

AGENDA

PLAN COMMISSION MEETING

Thursday – July 26, 2018 – 7:00 p.m.

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call
2. Minutes – June 28, 2018 Plan Commission Meeting
3. Conditional Use – Supply One – Building Addition
4. Conditional Use – Cathedral Builders – Building Addition and Storage Building
5. Conditional Use – J&K Ministorage, LLC – Building and Ground Signs
6. Certified Survey Map (CSM) – Armstrong
7. PUD Amendment – Nayz Rayz – Banner Sign
8. PUD Amendment – Pizza Station – Banner Sign
9. Chicken Ordinance – Discussion Only
10. Citizens to Address the Plan Commission
11. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – June 28, 2018 – 7:00 p.m.
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037

1. Call to Order & Roll Call

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

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

Members absent: None.

Staff present: Jim Micech and Jilline Dobratz.

2. Minutes – April 26, 2018, Plan Commission Meeting

Motion by Peter Habel, second by Jon Weil to approve the minutes of the April 26, 2018 Plan Commission meeting.

Vote: 7 ayes, 0 nays. Motion carried.

3. Certified Survey Map – TID #6

Jim Micech stated everything is in order as far as he knows.

Motion by Pres. Schwab, second by Peter Habel to recommend to the Village Board the approval of the Certified Survey Map – TID #6.

Vote: 7 ayes, 0 nays. Motion carried.

4. Concept Plan – Stonewall Ridge – Site Plan Revisions/Density Reduction

Kurt Henning was present to explain the project. This project was approved 12 years ago and he is now proposing to reduce the 12-family units to 8-family units. The driveways would remain the same, but the buildings would be smaller and will have more green space. The 4-family units would be changed to 2-family units and have 2 garages instead of 4. Also, they would possibly like to make 1 or 2 commercial spaces and a storage garage for the use of the condo association. Jim Micech stated the original plan was approved for more commercial space and it is now being reduced; it's a concept plan right now.

Motion by Pres. Schwab, second by Peter Habel to recommend the Village Board approve the concept plan for Stonewall Ridge as presented and per staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

5. Citizens to Address the Plan Commission

There were no citizens to address the Commission.

6. Adjourn

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

Vote: 7 ayes, 0 nays. Meeting adjourned at 7:11 p.m.

Respectfully submitted,

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

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

Name of Applicant Design 2 Construct Development Corporation
 Contact Jordan O'Connor Address/ZIP N173 W21010 Northwest Passage, 53037 Phone # (262) 677-9933
 E-mail Address joconnor@design2construct.com Fax # where Agenda/Staff comments are to be faxed (262) 677-9934
 Name of Owner SupplyOne, Inc. Address/ZIP W209 N17450 Industrial Drive, 53037 Phone# (262) 677-8655
 Owner Representative/Developer Design 2 Construct Development Corporation
 Proposed Use of Site Addition to a manufacturing facility Present Zoning PUD

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

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: SupplyOne, Inc.

For a property located at (address): W209 N17450 Industrial Drive, Jackson, WI 53037

Phone number of Business/Applicant: (262) 677-8655

For (land use, activity, sign, site plan, other): Addition to an existing building (manufacturing)

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

Hours of Operation: Shipping/Receiving 7:00am-4:00 pm (m-f); Office: 8:00am-5:00pm (m-f)

Comprehensive/Master Plan Compatibility: -

Building Materials (type, color): Insulated Metal panels, Aluminum windows, Insulated overhead doors - all to match existing building

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

Screening/Buffering: see enclosed drawings

Landscape Plan (sizes, species, location): see enclosed drawings

Signing (dimensions, colors, lighting, location): Not part of this application

Lighting (wattage, style, pole location and height, coverage): wall-mounted 250w, full cut-off LED

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), (sidewalk/pedestrian way width and material): 27' wide drive aisle with sidewalks at building

Storm-water Management: see enclosed drawings

Erosion Control: see enclosed drawings

Fire Hydrant Location(s): see enclosed drawings

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

Hazardous Material Storage: none

Alarm Systems: Existing system to be extended into addition.

Site Features/Constraints: n/a

Parking (no. of spaces, handicapped parking, and dimensions): 94 existing spaces with 4 handicap spaces 20'x10'

Tree and shrub preservation: n/a

Setbacks/height limitations: Building addition to match existing in height, see enclosed drawings

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

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

TERMS OF THIS PERMIT

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

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

Jim Diel _____, Owner
Please print name

John Walther, Administrator

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.

July 3, 2018

Planning Commission
Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

Re: Supply One – Plan Commission Application Package

Dear Members,

Please accept the attached plans and Village of Jackson Development Application Form for plan commission review under the heading of conditional use. The proposed building addition to Supply one is an expansion of the manufacturing/warehouse facility. The existing offices are to remain unaltered.

Building Material & Colors:

- Metal cladding: Gray color to match existing.
- Aluminum windows and entrances: Match existing.

You will also find attached the additional information required per the application form.

If you have any questions regarding these materials or require further information please feel free to contact our office.

Sincerely,

Design 2 Construct Development Corp.

Jordan O'Connor
Architect
Design 2 Construct
262-677-9933



MEMORANDUM

July 6, 2018

Job Name: SupplyOne
Job Number: 18-00183
Re.: Plan Commission Application Package
To: Village of Jackson

LETTER OF INTENT

Dear Plan Commission:

Design 2 Construct Development Corporation would like to submit for your consideration preliminary plans for an addition to an existing building located in the Jackson Northwest Business Park. It is the intent of Supply One to have Design 2 Construct build an addition to their existing manufacturing facility. The addition will consist of 51,935 square feet of open factory space, new windows, new doors – including (4) 10’x10’ dock doors and (2) 10’x14’ overhead doors for pick-up/deliveries – and new entrances on the north, east and south facades. The addition will be located to the east of the existing building which is located on Northwest Passage.

IMPACT STATEMENT

The annual water consumption and sewage generation may be slightly impacted as a result of the addition. Estimates for these figures are to be determined.

Existing parking for approximately 80-90 total employees over multiple shifts, depending on shifts, plus any customer vehicles.

No additional signage is proposed at this time and would be handled as part of a separate application by the Owner accordingly.

General hours of operation are as follows:

Shipping and Receiving: 2 shifts from 6:00 AM – 11:00 PM, M-F

Office: 8:00 AM – 5:00 PM, M-F

Start of construction is anticipated to be Fall of 2018 with the estimated completion in Spring of 2018.

There will be no hazardous materials, unusual conditions, noises or odors.

Thank you for your consideration,
Design 2 Construct Development Corporation

N173 W21010
Northwest Passage

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934





BUILDING DESIGN FOR:

SUPPLY ONE
 W209N17450 INDUSTRIAL DRIVE
 JACKSON, WI 53037

PROJECT DATA: SHEET INDEX:

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE

OCCUPANCIES: FACTORY: F1
 STORAGE: S1
 BUSINESS: B

CLASS OF CONSTRUCTION: TYPE IIB
 NO. OF STORIES: TWO
 BUILDING IS: FULLY SPRINKLED (ESFR SYSTEM)

BUILDING TYPE: FACTORY/ WAREHOUSE USE WITH ASSOCIATED BUSINESS AREAS

PROPOSED AREAS (GROSS):
 FACTORY: 191,760 SF
 BUSINESS: 23,477 SF
 TOTAL: 215,237 SF

ALLOWABLE AREAS (GROSS)
 BUILDING QUALIFIES FOR UNLIMITED AREA
 FULLY SPRINKLED
 60'-0" MIN. FRONTAGE
 TOTAL: N/A SF

OCCUPANCY SEPARATIONS: NONE: NON-SEPARATED USES METHOD USED

OCCUPANT LOAD:
 NO. OF EMPLOYEES: 8 (8W / 2M)

WAREHOUSE (500 SF/OCC.): 384 OCC
 BUSINESS (100 SF/OCC.): 235 OCC
 TOTAL: 618 OCC

EXIT WIDTH (.8" PER OCCUPANT):
 REQUIRED: 111.3 (72" MINIMUM)
 PROVIDED: 224

EXIT DISTANCES:
 FACTORY (WORST CASE): 250'

SANITARY REQUIREMENTS: 618 OCCUPANTS
 REQUIRED (MALE): X WC, X LAV
 PROVIDED (MALE): 4 WC, 4 LAV, 2 UR
 REQUIRED (FEMALE): X WC, X LAV
 PROVIDED (FEMALE): 5 WC, 4 LAV
 PROVIDED (GENERAL): 0 DF, 1 SERV. SINK

NOTES:
 NO DRINKING FOUNTAIN WILL BE PROVIDED. WATER IS PROVIDED IN THE FORM OF BOTTLED WATER THAT WILL BE PROVIDED BY THE TENANT

TS TITLE SHEET

ARCHITECTURAL

A1.0 SITE PLAN
 A2.1 FIRST FLOOR PLAN
 A4.0 EXTERIOR ELEVATIONS

PROJECT CONTACTS

CIVIL CONSULTANT _____ ARCHITECT _____
 JORDAN O'CONNOR/MARK HERTZFELDT

PROJECT MANAGER _____

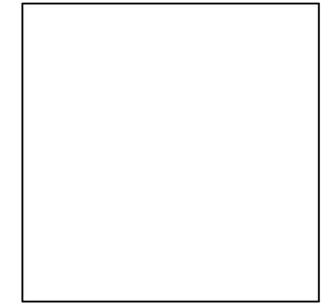
PROJECT NO. _____
 18-00183

DATE _____
 07.03.18

SEAL _____

LANDSCAPE CONSULTANT _____

STRUCTURAL CONSULTANT _____



PREV. TRANS. NO.:
 NEW TRANS. NO.:
 REVIEWER:

DESIGN
 •
 CONSTRUCTION

PHONE (262) 677-9933
 FAX (262) 677-9934

•
 N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037



N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

•
 PHONE 262.677.9933
 FAX 262.677.9934

•
 info@design2construct.com

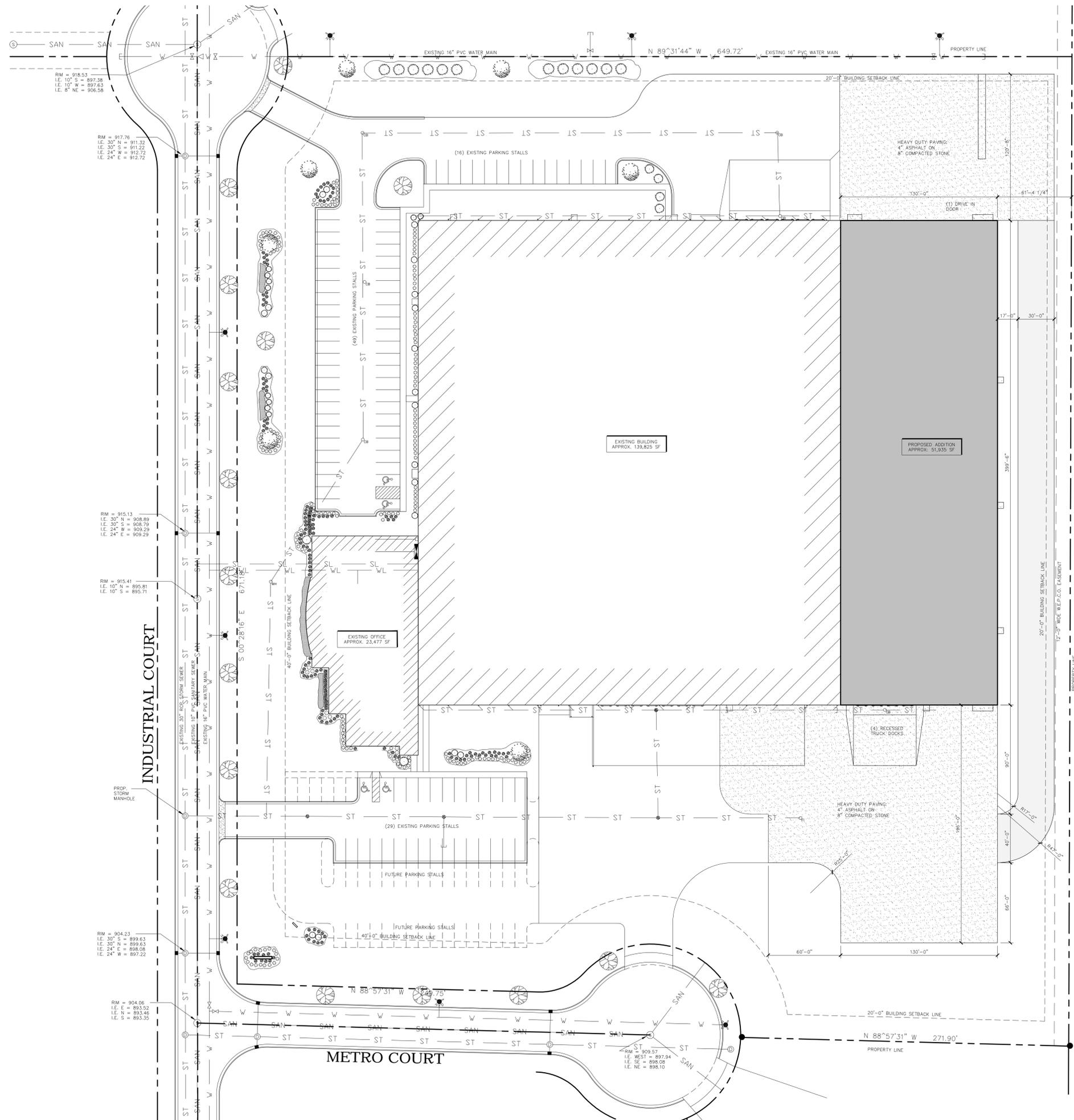
BUILDING DESIGN FOR:
SUPPLY ONE - ADDITION
 *
 W209 N17450 INDUSTRIAL DRIVE
 JACKSON, WI 53037

SHEET TITLE
 TITLE SHEET

REVISIONS

PROJECT DATA	
DATE	07.03.2018
JOB NO.	18-00183
SET USE	PLAN COMMISSION
FILE NAME	A1-TS
DRAWN BY	JMH
SHEET NO.	TS

TS



SITE DATA:

SITE AREA:	537,011 S.F. 12.33 ACRES
AREA OF PROPOSED BUILDING:	51,935 S.F.
TOTAL BUILDING FOOTPRINT:	206,075 S.F. (38.4% OF SITE)
TOTAL HARD SURFACE AREA:	156,135 S.F. (29.1% OF SITE)
EXISTING PAVING:	94,263 S.F.
NEW PAVING:	58,279 S.F.
EXISTING SIDEWALK:	3,593 L.F.
TOTAL GREENSPACE AREA:	174,801 S.F. (32.5% OF SITE)
ZONING DISTRICT:	PUD
FRONT YARD SETBACK:	40'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	20'-0"
TOTAL PARKING PROVIDED:	94 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	1
HANDICAP PARKING PROVIDED:	4

- SITE KEY:** (NOT ALL ITEMS MAY BE USED ON THIS PROJECT)
- ⊗ - BUILDING LIGHT (RECESSED, METAL HALIDE, 50W U.N.O.)
 - ⊕ - BUILDING LIGHT (WALL MOUNTED, CUT-OFF TYPE, METAL HALIDE, 100 OR 250W)
 - - CATCH BASIN
 - - CURB INLET
 - - ELECTRIC / TELEPHONE SERVICE
 - - FIRE HYDRANT
 - - GAS VALVE
 - - LIGHT POLE (SINGLE HEAD)
 - - LIGHT POLE (TWO-HEAD)
 - - LIGHT POLE (THREE-HEAD)
 - - LIGHT BOLLARD
 - - MANHOLE
 - - POWER POLE
 - - SIGN ("HANDICAP PARKING")
 - - TELEPHONE PEDESTAL
 - - WATER VALVE
 - - ELECTRIC LINE
 - - FENCE LINE
 - - FIBER OPTIC LINE (UNDERGROUND)
 - - GAS LINE
 - - SANITARY SEWER
 - - STORM SEWER
 - - TELEPHONE LINE
 - - WATER LINE

WISCONSIN CENTRAL RAILROAD

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



DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:

SUPPLY ONE - ADDITION
*
W209 N17450 INDUSTRIAL DRIVE
JACKSON, WI 53037

SHEET TITLE
PRELIMINARY SITE PLAN

REVISIONS

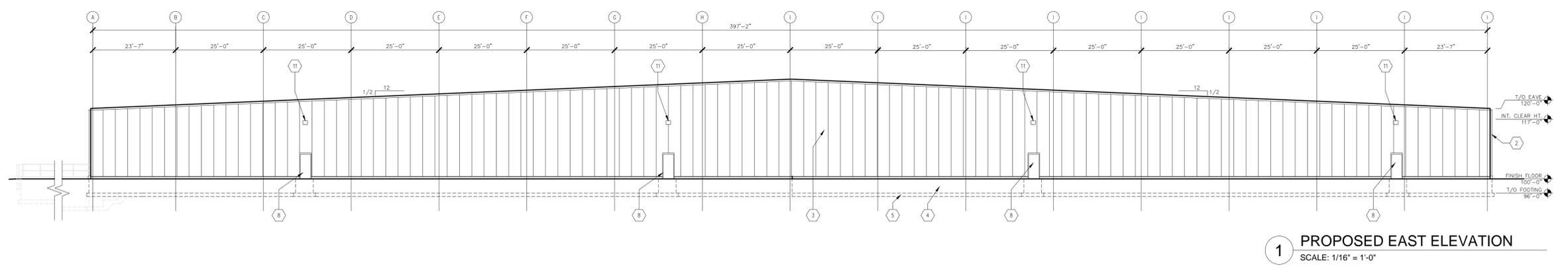
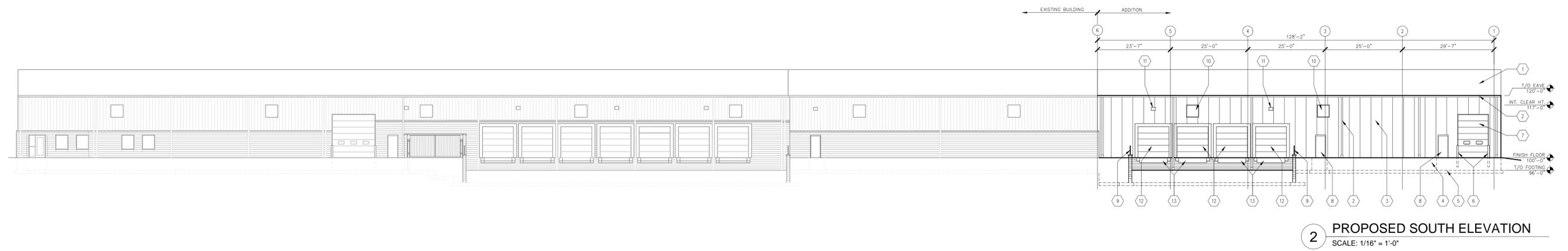
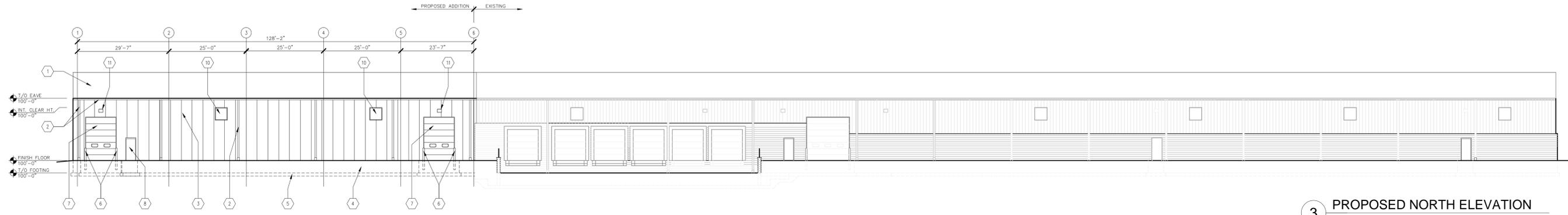
PROJECT DATA

DATE	07.03.2018
JOB NO.	18-00183
SET USE	PLAN COMMISSION
FILE NAME	C1-A1.0
DRAWN BY	JMH
SHEET NO.	

A1.0

- TYPICAL BUILDING FINISHES**
- 1 24 GAGE PREFINISHED GALVALUME STANDING SEAM ROOF SYSTEM TO MATCH EXISTING
 - 2 PREFINISHED GUTTER & DOWNSPOUT TO MATCH EXISTING
 - 3 PREFINISHED INSULATED METAL WALL PANEL - COLOR TO MATCH EXISTING METAL PANEL
 - 4 12" CMU FOUNDATION WALL
 - 5 CONCRETE FOOTING
 - 6 6" BOLLARD CONCRETE FILLED, PAINT TO MATCH BUILDING
 - 7 10"x14" STEEL INSULATED OVERHEAD DOOR w/ ELECTRIC OPENER, ALTERNATE OPTION TO INCLUDE LITES (TYP.)
 - 8 3'-0" x 7'-0" INSUL. H.M. FRAME & DOOR
 - 9 PAINTED METAL RAILING - COLOR MATCH EXISTING
 - 10 PREFINISHED ALUMINUM FRAMING w/ TINTED INSULATED FRAMING TO MATCH EXISTING
 - 11 WALL MOUNTED LIGHT FIXTURE TO MATCH EXISTING
 - 12 8x10 INSULATED OVERHEAD DOCK DOOR
 - 13 DOCK LEVELER WITH SEAL & BUMPERS

NOTES:
-



BUILDING DESIGN FOR:
SUPPLY ONE - ADDITION
*
W209 N17450 INDUSTRIAL DRIVE
JACKSON, WI 53037

SHEET TITLE
BUILDING ELEVATIONS

REVISIONS

PROJECT DATA

DATE	07.03.2018
JOB NO.	18-00183
SET USE	PLAN COMMISSION
FILE NAME	G1-A4.0
DRAWN BY	JMH
SHEET NO.	

A4.0

RJ MARX COMMERCIAL
N173W21255 NORTHWEST PSGE
JACKSON WI 53037-0000

B&G INVESTMENTS OF JACKSON LLC
N171W21048 INDUSTRIAL DR
JACKSON WI 53037-0000

GREEN VALLEY ASSOC
PO BOX 99
MENOMONEE FALLS WI 53052-0099

LLS III LLC
4201 CTY HWY P
JACKSON WI 53037-0000

VILLAGE OF JACKSON
PO BOX 637
JACKSON WI 53037-0000

JACKSON GOLF CLUB LLC
2466 LOUGH LN
HARTFORD WI 53027-0000

JOHN C KUBER, ELLEN M KUBER
W200N14144 ROCKY LN
RICHFIELD WI 53076-0000

CEDAR BAY INVESTMENT
N173W21441 NORTHWEST PASSAGE
JACKSON WI 53037-0000

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

Name of Applicant Cathedral Builders, Inc.
 Contact Dean or Jody Giacomini Address/ZIP N169W21170 Tower Drive Jackson WI 53037 Phone # 262-250-1985
 E-mail Address jody@cathedralbuilders.com Fax # where Agenda/Staff comments are to be faxed 262-674-1944
 Name of Owner Giacomini Family Holdings LLC Address/ZIP N169W21170 Tower Drive Jackson WI 53037 Phone# 262-250-1985
 Owner Representative/Developer Thomas Design Inc. Thomas Sugans N9568 Winnebago Park Rd. Fond du Lac, WI 54937 920-972-7131
 Proposed Use of Site Cabinetry millwork shop Present Zoning M-1

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

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

Storm-water Management: existing

Erosion Control: N/A

Fire Hydrant Location(s): existing in lot

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: Knox Box left of entry door is existing Dean Giacomini 414-688-5799 Tony Giacomini 414-688-3474

Hazardous Material Storage: stain & lacquer stored in fireproof cabinets

Alarm Systems: existing sprinkler will be added on to.

Site Features/Constraints: none

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

Tree and shrub preservation: N/A

Setbacks/height limitations: none

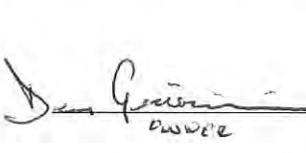
Wastewater Usage Projected: minimal gal/year Water Usage Projected: minimal gal/year

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

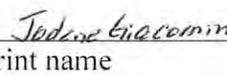
TERMS OF THIS PERMIT

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

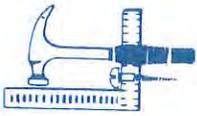
Applications shall be submitted by 4:00 PM on the Friday of the month to be considered by the Planning Commission that month. In some cases, more than the number of copies on the face of this form will be required. Only complete applications shall be presented to the Planning Commission and the Village 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 for Conditional Use Permit check*
✓ 1.a. **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.



Cathedral Builders, Inc.

N169W21170 Tower Dr.
Jackson, WI 53037

Phone: 262-250-1985
Fax: 262-674-1944

April 6, 2018

To: Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

From: Cathedral Builders, Inc.

Purpose: Concept Plan

Subject: LETTER OF INTENT

Dear Village,

Please accept this letter of intent as the description of use at the property located at N169W21170 Tower Drive, Jackson, WI 53037. The tax key parcel identifier associated with this property is V3009400E.

We are proposing a 60'x125' addition to our existing building plus a 60'x25' enclosed drive-in loading dock both to be used for the purpose of added manufacturing space. Materials will be to match existing building including steel siding, and steel roof.

Also, to match existing building, a proposed 40'x64' outbuilding to be for storage of equipment and vehicles.

We have relocated to Jackson from Menomonee Falls in 2016, and are looking forward to many more productive years at our company here in the Village of Jackson.

Thank you for your consideration.

Sincerely,

CATHEDRAL BUILDERS, INC.

Jody L. Giacomini
President

Dean A. Giacomini
Owner

JRB Electric, Inc.
N171 W21045 Industrial Drive
Jackson, WI 53037

B&G Investments
N171 W21048 Industrial Drive
Jackson, WI 53037

Randall Groth, LLC
N173 W21441 Northwest Passage
Jackson, WI 53037

J&K Associates
C/O Kevin Dittmar
P.O. Box 99
Menomonee Falls, WI 53052

Tower Investments
P.O. Box 270625
Hartford, WI 53037

MAC Leasing Properties, LLC
P.O. Box 336
Jackson, WI 53037

Andrew Fritsch
1914 Conestoga Court
Richfield, WI 53076

Green Valley Associates, LLC
P.O. Box 99
Menomonee Falls, WI 53052

*JACKSON DISTRIBUTION WAREHOUSE
N169 W21177 TOWER DRIVE
JACKSON, WI 53037*

VILLAGE OF JACKSON TREASURER
 PO BOX 637
 JACKSON WI 53037

WASHINGTON COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2017
 REAL ESTATE

GIACOMINI FAMILY HOLDINGS LLC



Parcel Number: V3 0073
 Bill Number: 186930

186930/V3 0073
 GIACOMINI FAMILY HOLDINGS LLC
 N169W21170 TOWER AVE
 JACKSON WI 53037

*Ad 1018
 12/21/17*

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
 W213N17010 INDUSTRIAL DR
 Sec. 18, T10N, R20E
 V OF JACKSON PT OF SW DOC 1411704
 1.120 ACRES

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
82.600	0	82.600	0.980285011	0.01838888	1518.92
(Does NOT reflect credits)					
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	
84.300	0	84.300		112.36	
TAXING JURISDICTION	2016 EST. STATE AIDS ALLOCATED TAX DIST.	2017 EST. STATE AIDS ALLOCATED TAX DIST.	2016 NET TAX	2017 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	14.88	0.00	-100.0%
WASHINGTON COUNTY	110,936	122,780	247.07	228.91	-7.4%
VILLAGE OF JACKSON	583,814	613,771	701.35	660.83	-5.8%
WEST BEND SCHOOL	4,034,621	4,274,728	649.24	574.47	-11.5%
MOR PARK TECH COLL	552,447	579,494	57.52	54.71	-4.9%
TOTAL	5,281,818	5,590,773	1,670.06	1,518.92	-9.0%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			1,670.06	1,518.92	-9.0%

TOTAL DUE: \$1,518.92
 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:
JANUARY 31, 2018
 Warning: If not paid by due dates, instalment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
 Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

PAY 1ST INSTALLMENT OF: \$759.92 BY JANUARY 31, 2018 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: VILLAGE OF JACKSON TREASURER PO BOX 637 JACKSON WI 53037 PIN# V3 0073 GIACOMINI FAMILY HOLDINGS LLC BILL NUMBER: 186930	PAY 2ND INSTALLMENT OF: \$759.00 BY JULY 31, 2018 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: WASHINGTON COUNTY TREASURER 432 E WASHINGTON ST, PO BOX 1986 WEST BEND, WI 53095-7986 PIN# V3 0073 GIACOMINI FAMILY HOLDINGS LLC BILL NUMBER: 186930	PAY FULL AMOUNT OF: \$1,518.92 BY JANUARY 31, 2018 AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: VILLAGE OF JACKSON TREASURER PO BOX 637 JACKSON WI 53037 PIN# V3 0073 GIACOMINI FAMILY HOLDINGS LLC BILL NUMBER: 186930
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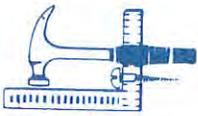
INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



N169W21170 Tower Dr.
Jackson, WI 53037

Phone: 262-250-1985
Fax: 262-674-1944

July 6, 2018

To: Village of Jackson

From: Cathedral Builders, Inc.

Subject: Impact Statement

Reference: Addition on Property at W169 W21170 Tower Drive

Dear Village,

Please see responses to the impact statement items that we have knowledge of below:

- A. Annual water consumption estimate – Minimal
- B. Annual sewage generation estimate – Minimal
- C. Vehicle Trip Generation – 13 Employees to and from work daily = 26, 2 delivery vehicles 2 times/day = 8, No Sales Personnel
- D. Estimated number of vehicles to be stored on site – 2 company vehicles intended to be stored inside, 1 delivery trailer outside/building
- E. Proposal Signs – already approved for future
- F. General Hours of Operation – 5:30 am – 5:00 pm m-Fri; Occasional Saturdays
- G. Anticipated user profiles – N/A
- H. Proposed dates of construction and completion – August 2018 – February 2019 – to start upon Village permit approval
- I. Unusual conditions – Noise, Dust, Stains, Lacquer

Sincerely,

CATHEDRAL BUILDERS, INC.

Jodene L. Giacomini

President

Cathedral Builders, Inc.

34026

Village of Jackson

Check Date: Jul 6, 2018

Check Amount \$150.00

Item to be Paid - Description

Discount Taker

Amount Paid

Conditional Use Permit - Addition Tax Key - *V30073*

150.00

Cathedral Builders, Inc.
N169 W21170 Tower Drive
Jackson, WI 53037
PH. (262) 250-1985

ASSOCIATED BANK
WISCONSIN
79-57/759

34026
FRAUDARMOR

DATE

Jul 6, 2018

AMOUNT
*150.00

\$

One Hundred Fifty and 00/100 Dollars*****

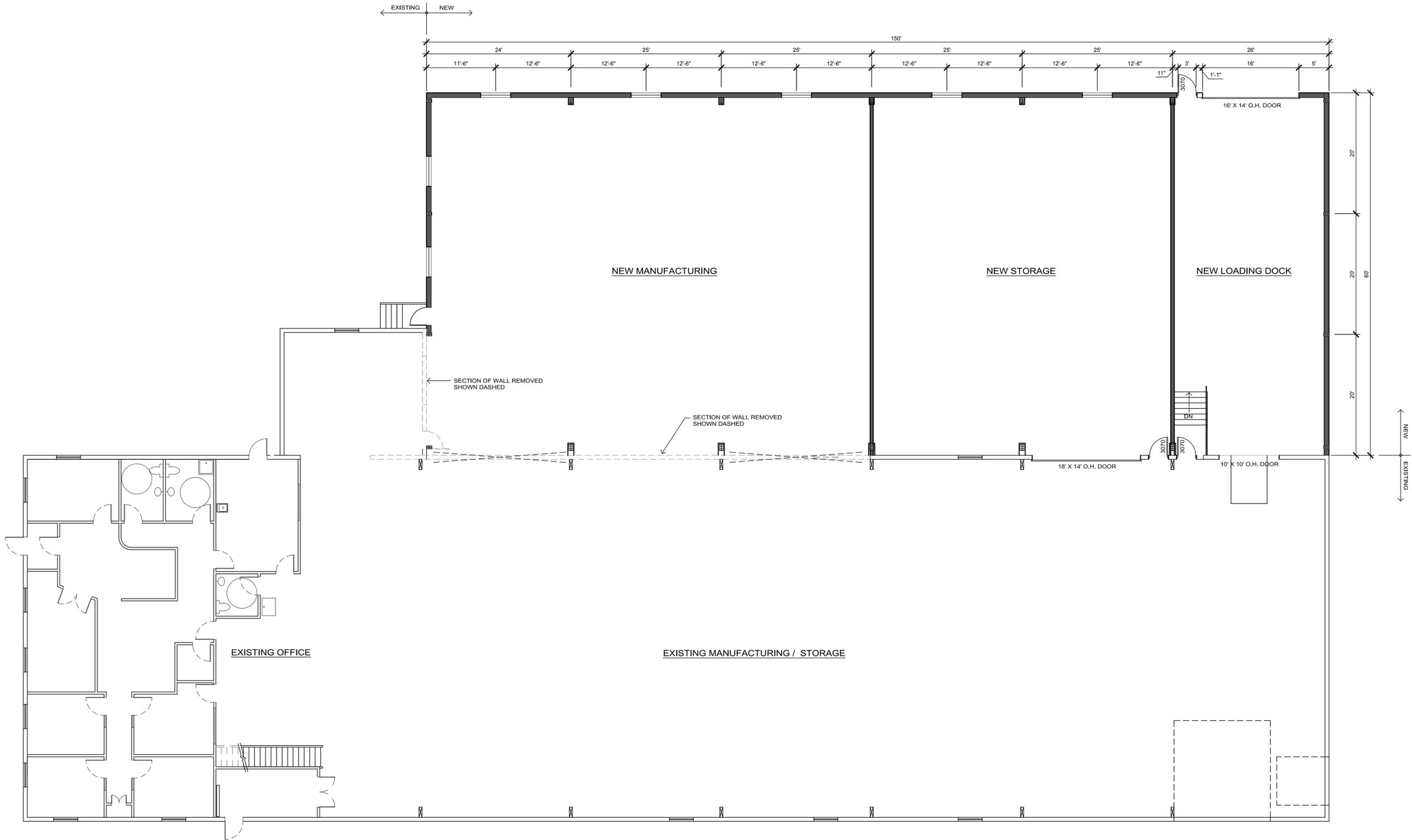
PAY
TO THE
ORDER
OF:

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

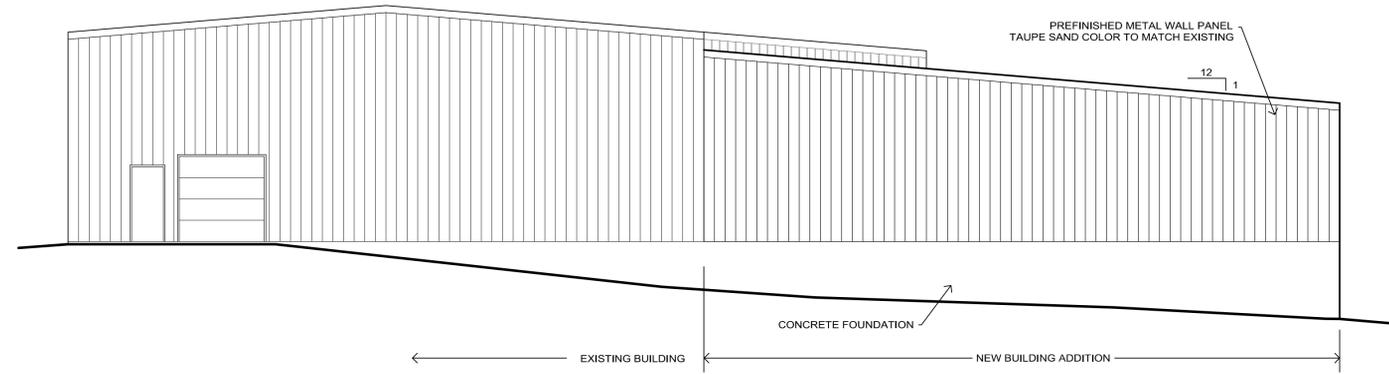
J. Hoover
AUTHORIZED SIGNATURE

⑈034026⑈ ⑆075900575⑆ 0014 014 071⑈

Photo Safe Deposit®
Details on Back. MP

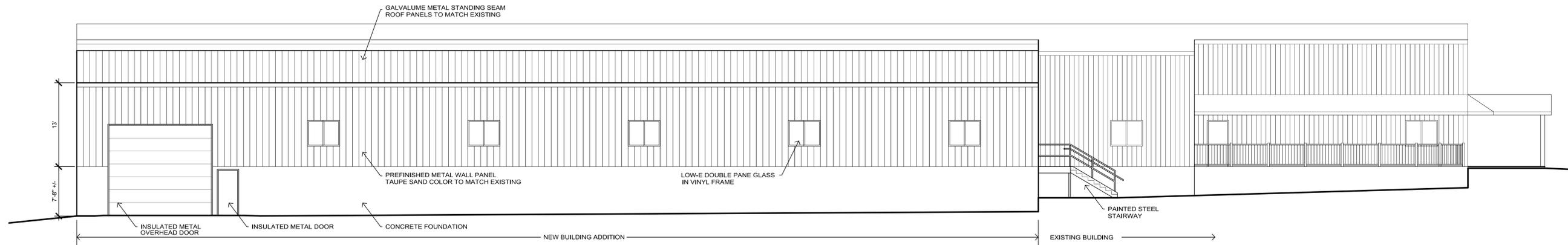


FLOOR PLAN
SCALE: 1/8" = 1' - 0" NORTH



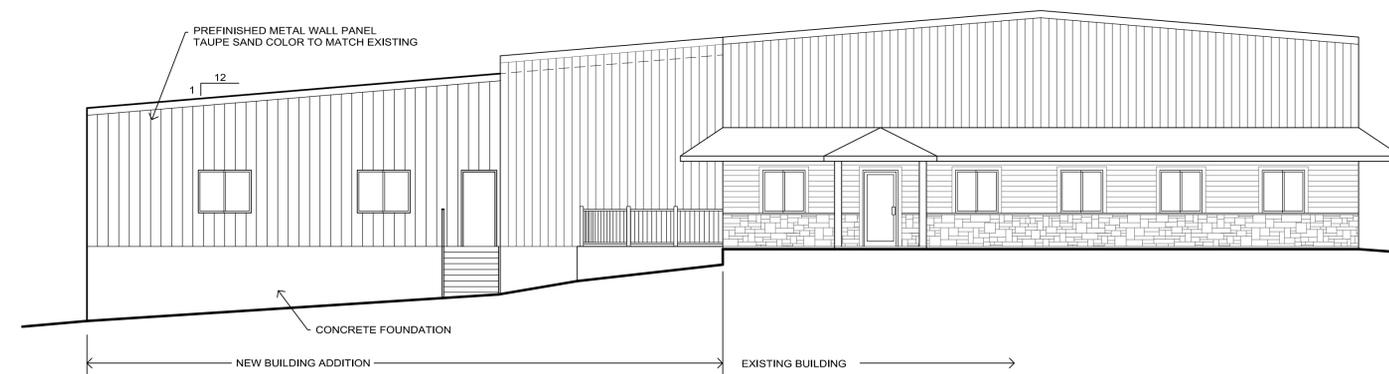
NORTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

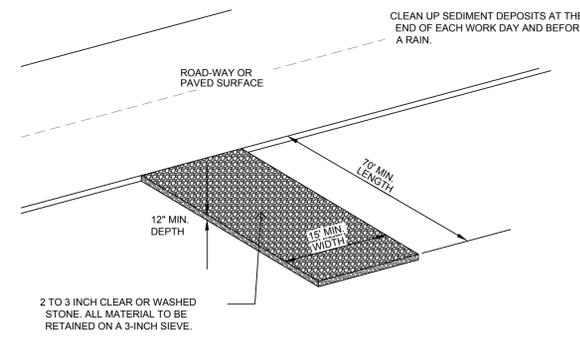
NEW BUILDING ADDITION
CATHEDRAL BUILDERS INC.
 N169 W21170 TOWER DRIVE, JACKSON, WI

THOMAS DESIGN
 ARCHITECT
 FOND DU LAC, WISCONSIN (920)-922-7131

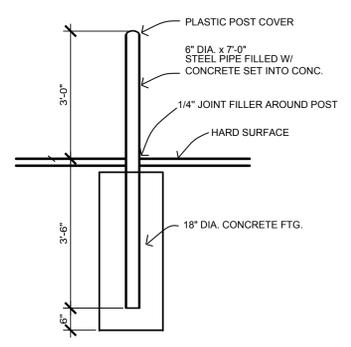
PROJECT NUMBER
 1816

C1.2
 SHEET NUMBERS

1. DIVERT FLOW AWAY FROM TRACKING PAD USING CULVERTS, SHALLOW TRENCH OR DIVERSION DAM.
2. ROCKS LODGED BETWEEN THE TIRES OF DUAL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE SITE.
3. ON SITES WITH HIGH WATER TABLE OR SATURATED SOILS, INSTALL A DOT TYPE R GEOTEXTILE FABRIC UNDER STONE TRACKING PAD.
4. MAINTAIN UNTIL SITE IS PAVED / STABILIZED.



5 TRACKING PAD DETAIL
 NO SCALE



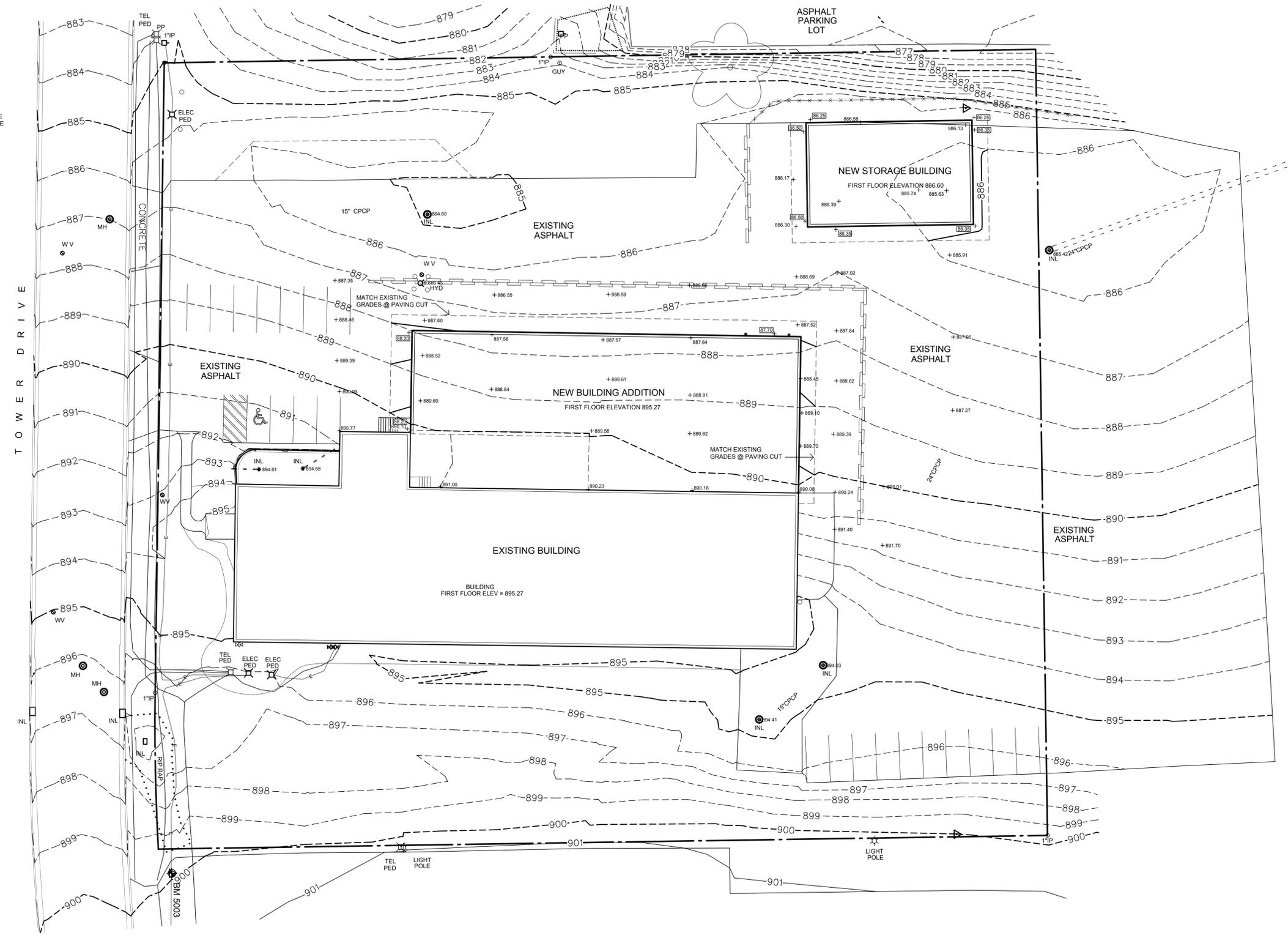
6 GUARD POST DETAIL
 SCALE: 1/2" = 1'-0"

GENERAL NOTES:

1. DISTURBED AREA = 16,400 S.F. +/-
2. FIELD VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
3. STREETS SHALL BE CLEANED AND KEPT FREE OF DEBRIS AS NECESSARY AT THE END OF EACH WORK DAY
4. ETR INDICATES EXISTING TO REMAIN.
5. ALL UTILITIES SHOWN ARE EXISTING TO REMAIN

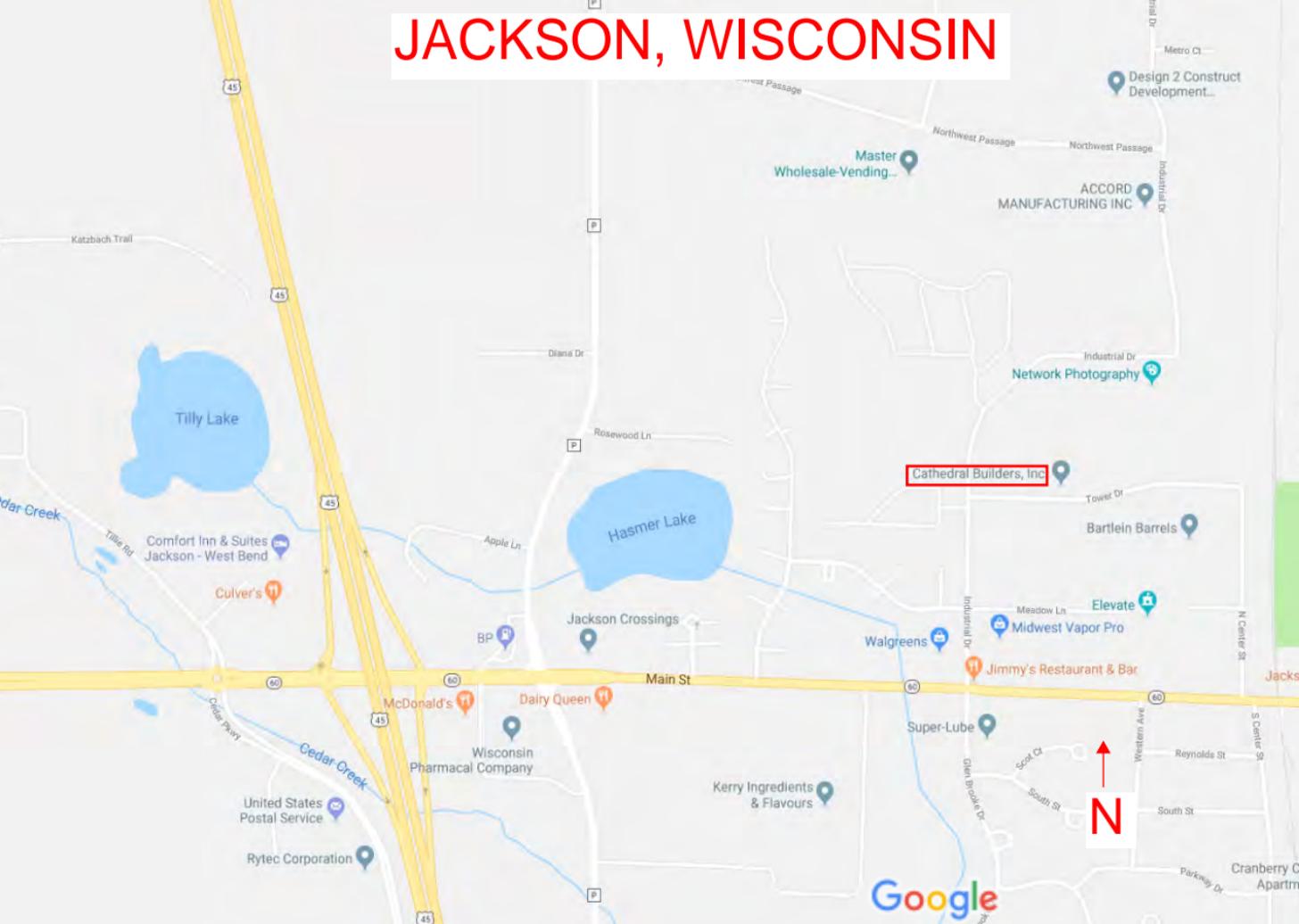
SYMBOLS:

- 726.37 EXISTING SPOT ELEVATION
- 725.83 NEW SPOT ELEVATION
- SILT FENCE



GRADING PLAN
 SCALE: 1" = 20'
 NORTH

JACKSON, WISCONSIN





Dittmar
REALTY, INC.

Equal Housing Opportunity

Conditional Use Application – Jackson Self-Storage

Permanent Signs

Contents Enclosed

Numbers Correspond with Application Form

1. Enclosed
2. Enclosed
3. Enclosed
4. Enclosed
5. In application form
6. Enclosed
7. Enclosed
14. N/A
15. N/A
16. N/A
18. N/A
19. N/A
20. N/A.
22. \$150.00 application fee enclosed



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

Name of Applicant J & K Ministorage, LLC
 Contact Carla Dunn Address/ZIP PO Box 99, Menominee Falls Phone # 262-251-5500
 E-mail Address cdunn@cr.10+5.com Fax # where Agenda/Staff comments are to be faxed 262-251-4401
 Name of Owner J & K Ministorage, LLC Address/ZIP PO Box 99, Menominee Falls Phone# 262-251-5500
 Owner Representative/Developer Dittmar Realty, Inc.
 Proposed Use of Site Signs Self-storage Present Zoning _____

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

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

Name Carla Dunn Signature [Signature] Date 7-9-18

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

VILLAGE OF JACKSON

Special Use Conditional Use Planned Unit Development Permit # _____

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

Permit to:

Name of Business/Applicant: J & K MiniStorage, LLC

For a property located at (address): W213 N17010 Industrial Dr Jackson

Phone number of Business/Applicant: 262-251-5800

For (land use, activity, sign, site plan, other): ground sign and building sign.

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

Hours of Operation: _____

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): see photos

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

Screening/Buffering: _____

Landscape Plan (sizes, species, location): _____

Signing (dimensions, colors, lighting, location): See attached drawings

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

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

Storm-water Management: _____

Erosion Control: _____

Fire Hydrant Location(s): _____

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

Hazardous Material Storage: _____

Alarm Systems: _____

Site Features/Constraints: _____

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

Tree and shrub preservation: _____

Setbacks/height limitations: _____

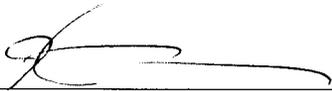
Wastewater Usage Projected: _____ gal/year Water Usage Projected: _____ gal/year

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

TERMS OF THIS PERMIT

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

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



John Walther, Administrator

Kevin S. Dittmar, Owner
Please print name



July 9, 2018

To: Village of Jackson

From: Dittmar Realty, Inc.

Re: Development Application CUP, # 2 describe what you intend to do

Dittmar Realty, Inc., as agent for owner, is seeking approval for two signs. One is a ground sign located on Tower Drive next to the driveway and the second sign would be mounted letters "SELF-STORAGE" located on the building on Industrial Drive.

Thank you for your consideration.



Easy Peel Labels
Use Avery® TEMPLATE 5160®



▲
Feed Paper



See Instruction Sheet
for Easy Peel Feature



 **AVERY**® 5160®

Cathedral Builders
N169 W21170 Tower Drive
Jackson, WI 53037

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

▲
Sens de chargement

Consultez la feuille
d'instruction

www.avery.com
1-800-GO-AVERY



6 x 6 x 12 Cedar Posts
with Decoration - Painted White



*** PRODUCTION READY ***

SIGNworks

CUSTOM SIGNS & DIGITAL GRAPHICS



501 West Sumner Street
Hartford, WI 53027

sales@signworkswi.com

262-673-7318

www.signworkswi.com

Job Notes:

Qty One - Single Sided - 10mm Alupalite
Premium Vinyl Lettering
With Custom Cedar Posts (Painted)

2018 Sketches/By Name/Dittmar/Jackson Self-Storage

Date: 3/12/2018

Revision: 1

SW EST#: 13949

Designer: Lisa

Sales Rep: Lisa

VOFJACK

Village Of Jackson

017102

07/09/2018

018265

Invoice Number	Invoice Date	Description	Net Check Amt
SIGN	07/09/2018	CUP Permit Sign	\$150.00

\$150.00

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES. SEE BACK FOR DETAILS.

Dittmar Realty, Inc.
P.O. Box 99
Menomonee Falls, WI 53052

First Bank Financial Centre
940 Bell Avenue
Hartford, WI 53027

018265
075902421

Pay	DATE	AMOUNT
One Hundred Fifty Dollars and 00 Cents	Jul 9, 2018	\$150.00

to the Order of:

Village Of Jackson

P.O. Box 637
Jackson, WI 53037



⑈018265⑈ ⑆075902421⑆ 3758967⑈

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

Name of Applicant David Armstrong 1030 E. Hampta LLC (Single member LLC)
 Contact David Armstrong Address/ZIP 9102 W. Dira St. Suite 100 Milwaukee WI 53214 Phone # 414-403-0604
 E-mail Address darmstrong@gmail.com Fax # where Agenda/Staff comments are to be faxed 414-259-8105
 Name of Owner David Armstrong Address/ZIP _____ Phone# _____
 Owner Representative/Developer _____
 Proposed Use of Site _____ Present Zoning _____

<u>ACTION REQUESTED</u>	<u>FEE</u>	<u>SUBMITTAL REQUIREMENTS</u>	<u>TYPE OF INFORMATION DESCRIBED</u> (See page 5)	<u>PAPER COPIES</u>	<u>CD</u>
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)		XXX
			3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	4) Owner acknowledgement of the request	1	
			5) Impact Statement		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	6) Location Map		XXX
			7) Development Plan / Site Plan		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	8) Preliminary Plat		XXX
			9) Final Plat		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	10) Certified survey Map		XXX
			11) Annexation Petition		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	12) Annexation Map	1	XXX
			13) Sketch Plan		XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	14) Landscape Plan	4 (24x36)	XXX
			Engineering Review - Infrastructure		
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan	4 (24x36)	XXX
			16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	17) Street / Right of Way cross sections	4 (24x36)	XXX
			18) Erosion Control Plan	4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials		XXX
			20) Developers Agreement		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	21) Annexation Agreement (includes pre-annex agreements)		XXX
			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 David Armstrong Signature DA Date 7/2/18
 Office Use: Date Received 7/2/18 Date Paid 7/2/18 Receipt # (check) 204699 Amount Paid \$ 150.00

VILLAGE OF JACKSON

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 204699

Date: 7/02/2018

Check

RECEIVED FROM ARMSTRONG

\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES CERTIFIED SURVEY MAP	150.00

TOTAL RECEIVED 150.00

Receipt Memo: CERTIFIED SURVEY MAP/CK#1511

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: David Armstrong - 1030 E. Hampton LLC

For a property located at (address): N168W 209040, 209060, 209064 Main Street

Phone number of Business/Applicant: 414-403-0604

For (land use, activity, sign, site plan, other): CSM

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

Hours of Operation: _____

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): _____

Setbacks from rights-of-way and property lines: Single-family 38.62' front, 14.66' side
Duplex 28.15' front, 10.46' side Also 10.6' between the two buildings

Screening/Buffering: _____

Landscape Plan (sizes, species, location): _____

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

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

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

Storm-water Management: _____

Erosion Control: _____

Fire Hydrant Location(s): _____

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

Hazardous Material Storage: _____

Alarm Systems: _____

Site Features/Constraints: _____

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

Tree and shrub preservation: _____

Setbacks/height limitations: _____

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

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

TERMS OF THIS PERMIT

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

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

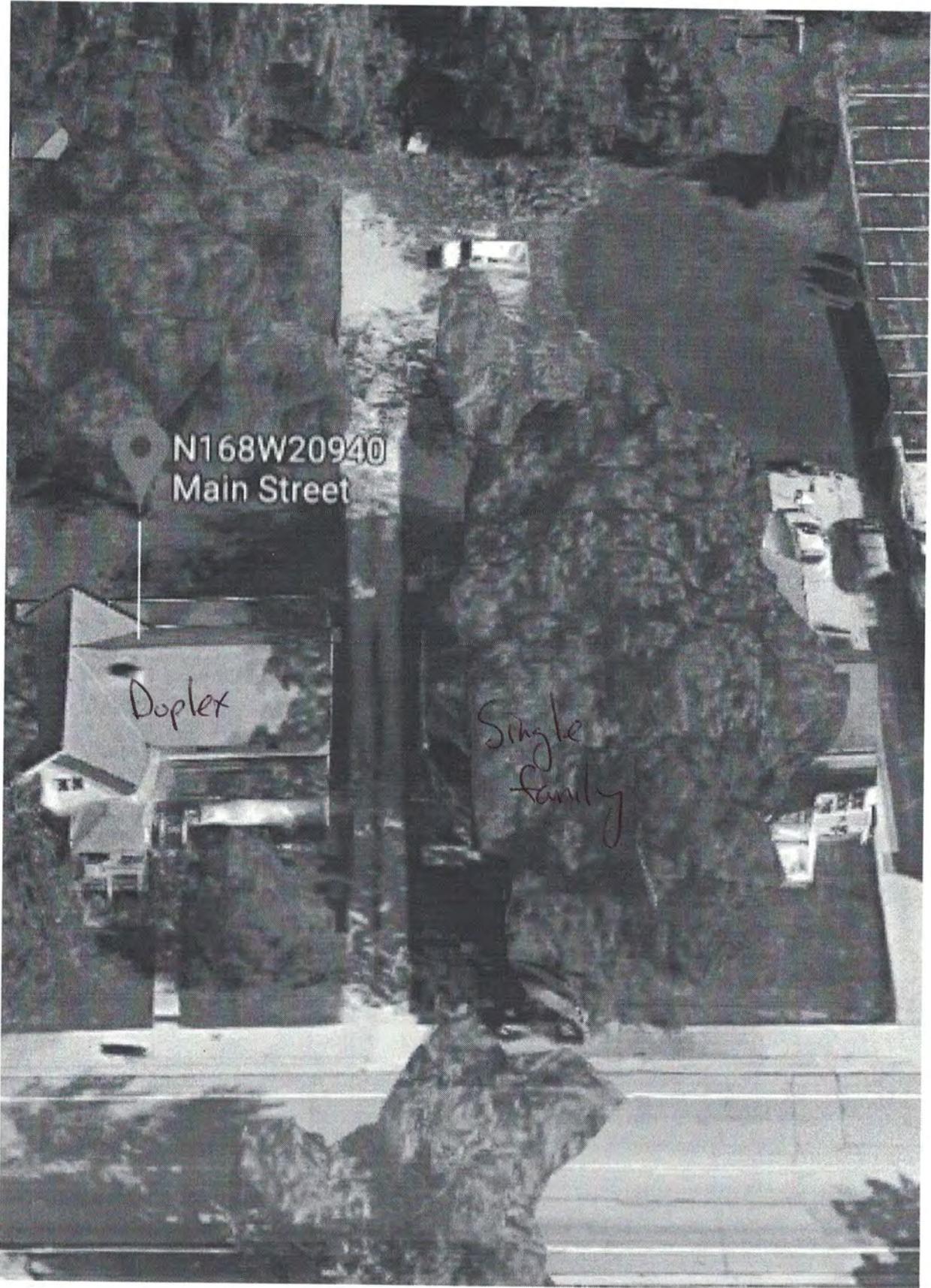


John Walther, Administrator

David Armstrong _____, Owner
Please print name

Letter of Intent to Village of Jackson

I recently purchased a duplex and a single-family residence located at N168W 209040 Main Street and N168W 209060-64 Main Street in Jackson. The properties are presently on one parcel – parcel identification # - V3 0060. I would like to CSM the lot. Attached to this application is a copy of the proposed CSM and Google Earth photos.



N168W20940
Main Street

Doplex

Single
family

Duplex

Single - Family



Certified Survey Map No. _____

A Redivision of Out Lot 38 in Assessor's Plat, Village of Jackson, being part of the Southwest 1/4 of the Southeast 1/4 Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Surveyor:

Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
(262) 424-5630
rich@cornerstonelandsurvey.com

Owners:

1030 E. Hampton LLC
David Armstrong, Signer
9102 W. Dixon St. Suite 100
Milwaukee, WI 53214

Scale 1" = 30'

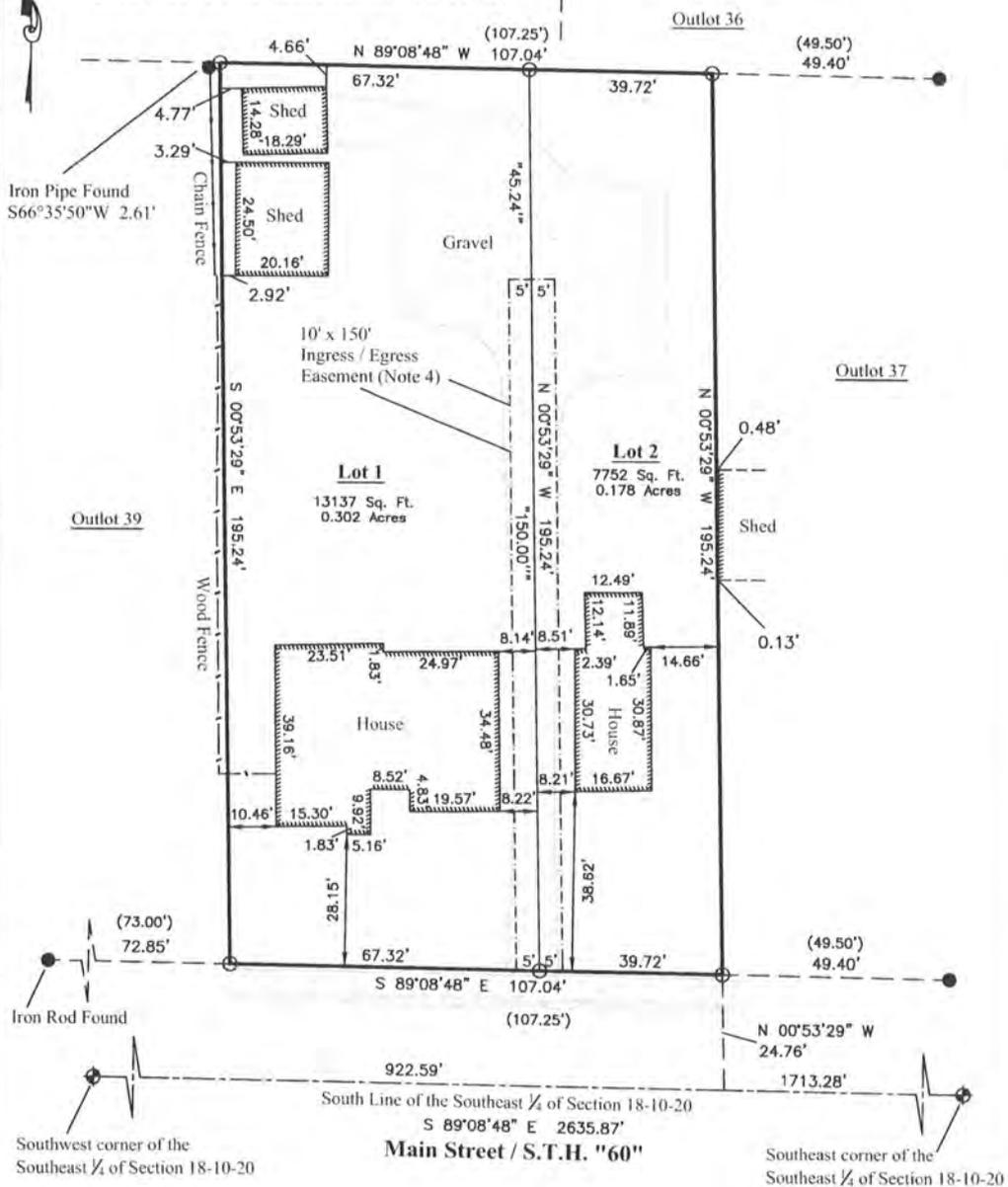


Legend:

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

CSM No. 6103

"See Notes on Page 3"



Certified Survey Map No. _____

A Redivision of Out Lot 38 in Assessor's Plat, Village of Jackson, being part of the Southwest 1/4 of the Southeast 1/4 Section 18, 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 Out Lot 38 in Assessor's Plat, Village of Jackson, being part of the Southwest 1/4 of the Southeast 1/4 Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Described as follows:

A Redivision of Out Lot 38 in Assessor's Plat, Village of Jackson, being part of the Southwest 1/4 of the Southeast 1/4 Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Said parcel contains 0.480 Acres Gross

That I have made such survey, division, and map by the direction of David Armstrong, Signer, 1030 E. Hampton 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 19th day of June, 2018

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

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 _____, 2018.

_____, Chairman Date

_____, Secretary Date

Village of Jackson Board Approval

This Certified Survey Map, 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 _____, 2018.

Mike Schwab, Village President _____ Date

_____, Village Clerk Date

Certified Survey Map No. _____

A Redivision of Out Lot 38 in Assessor's Plat, Village of Jackson, being part of the Southwest 1/4 of the Southeast 1/4 Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Owner's Certificate

I, David Armstrong, Signer, 1030 E. Hampton LLC do hereby certify that we 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 _____,

David Armstrong, Signer, 1030 E. Hampton LLC

State of Wisconsin) SS
_____) County)

Personally came before me this _____ day of _____, _____, the above named, David Armstrong, Signer, 1030 E. Hampton 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: _____

Location Map
Southeast 1/4 of Section 18-10-20
"Not To Scale"



Notes:

- 1) Bearings or Distances in () are Recorded Measurements
- 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
- 3) Bearings are referenced to the South line of the Southeast 1/4 of Section 18-10-20, bearing N89°08'48"W per State Plane Coordinate System, South Zone. (NAD 1927)
- 4) 10.00' x 150.00' Ingress Egress Easement for sole use of the Owners of Lot 1 and Lot 2.

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

Name of Applicant Nayz Rayz Spa + Boutique, LLC
 Contact Renee Cera Address/ZIP N168W22224 Main St, F-53037 Phone # 262-624-1354
 E-mail Address nayzrayzspa@gmail.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Renee Cera Address/ZIP N168W2224 Main St, F-53037 Phone# 615-714-2298
 Owner Representative/Developer _____
 Proposed Use of Site _____ Present Zoning _____

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages) 2) Describe what you intend to do (paragraph)		XXX 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 Renee Cera Signature Renee M. Cera Date 7/9/18

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

VILLAGE OF JACKSON

Special Use Conditional Use Planned Unit Development Permit # _____

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

Permit to:

Name of Business/Applicant: Nayz Rayz Spa

For a property located at (address): 1168 W 2224 Main St. Ste. F

Phone number of Business/Applicant: 262-674-1354

For (land use, activity, sign, site plan, other): Banner Advertisement

3 total Banners
2 @ East Bldg. Railing / 1 @ SE corner Facing Hwy 60/P

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

Hours of Operation: Mon 12-7pm / T-F 10-7pm / Sat 10-3 / Sun 12-4

Comprehensive/Master Plan Compatibility: N/A

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

Signage (dimensions, colors, lighting, location): 3x6, 4x8 various size / changeable
see pics.

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

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

Storm-water Management: N/A

Erosion Control: N/A

Fire Hydrant Location(s): Existing

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: 615-714-2298

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: Banners located outside public right of way.

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):
Continuous & 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 _____

Renee M. Cera

John Walther, Administrator

Renee M. Cera, Owner
Please print name

LETTER OF INTENT

RE: NayzRayz Spa & Boutique, LLC

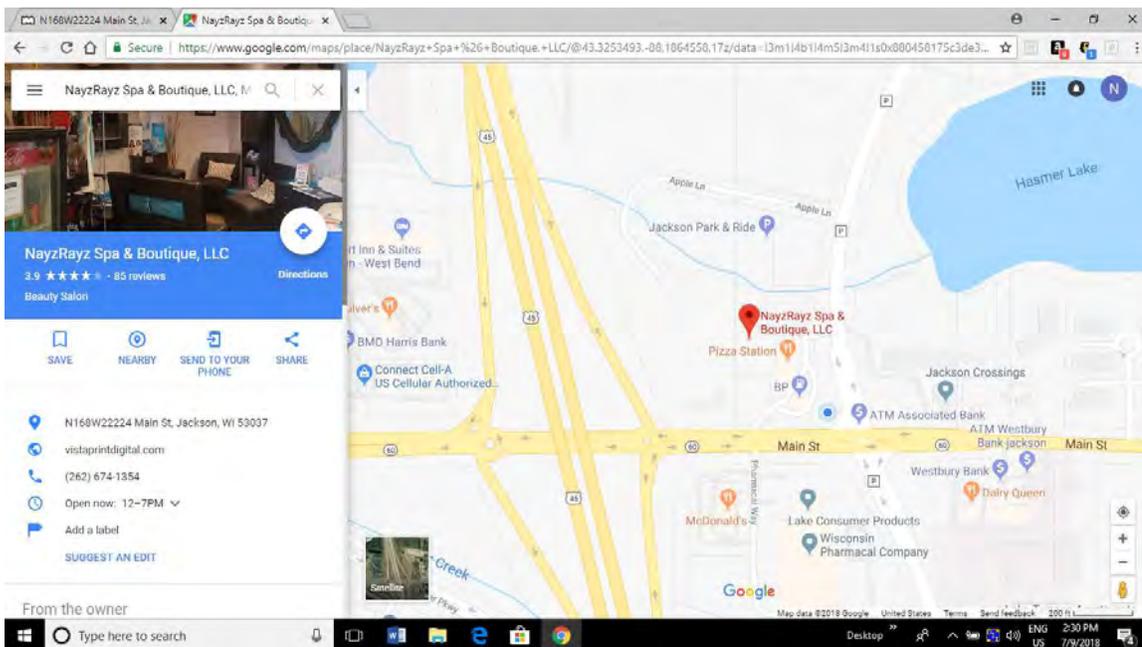
Village of Jackson, WI

July 9, 2018

I want to offer special promotions and services for my small business via visual banners. Banners to be displayed within village zoning in 2 areas of the commercial business property located at Hwy 60 and Hwy P in Jackson, WI.

Location Map Link:

<https://www.google.com/maps/place/NayzRayz+Spa+%26+Boutique,+LLC/@43.3253493,-88.1864558,17z/data=!3m1!4b1!4m5!3m4!1s0x880458175c3de3a7:0x58864c65142c5be1!8m2!3d43.3253493!4d-88.1842671>



IMPACT STATEMENT

Vinyl Banner for advertising purposes. Various designs/promotions and color scheme.

Banners range in sizes of 3' x 6' and 4' x 8'.

Weatherproof/Outdoor material with securing grommets.



Notification Mailing Labels
For NayzRayz Spa

Wisconsin Pharmacal Company

N168 W22223 Main Street

Jackson, WI 53037

Jackson Crossings

N168 W22022 Main St.

Jackson, WI 53037

Dairy Queen

N168W21991 Main St.

Jackson, WI 53037

Luke Heppe

Mayfield Road

Jackson, WI 53037

McDonalds

N168W22225 Main St.

Jackson, WI 53037

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

Name of Applicant _____
 Contact _____ Address/ZIP _____ Phone # _____
 E-mail Address _____ Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner _____ Address/ZIP _____ Phone# _____
 Owner Representative/Developer _____
 Proposed Use of Site _____ Present Zoning _____

<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 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 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		

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 _____ Signature _____ Date _____

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: Pizza Station

For a property located at (address): N 168 W 22224 Main St.

Phone number of Business/Applicant: 2-677-4721

For (land use, activity, sign, site plan, other): Banner

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

Hours of Operation: M-W 11am - 9pm Th - 11am - 10pm Fri - 11am - 11pm
Sat - 3pm - 10pm Sun 3pm - 9pm

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): _____

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

Screening/Buffering: _____

Landscape Plan (sizes, species, location): _____

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

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

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

Storm-water Management: _____

Erosion Control: _____

Fire Hydrant Location(s): _____

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

Hazardous Material Storage: _____

Alarm Systems: _____

Site Features/Constraints: _____

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

Tree and shrub preservation: _____

Setbacks/height limitations: _____

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

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

TERMS OF THIS PERMIT

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

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

Tim Holtz, Owner
Please print name

John Walther, Administrator

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.

Letter of Intent

We would like to hang two Advertising Banners. One is on the East side of the Building that hangs on the Railing. The second one is on the south side of building hanging between the Gas Station Sign. See Pictures on Flash Drive.

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STAFF REVIEW COMMENTS
Plan Commission Meeting – July 26, 2018

1. Conditional Use – Supply One – Building Addition

Building Inspection

- State of Wisconsin Plan Review is required due to the size of the addition.
- New addition shall be fully sprinklered and hooked up to the existing system.
- One additional handicapped stall will be required due to the number of parking stalls.
- Water consumption totals were reviewed for the last three years and was averaged. Current average year consumption is 859,000 gallons per year. To date only 2 REU's were paid (219,000 gallons total) which leaves a balance of 5 REU's of sewer and water (\$20,000 Sewer and \$4,100 Water = \$24,100 balance due). Recommend proposing a payment plan at an upcoming Board of Public Works Meeting to pay the remaining amount due.

Public Works/Engineering

- The storm water for the property discharges to a regional pond. Recommend approval of the building addition.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- No additional comments. Recommend approval.

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

Building Inspection

- State of Wisconsin Plan Review is required for both buildings.
- Building addition sprinkler system shall be tied into the existing system.
- Colors should match existing colors.
- Recommend no outdoor storage.

Public Works/Engineering

- In order to address Storm Water Management requirements, the Village is requesting a letter explaining the impact or exchange of impermeable surface on the site.

Police Department

- No comments.

STAFF REVIEW COMMENTS
Plan Commission Meeting – July 26, 2018

Fire Department

- No comments.

Administrative/Planning

- No additional comments. Recommend approval.

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

Building Inspection

- No comments.

Public Works/Engineering

- No additional comments.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- Recommend approval.

4. Certified Survey Map (CSM) – Armstrong

Building Inspection

- Recommend approval.

Public Works/Engineering

- The zoning of PUD allows for the proposed CSM. Recommend approval of the CSM.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- Recommend approval.

STAFF REVIEW COMMENTS
Plan Commission Meeting – July 26, 2018

5. PUD Amendment – Nayz Rayz – Banner Sign

Building Inspection

- This proposal is for a total of three (3) banners to be displayed 24/7 (one out in yard at Hwy 60/Hwy P and two (2) attached to the east railing along the building).
- Recommend the approval for two banners total. Adjacent business owner will be applying for two banners next month to be displayed (one along Hwy 60 and one attached to the east railing).
- Should banners become torn or faded they shall either be replaced immediately or taken down until a new banner is installed.

Public Works/Engineering

- Recommend letter from property owner showing approval of signs, location, and time frame of advertising.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- What is the material of the banner?
- What is the time period the sign is to be in place? (Two banner signs are already attached to the east railing).
- How will the sign be displayed?
- Written permission shall be provided by the building owner.

6. PUD Amendment – Pizza Station – Banner Sign

Building Inspection

- If banners become faded or torn they shall either be replaced or removed immediately.
- Recommend limiting to a maximum of two banners.

Public Works/Engineering

- Recommend letter from property showing approval of signs, location, and time frame of advertising.

Police Department

- No comments.

STAFF REVIEW COMMENTS
Plan Commission Meeting – July 26, 2018

Fire Department

- No comments.

Administrative/Planning

- Incomplete submittal.
- What is the material of the banner?
- What is the time period the sign is to be in place? (One banner sign is already attached to the east railing.
- How will the sign be displayed?
- Written permission shall be provided by the building owner.