Canine
Breed: Newfoundland
Sex: Female
Color:
Markings:
Birthday: 04/22/2018
Weight: 75.50 pounds on 1/15/2019

Tag Number: 18-090676
Lot Number: 18372
Rabies (1 Year) Vaccination
Producer: Merial
K / MLV / R: Killed Virus

Vaccination Date: 8/9/2018
Expiration Date: 8/9/2019

Staff Name: Russell J. Demmon D.V.M.
License Number: 3576-50

Copy

APPLICATION FOR DOG LICENSE

WASHINGTON COUNTY
VILLAGE OF JACKSON

Dog License No. _____
Leave blank

Date ___/___/20___

Name-Owner/Keeper
Of Dog Kaiser Renee & Don Phone 262 677 8933

Address N168 W21966 Main St
Last First

Name of Dog Zip Color Blk + Brown Breed Dachshund

State law requires proof of updated rabies shot before a license can be issued. A copy of the rabies certificate is required.

- Male \$15.00
- Female \$15.00
- Neutered \$10.00
- Spayed \$10.00
- Late Fee \$10.00

Veterinary Name Russell Demmon

OWNER SIGNATURE: Renee Kaiser

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Make checks payable to the Village of Jackson and mail to: Village of Jackson, P.O. Box 637, Jackson WI 53037-0637

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Tillie Lake Veterinary Clinic, Inc.
tillielakevetclinic@gmail.com
W227 N16825 Tillie Lake Court
Jackson, WI 53037
(262) 677-3406

Rabies Certificate

Client ID: 487
Client Name: Renee & Donald Kaiser
Address: N168W21966 Main Street
Jackson, WI 53037
Phone: (262)677-8933

Patient ID: 487-7
Patient Name: Zip
Species: Canine
Breed: Dachshund, Miniature
Sex: Neutered Male
Color: Black & Brown
Markings:
Birthday: 05/07/2006
Weight: 14.10 pounds on 1/2/2019

Tag Number: 019452
Lot Number: 18306
Rabies (3 Year) Vaccination
Producer: Merial
K / MLV / R: Killed Virus

Vaccination Date: 12/29/2016
Expiration Date: 12/29/2019

Staff Name: Russell J. Demmon D.V.M.
License Number: 3576

Copy

APPLICATION FOR DOG LICENSE

WASHINGTON COUNTY
VILLAGE OF JACKSON

Dog License No. _____ Date ___/___/20___
Leave blank

Name-Owner/Keeper
Of Dog Kaiser Renee & Don Phone 262 677 8933

Address N168 W21966 Main St
Last First

Name of Dog Blue Color Dapple Breed Dachshund

State law requires proof of updated rabies shot before a license can be issued. A copy of the rabies certificate is required.

Male \$15.00 Female \$15.00
 Neutered \$10.00 Spayed \$10.00
 Late Fee \$10.00

Veterinary Name Russell Demmon

OWNER SIGNATURE: Renee Kaiser

A license can be purchased at Village Hall, N168 W20733 Main Street, Jackson or by mail.

Make checks payable to the Village of Jackson and mail to: Village of Jackson, P.O. Box 637, Jackson WI 53037-0637

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Tillie Lake Veterinary Clinic, Inc.
tillielakevetclinic@gmail.com
W227 N16825 Tillie Lake Court
Jackson, WI 53037
(262) 677-3406

Rabies Certificate

Client ID: 487
Client Name: Renee & Donald Kaiser
Address: N168W21966 Main Street
Jackson, WI 53037
Phone: (262)677-8933

Patient ID: 487-1
Patient Name: Blu
Species: Canine
Breed: Dachshund, Miniature
Sex: Spayed Female
Color: Dapple
Markings:
Birthday: 05/09/2008
Weight: 10.10 pounds on 8/14/2018

Tag Number: 18-090722
Lot Number: 18372
Rabies (3 Year) Vaccination
Producer: Merial
K / MLV / R: Killed Virus

Vaccination Date: 8/14/2018
Expiration Date: 8/14/2021

Staff Name: Russell J. Demmon D.V.M.
License Number: 3576-50

Copy

VILLAGE OF JACKSON TREASURER
 PO BOX 637
 JACKSON WI 53037

**WASHINGTON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2018
 REAL ESTATE**

KAISER, DONALD E
 RENEE M KAISER

Parcel Number: V3 0082
 Bill Number: 258033

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
 N168W21966 MAIN ST
 Sec. 18, T10N, R20E
 V OF JACKSON PT OF SW SW CSM 3324 LOT 1 DOC
 895732+1200120
 0.990 ACRES

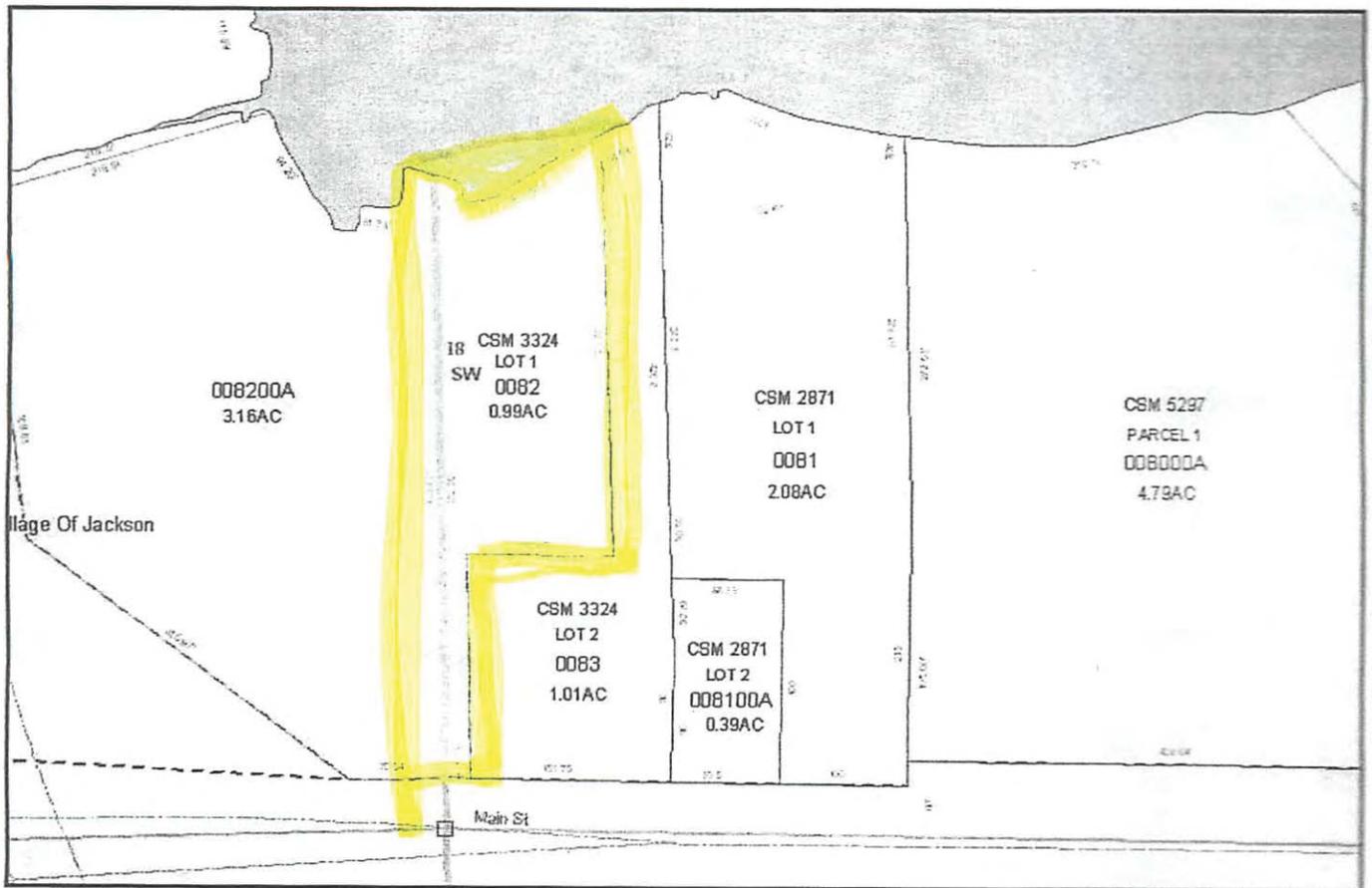


258033/V3 0082
**DONALD E KAISER
 RENEE M KAISER
 N168W21966 MAIN ST
 JACKSON WI 53037**

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX 2834.30
75,000	90,000	165,000	0.945360626	0.01833699 <small>(Does NOT reflect credits)</small>	
ESTIMATED FAIR MARKET VALUE LAND	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
79,300	95,200	174,500		226.43	
TAXING JURISDICTION	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2017 NET TAX	2018 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
WASHINGTON COUNTY	122,780	129,194	457.26	455.43	-0.4%
VILLAGE OF JACKSON	613,771	635,746	1,320.06	1,294.38	-1.9%
WEST BEND SCHOOL	4,274,728	4,603,885	1,147.56	1,164.85	1.5%
MOR PARK TECH COLL	579,494	617,566	109.29	110.95	1.5%
TOTAL	5,590,773	5,986,391	3,034.17	3,025.61	-0.3%
FIRST DOLLAR CREDIT			-55.43	-55.80	0.7%
LOTTERY AND GAMING CREDIT			-97.00	-135.51	39.7%
NET PROPERTY TAX			2,881.74	2,834.30	-1.6%
TOTAL DUE: \$2,834.30					FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY: JANUARY 31, 2019
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.					

Borrower/Client	Donald E. & Renee M. Kaiser						
Property Address	N168W21966 Main St						
City	Jackson	County	Washington	State	WI	Zip Code	53037
Lender	Guaranty Mortgage						



VILLAGE OF JACKSON

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

Receipt Nbr: 213870
Date: 2/05/2019
Check

RECEIVED FROM KAISER, RENEE

\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-45730-000-000 PLANNING / ZONING FEES CONDITIONAL USE PERMIT/CK#2998	150.00

TOTAL RECEIVED 150.00

Receipt Memo: CONDITIONAL USE PERMIT/CK#998

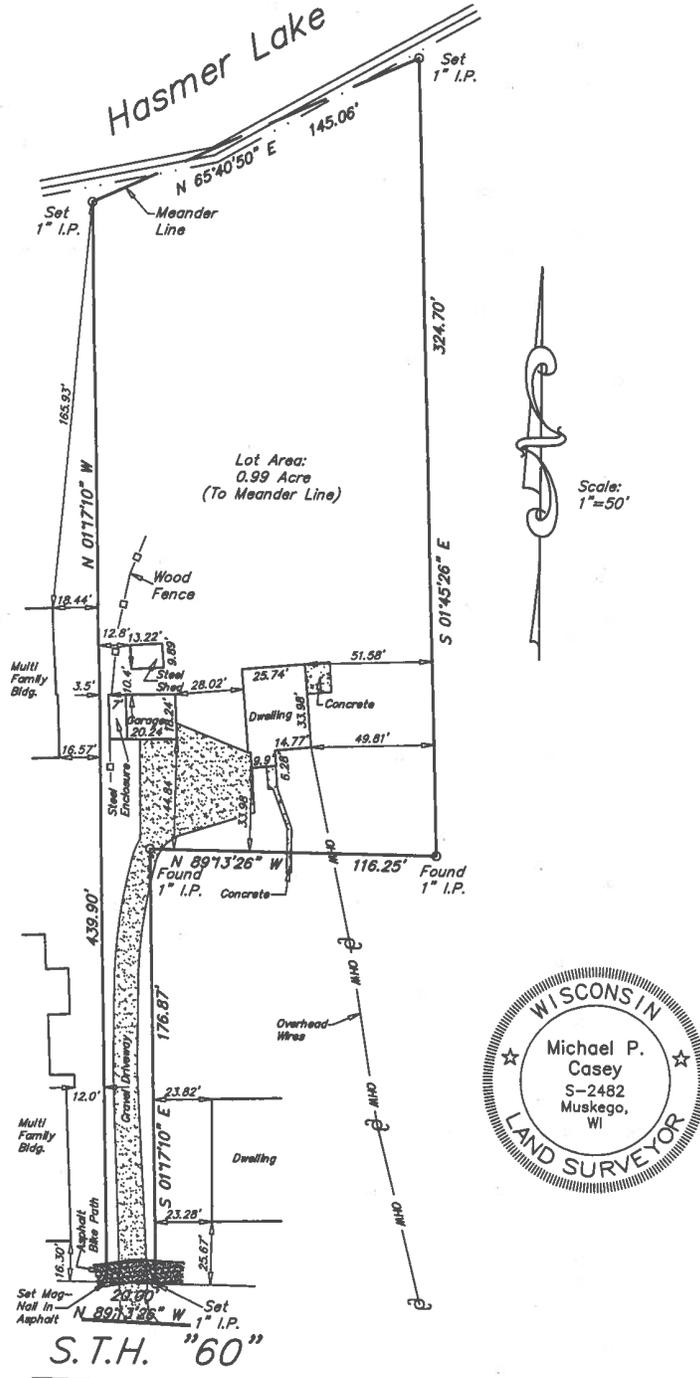
PLAT OF SURVEY

LOCATION: N168 W21966 Main Street, Jackson, Wisconsin

LEGAL DESCRIPTION: Lot 1 in CERTIFIED SURVEY MAP NO. 3324, part of the Southwest 1/4 of the Southwest 1/4 of Section 18, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

August 21, 2008

Survey No. 101591



METROPOLITAN SURVEY SERVICE, INC.

REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
 5307 S. 92nd Street Suite 140 Hales Corners, WI 53130
 PH. (414) 529-5380 FAX (414) 529-9787
 email address survey@bizwi.rr.com

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED

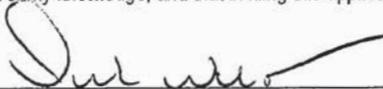
Michael P. Casey
 Michael P. Casey
 Registered Land Surveyor S-2482

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

Name of Applicant Cobblestone Builders
 Contact Dirk Wildt Address/ZIP N88 W16791 Main Street, Menomonee Falls 53051 Phone # 262-502-9344
 E-mail Address cobblestone@cobblestone-bldrs.com Fax # where Agenda/Staff comments are to be faxed N/A
 Name of Owner NFI Jackson, LLC Address/ZIP 19125 Glen Kerry Road, Brookfield 53045 Phone# 262-782-1373
 Owner Representative/Developer Cobblestone Builders / Dirk Wildt
 Proposed Use of Site 22 Single Family Homesites Present Zoning PUD

<u>ACTION REQUESTED</u>	<u>FEE</u>	<u>SUBMITTAL REQUIREMENTS</u>	<u>TYPE OF INFORMATION DESCRIBED</u> <u>(See page 5)</u>	<u>PAPER COPIES</u>	<u>CD</u>
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		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans 17) Street / Right of Way cross sections	4 (24x36) 4 (24x36)	XXX XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan 19) Proposed colors / materials	4 (24x36)	XXX XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement 21) Annexation Agreement (includes pre-annex agreements)		XXX XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* 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 Dirk Wildt Signature  Date 2.15.19

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: Cobblestone Builders

For a property located at (address): Washington County CSM Doc # 1047909

Phone number of Business/Applicant: 262-502-9344

For (land use, activity, sign, site plan, other): Single family residences

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): Normal levels of dust and noise that are generated during new home construction

Hours of Operation: 7am to 7pm Monday thru Saturday

Comprehensive/Master Plan Compatibility: Compliant

Building Materials (type, color): Siding - Fibercement, LP Smartside, Vinyl, Veneer, Stone, brick, cultured stone Soffit/Fascia - Aluminum, Fibercement, LP Smartside Roof - dimensional shingles Trim - Miratec, LP Smartside Colors - TBD. All subject to ACC approval

Setbacks from rights-of-way and property lines: Per site plan, 25'

Screening/Buffering: NA

Landscape Plan (sizes, species, location): 2-trees, bushes, shrubs, sod or seed per home owner selection + ACC approval

Signing (dimensions, colors, lighting, location): Monument sign at entry, low voltage lighting. Temporary sign about development at entry

Lighting (wattage, style, pole location and height, coverage): Photo cell controlled lamppost at each home site

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), sidewalk/pedestrian way width and material): Two exits, 24' street width no sidewalks

Storm-water Management: Per master grading plan

Erosion Control: Silt fence or silt sock as required

Fire Hydrant Location(s): Onsite per engineering

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

Hazardous Material Storage: NA

Alarm Systems: NA

Site Features/Constraints: Tree lined perimeter, Partial lockout lots

Parking (no. of spaces, handicapped parking, and dimensions): Garage, driveway + street

Tree and shrub preservation: NA

Setbacks/height limitations: Front 25', Rear 25' + 15', Side 15', 35' height.

Wastewater Usage Projected: 1-RU per lot gal/year Water Usage Projected: 1-RU per lot 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

_____, Owner
Please print name

Cobblestone Meadows

Location is 3/4 mile to 1/2 mile South of Main Street off Glen Brooke Drive, North of Sherman Road

Legend

GlenBrooke Drive

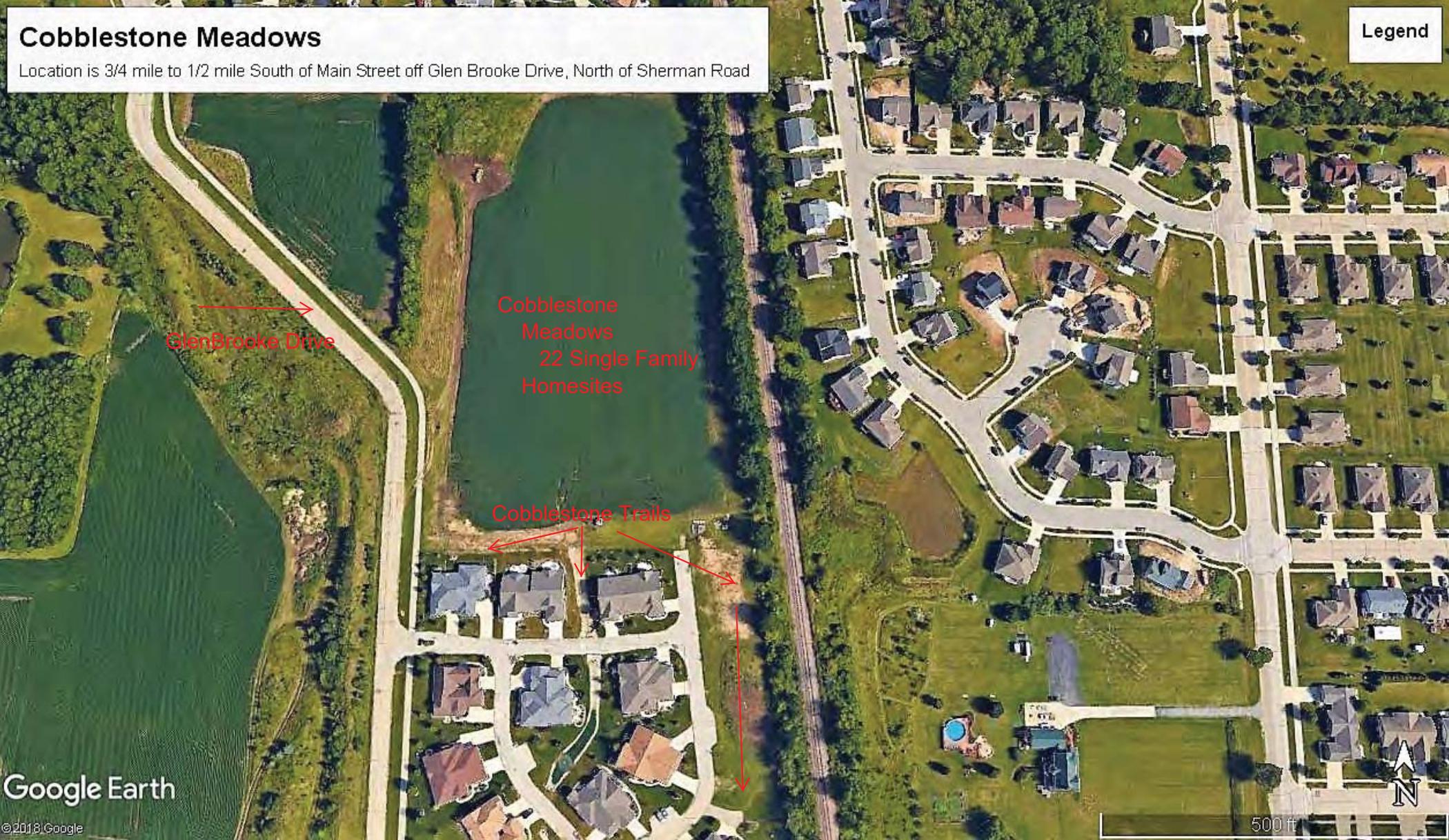
Cobblestone Meadows
22 Single Family Homesites

Cobblestone Trails

Google Earth

© 2018 Google

500 ft



COBBLESTONE MEADOWS

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWN 10 NORTH, RANGE 20 EAST,
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

All of Parcel 4 of Certified Survey Map No. 5727 recorded in Volume 41 of Certified Survey Map on Pages 329-331 inclusive as Document No. 1047909 in the Washington County Register of Deeds Office and all of Outlot 1 Inclusive, being part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

NW COR. OF THE SE (1/4)
OF SEC. 19, T10N, R20E.
FOUND CONC. MON.
W SEWRPC BRASS CAP



REFERENCE BEARING:
THE NORTH LINE OF THE SW 1/4 OF
SECTION 19, T10N, R20E WAS USED
AS THE REFERENCE BEARING AND
HAS A BEARING OF N 89°21' W
BASED ON THE WISCONSIN STATE
PLANE COORDINATE SYSTEM
(SOUTH ZONE)



LEGEND:
○ INDICATES IRON PIPE 18" LONG BY 2"
NOMINAL DIAMETER PIPE WHICH HAS AN
OUTSIDE DIAMETER OF 2.375" - 3.65 LBS.
PER LINEAL FOOT. ALL OTHER LOT
CORNERS MARKED BY IRON PIPE 18"
LONG BY 1" NOMINAL DIAMETER PIPE
WHICH HAS AN OUTSIDE DIAMETER OF
1.315" - 1.13 LBS. PER LINEAL FOOT.

SURVEYOR:
JAHNKE AND JAHNKE ASSOCIATES, INC.
ATTN: PAUL J. JENSWOLD, PE
JOHN R. STIGLER, PLS
711 W. MORELAND BLVD
WALKESHA, WI 53188
ATTN: (262) 542-5797
EMAIL: P.Jenswold@JahnkeAndJahnke.com

OWNER:
NFLACKSON, LLC
ATTN: JOE NIEBLER
19745 W GEBHARDT RD
BROOKFIELD, WI 53045-2117



DATED this 30th DAY OF NOVEMBER, 2018
REVISED this 28th DAY OF JANUARY, 2019

INSTRUMENT DRAFTED BY JOHN R. STIGLER
SHEET NO. 1 OF 3 SHEETS

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 2019
Department of Administration



NE COR. OF THE SE (1/4)
OF SEC. 19, T10N, R20E.
FOUND CONC. MON.
W BRASS CAP



ACCESS NOTIFICATION:
ACCESS TO LOTS IN THIS
SUBDIVISION IS VIA THE
PRIVATE ROADWAY
OVER OUTLOT 1.

COBBLESTONE TRAILS
CONDOMINIUMS

PARCEL 3

CSM NO. 5727

25' WIDE
STORM WATER
DRAINAGE
EASEMENT

SURVEYOR NOTE:
ALL DISTANCES HAVE BEEN MEASURED TO THE NEAREST TWO HUNDREDTH
OF A FOOT AND COMPUTED TO THE NEAREST HUNDREDTH OF A FOOT.
ANGLES HAVE BEEN MEASURED TO THE NEAREST THREE SECONDS AND
COMPUTED TO THE NEAREST SECOND.

CANADIAN NATIONAL RAILWAY

UNPLATTED
LAND

PROJECT NUMBER: S-8713
PLOTTED: 1/26/2019 4:34 PM
FILE NAME: S:\PROJECTS\8713\DWG\SFT13_FINAL.PLT.DWG

COBBLESTONE MEADOWS

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWN 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

All of Parcel 4 of Certified Survey Map No. 5727 recorded in Volume 41 of Certified Survey Map on Pages 329-331 inclusive as Document No. 1047909 in the Washington County Register of Deeds Office and all of Outlot 1 Inclusive, being part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

CURVE TABLE

CURVE #	LOT NUMBER	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT IN	TANGENT OUT	EXTERNAL LEN
C1	LOT # 4	38.62	136.00	38.49	N09° 20' 21"W	16° 16' 17"	N1° 12' 13"W	N17° 28' 30"W	19.44
C2	VICTOR LN	32.09	136.00	32.01	N24° 13' 56"W	13° 31' 07"	N17° 28' 30"W	N30° 59' 37"W	16.12
C3	LOT # 3	30.56	136.00	30.49	N37° 25' 49"W	12° 52' 25"	N30° 59' 37"W	N43° 52' 02"W	15.34
C4	LOT # 5	13.08	30.00	12.97	S79° 56' 49"W	24° 58' 21"	N87° 34' 00"W	S67° 27' 39"W	6.64
C5	LOT # 5	13.08	30.00	12.97	N79° 56' 49"E	24° 58' 21"	S87° 34' 00"E	N67° 27' 39"E	6.64
C6	LOT # 4	25.39	15.00	22.47	N64° 02' 21"W	97° 00' 00"	N15° 32' 21"W	S67° 27' 39"W	16.95
C7	LOT # 5	11.59	8.00	10.60	N25° 57' 39"E	83° 00' 00"	N67° 27' 39"E	N15° 32' 21"W	7.08
C8	LOT # 5	53.04	212.00	52.90	S08° 22' 17"E	14° 20' 08"	S1° 12' 13"E	S15° 32' 21"E	26.66
C9	LOT # 19	47.04	188.00	46.92	S08° 22' 17"E	14° 20' 08"	S1° 12' 13"E	S15° 32' 21"E	23.64
C10	LOT # 8	50.60	72.00	49.57	S18° 55' 51"W	40° 16' 08"	S39° 03' 55"W	S1° 12' 13"E	26.40
C11	LOT # 9	64.92	72.00	62.74	S64° 53' 47"W	51° 39' 44"	N89° 16' 21"W	S39° 03' 55"W	34.85
C12	LOT # 20	77.02	48.00	69.02	S44° 45' 43"W	91° 55' 52"	N89° 16' 21"W	S1° 12' 13"E	49.65
C13	LOT # 21	73.78	48.00	66.73	N45° 14' 17"W	88° 04' 08"	N1° 12' 13"W	N89° 16' 21"W	46.41
C14	LOT # 10	34.48	72.00	34.15	N75° 33' 15"W	27° 26' 12"	N61° 50' 09"W	N89° 16' 21"W	17.58
C15	LOT # 12	2.13	72.00	2.13	N02° 02' 58"W	1° 41' 29"	N1° 12' 13"W	N2° 53' 42"W	1.06
C16	LOT # 22	83.39	412.00	83.25	S12° 15' 01"E	11° 35' 51"	S6° 27' 05"E	S18° 02' 56"E	41.84
C17	LOT # 21	37.74	412.00	37.72	S03° 49' 39"E	5° 14' 52"	S1° 12' 13"E	S6° 27' 05"E	18.88
C18	LOT # 13	103.40	388.00	103.10	S10° 24' 51"E	15° 16' 10"	S2° 46' 46"E	S18° 02' 56"E	52.01
C19	LOT # 12	10.67	388.00	10.67	S01° 59' 29"E	1° 34' 33"	S1° 12' 13"E	S2° 46' 46"E	5.34
C20	LOT # 17	55.88	30.00	48.14	N35° 18' 32"E	106° 42' 56"	N88° 40' 00"E	N18° 02' 56"W	40.33
C21	LOT # 1	21.80	15.00	19.93	N49° 41' 28"W	83° 17' 04"	N8° 02' 56"W	S88° 40' 00"W	13.34
C22	LOT # 15	37.00	212.00	36.95	N13° 02' 56"W	10° 00' 00"	N8° 02' 56"W	N18° 02' 56"W	18.55
C23	LOT # 2	40.56	87.00	40.19	S77° 58' 44"E	26° 42' 32"	S64° 37' 28"E	N88° 40' 00"E	20.65
C24	LOT # 3	64.30	87.00	62.84	S43° 27' 08"E	42° 20' 40"	S22° 16' 48"E	S64° 37' 28"E	33.70
C25	LOT # 4	10.24	87.00	10.23	S18° 54' 35"E	6° 44' 27"	S15° 32' 21"E	S22° 16' 48"E	5.12
C26	LOT # 18	83.34	63.00	77.39	S53° 26' 10"E	75° 47' 39"	S15° 32' 21"E	N88° 40' 00"E	49.04
C27	LOT # 11	74.07	72.00	70.84	N32° 21' 55"W	58° 56' 27"	N2° 53' 42"W	N61° 50' 09"W	40.69
C28	LOTS # 2, 3, 4	115.09	87.00	106.88	S53° 26' 10"E	75° 47' 39"	S15° 32' 21"E	N88° 40' 00"E	67.72
C29	LOTS # 8, 9	115.52	72.00	103.52	S44° 45' 43"W	91° 55' 52"	N89° 16' 21"W	S1° 12' 13"E	74.47
C30	LOT # 21, 22	121.13	412.00	120.69	S09° 37' 34"E	16° 50' 43"	S1° 12' 13"E	S18° 02' 56"E	61.01
C31	LOT # 12, 13	114.07	388.00	113.66	S09° 37' 34"E	16° 50' 43"	S1° 12' 13"E	S18° 02' 56"E	57.45
C32	LOTS # 10, 11	110.67	72.00	100.09	N45° 14' 17"W	88° 04' 08"	N1° 12' 13"W	N89° 16' 21"W	69.61
C50	CENTERLINE	34.91	200.00	34.86	S13° 02' 56"E	10° 00' 00"	S18° 02' 56"E	S8° 02' 56"E	17.50
C51	CENTERLINE	117.60	400.00	117.16	S09° 37' 34"E	16° 50' 43"	S1° 12' 13"E	S18° 02' 56"E	59.23
C52	CENTERLINE	92.23	60.00	83.41	S45° 14' 17"E	88° 04' 08"	S89° 16' 21"E	S1° 12' 13"E	58.01
C53	CENTERLINE	96.27	60.00	86.27	S44° 45' 43"W	91° 55' 52"	N89° 16' 21"W	S1° 12' 13"E	62.06
C54	CENTERLINE	50.04	200.00	49.91	S08° 22' 17"E	14° 20' 08"	S1° 12' 13"E	S15° 32' 21"E	25.15
C55	CENTERLINE	99.21	75.00	92.14	S53° 26' 10"E	75° 47' 39"	S15° 32' 21"E	N88° 40' 00"E	58.38

LINE TABLE

LINE #	LOT NUMBER	LENGTH	BEARING
L5	LOT # 18	94.31	S88° 24' 50"W
L6	LOT # 22	20.00	S01° 35' 10"E
L7	LOT # 19	98.83	N88° 24' 50"E
L8	LOT # 18, 19	216.46	S18° 02' 56"E
L9	LOT # 19, 20	274.10	S01° 12' 13"E
L10	LOT # 17, 22	221.02	N18° 02' 56"W
L11	LOT # 21, 22	268.65	N01° 12' 13"W
L12	LOT # 5	1.64	N15° 32' 21"W

PRIVATE UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by NFI JACKSON, LLC, Grantor, to **WISCONSIN ELECTRIC POWER COMPANY** and **WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies**, Grantee, Wisconsin Bell Inc., d/b/a AT&T Wisconsin Grantee, and Charter Cable Partners, LLC., Grantee their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. 9-1850
 DATED this 30th DAY of NOVEMBER, 2018
 REVISED this 28th DAY of JANUARY, 2019

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 2019



Department of Administration

INSTRUMENT DRAFTED BY JOHN R. STIGLER
 SHEET NO. 2 OF 3 SHEETS

PROJECT NUMBER: S-8713
 PLOTTED: 1/28/2019 3:46 PM
 FILE NAME: S:\PROJECTS\8713\DWG\8713_FINAL_PLAT.DWG

COBBLESTONE MEADOWS
PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, TOWN 10 NORTH, RANGE 20 EAST,
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

All of Parcel 4 of Certified Survey Map No. 5727 recorded in Volume 41 of Certified Survey Map on Pages 329-331 inclusive as Document No. 1047909 in the Washington County Register of Deeds Office and all of Outlot 1 Inclusive, being part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, John R. Stigler, Professional Land Surveyor, being first duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped Cobblestone Meadows being a subdivision bounded and described as follows:
 All of Parcel 4 of Certified Survey Map No. 5727 recorded in Volume 41 of Certified Survey Map on Pages 329-331 inclusive as Document No. 1047909 in the Washington County Register of Deeds Office and being part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

I further certify that I have made such survey, land division, and plat by the direction of the owners of said land; that such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Jackson in surveying, dividing and mapping the same.

John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 Dated this 28th day of January, 2019.

STATE OF WISCONSIN)ss
 COUNTY OF WASHINGTON)

The above certificate subscribed and sworn to me this _____ day of _____, 2019.

My commission expires _____, _____, _____

- NOTARY PUBLIC -



OWNER'S CERTIFICATE OF DEDICATION

NFI JACKSON, LLC, as owners, do hereby certify that we caused the land described on the plat of COBBLESTONE MEADOWS to be surveyed, divided, mapped and dedicated as represented on this plat. NFI JACKSON, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Village of Jackson, Department of Administration, and Washington County Parks and Land Use Department.

IN WITNESS WHEREOF, the said NFI JACKSON, LLC has caused these presents to be signed by, _____, its MANAGING MEMBER this _____ day of _____, 2019.

 _____, it's MANAGING MEMBER

STATE OF WISCONSIN)ss
 COUNTY OF WASHINGTON)

Personally came before me this _____ day of _____, 2019 the above named _____, to me known to be a MANAGING MEMBER of _____ and the person who executed the above certificate and acknowledged the same.

My commission expires _____, _____, _____
 NOTARY PUBLIC -

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this plat, and does hereby consent to the above certificate of _____, owners of said land.

IN WITNESS THEREOF, _____ has caused these presents to be signed by, _____, its _____ and its corporate seal to be hereunto affixed this _____ day of _____, 2019.

BY: _____, it's _____

STATE OF WISCONSIN)ss
 COUNTY OF WASHINGTON)

Personally came before me this _____ day of _____, 2019 _____, of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be such officer of said corporation, and acknowledged that he executed the foregoing instrument as the deed of said corporation, by its authority.

My commission expires _____, _____, _____
 NOTARY PUBLIC -

WASHINGTON COUNTY TREASURER CERTIFICATE

STATE OF WISCONSIN)ss
 COUNTY OF WASHINGTON)

I, _____, being the duly elected, qualified and acting Washington County Treasurer, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2019, on any land included in the plat of COBBLESTONE MEADOWS.

Dated _____, 2019
 JANE MERTEN - COUNTY TREASURER

VILLAGE OF JACKSON APPROVAL

Resolved that the plat of COBBLESTONE MEADOWS, in the Village of Jackson, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes on this _____ day of _____, 2019.

MICHAEL SCHWAB - VILLAGE PRESIDENT

I hereby certify that the foregoing is a true and correct copy of the resolution passed and adopted by the Village Board of the Village of Jackson on this _____ day of _____, 2019. Which action becomes effective upon receipt of approval of all other review agencies.

JOHN M. WALTHER - VILLAGE ADMINISTRATOR

VILLAGE OF JACKSON TREASURER CERTIFICATE

STATE OF WISCONSIN)ss
 COUNTY OF WASHINGTON)

I, _____, being the duly elected, qualified and acting Village of Jackson Treasurer, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2019, on any land included in the plat of COBBLESTONE MEADOWS.

Dated _____, 2019
 PAULA WINTER - DEPUTY CLERK/TREASURER

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified _____, 2019
 Department of Administration

John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 DATED this 30th DAY of NOVEMBER, 2018
 REVISED this 28th DAY of JANUARY, 2019
 INSTRUMENT DRAFTED BY JOHN R. STIGLER
 SHEET NO. 3 OF 3 SHEETS



Washington County Planning and Parks Department

NOTIFICATION OF ACTION ON PROPOSED SUBDIVISION PLAT WASHINGTON COUNTY LAND USE & PLANNING COMMITTEE MEETING

01/29/19

Department of Administration
Plat Review Unit
P O Box 1645
Madison WI 53701-1645

COPY

To Whom it May Concern:

This letter is to inform you that the Washington County Land Use & Planning Committee has considered the following subdivision plat pursuant to Wisconsin Statutes and applicable local Ordinances:

Date of Meeting: January 24, 2019

Subdivision Name: **COBBLESTONE MEADOWS**

// Pre-Preliminary Plat // Preliminary Plat /X/ Final Plat

Location: PART OF THE NE ¼ OF THE SE ¼, SECTION 19, VILLAGE OF JACKSON
Municipality: VILLAGE OF JACKSON
Subdivider: NFI JACKSON, LLC
Surveyor: JOHN R. STIGLER, JAHNKE & JAHNKE ASSOCIATES INC

Action taken: The Land Use & Planning Committee stated no objection to the
COBBLESTONE MEADOWS FINAL PLAT Review as presented.

If you have any questions regarding this subdivision plat, please do not hesitate to contact me.

Sincerely,

Jamie Ludovic
Central Services Director

Enclosure – State numbered, County-certified FINAL PLAT for **COBBLESTONE MEADOWS**

cc: Municipal Clerk
Subdivider
Surveyor
Washington County, Land & Water Conservation Division
Washington County, Highway Department

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 20___, and between NFI Jackson LLC, (the “Developer”), and the Village of Jackson, a municipal corporation of the State of Wisconsin, located in Washington County, (the “Village”).

WHEREAS, the Developer is the owner of 8.59 acres which has been zoned and approved for single-family development, with the densities described below, in the Village of Jackson, Washington County, Wisconsin, as follows:

COBBLESTONE MEADOWS See EXHIBIT “A” Attached Hereto for legal description

WHEREAS, the Village Board has approved the plan for the development of the property on the condition that the Developer enter into an Agreement with the Village relative to the manner and method by which the plan will be developed in accordance with Chapters 38, 44, and 48 of the Municipal Code;

WHEREAS, the parties agree that the Developer shall be responsible for installing the public improvements on the site, as outlined below, but that all remaining improvements, including structures, private roadways, and private landscaping, shall become the responsibility of the builder(s) who is developing the real property that is the subject of this Agreement;

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

SECTION I. IMPROVEMENTS

- A. **Phasing** The public improvements within the project shall be completed in one phase in accordance with the plan attached hereto (see EXHIBIT “B”).

- B. **Streets**
 - 1. Developer shall complete the construction of all streets, except the final course of asphalt, including underground utilities prior to issuance of building permits within the site, other than the building permits for the model homes referred to in Section IV.C.2.
 - 2. The second course of asphalt shall be installed no later than 12 months following the installation of the first course of asphalt, or as directed by the Village Engineer.
 - 3. All streets are private streets within the development. The Developer will provide an easement of least twenty feet in width for sanitary sewer and water systems.

C. Sanitary Sewer

1. Developer shall furnish, construct, and install sanitary sewer system in accordance with the design plans prepared by Jahnke and Jahnke Associates, Inc. and as approved by the Village Engineer.
2. All sanitary sewer main and lateral construction shall be done in accordance with standard specifications of the Village and shall be completed prior to the application of the first lift of asphalt street paving.
3. The Developer or subsequent Builders are responsible for connecting sanitary sewer laterals to the sanitary sewer system.
4. Sanitary sewer connection fees shall be determined to occur at the time each building permit is issued and shall be paid according to the connection fee in effect at the time each building permit is issued, by the builder requesting each permit.

D. Water Distribution

1. The Developer shall furnish, construct and install water mains in accordance with the design plans prepared by Jahnke and Jahnke Associates, Inc. and as approved by the Village. If a water main in excess of 12 inches is required, the Village is responsible for the cost of oversizing.
2. All water main and service lateral construction by Developer shall be done in accordance with standard specifications of the Village and shall be completed prior to the application of the first lift of asphalt street paving.
3. The Developer or subsequent Builders are responsible for connecting water service laterals to the water system.
4. Water connection charges shall be determined at the time each building permit is issued and shall be paid by the builder requesting the connection according to the connection/impact fee in effect at the time each building permit issued.

E. Storm Sewer

1. The Developer shall furnish, construct and install surface/storm water system in accordance with the design plans prepared by Jahnke and Jahnke Associates, Inc. and as approved by the Village Engineer.
2. All storm water system construction shall be done in accordance with Village approval and shall be completed prior to the application of the first lift of asphalt street paving.
3. The storm sewer system is a private system, and will not be part of the Village's public system.

F. Bike/ Pedestrian Path

There are no public paths proposed for the development.

G. Sidewalks

There are no public sidewalks proposed for the development.

H. Erosion Control Plan

The Developer shall comply with the erosion control plan prepared by Jahnke and Jahnke Associates, Inc., which conforms to the provisions of the Village of Jackson Municipal Code.

I. Grading Plan

The site shall be graded in conformity with the Developer's Grading Plan as approved by the Village Engineer. Following completion of all public improvements, Developer shall provide the Village with an as-built grading plan.

J. Landscaping

The Developer shall landscape in accordance with the approved site Plan. All other landscaping shall be installed by each builder on private property.

K. Completion Date

All public improvements on the site for which a completion date is not otherwise specified, other than the final lift of asphalt paving, shall be completed prior to the issuance of building permits, other than for the model homes referred to in Section IV.C.2., as per Village Code.

L. Installation of Improvements

Following the completion date set forth in the preceding paragraph, the Village may replace, repair or construct, or arrange for the replacement, repair or construction, of any public improvements not installed by the Developer in accordance with this Agreement and the Village's standard specifications. Prior to proceeding with such replacement, repair or construction, the Village shall give the Developer notice of any deficiency in the Developer's performance and allow not less than 30 days for the Developer to correct such deficiency. The Developer shall reimburse the Village for its costs in connection with such replacement, repair or construction.

M. Signs

Developer may apply for and place its temporary promotional signs on the Developer's property, if approved by the Village, until the models are sold.

N. Street Lamps

In lieu of street lamps; coach lamp light posts and fixtures are to be installed, owned, and maintained in the front yard of each house by each individual property owner, with lamp construction requirements to be recorded through deed and restrictive covenants.

SECTION II. APPROVAL AND TRANSFER OF PUBLIC IMPROVEMENTS

A. Inspection

All utility construction shall be inspected and tested by the Village Engineer or a consultant retained by the Village to assure that it complies with all construction and improvement requirements of the Village. Before any sureties are released to the Developer, the Village Engineer shall report the satisfactory completion and recommend acceptance of all public improvements to the Board of Public Works and Village Board. The Village Engineer shall review any written requests from the Developer and respond in writing within thirty days of receiving said letter indicating acceptance or reasons for denial of acceptance of said public improvements. The Developer shall pay the actual cost of such inspections as required by Section 38.14(f) of the Village of Jackson Municipal Code (see EXHIBIT "C").

B. As-Builts

After completion of all public improvements within the site, and prior to final acceptance of said improvements by the Village, the Developer shall prepare and present as-built documents in accordance with Section 38-209 of the Village of Jackson Municipal Code. As-builts shall be submitted on electronic media compatible with the Village's CAD system software, in addition to providing a reproducible medium to the Village Engineer.

C. Dedication

Subject to all of the other provisions of this Agreement and the exhibits hereto attached, the Developer shall, upon completion of all of the above described public improvements, unconditionally, and without charge to the Village, grant, convey and fully dedicate the same to the Village, its successors and assigns forever, free and clear of all encumbrances whatsoever; together with (without limitation because of enumeration) all land, structures, mains, conduits, pipes, lines, plant machinery, equipment, and appurtenances which may in any way be a part of or pertain to such improvements, together with any and all necessary easements for access thereto.

D. Acceptance

Following completion and dedication of the improvements within a phase and upon written request by the Developer, the Village shall report inspection and completion of the improvements to the next scheduled meetings of the Board of Public Works and Village Board. The Village shall thereupon accept such improvements in accordance with Section 38-184 of the Village of Jackson Municipal Code. The Village shall thereafter have the right to connect or integrate other utility facilities with the facilities provided hereunder without payment or award to, or consent required of, the Developer. The Village Clerk shall provide the Developer with a

certified copy of the Village Board Resolutions accepting improvements hereunder which the developer may record to evidence compliance with this Agreement.

E. Street Grades

Prior to construction, the Village shall establish the grade of all streets in accordance with Section 36-26 of the Village of Jackson Municipal Code, and as approved by the Village Engineer.

F. Improvement Guarantee

The Developer agrees to guarantee all improvements installed by it against defects in materials or workmanship which appear within a period of one year from the date of acceptance by the Village as herein provided and shall pay for any damages resulting therefrom to Village property.

G. Title Evidence

Prior to recording of the Final Plat, the Developer shall provide the Village with title evidence acceptable to the Village showing that upon recording, the Village shall have good, indefeasible title to all interests in land dedicated or conveyed to the Village by the Plat, this Agreement or other instruments required by this Agreement.

H. As-Built Alterations or Repairs

If the public improvements as installed by the Developer, even if in accordance with the approved plans, do not function or perform properly in the field as determined by the Village Engineer within the one-year guarantee period, the Developer shall at its expense make such repairs or alterations as required by Village Engineer. If the Developer fails to make such alterations or repairs as reported during the one-year guarantee period, then the Village will make the same and charge the Developer and/or draw on the Developer's letter of credit.

SECTION III. FINANCIAL GUARANTEE

A. Letter of Credit

Prior to the commencement of any public improvements, the Developer shall provide to the Village a formal letter of credit issued pursuant to Wisconsin Statutes which shall assure the faithful performance of the Developer's obligations under this Agreement as itemized in **EXHIBIT D**, attached hereto and incorporated herein by reference. The amount of the letter of credit shall be 115% of the amount of the estimated total of the contracts for the installation of public improvements as approved by the Village Engineer. The amount of the letter of credit may be reduced from time to time by the Village Administrator in amounts equal to the value of improvements, which have been installed, completed, and accepted by the Village. The letter of credit shall be payable to the Village and shall be conditioned upon and guarantee to the Village the performance by the Developer of its obligations under this Agreement. The letter of credit shall be approved as to form by the Village Attorney.

B. Preservation of Assessment Rights

In the event of a default by Developer under this agreement, and in addition to other remedies provided to the Village by this Agreement, the Village shall have the right without notice or hearing, to impose special assessments for any amount to which the Village is entitled by virtue of this Agreement. This provision constitutes the Developer's consent to the installation by the Village of all public improvements required by this Agreement and constitutes the Developer's waiver of notice and consent to all special assessment proceedings as described in Sec. 66.0701, Wis. Stats. In addition, if any of the common areas within the site are not maintained by the homeowner's association created by the Developer in a manner acceptable to the Village, the Village shall have the authority to provide the maintenance and charge the proportionate costs thereof against each unit within the Development as a special assessment or special charge pursuant to Section 66.0701 Wis. Stats.

C. Remedies Not Exclusive

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

SECTION IV. PERMITS AND FEES

A. Park Fees

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

B. Police and Fire Impact Fees

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

C. Building Permits

1. The Development is zoned PUD-Residential with the minimum requirements of the R-5 zoning. Homes will have the following minimum setback requirements:

- Road Setback = 25' on local streets
- Rear Yard = 25'
- Side Yard = 8'

2. Building permits within the site, other than building permits for model homes pursuant to subsection 2 below, will not be issued by the Village for residential construction until the Developer has installed and the Village has accepted all improvements within the site except the final course of asphalt.

3. Notwithstanding anything contained herein to the contrary, the Builders are authorized to receive up to **three** early issue building permits on each Builder's site to facilitate model home construction. All such homes shall be initially planned for model home use. The model homes may not be occupied for residential living purposes until the Developer has installed and the Village has accepted all public improvements within the site, except the final course of asphalt. The model homes may continue as model homes until sold.

C. Developer's Responsibility for Work

The Work within the site shall be under the charge and care of the Builder and Developer until the public improvements serving the site have been accepted by the Village.

D. Insurance Requirements

General: The Developer shall obtain insurance acceptable to the Village as required under this section. The Developer shall maintain all required insurance under this section until improvements have been accepted, and during any subsequent period in which the Developer does work under this Agreement pursuant to the improvement guarantee or otherwise.

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

Employer's Liability (if applicable)	\$100,000.00 per occurrence
Comprehensive Motor Vehicle Liability, Bodily Injury and Property Damage combined (if applicable)	\$1,500,000.00 per accident
Comprehensive General Liability	
Bodily Injury	\$1,500,000.00 per accident
Property Damage Combined	\$1,000,000.00 aggregate

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

SECTION V. LEGAL REQUIREMENTS and PUBLIC RESPONSIBILITY

A. Laws To Be Observed

The Developer shall at all times observe and comply with all federal, state and local laws, regulations, and ordinances which are in effect or which may be placed in effect which may affect the conduct of the work to be accomplished under this Agreement (**the "Work"**). The Developer shall indemnify and save harmless, the Village and all its agents, officers and employees, against any claims or liability arising from or based on the violation of any such law, ordinance, regulation or order, whether by himself or his agents, employees or contractors. The Developer shall procure all permits and licenses and pay all charges and fees and give all

notices necessary and incident to the lawful prosecution of the work to be completed under this Agreement.

B. Public Protection and Safety

The Developer shall be responsible for all damage, bodily injury, or death arising out of the Work whether from maintaining an “attractive nuisance” or otherwise. Where apparent or potential hazards occur incident to his conduct of the Work, the Developer shall provide other reasonable safeguards.

Owner’s Protective Liability (Independent Contractor Insurance):

The liability limits shall be the same as those of the Comprehensive General Liability Policy.

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

E. Indemnification

The Developer shall indemnify and hold harmless the Village, its officers, agents and employees from and against all claims, damages, losses and expenses, including attorney’s fees arising out of or resulting from the performance of the work, provided that any such claim, damage loss or expense (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom, and (b) is caused in whole or in part, by any negligent act or omission of the Developer, his Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder; provided, however, that such indemnification shall not extend to directions by the Village of its employees to perform acts if the acts are performed in accordance with such direction. A claim for indemnification under this section shall be conditioned upon the Village giving to the Developer, within five business days of receiving the same, written notice of any claim made against the Village which indemnification is sought, and if requested to do so by the Developer’s insurance carrier, the Village shall tender the defense of such claim to the Developer’s insurance carrier. In any and all claims against the Village its officers, agents and employees, by any employee of the Developer, his Contractor, and Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Developer, the Contractor or any Subcontractor under Workers’ Compensation Acts, disability benefit acts, or other employee benefits acts.

F. Personal Liability of Public Officials

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

SECTION VI. MISCELLANEOUS PROVISIONS

A. Survey Monuments

The Developer has certified that all survey or other monuments required by statute or ordinance will be properly placed and installed. Any monuments disturbed during construction of improvements shall be restored by Developer.

B. Zoning

The Village does not guarantee or warrant that the lands subject to this Agreement will not at some later date be rezoned, nor does the Village agree to rezone the lands into a different zoning district. It is further understood that any rezoning that may take place shall not void this Agreement.

C. Indemnification for Environmental Contamination

The Developer shall indemnify, defend, and hold the Village and its officers, employees, and agents harmless from any claims, judgments, damages, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultant, and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the Village by, under, pursuant to, or in connection with the Plat or this agreement (including, but not limited to, street right of way and park land) of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of all improvements. Without limiting the generality of the foregoing, the indemnification by the Developer shall include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air, or any other receptor.

The Village agrees that it will immediately notify the Developer of the discovery of any contamination or of any facts or circumstances that reasonably indicate that such contamination may exist in or on the real property. The Village also agrees that following notification to the Developer that contamination may exist, the Village shall make all reasonable accommodations to allow the Developer to examine the real property and conduct such clean-up operations as may be required by appropriate local, state, or federal agencies to comply with applicable laws.

D. Easements

All water, sanitary sewer, storm water drainage and utility easements dedicated to the Village on the plat grant the Village the right to construct, install, maintain, inspect, repair and replace the designated improvements in, on, over, or under the easement or permit others to do so. No use of the property shall be made which interferes with the Village rights. The Village's only obligation to restore the property after any use by the Village shall be to grade the soil, replace topsoil and plant grass seed.

E. Trash Container

A standard Village trash container and recycling bin will be provided by the Village at the time of the Certificate of Occupancy is issued for each residential unit contracted for trash and recycling pickup.

F. Pond and Common Areas

The detention pond easement area of Certified Survey Map Number 5727, recorded in Volume 41 of records at page 329, as approved by the Village for this development, and the responsibility for the maintenance of the entrance median within the development shall be transferred to a homeowner's association created by Developer. The Developer shall maintain the detention pond and the common areas until they are transferred to the homeowner's association. Upon transfer to the homeowner's association, the homeowner's association shall be responsible for maintaining the pond and the common areas. The Village shall be a party entitled to enforce the obligations of all members of the homeowner's association.

G. Exhibits

- "A" Legal Description of Property
- "B" Site Plan / Phasing Plan
- "C" Section 38-14 of Municipal Code
- "D" Itemization of Letter of Credit

SECTION VII. APPROVAL

The Village shall, contemporaneously, with the approval of this Agreement, approve the Plat and cause the same to be signed and endorsed by the appropriate officers. The Developer shall thereupon provide the Village with a conformed mylar copy of the Plat in accordance with Section 38-85 of the Village of Jackson Municipal Code.

SECTION VIII. AMENDMENTS

The Village and the Developer may, by mutual consent, amend this Developer's Agreement.

SECTION IX. BINDING EFFECT

The Developer warrants that it is the owner of all property described in Exhibit A and has full right and authority to make this Agreement. This Agreement and the grants, consents, and waivers contained herein shall run with the land and be binding upon the Developer and its successors and assigns including all individual lot owners within the plat.

NFI JACKSON, LLC

Date: _____

By: _____
Dirk Wildt, Member

Subscribed and sworn to before me

on: _____, 20__

Notary Public – State of Wisconsin (print name)

Notary signature

My commission expires: _____

VILLAGE OF JACKSON

Date: _____

By: _____
President, Michael E. Schwab

Date: _____

By: _____
John M. Walther, Administrator

Subscribed and sworn to before me

on: _____, 20__

Notary Public – State of Wisconsin (print name)

Notary signature

My commission expires: _____

This document was drafted by:
Brian W. Kober, P.E., Village Engineer
Village of Jackson

Please return recorded document to:
Village of Jackson
N168 W20733 Main St
PO Box 637
Jackson, WI 53037

STAFF REVIEW COMMENTS
Plan Commission Meeting – February 28, 2019

1. Planned Unit Development – Final Plat – Bielinski Homes Inc. – Laurel Springs Addition #1 - Phase I & II – Jackson Drive and Cedar Creek Road

Building Inspection

- A thorough understanding and written outline of the proposed phasing as it relates to infrastructure, site excavation, grading, stormwater management during construction, and erosion control measures is needed.
- Developer should provide an established trucking route for the development. Consideration should be given to the proposed roadway improvements to Jackson Dr. and Cedar Creek Rd. and the impacts of heavy trucks on the new pavement.

Public Works/Engineering

- The water loop for phase 1 will be made possible by connecting the 16-inch water main under the railroad tracks.
- Since, the Village is reimbursing Bielinski Homes for the reconstruction of Cedar Creek Road and Jackson Drive, the improvements will be completed during phase one.
- A final review will be completed for the utility layout prior to requesting DNR approval.

Police Department

- No comments.

Fire Department

Sec. 18-113. - Spacing of fire hydrants on public streets.

Fire hydrants on public streets shall conform to the following placement requirements:

- Hydrants on single-family zoned residential streets shall be spaced no more than 500 feet apart.
- Hydrants on multifamily, business, commercial and industrial zoned streets shall be spaced no more than 250 feet apart.
- Hydrants spacing on streets zoned PUD shall be determined by the fire chief or authorized representative using the spacing requirements of either subsection (1) or (2) of this section, as appropriate.

Administrative/Planning

- Recommend Phase I B be included in Phase I.

STAFF REVIEW COMMENTS
Plan Commission Meeting – February 28, 2019

2. Planned Unit Development - JYM Investments LLC – Tenant Buildings Storage Units – Stonebrook Drive

Building Inspection

- DNR wetland mapping indicates areas proposed to be filled are delineated as Wetlands. While it is possible that the proposed fill area would meet the definition of an “artificial wetland area” the owner would have to demonstrate to the DNR that the area qualifies for an Artificial Wetland Exemption.
- Absent the above written exemption, all DNR permits would be required prior to issuance of Village permits.
- Inspection staff have had a preliminary conversation with the property owner regarding proposed erosion control methods to be implemented during and after the filling process.

Public Works/Engineering

- The area where the garages are being proposed is a low wet area of the property. The Developer is required to have DNR approval if necessary in order to fill the low wet area.
- The proposed garages shall be rented only by apartment residents associated with the JJ Merkel Development.

Police Department

- Chief Swaney review the request to burn the brush.

Fire Department

- Driveway should be wide enough for a fire engine to drive around.
- Burning of brush is not allowed in the Village due to policies and procedures.

Administrative/Planning

- Mitigation of the wetland areas needs to be delineated.

3. Conditional Use Permit – Renee Kaiser – Three Dogs – Main Street

Building Inspection

- No comments.

STAFF REVIEW COMMENTS
Plan Commission Meeting – February 28, 2019

Public Works/Engineering

- The location and size of the property would provide acceptable reason for the Village to approve the third dog. Recommend approval.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- The location and size of the parcel are conducive to allowing three dogs.

4. Planned Unit Development – Final Plat – Cobblestone Builders

Building Inspection

- No Comments.

Public Works/Engineering

- The Village has approved the preliminary plat for the development, and there are no changes, so the Village is recommended to approve the final plat.

Police Department

- No Comments.

Fire Department

- Design and setback's look good.
- Fire hydrant on the north side of subdivision needs to be moved as it is right next to an electrical box!
- Not sure why a hydrant was not put in the middle of the east side. I will have to measure it to make sure it meets Village code.

STAFF REVIEW COMMENTS
Plan Commission Meeting – February 28, 2019



Administrative/Planning

- Recommend Approval.