

**AGENDA**  
**PLAN COMMISSION MEETING**  
**Thursday, September 26, 2019 at 7:00 p.m.**  
**Jackson Village Hall**  
**N168 W20733 Main Street**  
**Jackson, WI 53037**

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of August 29, 2019
3. Planned Unit Development – J & M Ltd. – Storage Buildings
4. Planned Unit Development – Pack & Ship International LLC. – Exterior Renovation
5. Planned Unit Development – Jackson Development – Four Family Condo Development
6. Planned Unit Development – Greg Beaudry – Warehousing / Transportation Facility
7. Planned Unit Development – Bielinski Homes – Laurel Springs Villas – Two Family Condos
8. Village of Jackson Comprehensive Update: 2050 – Preliminary Draft – Discussion/Action
9. Citizens to Address the Plan Commission
10. 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, August 29, 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: Tr. Kruepke, Dan Reik and Jon Weil.  
Member Excused: Keith Berben and Tr. Emmrich.  
Staff present: Collin Johnson, John Walther and Jilline Dobratz.

**2. Approval of Minutes for the Plan Commission Meeting of July 25, 2019**

Motion by Jon Weil second by Tr. Kruepke to approve the Plan Commission minutes of July 25, 2019.  
Vote: 4 ayes, 0 nays. Motion carried.

**3. Comprehensive Plan Update - SEWRPC**

Ben McKay was present and gave an update on the progress of the Comprehensive Plan. The Village of Jackson is getting assistance with this plan update as part of the Washington County multi-jurisdictional planning process to update the County plan which was adopted in April. The plan includes two parts. Part one is minor updates. Every community has chosen to do a minor plan update which focuses on the land use plan map, making any adjustments to that map for things that have occurred over the last 10 years and for known changes that may be in the works in the community. Some of the things that have been incorporated into the proposed draft map include updates related to the Village Opportunity Analysis and Redevelopment Plan. A mixed-use area was added to the downtown to reflect the plan that was adopted in 2017. Some natural features have been updated on the map; wetlands and primary environmental corridors to match the commissions most recent inventory of them which was done in 2015. The lands that have been identified in the Mediated Cooperative Plan Agreement with the Town of Jackson to be attached to the Village have been updated. The Village and Town have decided not to have a Joint Comprehensive Plan. Part two of the plan is the year 2035 plan as it pertains specifically to the Village and considers it all one plan with all nine elements covered, including an updated land use plan map. A timeline of future steps was given which includes a Public Hearing before adopting by ordinance.

**4. Resolution #19-23 – Terminating the Village of Jackson’s Participation in the Joint Village of Jackson/Town of Jackson Planning Group**

John Walther commented on a revision in the resolution.  
Motion by Pres. Schwab, second by Dan Reik to recommend the Village Board approve Resolution #19-23 – Terminating the Village of Jackson’s Participation in the Joint Village of Jackson/Town of Jackson Planning Group.  
Vote: 4 ayes, 0 nays. Motion carried

**5. Resolution #19-24 – Adopting Public Participation Procedures for Amending the Comprehensive Plan for the Village of Jackson**

John Walther stated in Exhibit A there was a revision.

Motion by Pres. Schwab, second by Tr. Kruepke to recommend the Village Board approve Resolution #19-24 – Adopting Public Participation Procedures for Amending the Comprehensive Plan for the Village of Jackson.

Vote: 4 ayes, 0 nays. Motion carried

**6. Planned Unit Development – J & M Ltd. – Storage Buildings**

Mark Hertzfeldt, Design to Construct, was present and gave information on the development. The proposal is for two separate phases of storage buildings. The initial phase is one taller building for RV storage, minor storage and additional parking. The second phase is three smaller buildings to the west, they are identical in footprint. The whole area will be paved, and the pond is sized appropriately to take the additional hard surface. Signage will be a separate submittal as they are not sure what it will be at this point. The slope will be increased, and trees will be relocated to the perimeter. The security lighting requested by the Police Department has been addressed. The plan shows the entire perimeter of the buildings are completely illuminated – no dark spots. Additionally, there are some existing tall pole fixtures on-site that will also illuminate the area. The doors facing Highway 60 will be removed and decorative faux windows will be added.

Motion by Pres. Schwab, second by Jon Weil to recommend the Village Board approve the Planned Unit Development – J & M Ltd. – Storage Buildings, to bring the item to the table.

Collin Johnson inquired about security lighting on the South side of the first building. Mark stated they will light it, so it won't be dark, but not as bright as security lighting. Collin questioned the elimination of the one stormwater inlet, if the intent is to sheet flow all the water east to the retention pond. Mark explained the majority of it does sheet flow and regrading the property allows that to function. They are exploring the options of tying down-spouts into a storm system. Jon Weil inquired about the lights on the building. Mark stated all light energy is directed at a downward angle with full cut-off fixtures. Pres. Schwab asked about timeframe of the phasing. The first building would be this fall and the second building would be next year. Collin commented on the vegetative screening or buffering required by Village Ordinance, between commercial property and residential property. Mark stated they are not removing the buffering but relocating it to the top of the slope. The aesthetics of the buildings were discussed. Pres. Schwab mentioned WE Energies installed a building on Jackson Drive and was required to use a structure sided with exposed aggregate rather than just a metal building and adding a brick or faux stone façade wouldn't be inconsistent with that requirement, considering the visibility of the development. He stated it wouldn't be necessary all the way around but on the southern visible side to dress it up and help match the existing buildings. Dan Reik said would be nice to see the decorative windows, with an actual picture of what they would look like to see what the appearance would be. Mark said they will explore the options.

Pres. Schwab amended his motion to include exploring the options discussed, prior the Village Board meeting. The second concurred with the amendment. The options to be

explored are; the amount of trees and shrubs, exposed aggregates on the buildings to have a higher standard than a standard metal shed, faux stone or brick and windows to help improve the look and complement the look of the other attractive buildings on site.

Vote: 3 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried

**7. Planned Unit Development – Final Plat – Bielinski Homes Inc. – Laurel Spring Addition #1**

Motion by Pres. Schwab, second by Dan Reik to recommend the Village Board approve the Planned Unit Development – Final Plat – Bielinski Homes Inc. – Laurel Springs Addition #1.

John Walther reported there are no changes from the preliminary plat. John Donovan, Bielinski Homes Inc., commented the State has reviewed and approved the final plat.

Vote: 4 ayes, 0 nays. Motion carried

**8. Annexation – Morning Meadows – Temporary Zoning**

Motion by Pres. Schwab, second by Tr. Kruepke to recommend the Village Board approve the Annexation – Morning Meadows – Temporary Zoning.

John Walther explained the 22 acres of DNR property, while not being developed, is part of the annexation. The DNR property is what gains the contiguity with the Village of Jackson as it currently is in the Town of Jackson. Jon Weil inquired on DNR input on their portion and how it would be rezoned. John Walther replied it will stay DNR property and will stay zoned the way it is. It is the Highway P Streambank Protection Area and that is not going to change, the zoning won't affect that at all. Pres. Schwab withdrew his motion.

Motion by Pres. Schwab, second by Tr. Kruepke to recommend the Village Board approve Temporary Zoning for the Morning Meadows portion of the area to be annexed as residential.

Jon Weil questioned the DNR area for deer and gun hunting. John Walther stated it will not change, that is on the State level.

Vote: 4 ayes, 0 nays. Motion carried

**9. Citizens to Address the Plan Commission**

None.

**10. Adjourn**

Motion by Pres. Schwab, second by Jon Weil to adjourn.

Vote: 4 ayes, 0 nays. Meeting adjourned at 7:34 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*  
Village Clerk

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

Name of Applicant Design 2 Construct  
 Contact Mark Hertzfeldt Address/ZIP N173W21010 Northwest Passage, Jackson, WI 53037 Phone # 262-677-9933  
 E-mail Address mhertzfeldt@design2construct.com E-mail Address where Agenda/Staff comments are to be sent. mhertzfeldt@design2construct.com  
 Name of Owner Kurt Kruepke Address/ZIP P.O. Box 477 Phone# -  
 Owner Representative/Developer Design 2 Construct  
 Proposed Use of Site storage buldings Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	ZIP DRIVE (USB)
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	1,2,3,6,10,20	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	<b>Engineering Review - Infrastructure</b>		
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			

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 Dan Hernandez Signature  Date 8-1-19  
 Office Use: Date Received 8-2-19 Date Paid 8-2-19 Receipt # 220467 Amount Paid \$ 150.00



## MEMORANDUM

August 2, 2019

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Job Name: Jackson Storage  
Job Number: 19-00150  
Re.: Plan Commission Submittal

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To: Village of Jackson

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### LETTER OF INTENT

Dear Plan Commission:

It is the Owner's intent to have Design 2 Construct build (2) storage units at northwest side of the existing facility located at N168W19490 Main Street in Jackson.

Storage unit "A" will be 34'x50' with a peak height of 25'-6"

Storage unit "B" will be 30'x141' with a peak height of 14'-7"

Each building will have rentable units with access thru roll up doors.

### IMPACT STATEMENT

There will be no water use. There is no waste produced.

Vehicle traffic will be limited to the owner's of the rented units. Units will be accessible 24 hour a day

We anticipate the facility to be open fall/winter 2019.

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

Thank you,

J & M Ltd.

N173 W21010

Northwest Passage

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

13



**Design 2 Construct**  
 Development Corporation  
 N173 W21010 Northwest Passage  
 Jackson, WI 53037  
 Tel: (262) 677-9933 Fax: (262) 677-9934

**LETTER OF TRANSMITTAL**

Date: Thursday, August 1, 2019  
 Project No.: 19-00150  
 Project: Jackson Storage

**TRANSMITTAL TO:**

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

**REGARDING:**

Plan Commission submittal package for:  
 new storage units

COPIES	DATE	NO.	DESCRIPTION
4 sets	8/2/2019		24x36 Plan Set
1	8/2/2019	106355	Submittal fee check - \$150
1	8/2/2019		Letter of Intent and Impact Statement
1	8/2/2019		Address labels
1	8/2/2019		Application form

**THESE ARE TRANSMITTED as checked below:**

<input checked="" type="checkbox"/> For Approval	<input type="checkbox"/> Resubmit _____ copies for approval	<input type="checkbox"/> Approved As Submitted
<input type="checkbox"/> For Your Use	<input type="checkbox"/> Submit _____ copies for distribution	<input type="checkbox"/> Approved As Noted
<input type="checkbox"/> As Requested	<input type="checkbox"/> Return _____ corrected prints	<input type="checkbox"/> Returned For Corrections
<input type="checkbox"/> For Review and Comment	<input type="checkbox"/> _____	

**REMARKS:**

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COPIES TO: \_\_\_\_\_

SIGNED: Dan Hernandez

# 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 & M Ltd

For a property located at (address): N168W19490 Main St., Jackson, WI 53037

Phone number of Business/Applicant: 262-677-4901

For (land use, activity, sign, site plan, other): new unoccupied, storage buildings w/ rentable units

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

Hours of Operation: 24 hours

Comprehensive/Master Plan Compatibility: PUD

Building Materials (type, color): metal panel walls and roof, color tbd

Setbacks from rights-of-way and property lines: 27'-8" from R.O.W., 32'-1" from side yard

Screening/Buffering: see plans

Landscape Plan (sizes, species, location): see plans

Signage (dimensions, colors, lighting, location): no signage proposed

Lighting (wattage, style, pole location and height, coverage): no lighting proposed

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: see plans

Erosion Control: see plans

Fire Hydrant Location(s): existing, no new hydrants

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: none

Hazardous Material Storage: none

Alarm Systems: none

Site Features/Constraints: none

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

Tree and shrub preservation: tree removal at Northwest property line, see Landscape Plan for new plantings

Setbacks/height limitations: 20' r.o.w. setback, 10' side yard setback

Wastewater Usage Projected: 0 gal/year      Water Usage Projected: 0 gal/year

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



**BUILDING DESIGN FOR:**

**JACKSON STORAGE**  
**N168W19490 MAIN STREET**  
**JACKSON, WI 53037**



LOCATION MAP

**PROJECT DATA: SHEET INDEX:**

BUILDING CODE	2015 INTERNATIONAL BUILDING CODE	TS	TITLE SHEET
OCCUPANCY:	STORAGE - S-1	C-101	<b>CIVIL DRAWINGS</b>
CLASS OF CONSTRUCTION:	TYPE IVB	C-101	EXISTING CONDITIONS PLAN
NO. OF STORIES:	ONE	C-103	DRAINAGE AND EROSION CONTROL PLAN
BUILDING USE:	NON SPRINKLERED		<b>ARCHITECTURAL</b>
BUILDING TYPE:	STORAGE	A1.0	SITE PLAN
AREAS (GROSS) BUILDING "A":		A2.1	BUILDING "A" AND BUILDING "B" FLOOR PLANS
STORAGE:	1,700 SF	A4.1	BUILDING "A" ELEVATIONS
AREAS (GROSS) BUILDING "B":		A4.2	BUILDING "B" ELEVATIONS
STORAGE:	4,230 SF		<b>LANDSCAPE</b>
AREAS (GROSS) STORAGE (WORKST GASE):	8,000 SF	1 of 1	PHOTOMETRIC PLAN

**PROJECT CONTACTS**

**CIVIL CONSULTANT**  
 QUAM ENGINEERING  
 122 WISCONSIN STREET  
 WEST BEND, WI 53095  
 KEVIN PARISH  
 kparish@qecglobal.net  
 OFF: (262) 353-9766

**ARCHITECT**  
 MARK HERTZFELDT  
**PROJECT MANAGER**  
 TBD

**PROJECT NO.**  
 19-00150

**DATE**  
 08.02.2019

**SEAL**



PREV. TRANS. NO.: N/A  
 NEW TRANS. NO.: N/A  
 REVIEWER: N/A

**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:  
**JACKSON STORAGE**  
**N168W19490 MAIN STREET**  
 JACKSON, WI 53037

SHEET TITLE  
 TITLE SHEET

REVISIONS

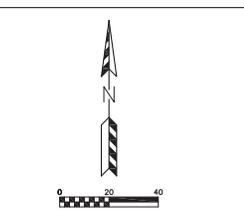
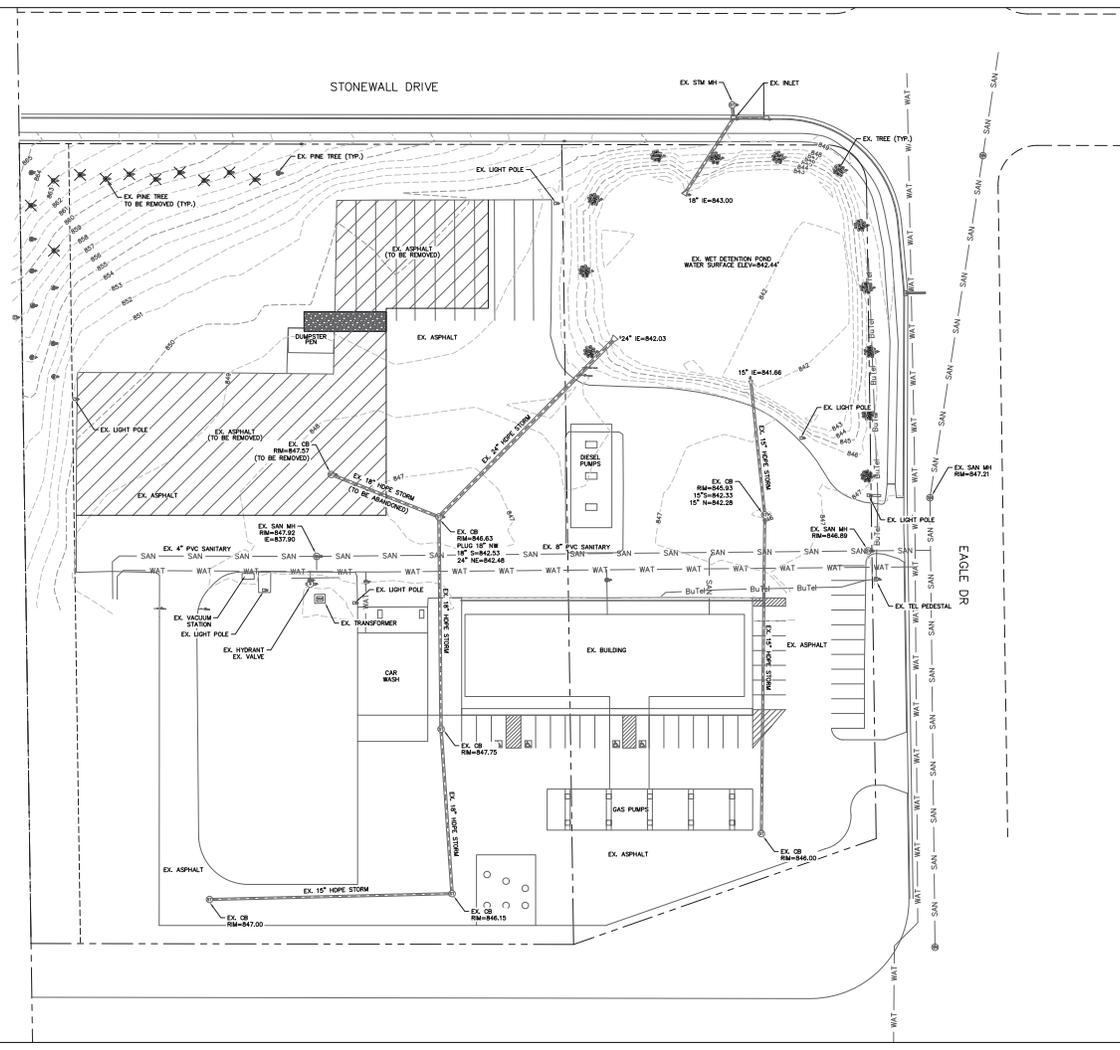
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JOB NO.	19-00150
SET USE	PLAN COMMISSION
FILE NAME	A113
DRAWN BY	DLH
SHEET NO.	TS

TS

DESIGN  
 CONSTRUCTION

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

N173 W21010  
 NORTHWEST PASSAGE WAY  
 JACKSON, WI 53037

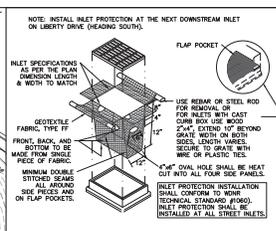
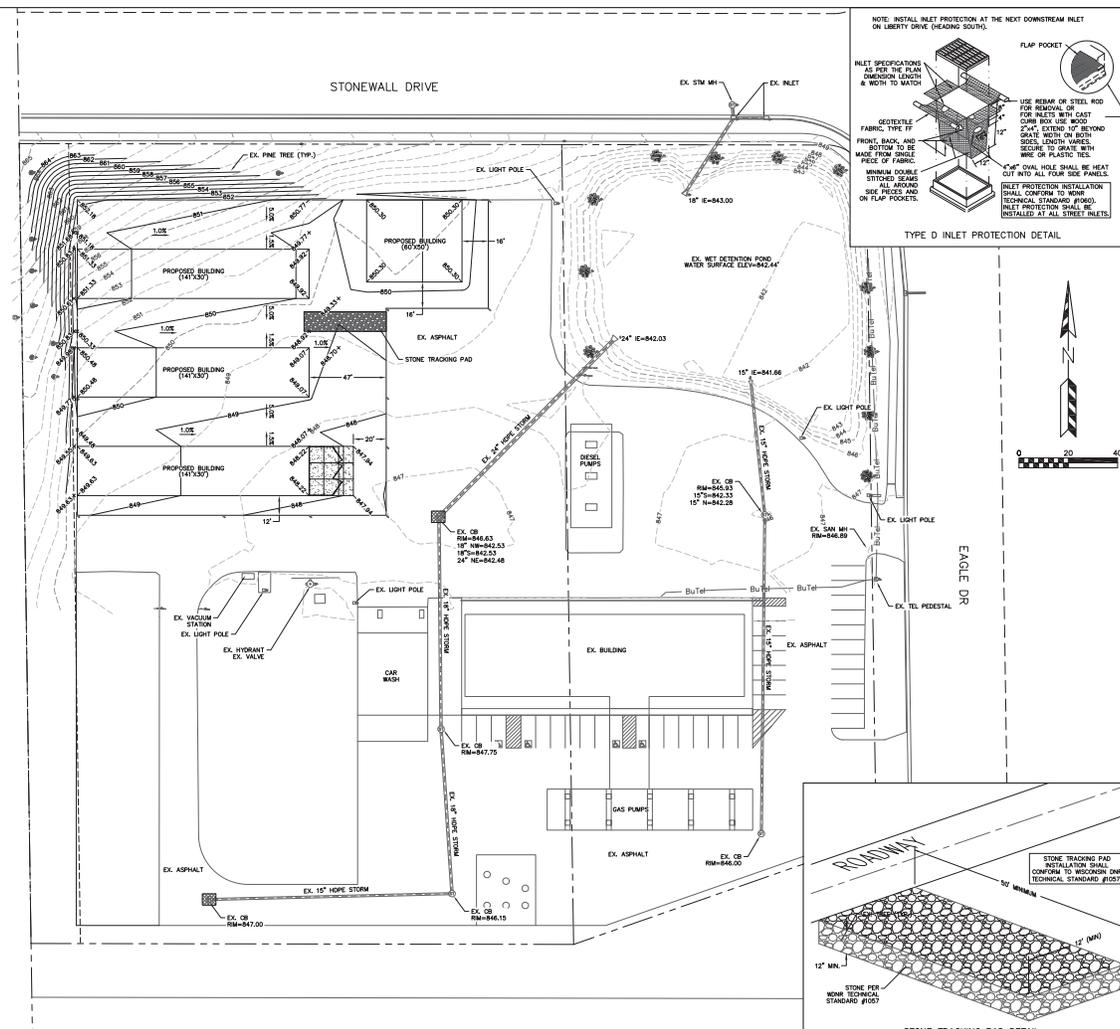


- LEGEND:**
- 702 --- EXISTING MINOR CONTOUR.
  - 700 --- EXISTING MAJOR CONTOUR.
  - 66 --- OVERHEAD ELECTRIC LINE.
  - 64 --- BURIED ELECTRIC LINE.
  - 62 --- BURIED TELEPHONE LINE.
  - 60 --- FIBER OPTIC LINE.
  - 58 --- GAS LINE.
  - 56 --- SANITARY SEWER MAIN OR LATERAL.
  - 54 --- WATER MAIN OR SERVICE.
  - 52 --- STORM SEWER LINE.
  - ⊠ ELECTRIC METER.
  - ⊞ GAS METER.
  - ⊕ GAS VALVE.
  - ⊙ FIRE HYDRANT.
  - ⊚ POWER POLE.
  - ⊛ SANITARY SEWER MANHOLE.
  - ⊜ STORM SEWER MANHOLE.
  - ⊝ STORM SEWER INLET.
  - ⊞ TELEPHONE PEDESTAL.
  - ⊞ TRANSFORMER.
  - ⊞ WATER VALVE.

N168 W19490 MAIN STREET  
 EXISTING CONDITIONS PLAN  
 DATED: JULY 26, 2019

C-101

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 122 Wisconsin Street, West Bend, Wisconsin 53095  
 Phone (262) 338-6641; www.quamengineering.com



**EROSION NOTES:**  
 THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACK OF MUD OR DIRT SEGMENT INTO THE ADJACENT PUBLIC STREETS. SEGMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HOVING) BEFORE THE END OF EACH WORKDAY.  
 SOIL STOPPERS SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LATERAL STREAMS, WETLANDS, DITCHES, DRAINAGE CANALS, CREEKS AND OUTLETS OR OTHER ESTUARINE CONVEYANCE SYSTEMS UNLESS OTHERWISE APPROVED BY THE ENGINEER. STOPPERS SHALL BE TIGHT TO BRIDGE EROSION AND RUNOFF FROM ANY SOIL STOPPERS THAT WILL REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOPPERS THAT REMAIN FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.  
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR WINDMILL OPERATIONS WITH VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST TWICE OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.  
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.  
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT ALL EROSION CONTROL PRACTICES THAT ARE THE RESULT OF CONSTRUCTION RELATED ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.  
 ALL DISTURBED SLOPES OF 4:1 OR GREATER AND GRASSABLE SLOPES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

**TIME SCHEDULE:**  
 SEPTEMBER 1, 2019 - INSTALL INITIAL EROSION CONTROL DEVICES  
 SEPTEMBER 2, 2019 - APRIL 15, 2020 - CONSTRUCT PROPOSED BUILDINGS, PARKING LOT AND UTILITIES.  
 APRIL 16 - 30, 2020 - COMPLETE FINAL LANDSCAPING AND RESTORE ALL PVIOUSLY DISTURBED AREAS.

**RESTORATION NOTES:**  
 ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) POUNDS OF TOPSOIL, FERTILIZER, SEED, AND MULCH. RESTORATION WILL BE COMPLETED PRIOR TO THE END OF CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. ALL DISTURBED AREAS SHALL BE SEEDING WITH PERMANENT SEEDING TYPE SEEDS WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059 FOR SEEDING RATES OF COMBINATION SEEDS. THE RESIDUE FROM SEED CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDING PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.  
 AN EQUAL AMOUNT OF ANNUAL FERTILISER SHALL BE ADDED TO THE MULCH. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILISER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILISER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%. PHOSPHORUS ACID, NOT LESS THAN 0% POTASSIUM, NOT LESS THAN 0%.

**OWNER:**  
 KAM PROPERTIES, LLC  
 1225 REVUE PARKWAY DRIVE  
 PO BOX 478  
 WISCONSIN STREET  
 WEST BEND, WI 53095

**ENGINEER:**  
 QUAM ENGINEERING, LLC  
 122 WISCONSIN STREET  
 WEST BEND, WI 53095

**DIGGERS HOTLINE**  
 Dial 811 or (800)242-8511  
 www.DiggersHotline.com

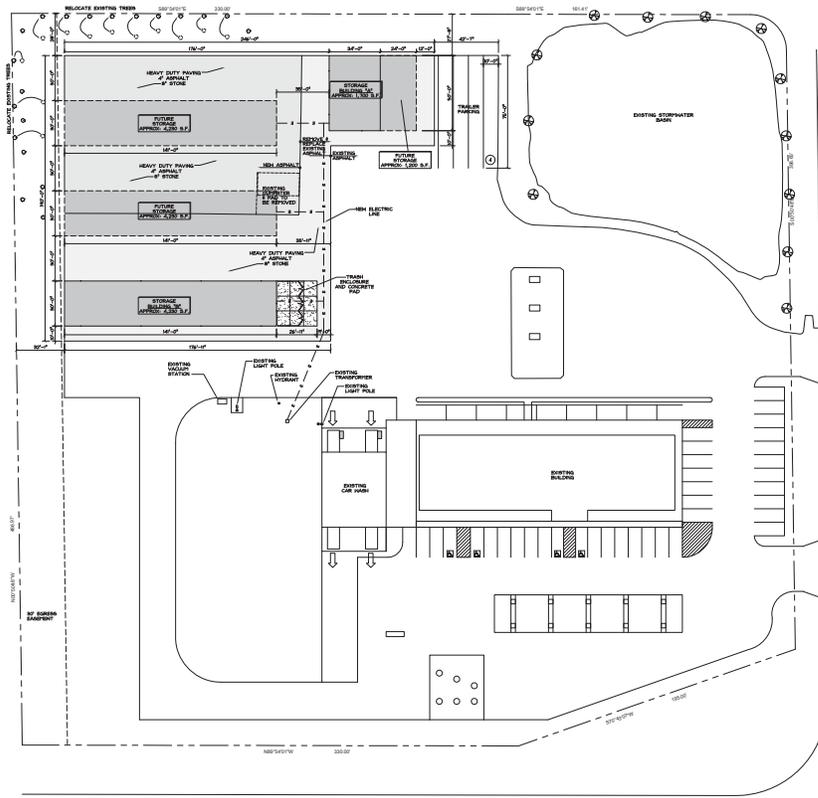
**LEGEND:**

- 848 - EXISTING MINOR CONTOUR
- 850 - EXISTING MAJOR CONTOUR
- 848 - PROPOSED MINOR CONTOUR
- 850 - PROPOSED MAJOR CONTOUR
- 847.10 - EXISTING SPOT ELEVATION
- 847.10 - PROPOSED SPOT ELEVATION
- - PROPOSED STORM SEWER
- - EXISTING STORM SEWER
- - INSTALL WIDTH TYPE D INLET PROTECTION

N168 W19490 MAIN STREET  
 GRADING AND EROSION CONTROL PLAN  
 DATED: JULY 26, 2019

**C-103**

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 122 Wisconsin Street, West Bend, Wisconsin 53095  
 Phone (262) 338-6641; www.quamengineering.com



HIGHWAY 80

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



**DESIGN**  
**2**  
**CONSTRUCT**  
DEVELOPMENT CORPORATION

N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9933  
FAX 262.677.9934

info@design2construct.com

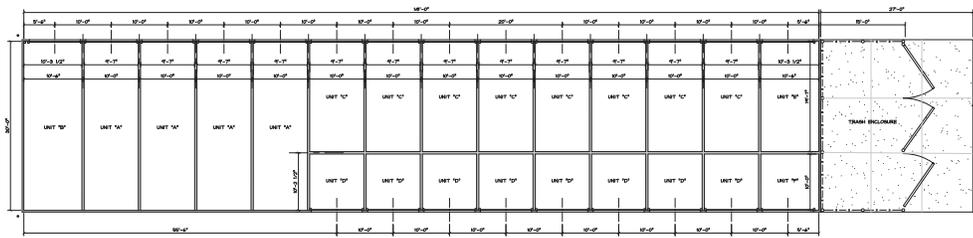
BUILDING DESIGN FOR:  
**JACKSON STORAGE**  
N188W19490 MAIN STREET  
JACKSON, WI 53037

SHEET TITLE  
SITE PLAN

REVISIONS

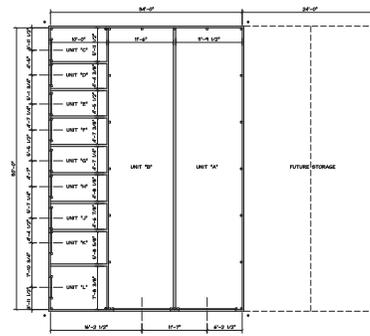
PROJECT DATA	
DATE	08.02.2019
JOB NO.	19-00150
SET USE	PLAN COMMISSION
FILE NAME	CL1A19
DRAWN BY	DLH
SHEET NO.	

**A1.0**



UNIT	AREA (SF)	FINISH
UNIT '1'	100	1
UNIT '2'	100	1
UNIT '3'	100	1
UNIT '4'	100	1
UNIT '5'	100	1
UNIT '6'	100	1
UNIT '7'	100	1
UNIT '8'	100	1
UNIT '9'	100	1
UNIT '10'	100	1
UNIT '11'	100	1
UNIT '12'	100	1
UNIT '13'	100	1
UNIT '14'	100	1
UNIT '15'	100	1
UNIT '16'	100	1
UNIT '17'	100	1
UNIT '18'	100	1

2 FLOOR PLAN - BUILDING "B"  
SCALE: 1/8" = 1'-0"  
BUILDING AREA: 4,200 SF



UNIT	AREA (SF)	FINISH
UNIT '1'	100	1
UNIT '2'	100	1
UNIT '3'	100	1
UNIT '4'	100	1
UNIT '5'	100	1
UNIT '6'	100	1
UNIT '7'	100	1
UNIT '8'	100	1

1 FLOOR PLAN - BUILDING "A"  
SCALE: 1/8" = 1'-0"  
BUILDING AREA: 1,700 SF



**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:  
**JACKSON STORAGE**  
STREET ADDRESS  
CITY, WI 53001

SHEET TITLE  
BUILDING FLOOR PLANS

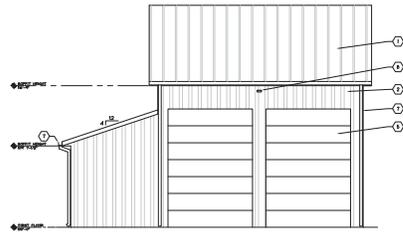
REVISIONS

PROJECT DATA

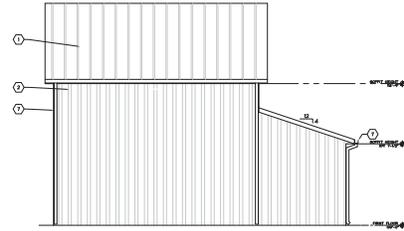
DATE	07.28.2018
JOB NO.	17-00218
SET USE	PLAN COMMISSION
FILE NAME	E4A2.1
DRAWN BY	MJM
SHEET NO.	

A2.1

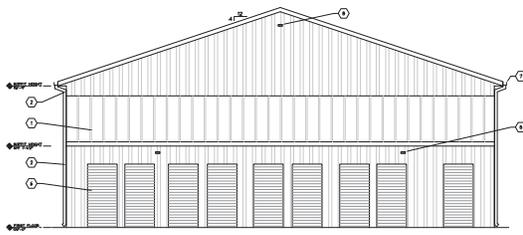
- TYPICAL BUILDING FINISHES**
- ① SLURF METAL ROOF PANELS WITH BUSH RETAINERS
  - ② SLURF METAL HALL PANELS
  - ③ 7' x 8' COLL-UP DOOR
  - ④ 1/2" HIGH CHAIN LINK FENCE AND GATED
  - ⑤ 1/2" PRIVACY SLATS
  - ⑥ 10' x 10' ROLL-UP OVERHEAD DOOR
  - ⑦ 7' x 4' x 7'-0" COLL-UP DOOR
  - ⑧ PREFABRICATION ALUMINUM GUTTER AND DOWNSPOUT
  - ⑨ HALL PAK LIGHT FIXTURE



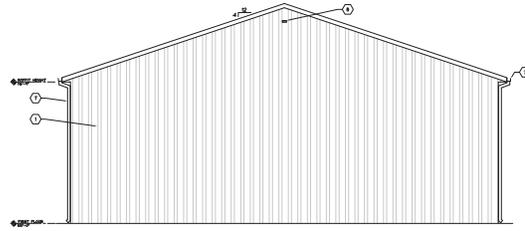
4 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION  
SCALE: 1/4" = 1'-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:  
**JACKSON STORAGE**  
N168W19490 MAIN STREET  
JACKSON, WI 53037

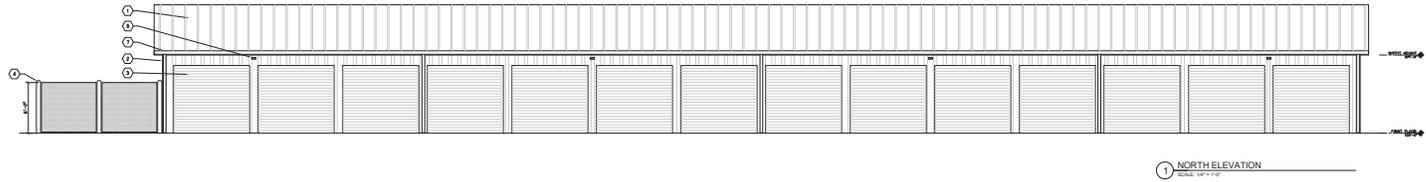
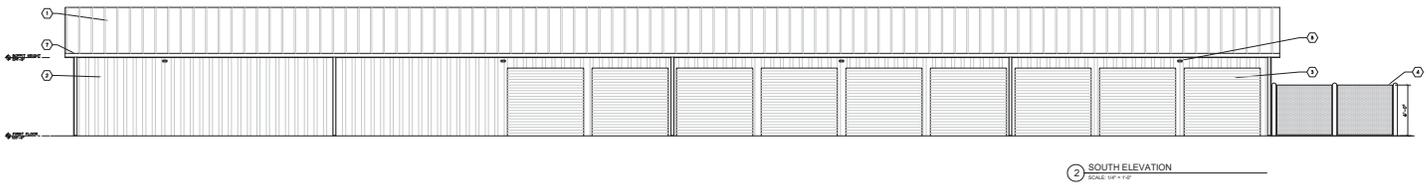
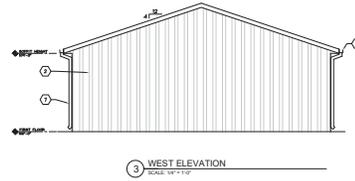
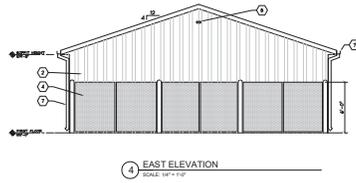
SHEET TITLE  
BUILDING "A"  
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA	
DATE	08.02.2019
JOB NO.	19-00150
SET USE	PLAN COMMISSION
FILE NAME	01.A4.1
DRAWN BY	DLH
SHEET NO.	DLH

**A4.1**

- TYPICAL BUILDING FINISHES**
- ① 16-GAUGE METAL ROOF PANELS WITH BRICK POSTERS
  - ② 16-GAUGE METAL WALL PANELS
  - ③ 8' x 8' COIL-UP DOOR
  - ④ 4' HIGH CHAIN-LINK FENCE AND GATED
  - ⑤ 12' x 12' PERMAC SLATE
  - ⑥ 12' x 12' COIL-UP OVERHEAD DOOR
  - ⑦ 8' x 4' x 7'-7" COIL-UP DOOR
  - ⑧ PREFABRICATED ALUMINUM GUTTER AND DOWNSPOUT
  - ⑨ WALL PAK LIGHT FIXTURE



**DESIGN**  
**2**  
**CONSTRUCT**  
 DEVELOPMENT CORPORATION

N173 W21010  
 NORTHWEST PARKWAY  
 JACKSON, WI 53037

PHONE 262.677.9933  
 FAX 262.677.9934

info@design2construct.com

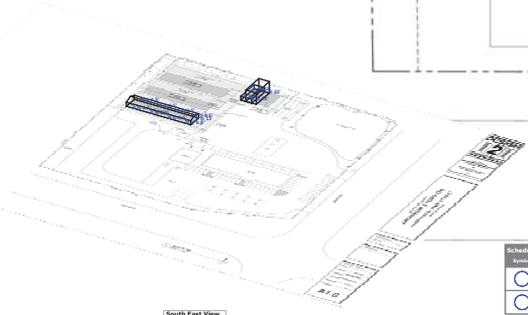
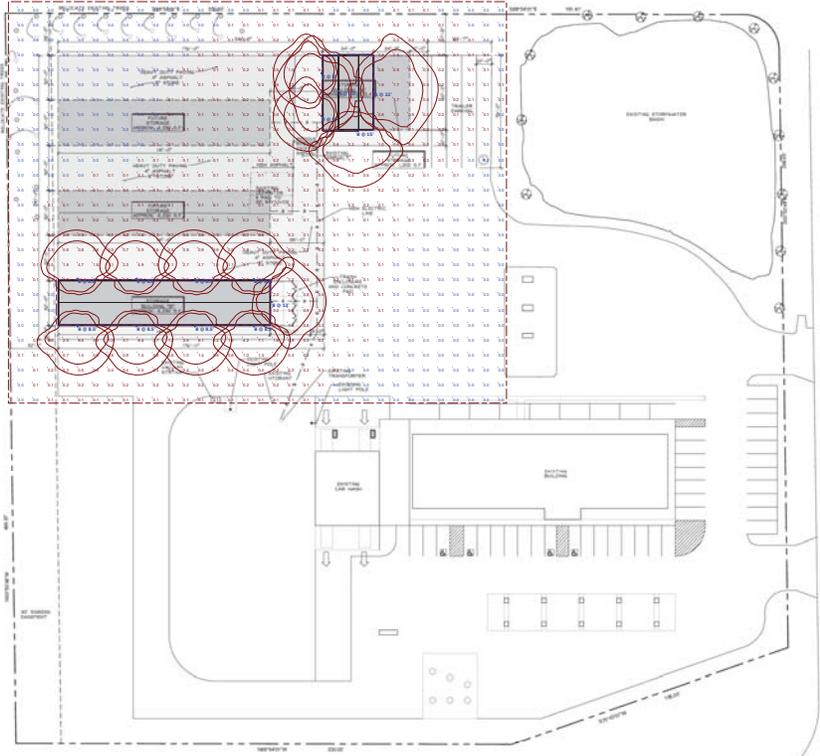
BUILDING DESIGN FOR:  
**JACKSON STORAGE**  
 N168W19490 MAIN STREET  
 JACKSON, WI 53037

SHEET TITLE  
 BUILDING 19  
 EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA	
DATE	08.02.2019
JOB NO.	19-00150
SET USE	PLAN COMMISSION
FILE NAME	01.A4.1
DRAWN BY	D.M.
SHEET NO.	D.M.

**A4.2**



Schedule	Label	Quantity	Manufacturer	Catalog Number	Description	Notes	Number	Finish	Lotus Per	Light Level	Height
A	Office lighting	2	PHILIPS	PHIL_LED_P1_40	Outdoor wallpack approx. 4500lm		1	PHIL_LED_P1_40	40W	2.0	28.0
B	Office lighting	12	PHILIPS	PHIL_LED_P1_40	Outdoor wallpack approx. 4500lm		1	PHIL_LED_P1_40	40W	6.0	28.0

**DESIGN 2 CONSTRUCT**  
 DEVELOPMENT CORPORATION  
 8173 W21010 NORTHWEST PASSAGE WAY  
 JACKSON, WI 53037  
 PHONE 262.677.9933  
 FAX 262.677.9934  
 info@design2construct.com

BUILDING DESIGN FOR  
**JACKSON STORAGE**  
 N168W19490 MAIN STREET  
 JACKSON, WI 53037

SHEET TITLE  
 SITE PLAN

REVISIONS

PROJECT DATA  
 DATE: 08.06.2019  
 JOB NO: 19-00150  
 METHOD: PLAN COMMISSION  
 FILE NAME: 01A10  
 DRAWN BY: SUH  
 SHEET NO:

**A1.0**

**elan LIGHTING**  
 1000 Technology Center  
 Jackson, WI 53037  
 Phone: 262.677.9933  
 Fax: 262.677.9934  
 info@elanlighting.com

Designer: SUH  
 Date: 7/31/2019  
 Scale: Not to Scale  
 Drawing No.:  
 Summary:

1 of 1

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

Name of Applicant HUY TRAN Address/ZIP 191 Spring Valley Rd, Jackson WI 53037 (Mailing Address)  
 Contact BAULLC@gmail.com Address/ZIP N168W20379 Main St, 53037 Phone # 678-999-3399  
 E-mail Address BAULLC@gmail.com Fax # where Agenda/Staff comments are to be faxed \_\_\_\_\_  
 Name of Owner same as above Address/ZIP \_\_\_\_\_ Phone# \_\_\_\_\_  
 Owner Representative/Developer \_\_\_\_\_  
 Proposed Use of Site Exterior renovation for a new business Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)		XXX
			3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,20	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	<b>Engineering Review - Infrastructure</b>		
			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 HUY TRAN Signature  Date 9/4/19  
 Office Use: Date Received 9-4-19 Date Paid 9-4-19 Receipt # 221879 Amount Paid \$ 175.00

# 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: Pack & Ship International, LLC

For a property located at (address): N168W20379 Main St, Jackson 53037

Phone number of Business/Applicant: 678-999-3399

For (land use, activity, sign, site plan, other): Please see letter of Intent

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

Hours of Operation: 8am - 6pm

Comprehensive/Master Plan Compatibility: \_\_\_\_\_

Building Materials (type, color): Brick, white

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

Screening/Buffering: current

Landscape Plan (sizes, species, location): N/A

Signing (dimensions, colors, lighting, location): 42" x 120", blue and white, current location

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

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), (sidewalk/pedestrian way width and material): Re-open the exit access to Hwy 60

Storm-water Management: Current

Erosion Control: Current

Fire Hydrant Location(s): Current

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

Hazardous Material Storage: None

Alarm Systems: In the near future

Site Features/Constraints: \_\_\_\_\_

Parking (no. of spaces, handicapped parking, and dimensions): 8 spaces including handicap

Tree and shrub preservation: N/A

Setbacks/height limitations: Current

Wastewater Usage Projected: 1 REU gal/year      Water Usage Projected: 1 REU 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

HUY TRAN \_\_\_\_\_, Owner  
Please print name

**VILLAGE OF JACKSON**

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

**Receipt Nbr:** 221879  
**Date:** 9/04/2019  
**Check**

RECEIVED FROM      TRAN, HUY (BAU INTERNATIONAL LLC)      \$175.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-45730-000-000 PLANNING / ZONING FEES SEPT PLAN COMMISSION MEETING PUD/CK#1117	175.00

---

TOTAL RECEIVED      175.00

---

Receipt Memo:      PUD PLAN COMMISSION SUBMITTAL / CK #1117

# Letter of Intent

I am requesting:

1. Re-opening the exit to Highway 60 for property located at N168W20379 Main Street, Jackson 53037.
2. Replace the Snak Shak old logo with my new logo, keeping the same dimension. Also, adding another sign facing Jackson Dr.
3. Install bigger glass windows on the North side and West side to let the sun in and let people see the inside of the store.
4. Turn the entry door into PUSH in instead of PULL: people will bring in heavy packages and it'll be easier to PUSH the door in using their body instead of dropping the packages and PULL the door to gain entry.
5. Installing two TVs to use as display signs. They will be **NON-MOVING, NON-ANIMATION, STATIC** words.
6. Install a 9x8 garage door at the back for freight trucks dropping off and picking up oversize packages.

# IMPACT STATEMENT

- A. Annual water consumption estimate: Similar to residential 1 half bath room.
- B. Annual sewage generation estimate: Similar to residential 1 half bath room.
- C. Vehicle trip generation: 2-4 trips per day.
- D. Estimated numbers of vehicles to be stored and/or parked on site: 1-2 cars during business hours.
- E. Propose signs:
  - 1. Business sign will be where the Snak Shak sign is located right now.
  - 2. One TV (57" x 32") facing Hwy 60 displaying **NON-MOVING, NON-ANIMATION, STATIC** words advertising special deals.
  - 3. One TV (57" x 32") facing Jackson Dr displaying **NON-MOVING, NON-ANIMATION, STATIC** words advertising special deals.
- F. General hours of operation: 8am-6pm.
- G. N/A
- H. Proposed dates of construction and completion: As soon as I have the approval of the board.
- I. Unusual conditions: None



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/30/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> T4 Insurance Solutions N168 W20580 P.O. Box 408 Jackson WI 53037-0408		<b>CONTACT NAME:</b> Ginny Palmer <b>PHONE (A/C, No, Ext):</b> (262) 423-4949 <b>E-MAIL ADDRESS:</b> ginnyp@t4ins.com		<b>FAX (A/C, No):</b> (262) 423-4959	
<b>INSURED</b> N168W20379 Main Street LLC N168W20379 Main St. Jackson WI 53037		<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>	
		<b>INSURER A:</b> Society Insurance			
		<b>INSURER B:</b>			
		<b>INSURER C:</b>			
		<b>INSURER D:</b>			
		<b>INSURER E:</b>			
		<b>INSURER F:</b>			

**COVERAGES****CERTIFICATE NUMBER:** 19-20**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

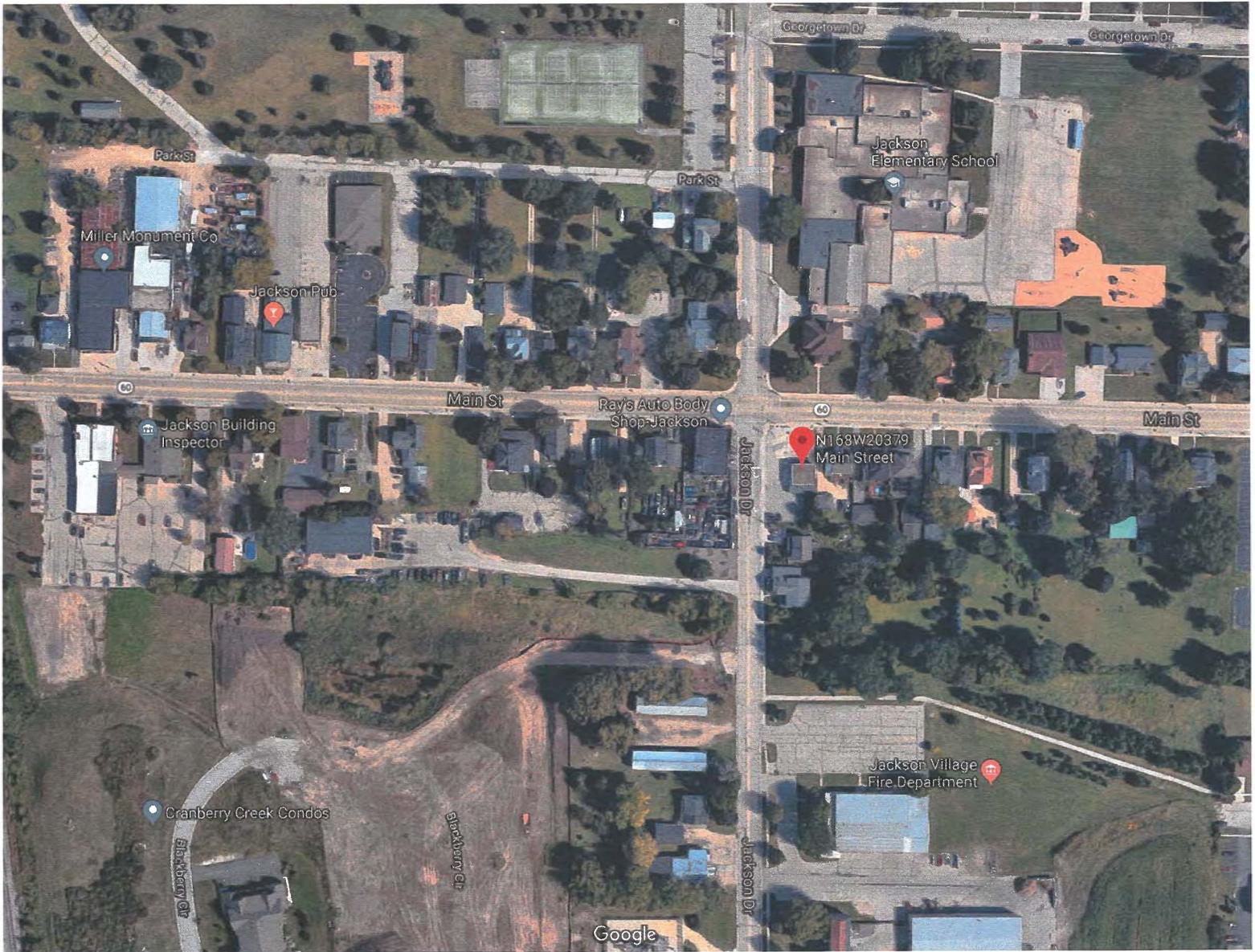
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			BP9999999	08/23/2019	08/23/2020	EACH OCCURRENCE \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						MED EXP (Any one person) \$ 1,000
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB DED <input type="checkbox"/> RETENTION \$						PERSONAL & ADV INJURY \$ 1,000,000
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						GENERAL AGGREGATE \$ 2,000,000
A	Property			BP9999999	08/23/2019	08/23/2020	PRODUCTS - COMP/OP AGG \$ 2,000,000
							Hired Non Owned Auto \$ 1,000,000
							COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
							EACH OCCURRENCE \$
							AGGREGATE \$
							\$
							PER STATUTE OTH-ER
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Property			BP9999999	08/23/2019	08/23/2020	Building coverage \$ 150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER****CANCELLATION**

Village of Jackson PROOF OF INSURANCE	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Tracy Castreich</i>

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**EXIT ONLY  
DO NOT ENTER**



PROOF A



Customer: Pack - Ship  
 Sizes: 42" x 120"(A) 48" x 96" (B)  
 Substrate: ACM  
 Colors: As Shown  
 Quantity: 1 of each

PROOF B



**AFFORDABLE SIGNS & LIGHTING**

Professional Signs & Lighting  
 Electric Signs • Neon & LED • Awnings  
 Parking Lot Lights • Building Security Lights

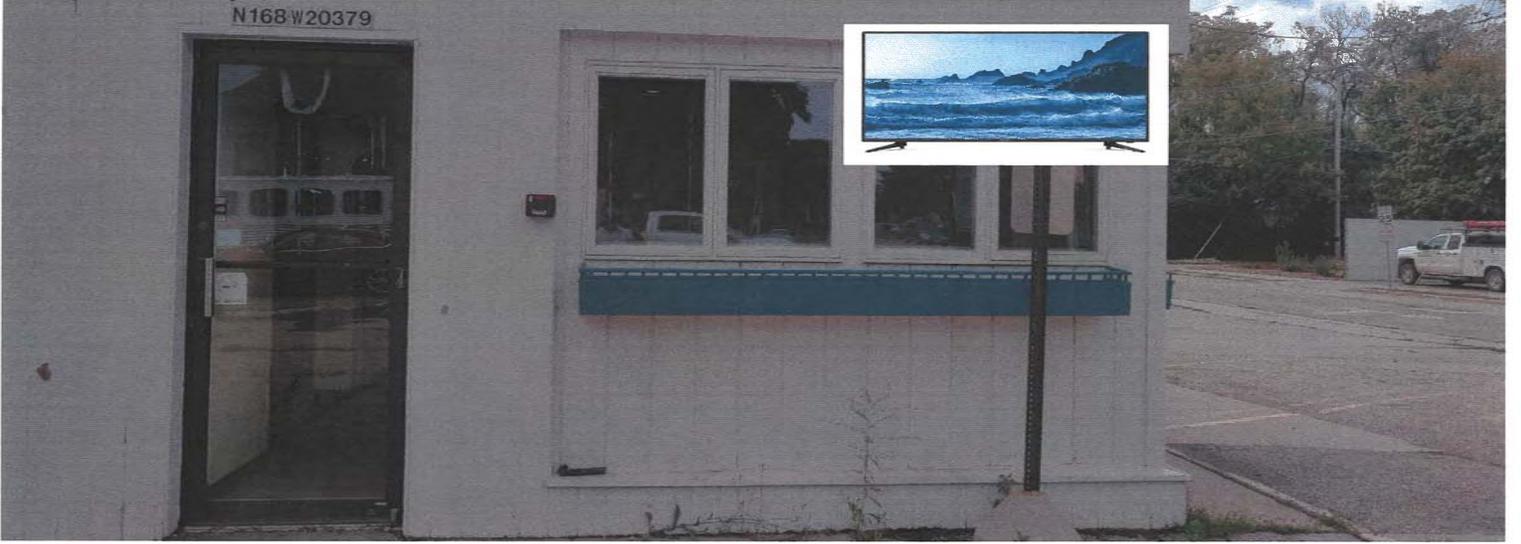
KENNY GILPIN  
 kgsigns@gmail.com (262) 246-6939  
 PO Box 216 Sheboygan, WI 53089

SALES • SERVICE • REPAIRS • DESIGN • INSTALLATION

- APPROVED
- APPROVED W/ CHANGES
- SEND NEW PROOFS

The customer is responsible for the verification of the accuracy of the attached proof. Please specify any pantone colors, fonts, or sizes, not listed above. By signing this form you are authorizing Affordable Signs & Lighting to proceed with the production of your order.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_





**North view - main st.**  
 Aluminum Panel sign  
 non illuminated  
 with brackets to support it Vertically



**West view - Jackson Dr.**  
 Aluminum Panel sign  
 non illuminated  
 with brackets to support it Vertically



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N84W15787 Menomonee Ave, Ste 1., Menomonee Falls, WI 53051 (262) 251-4300

Name:		Company:	
Phone:	Fax:	E-mail:	
Z:\pack ship and mailboxes		Date: 9/17/2019	
File: sign approval drawing.fs		Time: 10:39:43 AM	
Rodd@SignsWithImpact.com		Fax: (262)251-4301	

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

Name of Applicant JACKSON DEVELOPMENT  
 Contact BILL NASGOVITZ Address/ZIP 4470 N. LAKE DRIVE Phone # 414-550-7423  
 E-mail Address KLHhrcnstg@gmail.com E-mail Address where Agenda/Staff comments are to be sent, \_\_\_\_\_  
 Name of Owner BILL NASGOVITZ Address/ZIP 4470 N. LAKE DRIVE Phone# 414-550-7423  
 Owner Representative/Developer KURT HENNING / H&R CONSTRUCTION INC.  
 Proposed Use of Site 4-FAMILY CONDOS Present Zoning 12-FAMILY CONDOS

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

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

Name KURT HENNING Signature *Kurt Henning* Date AUG 29, 2019  
 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: JACKSON DEVELOPMENT

For a property located at (address): STONEWALL DRIVE

Phone number of Business/Applicant: 414-550-7423

For (land use, activity, sign, site plan, other): 4-FAMILY CONDO DEVELOPMENT

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): NORMAL CONSTRUCTION TRAFFIC

Hours of Operation: 7:00 AM TO 5 PM

Comprehensive/Master Plan Compatibility: PART OF ORIGINAL DEVELOPMENT

Building Materials (type, color): ALL EARTH TONES, GREYS, TANS BROWNS

Setbacks from rights-of-way and property lines: AS PER SITE PLAN

Screening/Buffering: PER LANDSCAPE PLAN

Landscape Plan (sizes, species, location): PER ORIGINAL LANDSCAPE PLAN

Signing (dimensions, colors, lighting, location): ONLY STREET ADDRESSES POSSIBLE PERMANENT SIGN WITH PLANTINGS

Lighting (wattage, style, pole location and height, coverage): BY VILLAGE DIRECTION WAS COMPLETED ON ORIGINAL DEVELOPMENT

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), sidewalk/pedestrian way width and material): AS PER ORIGINAL SITE PLAN

Storm-water Management: PER ORIGINAL SITE PLAN (COMPLETED PREVIOUSLY)

Erosion Control: PER CODE

Fire Hydrant Location(s): PER ORIGINAL SITE PLAN (ALL INSTALLED)

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: NONE AT THIS TIME

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: 4-FAMILY CONDO BUILDINGS WITH PLENTY OF GREEN SPACE

Parking (no. of spaces, handicapped parking, and dimensions): PER SITE PLAN

Tree and shrub preservation: ORIGINAL TREE-LINE ON LOT LINE TO REMAIN

Setbacks/height limitations: PER SITE PLAN

Wastewater Usage Projected: 4-FAMILY CONDO gal/year Water Usage Projected: \_\_\_\_\_ gal/year

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

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 a Zip Drive (USB).**
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.
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.

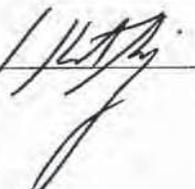
**MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS.**

## 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

Kurt Hennings /  \_\_\_\_\_, Owner  
Please print name

**VILLAGE OF JACKSON**

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

**Receipt Nbr:** 221885

**Date:** 9/05/2019

**Check**

RECEIVED FROM H & R CONSTRUCTION INC (KURT HENNING)

\$150.00

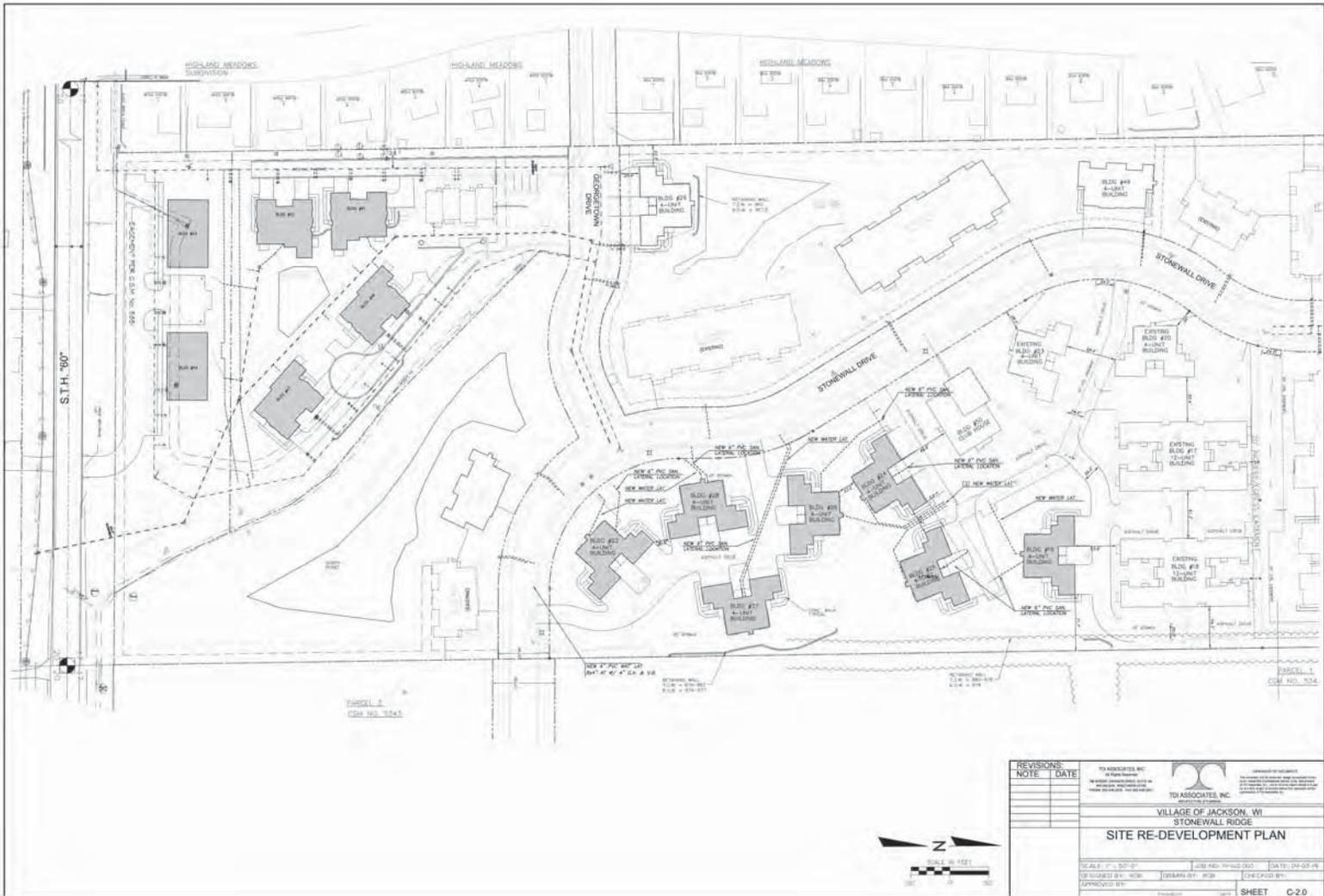
<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-45730-000-000 PLANNING / ZONING FEES PUD SEPT PLAN COMMISSION SUBMITTAL/#6713	150.00

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TOTAL RECEIVED 150.00

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Receipt Memo: PUD CONDO DEVELOPMENT STONEWALL/CK #6713



REVISIONS	NOTE	DATE

<b>VILLAGE OF JACKSON, WI</b> <b>STONEWALL RIDGE</b> <b>SITE RE-DEVELOPMENT PLAN</b>			
SCALE: 1" = 50'-0"	DATE: 04-03-18	DESIGNED BY: [Name]	CHECKED BY: [Name]
APPROVED BY: [Signature]	SHEET C-20		

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

Name of Applicant Mark Hertzfeldt  
 Contact Mark Hertzfeldt Address/ZIP N173W21010 Northwest Passage, 53037 Phone # 262-677-9933  
 E-mail Address mhertzfeldt@design2construct.com E-mail Address where Agenda/Staff comments are to be sent. mhertzfeldt@design2construct.com  
 Name of Owner Greg Beaudry Address/ZIP W176N9810 Rivercrest Drive Ste 104 Phone# 262-345-5307  
 Owner Representative/Developer Same as Owner Germantown, WI 53022  
 Proposed Use of Site Warehousing / Transportation facility Present Zoning Conditional Use

<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>ZIP DRIVE (USB)</u>
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages) 2) Describe what you intend to do (paragraph)		XXX XXX
<b>CONDITIONAL USE</b>	<b>\$150</b>	<b>1,2,3,4,5,6,7,14,15,16,18,19,20</b>	3) Address Labels of adjacent owners to be notified (500' / 200') 4) Owner acknowledgement of the request	<b>labels</b> 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	1,2,3,6,10,20	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	<b>Engineering Review - Infrastructure</b> 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			

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

Name Mark Hertzfeldt Signature  Date 09.06.2019

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: On Demand Trucking/ Greg Beaudry

For a property located at (address): Northeast corner of Alcan Drive and Alcan Court

Phone number of Business/Applicant: 262-345-5307

For (land use, activity, sign, site plan, other): Storage and shipping of product for third parties  
there will be no production of products as part of this business

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

Hours of Operation: \_\_\_\_\_

Comprehensive/Master Plan Compatibility: \_\_\_\_\_

Building Materials (type, color): Pre-cast concrete plank, aluminum storefront windows, tinted glass  
Please see the attached 3D rendering

Setbacks from rights-of-way and property lines: 40'-0" street setback, 20'-0" side yard setback

Screening/Buffering: None

Landscape Plan (sizes, species, location): Please refer to the attached landscape plan for detail

Signing (dimensions, colors, lighting, location): To be submitted under separate application

Lighting (wattage, style, pole location and height, coverage): Please refer to the attached photometric plan

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: Regional Pond

Erosion Control: Please refer to the attached erosion control plan

Fire Hydrant Location(s): Existing

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

Hazardous Material Storage: None

Alarm Systems: None

Site Features/Constraints: Access from Alcan Court. Future access from Alcan Drive when parking lot expansion takes place

Parking (no. of spaces, handicapped parking, and dimensions): 13 initial spaces with 26 future spaces

Tree and shrub preservation: N/A

Setbacks/height limitations: None

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 \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_, 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.

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

---

1. **Application Form: Must be submitted on a Zip Drive (USB).**
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.
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.
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  - 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.
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17. Street Crossing Sections: Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
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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.**



Planning and Zoning Department  
Village of Jackson  
N168 W20733 Main Street  
Jackson, WI 53037

September 6, 2019

Re: Project Narrative:

**Introduction:**

Attached to this project narrative you will find the graphical information regarding the proposed business development located on The Southeast corner of Alcan Court and Alcan Drive. The proposed development will be a 15,500 square foot Warehouse / Transportation facility and the requisite site development needed to support the business.

**Existing Site:**

The proposed site is an existing vacant parcel of land, approximately 3.12 acres. The site frontage is similar uses on the south east and west. The north frontage is to a vacant parcel of land.

**New Site:**

The site plan for this proposal shows development of the new building and sitework. The proposed 15,500 sf building will be situated in the approximate center of the site. A future 10,500 sf building addition is planned on the north side of the proposed main building. The addition will be oriented north and south. The new site development proposes two new access locations, one Alcan Court and one future access Alcan Drive. The site plan provides an initial 13 total parking spaces with a future parking lot expansion of 26 spaces. There will be a truck loading berth in the northwest portion of the parking lot/ site.

Stormwater management is proposed to be addressed through the existing regional system already in place for the industrial park

Landscaping for the site will include foundation plantings along the south and southwest corners of the building. Two trees will be planted in proposed landscape islands in the parking field. Street trees are planned along Alcan Drive and Alcan Court. Future parking lot plantings will be installed when the parking lot is expanded.

Site lighting will be accomplished with light bollards along the sidewalk adjacent to the parking area and building mounted light fixtures. Fixtures will be full cut off.

A small outdoor storage area will be located on the north side of the building. This will be constructed from chain link fence and privacy slats.

N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

**New Building:**

The building is comprised of a combination of materials including Pre-cast Concrete Panel (painted) with accent banding, Aluminum Storefront Window system, Decorative Metal Canopy. The primary building entry is located in the southwest corner of the building. A trash enclosure is not provided in this proposal, the outdoor storage area will double as the screen for the trash containers.

**Plan of Operation:**

The plan of operation for this new development will be based upon the well-established operation currently located in Germantown and relocating to Jackson. On Demand Transportation provides shipping solutions for clients. These shipping services will occasionally require temporary warehousing services.

**Signage:**

Will is not a part of this submittal. Signage will follow as a separate application for approval.

The days and hours of operation are currently proposed as:

Monday 8am – 5pm.

Tuesday 8am – 5pm

Wednesday 8am – 5pm

Thursday 8am – 5pm

Friday 8am – 5pm

Saturday – Regularly closed – occasional hours on an as needed basis

Sunday – Regularly closed – occasional hours on an as needed basis

The facility will be staffed by approximately 6 employees.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This is a commercial use and will be consistent with the nature of the surrounding neighborhood which is currently a mix of commercial development. The traffic patterns in the neighborhood are already established and will not be affected by the new development.

If you have any questions or concerns regarding this proposed development please feel free to contact my office.

Sincerely,  
Mark Hertzfeldt



Design 2 Construct



Planning and Zoning Department  
Village of Jackson  
N168 W20733 Main Street  
Jackson, WI 53037

September 6, 2019

Re: Impact Statement:

**Annual Water Consumption:**

- This is a new larger facility for this business and the water consumption is not determined at this time

**Annual Sewage Consumption:**

- This is a new larger facility for this business and the sewage generation is not determined at this time

**Vehicle Trips per day:**

- 6 employee vehicles
- 10-12 truck traffic

**Proposed signage:**

- Signage will be approved under a separate application for approval

**General hours of operation:**

- The days and hours of operation are currently proposed as:
- Monday 8am – 5pm.
- Tuesday 8am – 5pm
- Wednesday 8am – 5pm
- Thursday 8am – 5pm
- Friday 8am – 5pm
- Saturday – Regularly closed – occasional hours on an as needed basis
- Sunday – Regularly closed – occasional hours on an as needed basis

**Proposed dates of construction:**

- Construction will begin in spring and last 6 months

**Unusual conditions:**

- There are no unusual conditions associated with this proposal

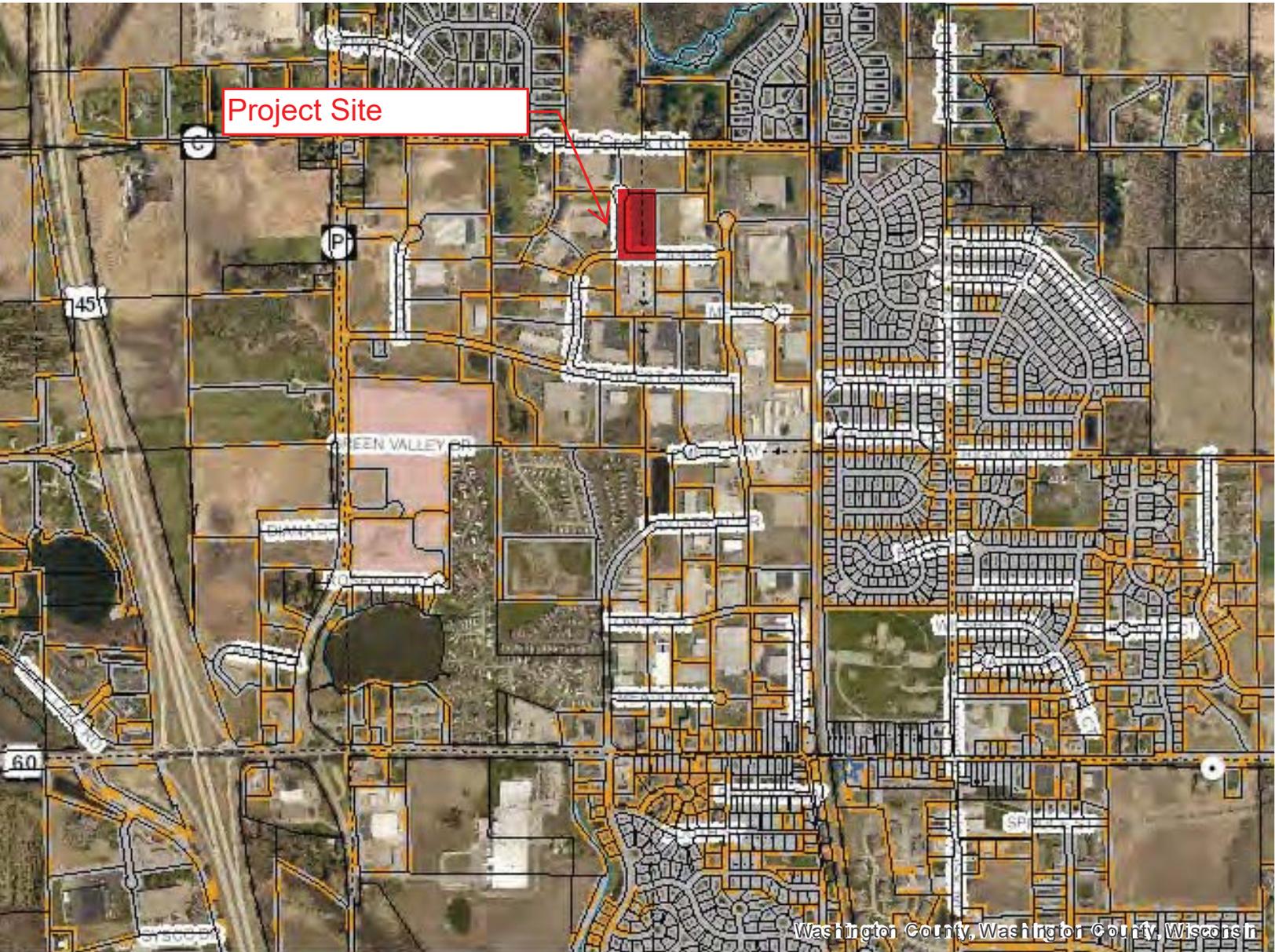
N173 W21010

Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934



Project Site

**TYPICAL BUILDING FINISHES**

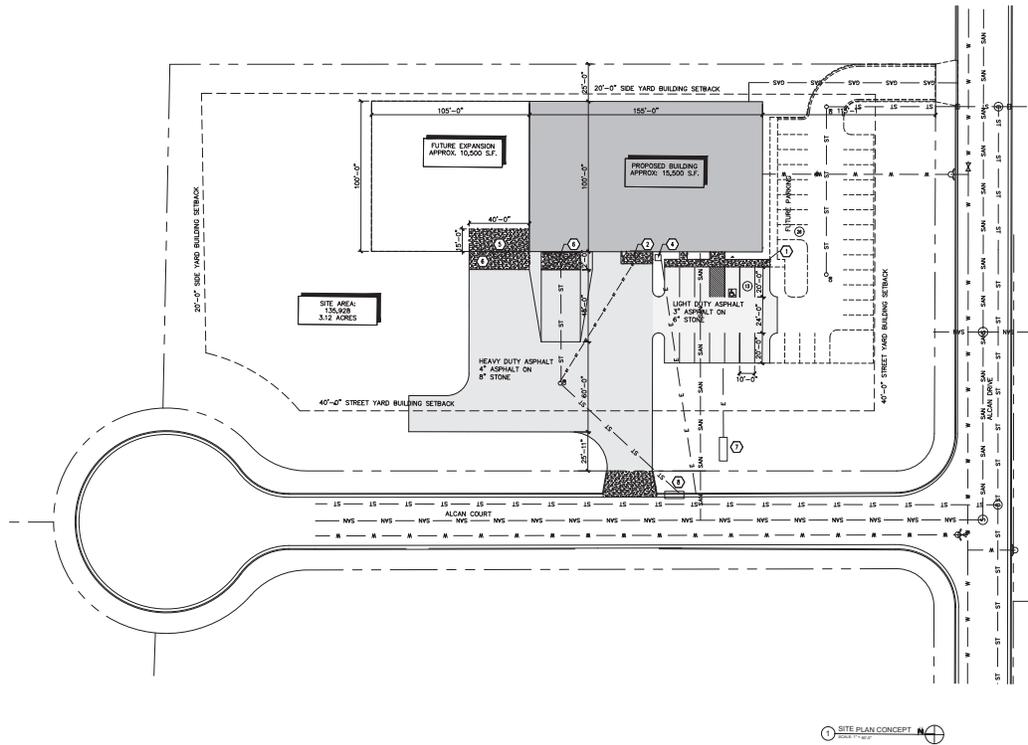
- ① 4" CONCRETE SIDEWALK
- ② 8" CONCRETE APPROX
- ③ CONCRETE STOOP
- ④ ELECTRICAL TRANSFORMER
- ⑤ TRASH ENCLOSURE
- ⑥ 8" CONCRETE PAD
- ⑦ MONUMENT SIGN - PROVIDE POWER
- ⑧ EXISTING CURB INLET

**SITE DATA:**

TOTAL BUILDING FOOTPRINT:	23,000 S.F.
TOTAL HARD SURFACE AREA:	23,000 S.F. (100% OF SITE)
CONCRETE AREA:	23,000 S.F.
HEAVY DUTY PAVING:	23,000 S.F.
LIGHT DUTY PAVING:	23,000 S.F.
TOTAL UNPAVED AREA:	0 S.F. (0% OF SITE)

ZONING DISTRICT:	IND
ALLOWABLE BUILDING HEIGHT:	35' 0"
BUILDING HEIGHT:	20' 0"
FRONT YARD SETBACK:	40' 0"
SIDE YARD SETBACK:	20' 0"
REAR YARD SETBACK:	20' 0"

EMERGENCY REQUIREMENTS:	---
DRIVEWAY: 1" TO CURB S.F.	---
FACTORY: 1" TO CURB S.F.	---
TOTAL PAVING PROVIDED:	23,000
MINIMUM PAVING REQUIREMENTS:	0
HANDICAP PAVING PROVIDED:	0
MINIMUM PAVING REQUIREMENTS:	0



**DESIGN**  
**I2I**  
**CONSTRUCT**  
**DEVELOPMENT CORPORATION**

1173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9933  
FAX 262.677.9934

Info@design2construct.com

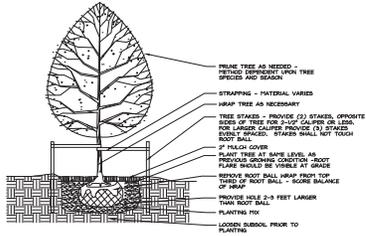
BUILDING DESIGN FOR  
**ON DEMAND SERVICES**  
TRANSPORTATION AND ALCAN DRIVE  
ALCAN COURT AND ALCAN DRIVE  
JACKSON, WI 53037

SHEET TITLE  
SITE PLAN

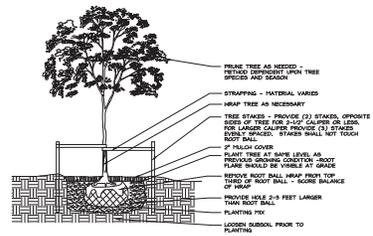
REVISIONS

<b>PROJECT DATA</b>	
DATE	09.08.2019
JOB NO.	19-00159
SET USE	PLAN COMMISSION
FILE NAME	CL1A10
DRAWN BY	DJM
SHEET NO.	

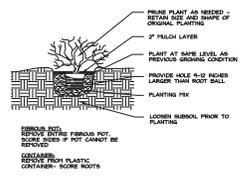
**A1.0**



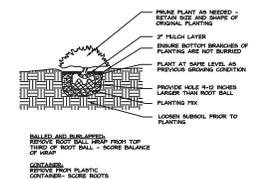
2 CONIFEROUS TREE PLANTING DETAIL  
SCALE: NTS



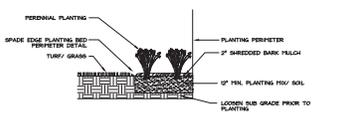
3 DECIDUOUS TREE PLANTING DETAIL  
SCALE: NTS



4 CONIFEROUS SHRUB PLANTING DETAIL  
SCALE: NTS

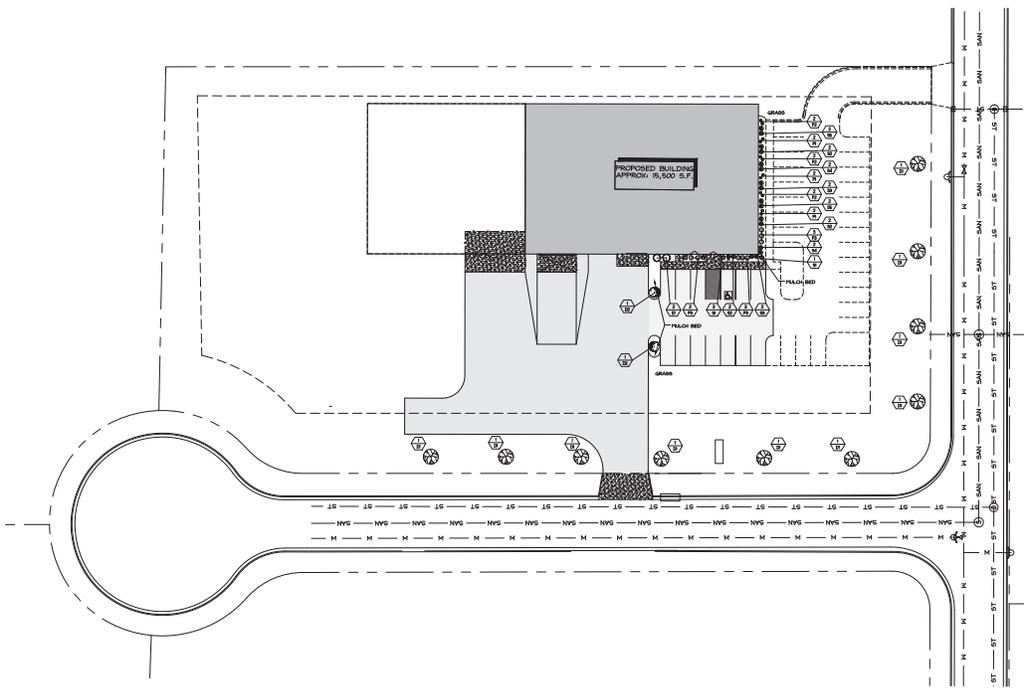


5 DECIDUOUS SHRUB PLANTING DETAIL  
SCALE: NTS



6 PERENNIAL BED PLANTING DETAIL  
SCALE: NTS

PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE (INCLUDE 1\"/>
E1		ALICE PLATANUS	ROBUST MAPLE	36-48\"/>
E2		SPRING BELLFLOWER	TOURNEFORTIA	18-24\"/>
E3		JASMINE	CHINESE JASMINE	12-18\"/>
E4		TAXUS	MEDIA	4-6\"/>
E5		PRODRANGULIFOLIA	LITTLE DRAGON	4-6\"/>
E6		SPRING BELLFLOWER	TOURNEFORTIA	18-24\"/>
E7		SPRING BELLFLOWER	TOURNEFORTIA	18-24\"/>
E8		SPRING BELLFLOWER	TOURNEFORTIA	18-24\"/>
E9		SPRING BELLFLOWER	TOURNEFORTIA	18-24\"/>
F1		HEMEROCALLIS	DOINGI	18\"/>
F2		HEMEROCALLIS	STELLA DE ORO	18\"/>
F3		SALICAZORONIA	SAFARI	18\"/>



1 LANDSCAPE PLAN  
SCALE: 1\"/>

**DESIGN I2I CONSTRUCT**  
DEVELOPMENT CORPORATION

1173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9933  
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:  
**ON DEMAND TRUCKING**  
ALCAN COURT AND ALCAN DRIVE  
JACKSON, WI 53037

SHEET TITLE  
SITE PLAN

REVISIONS

PROJECT DATA  
DATE: 09.06.2019  
JOB NO: 19-00159  
SET USE: PLAN COMMISSION  
FILE NAME: CL1A1.0  
DRAWN BY: DLH  
SHEET NO:

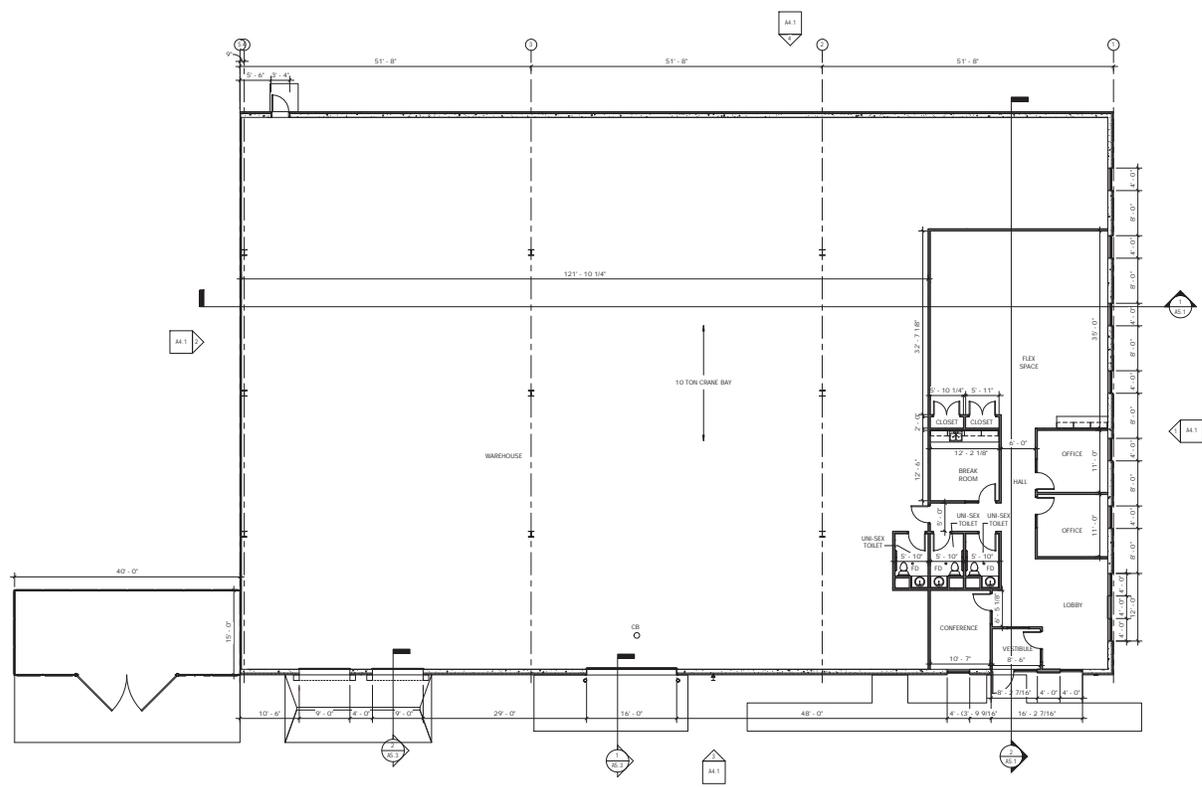
A1.0

BUILDING DESIGN FOR:  
**ON DEMAND TRANSPORTATION SERVICES**  
 ADDRESS  
 JACKSON, WI 53037

SHEET TITLE  
 FIRST FLOOR PLAN - OVERALL

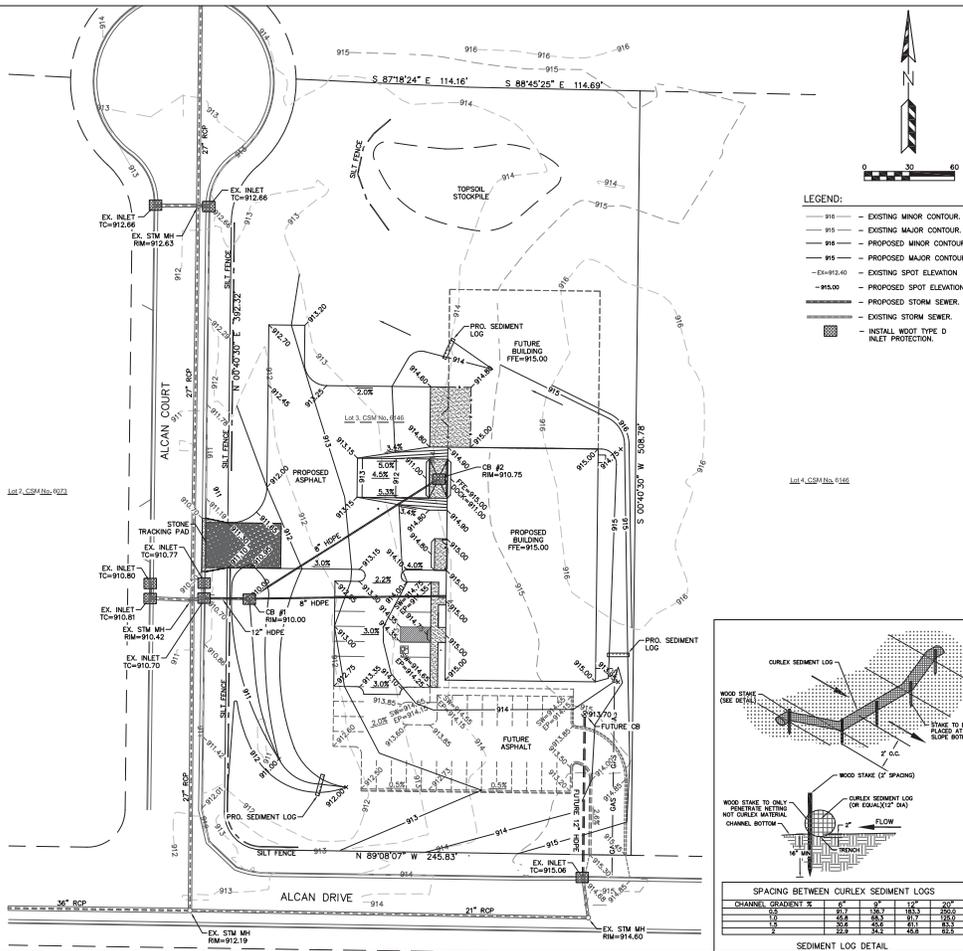
REVISIONS

PROJECT DATA	
DATE	09.06.2019
JOB NO.	19-00159
SET USE	PLAN COMMISSION
DRAWN BY	JRH
SHEET NO.	A2.1



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

The Building Code Commission of the State of Wisconsin is hereby notified that this plan complies with the requirements of the Wisconsin Building Code.



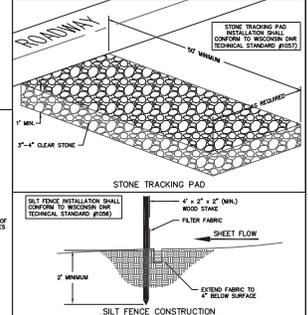
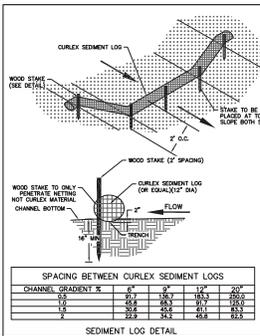
**EROSION NOTES:**  
 THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR BY A CONDITION WHICH PREVENTS THE TRACK OF ROAD FROM BEING COVERED BY SOIL. STREET CLEANING (NOT HYDRANT FLUSHING) BEFORE THE END OF EACH MONTH.  
 SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, UTILITY CHANNELS, WATER CURVES AND OUTLETS OR OTHER SENSITIVE ENVIRONMENTAL SENSITIVE AREAS APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILE. ALL SOIL STOCKPILES SHALL BE COVERED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.  
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE MAINTAINED FOR SEASON EXTENSION UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST TWICE DURING THE CONSTRUCTION PERIOD. ALL MAINTENANCE WILL FOLLOW THE CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.  
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AT ANY TIME SHALL BE THE MINIMUM PROVISIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND CORRECTING ALL EROSION CONTROL MEASURES. THE RESULTS OF CONSTRUCTION ACTIVITIES, INCLUDING THE NUMBER OF EROSION CONTROL MEASURES, SHALL BE REVIEWED BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.  
 ALL DISTURBED SLOPES OF 1:1 OR GREATER AND DRAINAGE CHANNELS SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC UNTIL FOR MANUFACTURER'S SPECIFICATIONS.

**TIME SCHEDULE:**  
 SEPT. 16, 2019 - COMPLETE FINAL EROSION CONTROL DEVICES.  
 SEPT 16, 2019 - MAY 1, 2020 - CONSTRUCT PROPOSED BUILDING, PARKING LOT AND UTILITIES.  
 MAY 1 - 15, 2020 - COMPLETE FINAL LANDSCAPING AND RESTORE ALL PREVIOUS DISTURBED AREAS.

**RESTORATION NOTES:**  
 ALL DISTURBED AREAS EXCEPT STREET PAVEMENT AND DRIVEWAY AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICALLY FEASIBLE. AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH "WINDROW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MASON FARM MIX OR EQUAL. MEASURES SHALL BE IN ACCORDANCE WITH SECTION 28.11.11.11.11.  
 AN EQUAL AMOUNT OF ANNUAL HERBICIDE SHALL BE ADDED TO THE MIX. SEED MEASURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AS SOON AFTER THE DISTURBANCE AS PRACTICALLY FEASIBLE. NOT LESS THAN 5% PHOSPHORUS, NOT LESS THAN 5% POTASH, NOT LESS THAN 5%.  
 ALL FRESH GRADED AREAS SHALL BE SEEDING AND MULCHING BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FRESH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE SEEDING WITH TEMPORARY SEEDING COVER. AREAS REQUIRING PROTECTION DURING PROPOSED CONSTRUCTION SHALL BE SEEDING WITH ANNUAL HERBICIDE FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE EROSION CONTROL PREVENTION PLAN FOR SEEDING RATES. ALL SEEDING SHALL BE SEEDING PREPARATION AT THE BEST FRESH GRADED SEEDING PERIOD OF LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASSES ON ALL SEEDING AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

**OWNER:** BELMONT GROUP, LLC  
 122 WISCONSIN STREET  
 WEST BEND, WI 53095

**ENGINEER:** QUAM ENGINEERING, LLC  
 122 WISCONSIN STREET  
 WEST BEND, WI 53095



ALCAN COURT - JACKSON, WI  
 GRADING AND EROSION CONTROL PLAN  
 DATED: SEPTEMBER 3, 2019

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 122 Wisconsin Street, West Bend, Wisconsin 53095  
 Phone (262) 338-6641; www.quamengineering.com



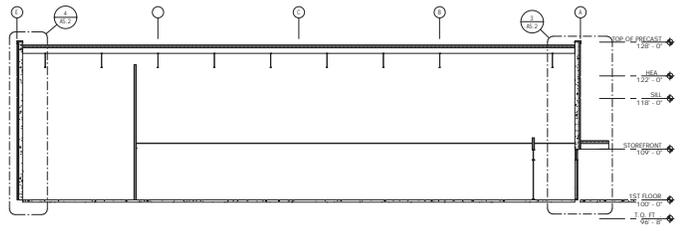
**DESIGN**  
**12**  
**CONSTRUCT**  
 DEVELOPMENT CORPORATION

1173 W21010  
 NORTHWEST PASSAGE WAY  
 JACKSON, WI 53037

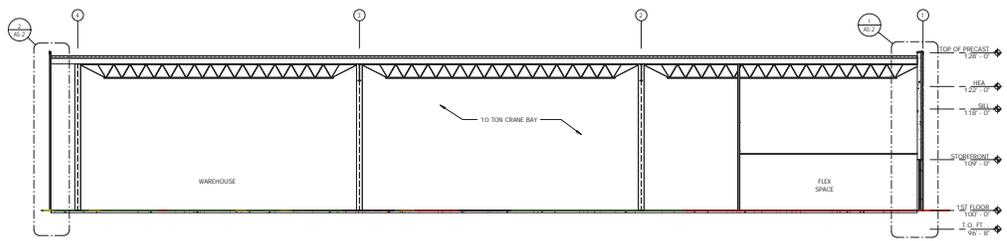
PHONE 262.677.9933  
 FAX 262.677.9934  
 info@design2construct.com

BUILDING DESIGN FOR:  
**ON DEMAND TRUCKING**

ADDRESS  
 JACKSON, WI 53037



2 BUILDING SECTION EAST WEST  
 SCALE: 1/8" = 1'-0"



1 BUILDING SECTION NORTH SOUTH  
 SCALE: 1/8" = 1'-0"

SHEET TITLE
BUILDING SECTIONS

REVISIONS

PROJECT DATA	
DATE	8.28.2019
JOB NO.	19-00159
SET USE	PLAN COMMISSION
DRAWN BY	JRH
SHEET NO.	A5.1

The building has been prepared for construction and is not to be used for any other purpose.

BUILDING DESIGN FOR:  
**ON DEMAND TRUCKING**

ADDRESS  
 JACKSON, WI 53037

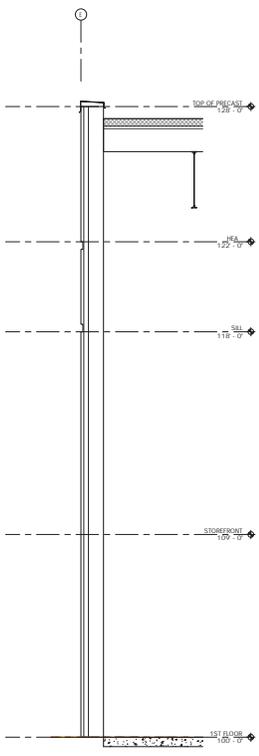
SHEET TITLE  
 WALL SECTIONS

REVISIONS

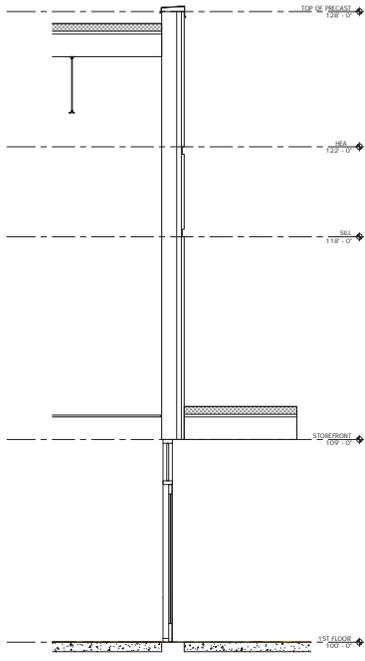
PROJECT DATA

DATE	8.28.2019
JOB NO.	19-00159
SET USE	PLANNING COMMISSION
DRAWN BY	Author
SHEET NO.	

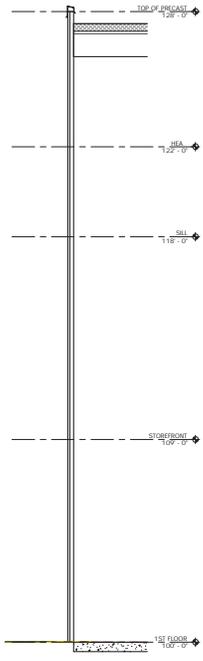
**A5.2**



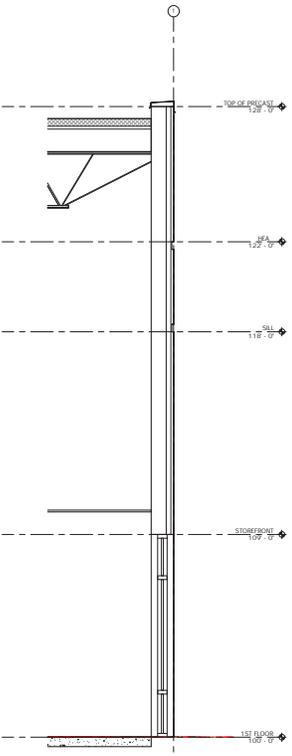
4 WALL SECTION 04  
 SCALE: 1/2" = 1'-0"



3 WALL SECTION 03  
 SCALE: 1/2" = 1'-0"



2 WALL SECTION 02  
 SCALE: 1/2" = 1'-0"



1 WALL SECTION 01  
 SCALE: 1/2" = 1'-0"

The building has been designed to meet the minimum requirements of the International Building Code (IBC) 2015.

**DESIGN**  
**2**  
**CONSTRUCT**  
 DEVELOPMENT CORPORATION

1173 W21010  
 NORTHWEST PASSAGE WAY  
 JACKSON, WI 53037

PHONE 262.677.9933  
 FAX 262.677.9934

info@design2construct.com

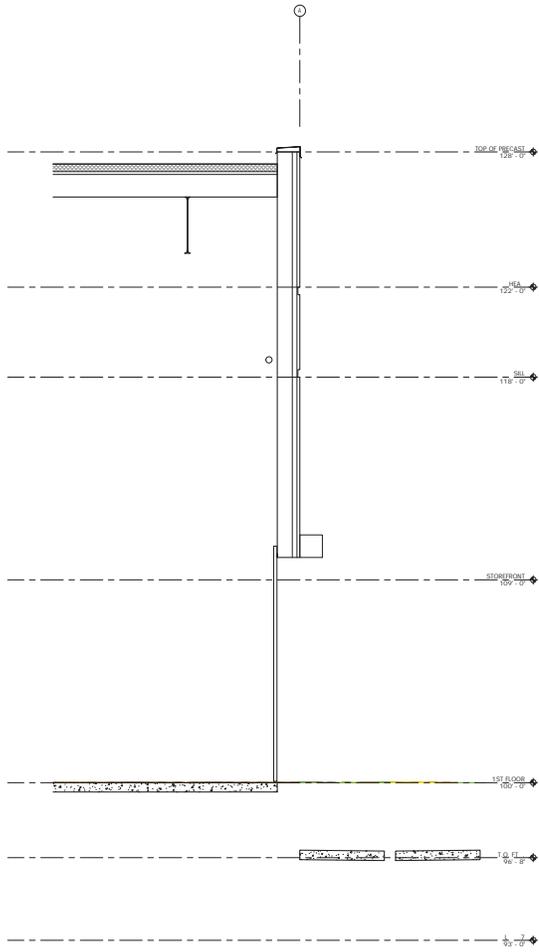
BUILDING DESIGN FOR:  
**ON DEMAND TRUCKING**  
 ADDRESS  
 JACKSON, WI 53037

SHEET TITLE  
 ENLARGED SECTIONS

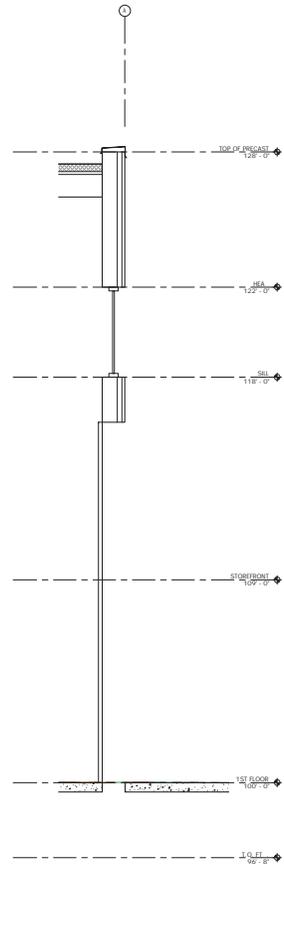
REVISIONS

PROJECT DATA	
DATE	8.28.2019
JOB NO.	19-00159
SET USE	PLAN COMMISSION
DRAWN BY	Author
SHEET NO.	

**A5.3**



2 WALL SECTION DOCK DOOR  
 SCALE: 1/2" = 1'-0"



1 WALL SECTION OH DOOR  
 SCALE: 1/2" = 1'-0"



DESIGN 2 CONSTRUCT

N173 W21010 Northwest Passage, Jackson, WI 53037

PHONE: 262.677.9933 FAX: 262.677.9934

ON DEMAND TRANSPORTATION SERVICES

JACKSON, WI 53037  
09.06.2019

**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:  
**ON DEMAND TRANSPORTATION  
 SERVICES**  
 ADDRESS  
 JACKSON, WI 53037

SHEET TITLE  
 Unnamed

REVISIONS

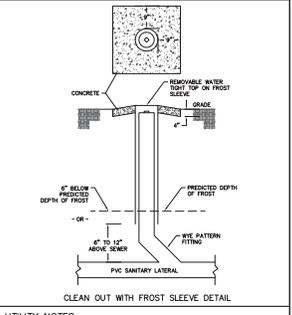
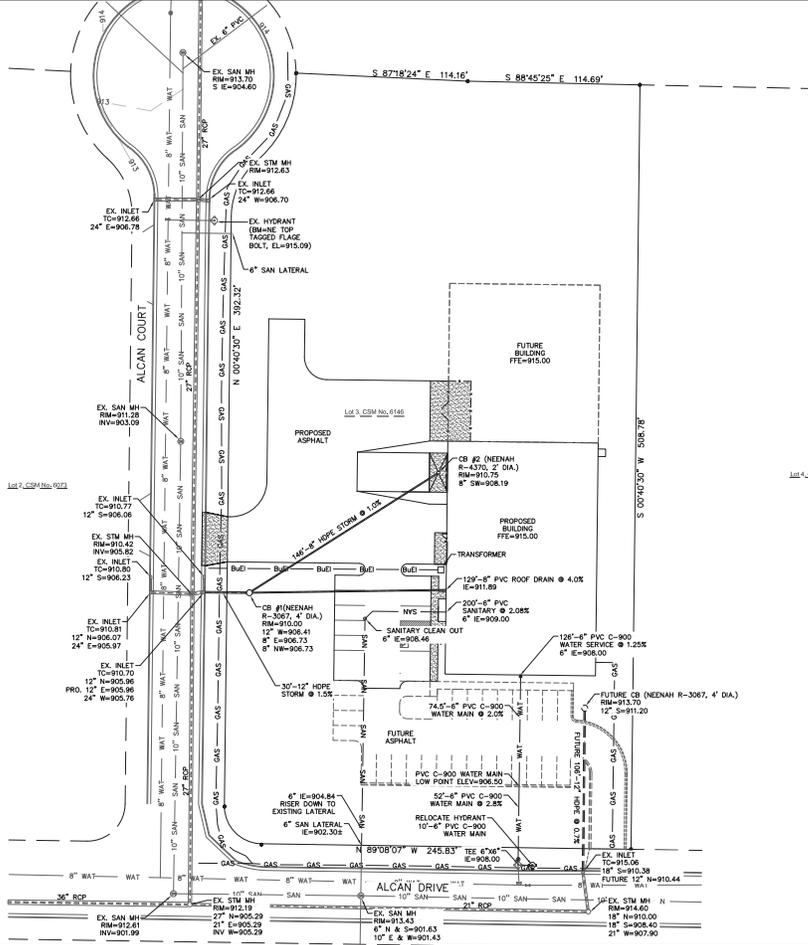
PROJECT DATA

DATE	
JOB NO.	19-06-2019
SET USE	19-00159
DRAWN BY	PLAN COMMISSION
SHEET NO.	

**A9.3**



AXON VIEW



**UTILITY NOTES:**

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF JACKSON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.071(2)(c) OF STATE STATUTES.

ALL EXISTING PUBLIC VALVES AND HYDRANTS WILL ONLY BE OPERATED BY THE VILLAGE WATER UTILITY DEPARTMENT PERSONNEL.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL AND WATER SERVICE INVERTS PRIOR TO BUILDING CONSTRUCTION.

SANITARY SEWER SHALL BE PVC ASTM D-3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER MAIN SHALL BE ANWIA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

SANITARY SEWER SHALL BE PVC ASTM D-3034, SDR 35 WITH INTEGRAL BELL TYPE ELASTOMERIC JOINTS MEETING THE REQUIREMENTS OF ASTM D-3025.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY HDPE OR APPROVED EQUAL. PIPE SHALL HAVE WATER-TIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-284, TYPE S.

TO OBTAIN LOCATION OF PARTICIPATING UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**  
1-800-242-8011

TOLL FREE

180793 THE HEARING NUMBER 20200443-2289

WIS. STATUTE 182.075 (1915) REQUIRES YOU TO CALL DUGGERS NOTICE BEFORE YOU DIG

ALCAN COURT - JACKSON, WI  
UTILITY PLAN  
DATED: SEPTEMBER 3, 2019

C-102

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants

122 Wisconsin Street, West Bend, Wisconsin 53095  
Phone (262) 338-6641; www.quamengineering.com

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

Name of Applicant Bielinski Development, Inc.  
 Contact John Donovan Address/ZIP 1930 Meadow Lane, Suite A, Lew. Phone # WE 53072 262-548-5370  
 E-mail Address donovan@bielinski.com E-mail Address where Agenda/Staff comments are to be sent. same  
 Name of Owner Bielinski Development, Inc. Address/ZIP same Phone# 262-542-9494  
 Owner Representative/Developer John Donovan, Dev. Manager  
 Proposed Use of Site Two Family Condominiums Present Zoning R-6 PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	ZIP DRIVE (USB)
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	1,2,3,6,10,20	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
			<b>Engineering Review - Infrastructure</b>		
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			

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 9/3/19  
 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 Development, Inc.

For a property located at (address): NW corner of Jackson Dr. + Cedar Creek Rd.

Phone number of Business/Applicant: 262-548-5570

For (land use, activity, sign, site plan, other): Development project: Two Family Condominiums, 9 buildings with a total of 18 units.

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

Hours of Operation: 24/7

Comprehensive/Master Plan Compatibility: Annexation + Rezoning completed

Building Materials (type, color): see Attached building plans with 3 color elevations for 9 buildings + 18 units.

Setbacks from rights-of-way and property lines: Per approved PUD zoning

Screening/Buffering: Nature screening to north with wetlands, creek + woods. Full growth tree line on western border of property. Berms - south: see landscape plan.

Landscape Plan (sizes, species, location): see Attached Landscape Plan. for details.

Signing (dimensions, colors, lighting, location): will be submitted at a later date.

Lighting (wattage, style, pole location and height, coverage): Will be submitted at a later date.

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), sidewalk/pedestrian way width and material): Private street with utility easements 28' wide w/ Asphalt pavement

Storm-water Management: Per Civil Plans submitted.

Erosion Control: Per Village + W DNR requirements.

Fire Hydrant Location(s): Per plan + or Village requirements

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

Hazardous Material Storage: NA

Alarm Systems: NA

Site Features/Constraints: Wetlands, creek + lined trees on both the North + West borders.

Parking (no. of spaces, handicapped parking, and dimensions): 4 guest parking

Tree and shrub preservation: NA

Setbacks/height limitations: Per approved PUD zoning

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 \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_, 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 a Zip Drive (USB).**
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.
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.**

# BIELINSKI<sup>®</sup>

H O M E S

## SITE PLAN

### Laurel Springs Villas- A Bielinski Planned Development Multi-Family Residential (Condominiums); R-6 PUD Zoning Village of Jackson, WI

#### DEVELOPMENT SUMMARY

<b>Proposed Development:</b>	<b>2-Family Condominiums</b>
<b>Proposed Zoning:</b>	R-6 PUD
Parcel Acreage Area:	4.95
Number of Lots (Units)	<b>18</b>
Lot Area:	12,000 s. f. /building
Density:	3.64 units per acre
<b>Zoning Standards:</b>	
Building Height:	35
<b>Building Setback:</b>	
Front Yard:	25'
Side Yard:	15'
Rear Yard:	25'
Distance Between Buildings:	20'
One Story Min. Sq. Ft.	Per zoning
Two Story/Bi- Level Min. Sq. Ft.	Per zoning
Parking	Per zoning
<b>Proposed Openspace:</b>	Per zoning
Total Green Space	60% of lot area
<b>Lot &amp; Home Assessed Value</b>	\$225,000
<b>Total Number of Homes</b>	<b>18</b>
<b>Estimated Project Value</b>	\$4,050,000
<b>Yr. Tax Revenue (20.00 rate)</b>	\$81,000

#### Summary:

Enjoy the good life without the worry of lawn maintenance or snow removal at Creekside Villas. Located in the Village of Jackson, a private oasis featuring 18 ranch style condominium units in a classic but modernized Arts and Crafts style design.

**Bielinski Homes** is very excited about the future opportunity of constructing these ranch style condominiums with an anticipated starting date in 2018.

#### Proposed Condominiums:

**The Adalyn** Ranch style with 1,412 s. f. / 2 bedroom / 2 bath

Open Concept with no-step down entrance at garage and front door, sunroom, first floor laundry, full basement and a 2 car attached garage.

Bielinski Development, Inc.		VILJAC	VILLAGE OF JACKSON TREASURER
DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT
8-27-19	082719-05	LAUREL SPRINGS VILLAS	150.00
CHECK DATE 9-04-19    CHECK NUMBER 5938    TOTAL >			150.00

DOCUMENT IS PRINTED ON CHEMICALLY REACTIVE PAPER. THE BACK OF THIS DOCUMENT INCLUDES A TAMPER EVIDENT CHEMICAL WASH WARNING BOX.

**Bielinski Development, Inc.**  
 1830 Meadow Lane  
 Suite A  
 Pewaukee WI 53072  
 262-547-6181

Old National Bank  
 One Main St  
 Evansville, IN 47708

71-1/863      **5938**

DATE 09/04/2019

\$ \*\*\*\*150.00

Pay: \*\*\*\*\*One hundred fifty dollars and no cents

TO THE ORDER OF  
 VILLAGE OF JACKSON TREASURER  
 PO BOX 637  
 JACKSON, WI 53037

*mdc*

VOID AFTER 120 DAYS

THE BACK OF THIS DOCUMENT INCLUDES MICROPRINTED FINGERPRINT LINES

ORIGINAL DOCUMENT HAS BEEN REPRODUCED IN FULL ON THIS PAPER WITH HEAT

VOID AFTER 120 DAYS

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**GENERAL NOTES**

- 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 (2008).
  - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.
  - MANS STORMWATER RUNOFF TECHNICAL STANDARDS.
  - WOOD PAH APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
  - VILLAGE OF JACKSON STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS AS REQUIRED BY MUNICIPAL ORDINANCE.
- NOTIFY ENGINEER IF DRAIN TILE ARE ENCOUNTERED DURING SITE CONSTRUCTION. RECONNECT ANY BROKEN OR DAMAGED DRAIN TILE DURING CONSTRUCTION.

# LAUREL SPRINGS VILLAS

## CONDOMINIUM DEVELOPMENT

### SITE DEVELOPMENT PLANS

#### VILLAGE OF JACKSON, WISCONSIN



**LOCATION MAP**  
NOT TO SCALE

**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 48 HOURS NOTICE BEFORE YOU DIG.**

**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.

**CALL DIGGERS HOTLINE 1-800-242-8511**



**PROJECT:**  
LAUREL SPRINGS VILLAS  
MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
VILLAGE OF JACKSON, WISCONSIN  
BY: BIELINSKI HOMES  
1000 MEADOW LANE, SUITE A  
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
04/08/20	INITIAL SUBMITTAL

**DATE:**  
SEPTEMBER 4, 2019

**JOB NUMBER:**  
19029-02

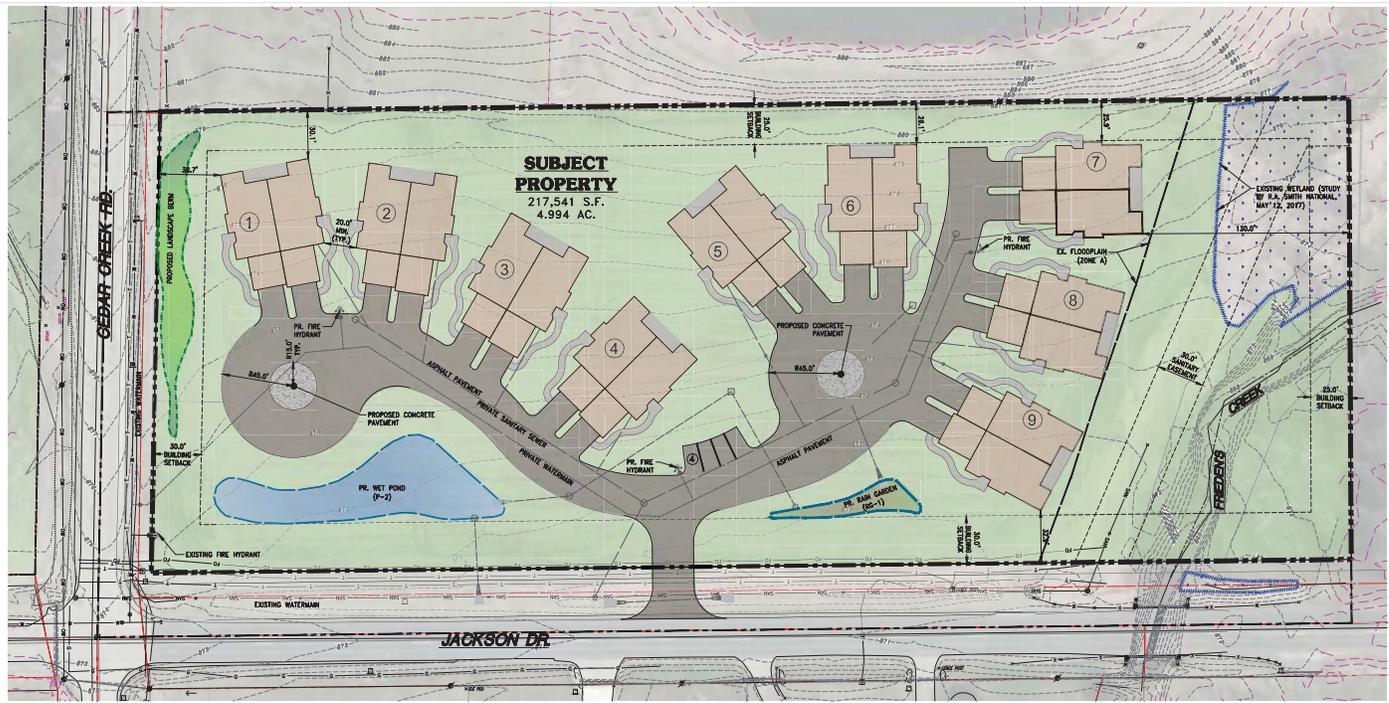
**DESCRIPTION:**  
COVER SHEET

**SHEET**  
T1

SHEET INDEX	
T1	- COVER SHEET
C1.1	- EXISTING SITE PLAN
C1.2	- PROPOSED SITE PLAN
C2.0	- PROPOSED GRADING PLAN
C3.1	- EROSION CONTROL PLAN
C3.2	- FOND PLANS AND DETAILS
C3.0	- PROPOSED UTILITY PLAN
C4.0	- CONSTRUCTION DETAILS
C4.1	- PRODUCT SPECIFICATIONS

H:\PROJECTS\19029-02-PEWAUKEE VILLAS\CONSTRUCTION PLANS\CIVIL PLANS\LAUREL SPRINGS VILLAS-20190904.DWG

PROJECT: LAUREL SPRINGS VILLAS  
 LOCATION: 1800 MEADOW LANE, SUITE A, PEAU D'ANNE, WI 53072  
 DATE: SEPTEMBER 4, 2019  
 JOB NUMBER: 19029-02  
 DESCRIPTION: PROPOSED SITE PLAN  
 SHEET: C1.1



SI E D E A I L S	R 6
R SED NING	9 UILDINGS
NUM ER UILDINGS	18 UNI S
SE AC S	25
R N YARD	3
C LLEC R S REE	15
SIDE YARD	25
REAR YARD	25
L DA A	
L AREA	4 994 AC 217 541 S
R SED EN S ACE	3 146 AC 63
R IM ERVI US AREA	1 848 AC 37
AR ING C UN	
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E ER I R AR ING ER UNI	2 S ACES
C MM N AR ING S ACES	4 S ACES
A L AR ING C UN	76 S ACES

LEGEND	
---	EXISTING CONTOUR
---	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
○	EXISTING WATER MAIN
○	EXISTING HYDRANT
○	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
○	EXISTING STORM WELT
○	EXISTING TRANSFORMER
○	EXISTING ELECTRIC PEDESTAL
○	EXISTING TELEPHONE PEDESTAL
○	EXISTING CITY PEDESTAL
○	EXISTING POWER POLE
○	PROPOSED SANITARY SEWER
○	PROPOSED SANITARY MANHOLE
○	PROPOSED WATER MAIN
○	PROPOSED HYDRANT
○	PROPOSED WATER VALVE
○	PROPOSED STORM SEWER
○	PROPOSED STORM MANHOLE
○	PROPOSED STORM WELT
○	PROPOSED STORM END SECTION



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 DIGGATE. CALL DIGGERS HOTLINE 1-800-648-0821.

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.

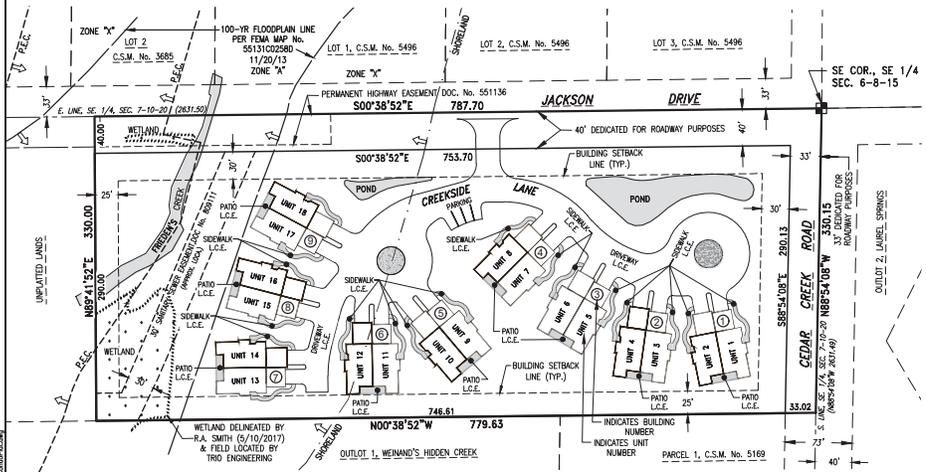



**PROJECT:**  
**LAUREL SPRINGS VILLAS**  
 MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
 VILLAGE OF JACKSON, WISCONSIN  
 BY: BIELINSKI HOMES  
 1800 MEADOW LANE, SUITE A  
 PEAU D'ANNE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
09/04/19	FINAL SUBMITTAL

**DATE:** SEPTEMBER 4, 2019  
**JOB NUMBER:** 19029-02  
**DESCRIPTION:** PROPOSED SITE PLAN  
**SHEET:** C1.1

**PRELIMINARY CONDOMINIUM PLAT  
OF  
LAUREL SPRINGS VILLAS  
VILLAGE OF JACKSON  
WASHINGTON COUNTY, WISCONSIN  
(Residential Condominium)**



**NOTES:**

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 7, TOWN 10 NORTH, RANGE 20 EAST, WHICH BEARS N88°54'08"W.
- WETLAND SHOWN HEREON WAS DELINEATED BY R.A. SMITH (5/10/2017) & FIELD LOCATED BY TRIO ENGINEERING.
- 100 YEAR FLOODPLAIN LINE SHOWN HEREON IS PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. 55131C0258D, EFFECTIVE DATE: NOVEMBER 20, 2013.
- PRIMARY ENVIRONMENTAL CORRIDOR (P.E.C.) AND SHORELAND LINES WERE TAKEN FROM THE WASHINGTON COUNTY GIS WEBSITE.
- ALL PORTIONS OF THE PROPERTY THAT ARE NOT SPECIFIED AS LIMITED COMMON ELEMENTS (L.C.E.) OR AS A UNIT SHALL BE CONSIDERED A COMMON ELEMENT.
- STOOPS, PATIOS, SIDEWALKS, DECKS AND DRIVEWAYS, IF ANY, ARE LIMITED COMMON ELEMENTS ASSIGNED TO THE UNIT(S) THEY SERVICE.
- LENGTH OF LIMITED COMMON ELEMENT FROM GARAGE TO CURB VARIES AND IS INTENDED TO COVER THAT ENTIRE PORTION OF THE DRIVEWAY BETWEEN THE CURB AND THE GARAGE.
- THE DECLARANT HAS THE SOLE RIGHT TO DETERMINE THE LOCATION, SIZE, AND OTHER SIMILAR FEATURES WITHIN EXPANSION AREAS INCLUDING WITHOUT LIMITATION THE FUTURE UNITS, GENERAL COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS (SEE CONDOMINIUM DECLARATION).

**BASEMENT RESTRICTION FOR GROUNDWATER NOTE:**

Although the Condominium has been reviewed and approved for development with multi-family residential use in accordance with Section 236 Wisconsin Statutes, some areas contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

**SURVEYOR'S CERTIFICATE:**

I, DEBORAH L. JOERS, do hereby certify that I have surveyed the above described property and this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements constructed or to be constructed upon the property.

This Condominium Plat is a correct representation of "LAUREL SPRINGS VILLAS" Condominium, and the identification and location of each unit and the common elements of the Condominium can be determined from this Plat. The common elements are defined to be all of the condominium property except the individual units described in the Plat and the Declaration.

Dated this 6th day of SEPTEMBER, 2019.

*Deborah L. Joers*  
Deborah L. Joers, P.L.S.  
Professional Land Surveyor S-2132



**LEGAL DESCRIPTION:**

Being a part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Town 10 North, Range 20 East, in the Town of Jackson, Washington County, Wisconsin, now more particularly bounded and described as follows:

Beginning at the Southeast corner of the Southeast 1/4 of said Section; Thence North 88°54'08" West along the South line of said Southeast 1/4, 330.15 feet to a point on the East line of Parcel 1 of Certified Survey Map Number 5169 and it's extension; Thence North 00°38'52" West along said East line, 779.63 feet to a point; Thence North 89°41'52" East, 330.00 feet to a point on the East line of said Southeast 1/4; Thence South 00°38'52" East along said East line, 787.70 feet to the point of beginning of this description.

Said Parcel contains 258,606 Square Feet ( or 5.9368 Acres) of land, more or less.



**4100 N. CALHOUN ROAD**  
Suite 300  
Brookfield, WI 53005  
Phone (262) 790-4400  
Fax (262) 790-4481



**GRAPHIC SCALE: 1"=80'**  
0 80 160

L.C.E. = INDICATES LIMITED COMMON ELEMENTS

**DECLARANT:**  
BIELINSKI DEVELOPMENT, INC

LAUREL SPRINGS VILLAS  
VILLAGE OF JACKSON



ENGLISH WEDGEWOOD  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

- EXTERIOR MATERIALS
- **STONE:** HALQUIST STONE VENEER (MAPLE RIDGE)
  - **ROOF:** DOUBLE W/ EXP. LOW MAINTENANCE VINYL LAP SHING (ENGLISH WEDGEWOOD)
  - **SIDING:** VINYL SHAKE SHING (WOODLAND RETREAT)
  - **TRIM:** SQUARE, MIRATEC (LINEN)
  - **COLURED POSTS:** MIRATEC (LINEN)
  - **FASCIA:** 8" ALUMINUM CLAD (LINEN)
  - **CEILING:** VENTED ALUMINUM (LINEN)
  - **RAILINGS:** ALUMINUM (LINEN)
  - **SOFFITING:** PRO 30 DIMENSIONAL SHINGLES (DRIFTWOOD)
  - **FRONT DOOR:** FIBERGLASS (TIMELY BROWNYONE)
  - **GARAGE DOOR:** VALUE CORE (BROWN)



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

**BIELINSKI**  
**— HOMES —**

1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-0494

LAUREL SPRINGS VILLAS  
VILLAGE OF JACKSON



HARBOR GREY  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

- EXTERIOR MATERIALS
- **STONE:** HALQUIST STONE VENEER (MAPLE RIDGE)
  - **ROOFING:** DOUBLE W/ EXP. LOW MAINTENANCE VINYL LRP SHINGLES (HARBOR GREY)
  - **SHAKES:** VINYL SHAKE SHING (WOODLAND RETREAT)
  - **TRIM:** SQUARE, MIRATEC (LINEN)
  - **COLURED POSTS:** MIRATEC (LINEN)
  - **FASCIA:** 8" ALUMINUM CLAD (LINEN)
  - **CEILING:** VENTED ALUMINUM (LINEN)
  - **RAILINGS:** ALUMINUM (LINEN)
  - **SOFFITING:** PRO 30 DIMENSIONAL SHINGLES (DRIFTWOOD)
  - **FRONT DOOR:** FIBERGLASS (TIMELY BROWNTONE)
  - **GARAGE DOOR:** VALUE CORE (BROWN)



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

LAUREL SPRINGS VILLAS  
VILLAGE OF JACKSON



DESERT SAND  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

- EXTERIOR MATERIALS
- **STONE:** HALQUIST STONE VENEER (MAPLE RIDGE)
  - **ROOFING:** DOUBLE W/ EXP. LOW MAINTENANCE VINYL LAP SHINGLES (DESERT SAND)
  - **SHAKES:** VINYL SHAKE SHINGLES (WOODLAND RETREAT)
  - **TRIM:** SQUARE, MIRATEC (LINEN)
  - **COLURED POSTS:** MIRATEC (LINEN)
  - **FASCIA:** 8" ALUMINUM CLAD (LINEN)
  - **CEILING:** VENTED ALUMINUM (LINEN)
  - **RAILINGS:** ALUMINUM (LINEN)
  - **SOCKETING:** PRO 30 DIMENSIONAL SHINGLES (DRIFTWOOD)
  - **FRONT DOOR:** FIBERGLASS (TIMELY BROWN/ONE)
  - **GARAGE DOOR:** VALUE CORE (BROWN)



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

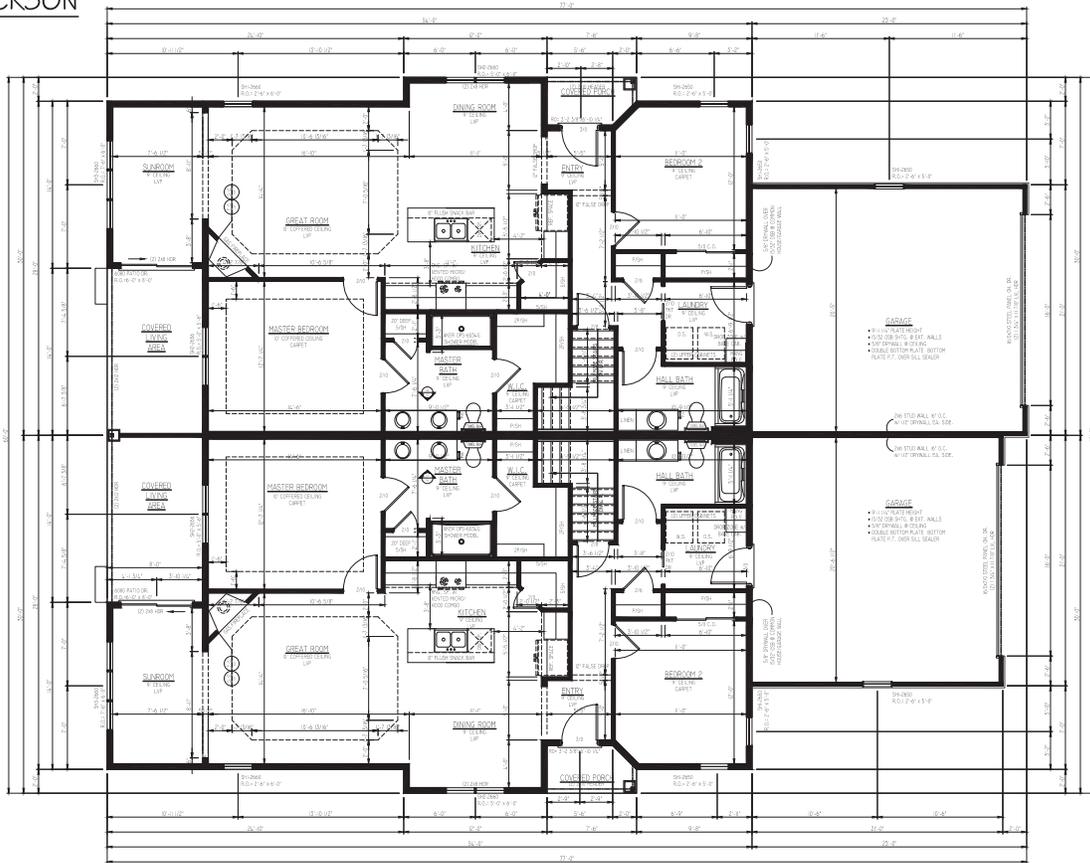


REAR ELEVATION  
SCALE: 1/8" = 1'-0"

**BIELINSKI**  
**— HOMES —**

1830 Meadow Lane, Suite A - Pewaukee, WI 53072 • (262) 542-0484

LAUREL SPRINGS VILLAS  
VILLAGE OF JACKSON

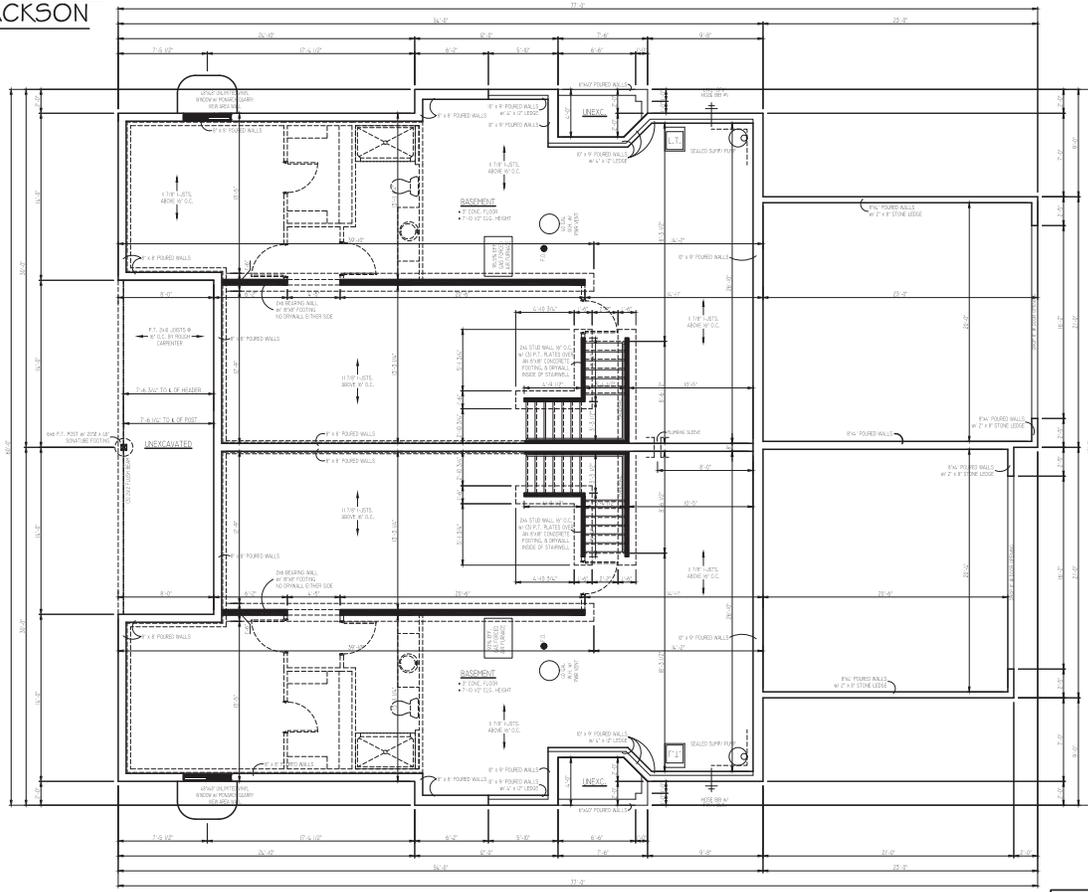


**UNIT B**  
UNIT AREA - 1412 SQ. FT.  
GARAGE AREA - 483 SQ. FT.

**UNIT A**  
UNIT AREA - 1412 SQ. FT.  
GARAGE AREA - 438 SQ. FT.

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

LAUREL SPRINGS VILLAS  
VILLAGE OF JACKSON



FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"

**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – September 26, 2019**

**1. Planned Unit Development – J & M Ltd. – Storage Buildings – Northwest side of existing facility at N168W19490 Main Street**

**Building Inspection**

- Contractor to explain the proposed phased construction.
- Plans indicate no signage is proposed. Will any signage related to the name of the facility be proposed in the future?
- Staff recommends additional vegetation along west and north property lines to provide required buffer/screening to existing and proposed adjacent residential developments.
- Contractor to explain how they intend to manage shortened slope areas along north and west sides of buildings. (i.e. retaining walls or other means?)
- Exterior security lighting assessment by JPD recommended.
- Plan includes the elimination of one stormwater inlet however, the plan would create significantly more impervious surface and concentrated run off. Contractor/owner to explain in more detail how they intend to manage stormwater including roof and paved surfaces.
- Staff recommends consideration of security fencing along west and north sides.
- Staff recommends including a personnel/man door in refuse enclosure to facilitate easier access and eliminate potential for larger gates to be left open and/or unsecured.
- Staff recommends consideration of the following architectural changes:
  - Eliminate overhead doors along south side of building “B” to improve overall aesthetics of building when viewed from Hwy. 60.
  - Include mixed materials and architectural elements such as faux windows or similar features to break up south façade of building “B”.

**Public Works/Engineering**

- The property is part of the east entrance to the Village. What happens and how it looks is important. Recommend modifying the site plan to have the garage doors facing STH 60 a decorative type, landscaping installed as a buffer, or a change of building material (brick ledge) on the building.

**Police Department**

- Highly recommend exterior lighting (plenty of it), and security cameras. Storage unit lots can be targets of thefts, burglaries and other criminal activity. Particularly since this one is right on the edge of the village, I would suggest the above security precautions be taken.

**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – September 26, 2019**

**Fire Department**

- The only concern I see is that there is not a driveway on all sides of the building. It would be my recommendation, that at minimum, having 25 feet on all sides for Fire engine maneuverability. This is the standard we have been using on storage shed applications.

**Administrative/Planning**

- No comments.

**2. Planned Unit Development – Pack & Ship International LLC. – Exterior Renovation at N168 W20379 Main Street**

**Building Inspection**

- Property is Zoned Planned Unit Development. Owner is proposing to install two 3.5' x 10' roof signs. Each sign is 35 sq. ft. in size for a total of 70 sq. ft. The signs meet the requirements outlined in Village Ordinance Section 48-301(5) which limits the total area of roof signage to 300 sq. ft on all sides.

Owner submittal also indicates the use of television screens (digital signage) on the north and west walls of the buildings. As explained to me, the televisions would be placed within the existing window areas.

There is also an existing illuminated changeable copy sign on the north façade of the building measuring 8' x 5' or 40 sq. ft. in size. It is unknown how the owner intends to utilize this sign in addition to the roof signage and digital window signage

The "signable area" for this north façade is approximately 238 sq. ft. and the signable area for the west façade is approximately 287 sq. ft. for a total of 525 sq. ft. Wall signs may not exceed 30-percent of the signable area therefore the existing changeable copy sign is compliant. Window signs may not exceed 25% of the glass area of the pane in which they are displayed. The proposed digital signs would violate this provision.

In total, all signage may not exceed 60% of the signable area or 400 sq. ft., whichever is smaller. Sixty-percent of 525 sq. ft. is 315 sq. ft. The total of all signage as proposed, excluding window signage, equals 110 sq. ft. and complies with Village Code.

The owner also intends to remove an existing service door located near the southwest corner of the building and replace it with a small overhead garage door for easier loading/unloading of packages. The proposed location is a non-bearing wall and the installation should be relatively straightforward however, depending on the

**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – September 26, 2019**

actual door size and location, this could require the installation of a concrete apron to better facilitate ingress/egress.

The parcel has generally ample parking available for both employees and customers. A minimum of one (1) van-accessible parking space is required. Such space shall be provided with proper signage. Vehicular ingress and egress are restricted to the existing driveways located off of Jackson Drive. No vehicular access will be permitted to/from Hwy. 60/Main St. as this is restricted by the County/State.

**Public Works/Engineering**

- No comments.

**Police Department**

- Recommend that the driveway on Hwy 60 (Main Street) be denied. In addition to traffic congestion issues, we don't want vehicles cutting through that driveway to avoid the intersection.

**Fire Department**

- No comments.

**Administrative/Planning**

- No comments.

**3. Planned Unit Development - Jackson Development – Four Family Condo Development – Stonewall Drive**

**Building Inspection**

- Each unit shall be separately metered and shall be provided with individual valves to control each water service. Such valves shall be accessible from the outside of the building.
- Developer has not presented any architectural renderings of the proposed buildings. Only site plans have been provided to date. Developer should prepare to provide architectural renderings of the proposed buildings to allow board members to review architectural details and exterior coverings/materials.

**Public Works/Engineering**

- All existing sanitary sewer laterals, water services, and storm sewer laterals shall be used, otherwise, abandonment at the main will be required.

**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – September 26, 2019**

- A revised development agreement shall be created to reflect the change of building size and commercial use.

**Police Department**

- No comments.

**Fire Department**

- Hydrants shall meet Village Code of 250 feet from each building.

**Administrative/Planning**

- No comments.

**4. Planned Unit Development - Greg Beaudry – Warehousing/Transportation Facility – Corner of Alcan Drive and Alcan Court**

**Building Inspection**

- Trash enclosure should be provided with a service gate for personell access.
- There is a general concern regarding the type of items/materials that will be warehoused and shipped. Primary use/occupancy classification of building is currently unknown.

**Public Works/Engineering**

- A sampling manhole will be required at the property line.
- One REU (Residential Equivalent Unit) each will be charged for sewer and water connections.

**Police Department**

- No comments.

**Fire Department**

- State approved plans.
- Knox Box located by front entrance.
- FDC 5-inch stortz connection easily assessable to the road entrance.
- Hydrant within 250 feet from FDC
- Horn/Strobe combination alarm signaling.
- Sprinklered according to code.

## **STAFF REVIEW COMMENTS**

**Plan Commission Meeting – September 26, 2019**

### **Administrative/Planning**

- No comments.

#### **5. Planned Unit Development – Bielinski Homes – Laurel Springs Villas-Two Family Condos – Jackson Drive & Cedar Creek Road**

### **Building Inspection**

- Each unit shall be separately metered and shall be provided with individual valves to control each water service. Such valves shall be accessible from the outside of the building.
- Due to proximity of development to regulated floodplain, it is recommended that the floodplain delineation line be adequately marked by survey stakes to ensure that construction activity does not impact the area.
- Lowest Adjacent Grade (LAG) elevations including patio areas of all northerly structures shall be clearly identified and referenced on Certified Survey Map and/or Plats of Survey and should reference the adjacent floodplain elevation. It is recommended that those structures be constructed at adequate elevations +2' or greater, to accommodate potential future changes in floodplain elevations. Current proposed yard grades are near equal to the flood elevation.
- Requirements for perpetual maintenance of proposed wet pond and rain garden within the Development Agreement, if not already incorporated are recommended and should include weed management around each stormwater element.

### **Public Works/Engineering**

- A development agreement needs to be created for the proposed development.
- A separate utility plan review will be done for the project.
- Floodplain elevations need to be verified for the northside of the property.

### **Police Department**

- No comments.

### **Fire Department**

- Hydrant need to be within 500 fee. Preferred 250 feet.

### **Administrative/Planning**

- No comments.