



VILLAGE OF JACKSON
PLAN COMMISSION MEETING AGENDA
Tuesday, November 14, 2023 at 6:30 PM
(Or immediately following Personnel Committee)

Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of September 21, 2023
3. Approval of Minutes for the Plan Commission Meeting of October 19, 2023
4. Development Agreement - Laurel Springs Villas Subdivision - Bielinski Homes, Inc.
5. Ordinance #23-16 - Establishing Zoning District PUD-06 - Laurel Springs Villas Subdivision - Bielinski Homes, Inc.
6. Development Agreement - Cedar Creek Townhomes - James Kupfer
7. Conditional Use and Site Plan Review - Cedar Creek Townhomes - James Kupfer
8. Ordinance #23-17 - Establishing R-1 Zoning for Parcel V3_052200A - Just Two Neighbors, LLC
9. Conditional Use and Site Plan Review - N173W11843 Northwest Passage - Manzoor Enterprises, LLC - Design 2 Construct
10. Extraterritorial Plat Review for a Two-Lot Certified Survey Map (CSM) - 2028 Hwy 60 - John and Debra Goll
11. Citizens/Village Staff to Address the Plan Commission
12. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Administration Department at the Jackson Municipal Complex 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.

MINUTES

PLAN COMMISSION MEETING

Thursday, September 21, 2023 at 7:00 PM

Jackson Municipal Complex

Village Board Room

N168W19851 Main Street

Jackson, WI 53037

1. Call to Order and Roll Call

Meeting called to order at 7:00 PM by Tr. Emmrich.

Members Present: Tr. Emmrich, Ryan Ganshow, Jon Molkentin and Dan Reik.

Members Excused: Pres. Heckendorf, Tr. Kruepke, and Doug Wilcox.

Members Absent: None

Staff Present: Building Inspector Collin Johnson, and Clerk Anastasia Gonstead.

Trustees Present in Audience: None

2. Approval of Minutes for the Plan Commission Meeting of July 20, 2023

There was an error in the agenda, the minutes for approval were not from the July 20, 2023 meeting. The motion to approve the minutes for the Plan Commission meeting of August 17, 2023 was made by J. Molkentin and seconded by D. Reik.

Vote: 4 ayes, 0 nays. Motion motion carries.

3. Conditional Use Request - Request to Exceed the Maximum Number of Dogs Per Residence - 3247 Sherman Parc Circle - Emily Duckert

Motion to recommend the Village Board approve the Conditional Use Permit for 3247 Sherman Parc Circle, and if approved, it shall be subject to the following conditions:

1. No additional animals may be kept upon the property.
2. The dogs shall be vaccinated and licensed annually with the Village.
3. The Conditional Use Permit shall expire at any such time as one of the current dogs passes away or no longer resides at the property.
4. No similar Conditional Use Permits shall be granted to the owners in the future.
5. Upon receipt of written complaint and review by the Plan Commission, this Conditional Use Permit may be subjected to additional regulation and/or potential revocation by the Village.

Motion was made by D. Reik and seconded by Tr. Emmrich.

Vote: 4 ayes, 0 nays. Motion motion carries.

4. Ordinance #23-14 - Rezoning Parcel V3_046500C9994 - Juanita Nickelson

September 21, 2023 Jackson Municipal Complex

Village Board Room

N168W19851 Main Street

Jackson, WI 53037 Minutes

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Building Inspector Johnson provided the background, as provided in the agenda packet.

The motion to recommend the Village Board approve Ordinance #23-14: Amending the Zoning for Parcel V3_046500C9994 from Planned Unit Development (PUD) to R-6 Two-Family Residential District and to amend the zoning map accordingly was made by D. Reik and seconded by J. Molkentin.

Vote: 4 ayes, 0 nays. Motion motion carries.

5. Conditional Use Request - Auto Dealership Expansion - N168W20069 Main Street - Auto Thirst, LLC - Anthony Jones

Discussion commenced between the Commission members and Building Inspector Johnson regarding the background on this matter.

Motion to recommend the Village Board approve the Conditional Request allowing for the expansion of vehicle storage for Auto Thirst, LLC to include the rear, main level garage/warehouse area at N168W20069 Main Street, and if approved, it shall be subject to the following conditions:

1. Vehicle repair work of any kind is prohibited anywhere onsite; and
2. Vehicles shall be stored inside the building at all times, except when actively being shown to a potential customer; and
3. A 2-hour firewall shall be constructed to separate the parking garage area from the adjacent tenant spaces, in accordance with applicable code requirements; and
4. A mechanical ventilation system shall be installed in the garage/warehouse area, in accordance with applicable code requirements; and
5. Occupancy shall not occur until all building code requirements have been satisfied and approved.
6. Upon receipt of written complaint and review by the Plan Commission, this Conditional Use Permit may be subjected to additional regulation and/or potential revocation by the Village.

Motion was made by J. Molkentin and seconded by R. Ganshow.

Vote: 4 ayes, 0 nays. Motion carries.

6. Village Code, Chapter 6-54, "Maximum Number of Cats and Dogs Allowed Per Residence" - Discussion Only

Building Inspector Johnson provided the background regarding this matter. Discussion on possible options, including placing a ceiling on the number of animals if the number is raised and pet fancier license, as well as potential issues with kennel licensing in residential areas.

General direction for Village staff to pursue further information on a structure wherein they allow so many animals, with a cap on a particular type, ie: the example of Hartford with a cap of four animals allowed total with a maximum of three dogs or three cats, as well as additional information regarding the fancier license.

No formal action taken.

7. Citizens to address the Plan Commission

None.

8. Adjourn

Motion to adjourn made by J. Molekentin, second by Tr. Emmrich.

Vote: 4 ayes, 0 nays. Motion carries. Meeting adjourned at 7:27PM.

Respectfully submitted,
Anastasia Gonstead
Village Clerk

MINUTES

PLAN COMMISSION MEETING

Thursday, October 19, 2023 at 7:00 PM

Plan Commission Meeting

1. Call to Order and Roll Call

Meeting was called to order at 7:15 PM by Tr. Kruepke.

Members Present: Tr. Kruepke, Ryan Ganshow, and Jon Molkentin.

Members Excused: Pres. Heckendorf, Doug Wilcox, and Dan Reik.

Members Absent: Tr. Emmrich

Staff Present: Building Inspector Collin Johnson, and Clerk Anastasia Gonstead.

No quorum present.

2. Approval of Minutes for the Plan Commission Meeting of September 21, 2023

No quorum present, no action taken.

3. Development Agreement - Laurel Springs Villas Subdivision -Bielinski Homes, Inc.

No quorum present, no action taken.

4. Ordinance #23-16 – Establishing Zoning District PUD-06 – Laurel Springs Villas Subdivision – Bielinski Homes, Inc.

No quorum present, no action taken.

5. Conditional Use & Site Plan Review - Cedar Creek Townhomes – James Kupfer

No quorum present, no action taken.

6. Ordinance #23-17 – Establishing R-1 Zoning for Parcel V3_052200A – Just Two Neighbors, LLC

No quorum present, no action taken.

7. Conditional Use and Site Plan Review – N173 W11843 Northwest Passage - Manzoor Enterprises, LLC – Design 2 Construct

No quorum present, no action taken.

8. Citizens/Village Staff to Address the Plan Commission

None.

9. Adjourn

Motion to adjourn the meeting was made by Tr, Kruepke, seconded by J. Molkentin.

Vote: 3 ayes, 0 nays. Motion carried. Meeting was adjourned at 7:17 PM.

Respectfully Submitted,
Anastasia Gonstead - Village Clerk



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: November 14, 2023
Agenda Item: # 4
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Development Agreement - Laurel Springs Villas Subdivision - Bielinski Homes, Inc.

Background and Analysis:

The enclosed Development Agreement is being presented for Village review and comment. Bielinski Homes, Inc. and the Village of Jackson shall enter into a Developer's Agreement for the improvement of property identified as Laurel Springs Villas, comprised of 5.93 acres. The subject property is pending a zoning approval, to be decided upon at the November 14, 2023 Village Board meeting, following a public hearing. The proposed zoning includes PUD, which Staff have worked with the applicant to draft for the subdivision.

A Development Agreement was originally approved by the Village Board on August 11, 2020. However, it was never signed nor recorded by the Village. The updated Development Agreement being proposed includes some additional language under Section IV, Subsection C, which seeks to clarify the dimensional requirements for the front and side yard setbacks.

The overall development will not change in any way from what was originally proposed and approved.

Comprehensive Plan & Zoning Impacts:

The property is categorized as Medium-Density Residential under the Village Comprehensive Plan. The proposed PUD zoning is also consistent with the Village zoning map.

Site Plan:

See Final Plat and Site Plan.

Review Procedures:

The Plan Commission is advisory and the Village Board makes the final decision.

Signage:

None.

Additional Staff Comments:

None.



Taking the lead in Washington County.

Notice Requirements:

Posting on the Agenda.

Potential Action:

1. Recommend the Village Board approve the Development Agreement for Laurel Springs Villas Subdivision.

Attachments:

1. Laurel Springs Villas - Development Agreement

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made this _____ day of _____, 2023 by and between Bielinski Development, Inc. (“Developer”) and the Village of Jackson, a municipal corporation of the State of Wisconsin, located in Washington County (“Village”).

WHEREAS, the Developer is the owner of 5.93 acres which has been zoned and approved for two-family development in the Village of Jackson, Washington County, Wisconsin, as follows:

LAUREL SPRINGS VILLAS
See (EXHIBIT “A”) Attached Hereto
for Legal Description

WHEREAS, the Village Board has approved the plan for the development of the property known as Laurel Springs Villas (“Plan”) on the condition that the Developer enter into an Agreement with the Village relative to the manner and method by which the Plan will be developed in accordance with the Village of Jackson Municipal Code; and

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

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

SECTION I. IMPROVEMENTS

A. Phasing

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

B. Streets

1. Developer shall complete the construction of all streets, except the final course of asphalt, including underground utilities prior to issuance of building permits within the site, other than the building permits for the model homes referred to in Section IV.C.3.
2. All streets are private streets within the development. The Developer will provide an easement of least twenty feet in width for sanitary sewer and water systems.

C. Sanitary Sewer

1. Developer shall furnish, construct, and install sanitary sewer system in accordance with the design plans prepared by Trio Engineering and as approved by the Village Engineer.
2. All sanitary sewer main and lateral construction shall be done in accordance with standard specifications of Village and shall be completed prior to the issuance of any building permits.
3. Developer or subsequent builders are responsible for connecting sanitary sewer laterals to the sanitary sewer system.
4. Sanitary sewer connections shall be determined to occur at the time each building permit is issued and shall be paid according to the connection fee in effect at the time each building permit is issued, by the builder requesting each permit.

D. Water Distribution

1. Developer shall furnish, construct, and install water mains in accordance with the design plans prepared by Trio Engineering and as approved by Village. If a water main in excess of 12 inches is required, Village is responsible for the cost of oversizing. Costs shall be paid within 45 days of receiving a detailed billing from Developer.
2. All water main and service lateral construction by Developer shall be done in accordance with standard specifications of Village and shall be completed prior to the issuance of any building permits.
3. Water connection charges shall be determined at the time each building permit is issued and shall be paid by the builder requesting the connection according to the connection/impact fee in effect at the time each building permit is issued.

E. Storm Sewer

1. Developer shall furnish, construct, and install surface/storm water system in accordance with the design plans prepared by Trio Engineering and as approved by the Village Engineer.
2. All storm water system construction shall be done in accordance with Village standards and shall be completed prior to the issuance of any building permits.

F. Streetlamps

Developer shall pay for the installation of streetlamps and restoration including the restoration required by the installation of underground wiring. Streetlamps shall be placed at intervals and in locations as set forth on a streetlamp plan approved by the Village Engineer. All maintenance and electrical costs shall be the responsibility of the Condominium Association.

G. Erosion Control Plan

Developer shall comply with the erosion control plan prepared by Trio Engineering, which conforms to the provisions of the Village of Jackson Municipal Code.

H. Grading Plan

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

I. Landscaping

Developer shall comply with the landscaping plan and monument signage design with the specific location of the sign which is to be submitted to Village for approval.

J. Completion Date

All public improvements on the site for which a completion date is not otherwise specified, shall be completed prior to the issuance of building permits, other than for the model condominium building(s) referred to in Section IV.C.3., in accordance with Section 38-184 of the Village of Jackson Municipal Code.

K. Installation of Improvements

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

L. Signs

Developer may apply for and place its temporary promotional signs on Developer's property, if approved by Village. The promotional signs will stay in place until all condominium buildings within the development have been sold.

SECTION II. APPROVAL AND TRANSFER OF IMPROVEMENTS

A. Inspection

All utility construction shall be inspected and tested by the Village Engineer, or a consultant retained by him to assure that it complies with all construction and improvement requirements of Village. Before any sureties are released to Developer, the Village Engineer shall report the satisfactory completion and recommend acceptance of all improvements to the Board of Public Works and Village Board. The Village Engineer shall review any written requests from Developer

and respond in writing within 30 days of receiving said letter indicating acceptance or reasons for denial of acceptance of said improvements. Developer shall pay the actual cost of such inspections as required by Section 38.14(f) of the Village of Jackson Municipal Code (**EXHIBIT “C”**).

B. As-Built

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

C. Dedication

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

D. Acceptance

Following completion and dedication of the improvements and upon written request by Developer, Village shall report inspection and completion of the improvements to the next scheduled meetings of the Board of Public Works and Village Board. Village shall thereupon accept such improvements in accordance with Section 38-184 of the Village of Jackson Municipal Code. Village shall thereafter have the right to connect or integrate other utility facilities with the facilities provided hereunder, without payment or award to or consent required of Developer. The Village Clerk shall provide Developer with a certified copy of the Village Board Resolutions accepting all public improvements hereunder, which Developer may record to evidence compliance with this Agreement.

E. Improvement Guarantee

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

F. Title Evidence

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

G. As-Built Alterations or Repairs

If the public improvements as installed by Developer, even if in accordance with the approved plans, do not function or perform properly in the field as determined by the Village Engineer within the 1-year guarantee period, Developer shall at its expense, make such repairs or alterations as required by the Village Engineer. If Developer fails to make such alterations or repairs as reported during the 1-year guarantee period, Village will make the same and charge Developer and/or draw on Developer's letter of credit.

SECTION III. FINANCIAL GUARANTEE

A. Letter of Credit or Cash Escrow

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

B. Preservation of Assessment Rights

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

C. Remedies Not Exclusive

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

SECTION IV. PERMITS AND FEES

A. Park Fees

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

Police and Fire Impact Fees

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

B. Washington County Special Assessment

Developer agrees the Washington County Special Assessment for sewer and water shall be paid according to the assessment in effect at the time each building permit is issued; and shall be paid at the time of building permit issuance by the builder making the permit application.

C. Building Permits

1. Laurel Springs Villas is zoned PUD-Residential with the minimum requirements of R-6 zoning.
Exceptions:
 - a. There shall be a minimum front yard setback of 20 feet from any private street.
 - b. There shall be a minimum side yard setback of 10 feet.
2. Building permits within the site, other than building permits for model condominium units pursuant to Subsection 3 below, will not be issued by Village for residential construction until Developer has installed, and Village has accepted all improvements within the development.
3. Notwithstanding anything contained herein to the contrary, Developer is authorized to receive **two** early issue building permits to facilitate construction of a model condominium building(s) containing two units. All such condominium buildings shall be initially planned for model use. The model homes may not be occupied for residential living purposes until Developer has installed, and Village has accepted, all public improvements within the development. The model condominium units may continue as models until sold.

D. Developer's Responsibility for Work

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

E. Insurance Requirements

General Developer shall obtain insurance acceptable to Village as required under this section. Developer shall maintain all required insurance under this section until improvements have

been accepted and during any subsequent period in which Developer does work under this Agreement pursuant to the improvement guarantee or otherwise.

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

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

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

SECTION V. LEGAL REQUIREMENTS AND PUBLIC RESPONSIBILITY

A. Laws to be Observed

Developer shall at all times observe and comply with all federal, state, and local laws, regulations, and ordinances in effect, or that may be placed into effect, which may affect the conduct of the work to be accomplished under this Agreement (“Work”). Developer shall indemnify and save harmless Village and all its agents, officers, and employees, against any claims or liability arising from or based on the violation of any such law, ordinance, regulation, or order, whether by themselves or their agents, employees, or contractors. Developer shall procure all permits and licenses and pay all charges and fees and give all notices necessary and incident to the lawful prosecution of the Work to be completed under this Agreement.

B. Public Protection and Safety

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

Owner’s Protective Liability (Independent Contractor Insurance):

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

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

C. Indemnification

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

D. Personal Liability of Public Officials

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

SECTION VI. MISCELLANEOUS PROVISIONS

A. Survey Monuments

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

B. Zoning

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

C. Indemnification for Environmental Contamination

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

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

D. Easements

All water and sanitary sewer utility easements dedicated to Village via separate document recorded with the Washington County Register of Deeds, grant Village the right to construct, install, maintain, inspect, repair, and replace the designated improvements in, on, over, or under the easement or permit others to do so. No use of the property shall be made which interferes with Village rights. Village's only obligation to restore the property after any use by Village shall be to grade the soil, replace topsoil, plant grass seed, and replace asphalt surface in the event any has been disturbed.

E. Trash Container

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

F. Pond and Common Areas

Detention ponds, as approved by Village for this development, shall be transferred to a condominium association created by Developer. Developer shall maintain the detention pond and the common areas until they are transferred to the condominium association upon recordation of the Declaration of Condominium. Upon transfer to the condominium association, the condominium association shall be responsible for maintaining the pond and common areas. Village shall be a party entitled to enforce the obligations of all members of the condominium association.

G. Exhibits

- “A” Legal Description of Property
- “B” Site Plan
- “C” Section 38-14 of Village of Jackson Municipal Code
- “D” Itemization of Letter of Credit

SECTION VII. AMENDMENTS

Village and Developer may, by mutual consent, amend this Developer’s Agreement.

SECTION VIII BINDING EFFECT

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

BIELINSKI DEVELOPMENT, INC.

Dated: _____

By: _____
Frank Bielinski, President

Subscribed and sworn to before me

on: _____, 2023

Notary Public – State of Wisconsin (print name)

Notary signature

My commission expires: _____

VILLAGE OF JACKSON

Dated:_____

By:_____
Brian J. Heckendorf, Village President

Subscribed and sworn to before me

on:_____, 2023

Notary Public – State of Wisconsin (print name)

Notary signature

My commission expires:_____

Exhibit "A"

LEGAL DESCRIPTION:

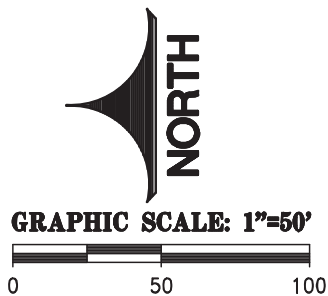
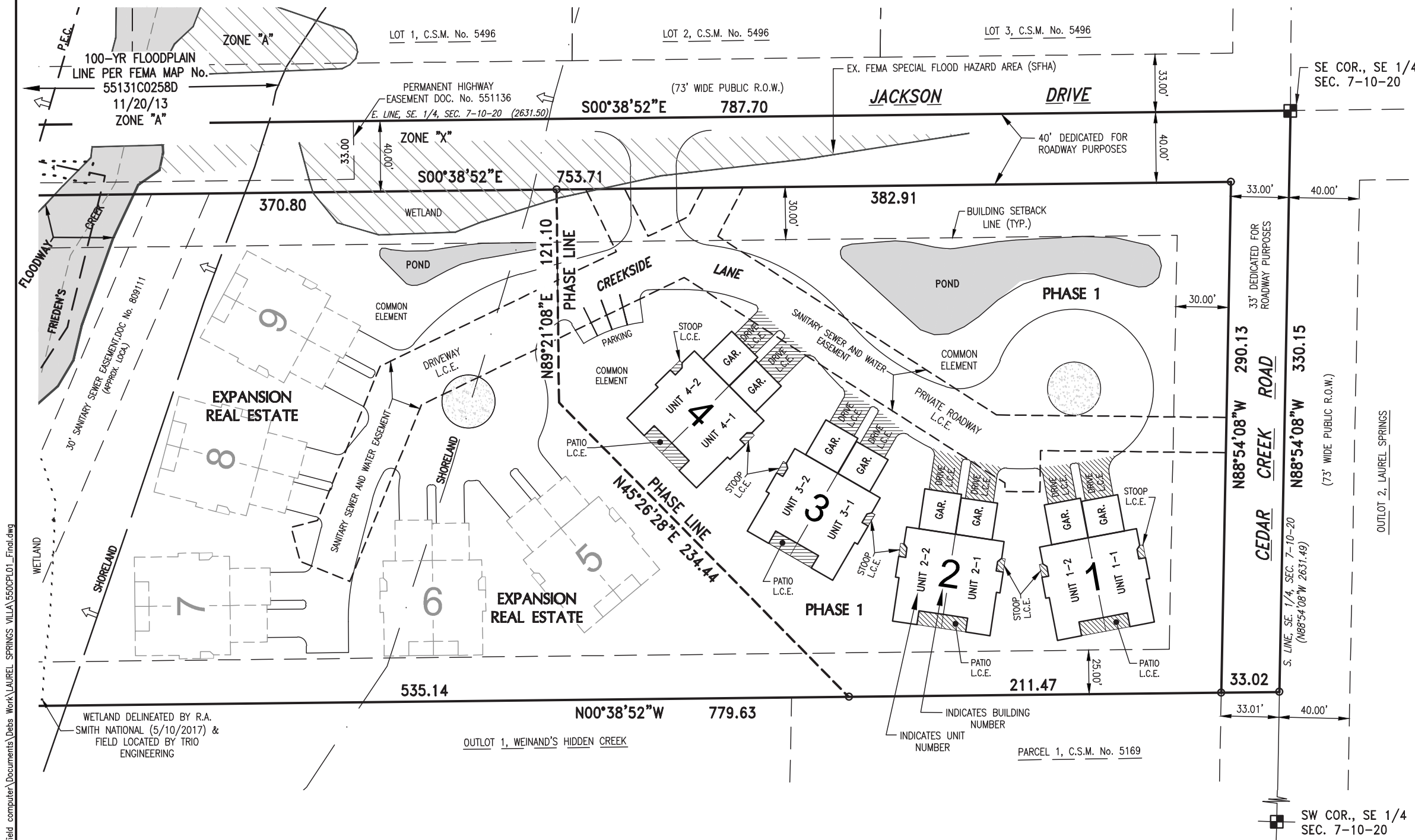
Being a part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Town 10 North, Range 20 East, Washington County, Wisconsin, now being more particularly bounded and described as follows:

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 I of Certified Survey Map Number 5169 and its 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 place of beginning.

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

Exhibit "B"

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



TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

L.C.E. = INDICATES LIMITED COMMON ELEMENTS

NOTES:
- PHASE LINE DOES NOT REPRESENT ANY PROPERTY LINE FOR PURPOSES OF MEETING CODES AND ORDINANCES OF THE VILLAGE OF JACKSON.
- WETLAND DELINEATED BY R.A. SMITH NATIONAL (5/10/2017) & FIELD LOCATED BY TRIO ENGINEERING.

C:\Users\field computer\Documents\Draws\LAUREL SPRINGS VILLAS\5500CPL01_Final.dwg

Sec. 38-14. Fees.

- (a) *Generally.* The subdivider shall pay the village all fees required at the times specified. All fee and penalty amounts shall be specified by resolution of the village board.
- (b) *Preliminary plat fee review fee.* The subdivider shall pay an application fee and a fee for each lot or parcel within the preliminary plat, as set forth by resolution, to the village treasurer at the time of first application for review of any preliminary plat to assist in deferring the cost of review. The application fee shall be paid to the village treasurer at the time of reapplication for approval of any preliminary plat which has been previously reviewed.
- (c) *Final plat review fee.* The subdivider shall pay a fee, as set forth by resolution, for the application and for each lot within the final plat, to the village treasurer at the time of application for approval of the plat to assist in defraying the cost of review. A reapplication fee, as set forth by resolution, shall be paid to the village treasurer at the time of a reapplication of any plat for approval which has been previously reviewed.
- (d) *Certified survey map review fee.* The subdivider shall pay a fee, as set forth by resolution, to the village treasurer at the time of application for approval of a certified survey map to assist in defraying the cost of review.
- (e) *Plan review fee.* The subdivider shall pay a fee at the time of submission of improvements plans and specifications to partially cover the cost to the village of checking and reviewing such plans and specifications. This fee shall be estimated, using actual costs by staff. The fee may be recomputed upon demand of the subdivider or village engineer, after completion of improvement construction in accordance with the actual cost of such improvements, and the difference, if any, shall be paid by or remitted to the subdivider. Evidence of cost shall be in such detail and form as provided by the village engineer.
- (f) *Inspection fee.* The subdivider shall pay a fee equal to the actual cost to the village for such inspection as the village engineer deems necessary to assure that the construction of the required improvements is in compliance with the plans, specifications and ordinances of the village or any other governmental authority. Inspection fees shall be paid as they are accrued.
- (g) *Engineering fee.* The subdivider shall pay a fee equal to the actual cost to the village for all engineering work incurred by the village in connection with the plat and such fees shall be paid as they accrue. Engineering work may include the preparation of construction plans and standard specifications. The village engineer may permit the subdivider to furnish all, some or part of the required construction plans and specifications, in which case no engineering fees shall be levied for the preparation of such plans and specifications, except that fees shall be leviable for the review of plans submitted in accordance with this chapter.
- (h) *Administrative fee.* The subdivider shall pay a fee equal to the cost of any legal, administrative or fiscal work which may be undertaken by the village in connection with the plat and such fees shall be paid as they accrue. Legal work shall include the drafting of contracts between the village and the subdivider.
- (i) *Erosion control fee.* The subdivider shall pay a fee, as set forth by resolution, for the application and for each lot within the final plat, to the village treasurer at the time of application for construction of said plat to assist in defraying the cost of review.

(Prior Code, § 15.07)

Exhibit "D"

Bielinski Development, Inc.

7.31.20

Letter Of Credit On Public Improvement Costs

Laurel Springs Villas, Village of Jackson, WI

Item(s)	Amount
Complete Water System Construction (Villas)	\$138,080.00
Complete Sanitary Sewer Construction (Villas)	\$126,380.00
Subtotal	\$264,460.00
Contingencies (15%)	\$39,669.00
Letter of Credit Amount	\$304,129.00



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: November 14, 2023

Agenda Item: # 5

To: Plan Commission

From: Collin Johnson, Director of Inspections/Zoning

Subject: Ordinance #23-16 - Establishing Zoning District PUD-06 - Laurel Springs Villas Subdivision
- Bielinski Homes, Inc.

Background and Analysis:

On July 10, 2018, the Village Board approved an annexation request from Bielinski Homes, Inc. for then Parcel T7_015200C, currently referred to as the Laurel Springs Villas Subdivision. The subdivision was granted preliminary zoning of Planned Unit Development (PUD) and an amended Condominium Plat was recorded on November 21, 2022.

The developer is now seeking to establish permanent PUD zoning, which requires review and approval of the Village. The proposed ordinance (PUD-06) is attached for your review. The ordinance includes standard language establishing the land use and dimensional standards for the subdivision.

Comprehensive Plan & Zoning Impacts:

The property is categorized as Medium-Density Residential under the Village comprehensive Plan. The proposed PUD zoning is also consistent with the Village zoning map.

Site Plan:

See attached Condominium Plan and Site Plan.

Review Procedures:

The Plan Commission is advisory and the Village Board makes the final decision following a Public Hearing.

Signage:

Existing signage with subdivision name was previously approved by the Village.

Additional Staff Comments:

None.



Taking the lead in Washington County.

Notice Requirements:

1. Posting on the agenda; and
2. Notification of all contiguous property owners; and
3. Notification of all other municipalities located within 1,000 feet of the subject property; and
4. Class II Legal Notice.

Potential Action:

1. Motion to recommend the Village Board approve Ordinance #23-16 creating Residential Zoning District PUD-06 for Laurel Springs Villas.

Attachments:

1. Plan Commission Application
2. Original PUD Plan Commission Application
3. Laurel Springs Villas Condominium Plat
4. First Addendum to Laurel Springs Villas Condominium Plat - Recorded
5. Site Plan - Laurel Springs Villas 9-12-2023
6. Ordinance #23-16 To Create Zoning District PUD-06 - Laurel Springs Villas Subdivision - Bielinski Homes, Inc.

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP

☐ New

☒ New

☐ CONCEPT PLAN

☐ Amendment

☒ Amendment

☐ Special Use

☐ Special Use

(For existing Cond. Use ONLY)

(For existing PUD ONLY)

☒ OTHER Temp Zoning PUD
Expired

Property Address: NW Corner of Jackson Dr + Cedar Creek Rd. Unit: 18 Jackson, WI

Parcel #: see condo Plat Doc #1571925 Lot Size: 5.115 Acres sq. ft. Building Area: 1.80 AC sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☒ PUD ☐ Other Temp Floodplain ☒ N

APPLICANT INFORMATION

Name(s): Bielinski Homes, Inc.

Mailing Address: 1830 Meadow Ln Suite A State WI Zip 53072

Office: (762) 548-5570 Cell: (414) 587-8081 Fax: ()

Email: jdonovan@bielinski.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

D/B/A: S A M E FEIN #: _____

Mailing Address: _____ State _____ Zip _____

Office: () _____ Cell: () _____ Fax: () _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): _____

Address: S A M E State _____ Zip _____

Office: () _____ Cell: () _____ Fax: () _____

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: TRIO Engineering

Primary Contact: Josh Pedelko

Address: 4100 N Calhoun Rd State WI Zip 53005

Office: (762) 790-1480 Cell: () Fax: ()

Email: j.pedelko@trioeng.com

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: Permanent PUD
Zoning w/ setback & Front setback relief as
original intent & approved civil plans & Condo
Plat.

Provide a brief overview of proposed use(s) of entire property and/or lease space: 9 Buildings,
18 Condominium unit project

Hours of Operation: 8-5, NA

Provide a brief overview of proposed daily on-site operations: NA

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: Construction has
been completed of the site work.

Describe all businesses, properties and other entities located adjacent to the proposed use: NONE

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: Civil engineering & construction completed

Describe any proposed grading, and/or stormwater management plan: completed

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: Completed.

Describe any proposed on-site security measures including site lighting: NONE

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): per civil plans already completed.

Describe the projected traffic circulation and impacts: Deadend cul-de-sac already completed & Approved Civil Plans.

(X)

List all setbacks from rights-of-way and property lines and height limitations: Setbacks: Front yard 25' collector street 30', Side yard 15', Rear yard 25', Distance between buildings 20', Private Road 20'. see attached Site Plan dated 9/11/23 for Setback Table.

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: NA

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?

☐ No ☐ Yes If yes, explain: NA

Describe any proposed signage including type, size, and location: Installed.

If construction is proposed, describe proposed exterior building materials (type, color, etc.): NA

Describe any site-specific features/constraints, etc.: Wetlands & Floodplain

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: per civil plans.

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): per landscape plan.

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: NA

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print): Bielinsky Homes, Inc.

Applicant Signature: John Danava

Co-Applicant Name (Print): Acquisitions & Dev. Manager

CO-Applicant Signature: _____

Date of Application: 9/14/23

SUBMIT TO: Village of Jackson – Building Inspection Dept.
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO: Payment is required at the time of submittal.
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director: For questions concerning application submittal, zoning, or technical questions.
Phone: (262) 677-9696 x810
Email: collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, 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. This approval 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 this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (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.

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY	
Acct. #: 100-00-45730-000-00	
Date Received:	918/23
Amount: \$	425.00
Payment Type:	CH / CC CASH
Check/Rcpt. #:	9163
Received By:	CMJ

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 275793

Date: 9/25/2023

Check

RECEIVED
FROM

BIELINSKI HOMES

\$425.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	425.00
	BIELINSKI/LAUREL SPRINGS VILLAS PUD	

TOTAL RECEIVED	425.00
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Receipt Memo: LAUREL SPRINGS VILLAS PUD/CK#9163

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

Name of Applicant Bielinski Development, Inc.
 Contact John Donovan Address/ZIP 1830 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
			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')	labels	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,3,6,10,20	9) Final Plat		XXX
			10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			

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 9/3/18

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

VILLAGE OF JACKSON

☐ Special Use ☐ Conditional Use ☒ Planned Unit Development

Permit # _____

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

Permit to:

Name of Business/Applicant: 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 _____

John Walther, Administrator

_____, Owner
Please print name

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

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

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

1. **Application Form: Must be submitted on 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.



SITE PLAN

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

DEVELOPMENT SUMMARY

Proposed Development:	2-Family Condominiums
Proposed Zoning:	R-6 PUD
Parcel Acreage Area:	4.95
Number of Lots (Units)	18
Lot Area:	12,000 s. f. /building
Density:	3.64 units per acre
Zoning Standards:	
Building Height:	35
Building Setback:	
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
Proposed Openspace:	Per zoning
Total Green Space	60% of lot area
Lot & Home Assessed Value	\$225,000
Total Number of Homes	18
Estimated Project Value	\$4,050,000
Yr. Tax Revenue (20.00 rate)	\$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.

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:

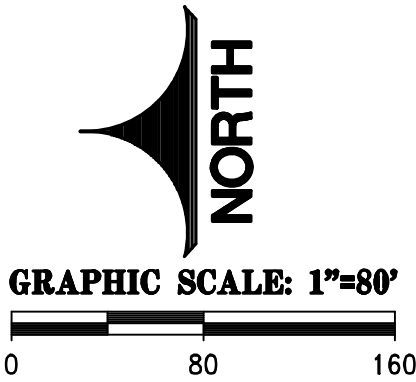
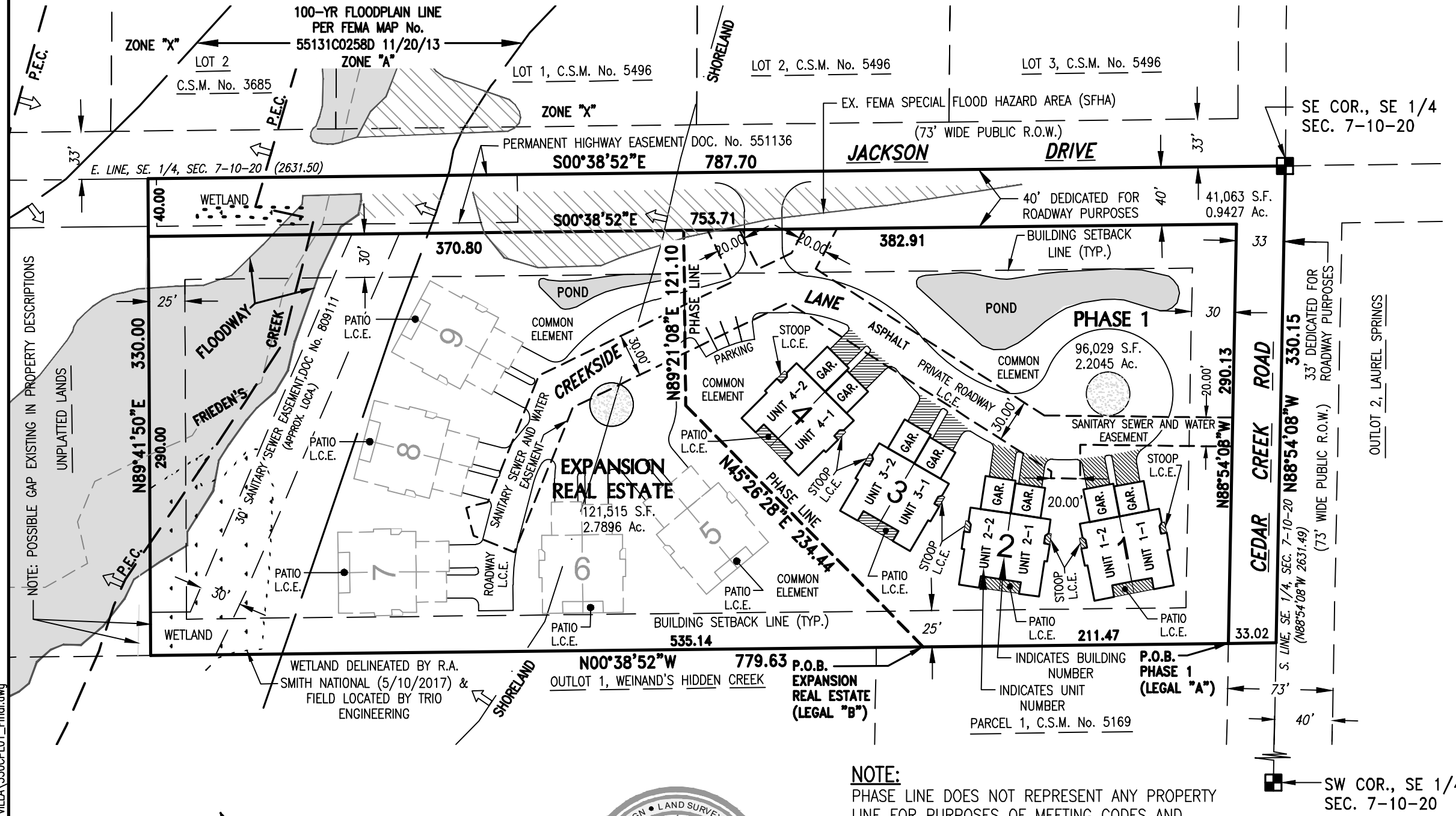
Although the Condominium has been reviewed and approved for development with multi-family residential use in accordance with Section 236 Wisconsin Statutes, some areas contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and 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 31st day of DECEMBER, 2020.



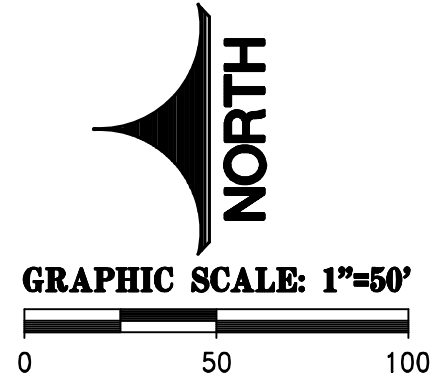
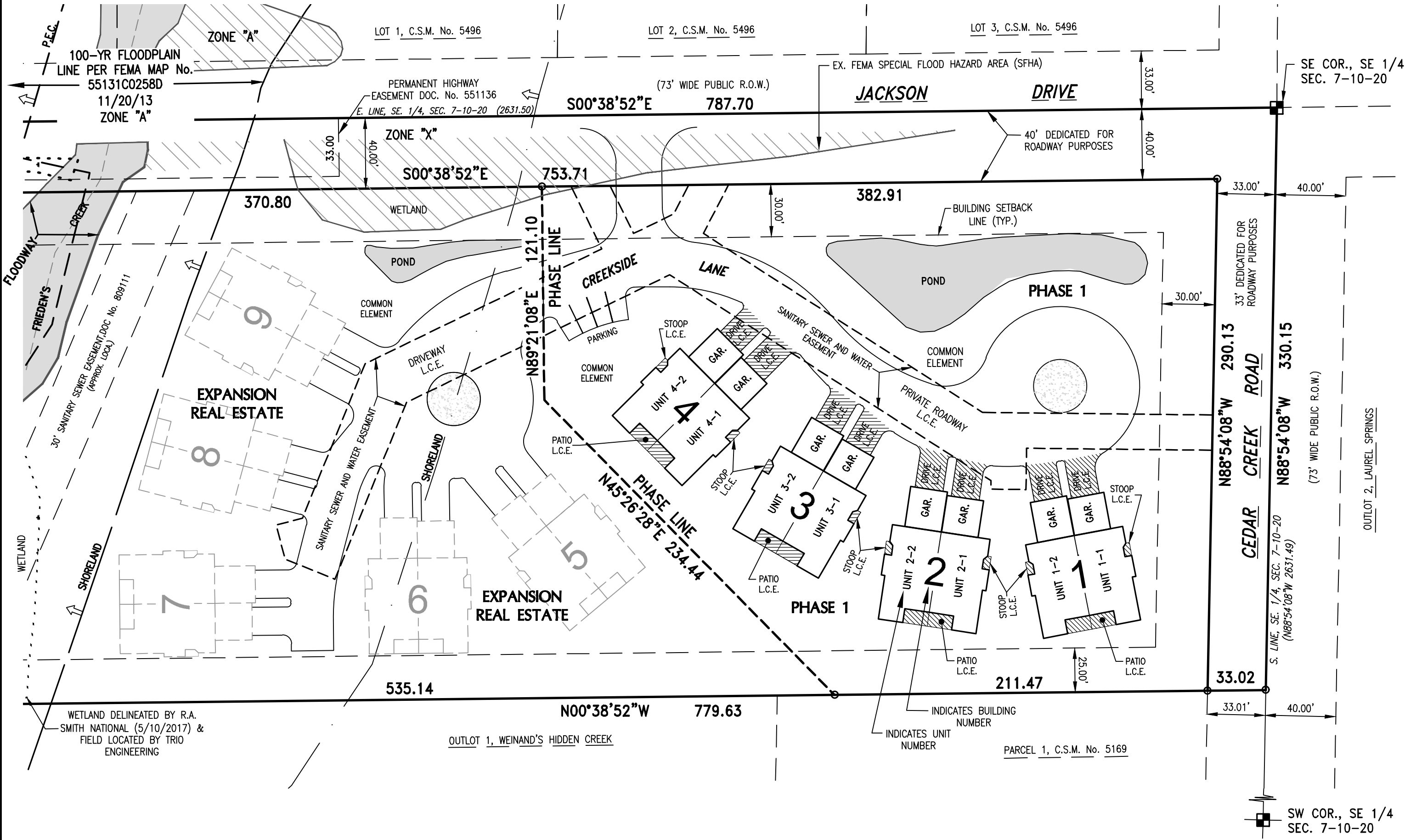
4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1490
Fax: (262) 790-1481

DECLARANT:
BIELINSKI DEVELOPMENT, INC

L.C.E. = INDICATES LIMITED
COMMON ELEMENTS

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

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



4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

L.C.E. = INDICATES LIMITED
COMMON ELEMENTS

NOTES:
- PHASE LINE DOES NOT REPRESENT ANY
PROPERTY LINE FOR PURPOSES OF MEETING CODES
AND ORDINANCES OF THE VILLAGE OF JACKSON.
- WETLAND DELINEATED BY R.A. SMITH NATIONAL
(5/10/2017) & FIELD LOCATED BY TRIO
ENGINEERING.



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
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CONDOMINIUM PLAT
OF
LAUREL SPRINGS VILLAS
VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN
(Residential Condominium)

 INDICATES LIMITED
COMMON ELEMENTS

NOTES:

- ALL AREAS NOT SPECIFIED AS LIMITED COMMON ELEMENT OR AS A UNIT SHALL BE CONSIDERED A COMMON ELEMENT.
- 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.
- SQUARE FOOT AREAS ARE APPROXIMATE, TAKEN FROM ARCHITECTURAL PLANS OF RECORD AND NOT MEASURED AS-BUILT, AND DOES NOT INCLUDE POSSIBLE CHANGES REQUESTED BY PURCHASER.
- BUILDINGS AND IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION.

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 said 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 No. 5169 and it's extension; Thence North 00°38'52" West along said East line and the East line of Outlot 1, WEINAND'S HIDDEN CREEK, 779.63 feet to a point; Thence North 89°41'50" 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 Gross Parcel contains 258,607 Square Feet (or 5.9368 Acres) of land, more or less. Net Parcel contains 217,544 Square Feet (or 4.9941 Acres) of land, more or less excluding the dedicated Right-of-Way for "Jackson Drive" and "Cedar Creek Road" which contians 41,063 Square Feet (or 0.9427 Acres) of land, more or less.

LEGAL DESCRIPTION "A" (PHASE 1):

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:

Commencing at the Southeast corner of the said Southeast 1/4 of said Section 7; Thence North 88°54'08" West along the South line of the said Southeast 1/4, 330.15 feet to a point; Thence North 00°38'52" West, 33.02 feet to a point on the North Right-of-Way line of "Cedar Creek Road" at the Southeast corner of Parcel 1 of Certified Survey Map No. 5169 and the place of beginning of lands hereinafter described;

Thence continuing North 00°38'52" West, 211.47 feet to a point; Thence North 45°26'28" East, 234.44 feet to a point; Thence North 89°21'08" East, 121.10 feet to a point on the West Right-of-Way line of "Jackson Drive"; Thence South 00°38'52" East along said West Right-of-Way line, 382.91 feet to a point on the North Right-of-Way line of "Cedar Creek Road"; Thence North 88°54'08" West, along said North Right-of-Way line, 290.13 feet to the point of beginning of this description.

Said Parcel contains 96,029 Square Feet (or 2.2045 Acres) of land, more or less.

LEGAL DESCRIPTION "B" (EXPANSION REAL ESTATE):

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:

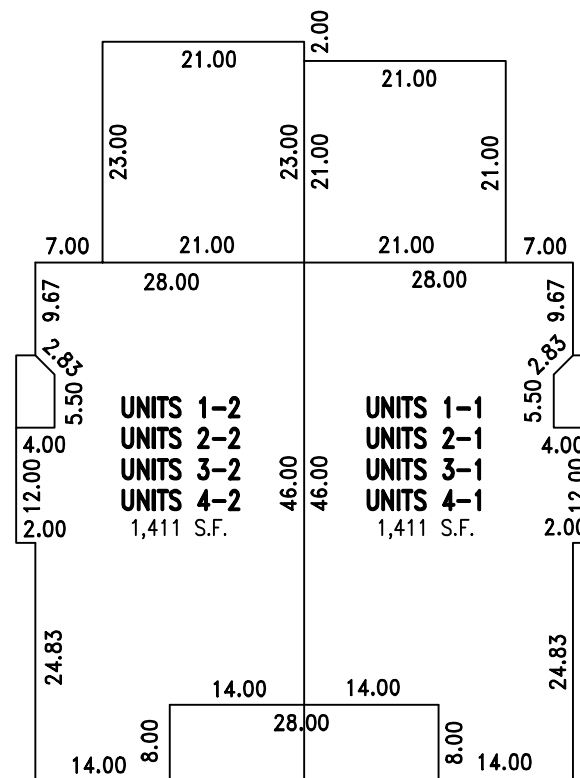
Commencing at the Southeast corner of the said Southeast 1/4 of said Section 7; Thence North 88°54'08" West along the South line of the said Southeast 1/4, 330.15 feet to a point; Thence North 00°38'52" West, 244.49 feet to the place of beginning of lands hereinafter described;

Thence continuing North 00°38'52" West, 535.14 feet to a point; Thence North 89°41'50" East, 290.00 feet to a point on the West Right-of-Way line of "Jackson Drive"; Thence South 00°38'52" East along said West Right-of-Way line, 370.80 feet to a point; Thence South 89°21'08" West, 121.10 feet to a point; Thence South 45°26'28" West, 234.44 feet to the point of beginning of this description.

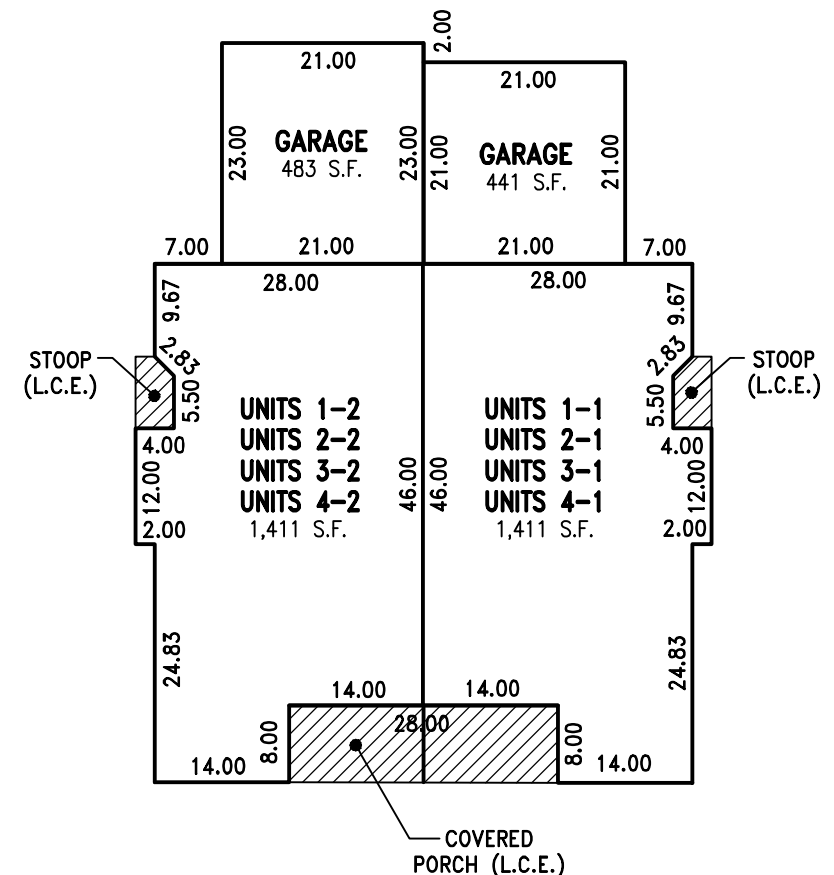
Said Parcel contains 121,515 Square Feet (or 2.7896 Acres) of land, more or less.

BUILDING PLAN DETAIL SHEET
SCALE: 1" = 20'

BUILDINGS 1, 2, 3 & 4
FOUNDATION PLAN



BUILDINGS 1, 2, 3 & 4
FIRST FLOOR PLAN



C:\Users\field computer\Documents\Draws\LAUREL SPRINGS VILLA\5500CPL01_Final.dwg

THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, P.L.S. (S-2132) (TRIO ENGINEERING, LLC, BROOKFIELD, WISCONSIN)

DATE: 12/31/20

PAGE 3 OF 3

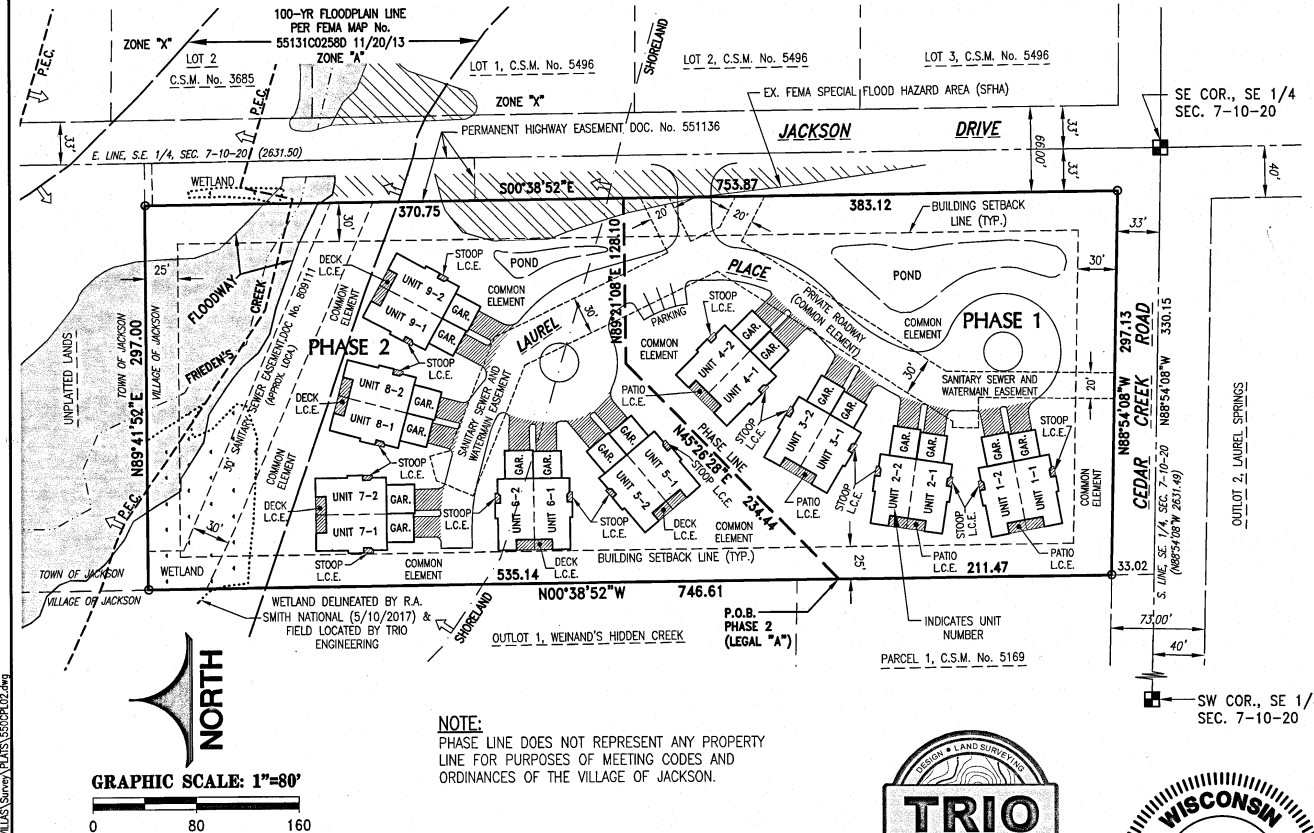
FIRST ADDENDUM TO CONDOMINIUM PLAT OF LAUREL SPRINGS VILLAS CONDOMINIUM VILLAGE OF JACKSON WASHINGTON COUNTY, WISCONSIN (Residential Condominium)

DECLARANT:
BIELINSKI DEVELOPMENT, INC

L.C.E. = INDICATES LIMITED
COMMON ELEMENTS

REGISTER OF DEEDS

Document # **1571925**
WASHINGTON COUNTY WISCONSIN
2022-11-21 12:10:00 PM
Sharon A. Martin
SHARON A. MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **\$50.00**
Pages: 2



NOTE:
PHASE LINE DOES NOT REPRESENT ANY PROPERTY
LINE FOR PURPOSES OF MEETING CODES AND
ORDINANCES OF THE VILLAGE OF JACKSON.

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 PRIVATE ROADWAY VARIES AND IS INTENDED TO COVER THAT ENTIRE PORTION OF THE DRIVEWAY BETWEEN THE PRIVATE ROADWAY AND THE GARAGE.
- THIS SURVEY DESCRIBES THE LAND AND BUILDINGS SUBJECT TO THE CONDOMINIUM DECLARATION DEPICTED HEREIN AS PHASE 2 AND THE LAND ADJACENT TO "LAUREL SPRINGS VILLAS CONDOMINIUM" WHICH MAY BE ADDED TO THE CONDOMINIUM IN ACCORDANCE WITH THE TERMS OF THE DECLARATION.
- 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, GRADY L. GOSSER, 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 25th day of MAY, 2022.

Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972

There is no objection to this Plat with respect to Section 703.115 of Wisconsin Statutes

Certified this 17th day of NOVEMBER, 2022.

Brian Brathwaite
Brian Brathwaite, Real Property Lister

TRIO
LAND SURVEYING
CIVIL ENGINEERING
4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972) (TRIO ENGINEERING, LLC, BROOKFIELD, WISCONSIN)

DATE: 5/25/22

PAGE 1 OF 2

Condominium Plat No. 896

FIRST ADDENDUM TO CONDOMINIUM PLAT
OF
LAUREL SPRINGS VILLAS CONDOMINIUM
VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN
(Residential Condominium)



L.C.E. = INDICATES LIMITED
COMMON ELEMENTS

- NOTES:**
- ALL AREAS NOT SPECIFIED AS LIMITED COMMON ELEMENT OR AS A UNIT SHALL BE CONSIDERED A COMMON ELEMENT.
 - LENGTH OF LIMITED COMMON ELEMENT FROM GARAGE TO PRIVATE ROADWAY VARIES AND IS INTENDED TO COVER THAT ENTIRE PORTION OF THE DRIVEWAY BETWEEN THE PRIVATE ROADWAY AND THE GARAGE.
 - SQUARE FOOT AREAS ARE APPROXIMATE, TAKEN FROM ARCHITECTURAL PLANS OF RECORD AND NOT MEASURED AS-BUILT, AND DOES NOT INCLUDE POSSIBLE CHANGES REQUESTED BY PURCHASER.
 - BUILDINGS AND IMPROVEMENTS SHOWN ON THIS EXHIBIT REPRESENT PROPOSED CONSTRUCTION.

BUILDING PLAN DETAIL SHEET
SCALE: 1" = 20'

**BUILDINGS 5, 6, 7, 8 & 9
FOUNDATION PLAN**

**BUILDINGS 5, 6, 7, 8 & 9
FIRST FLOOR PLAN**

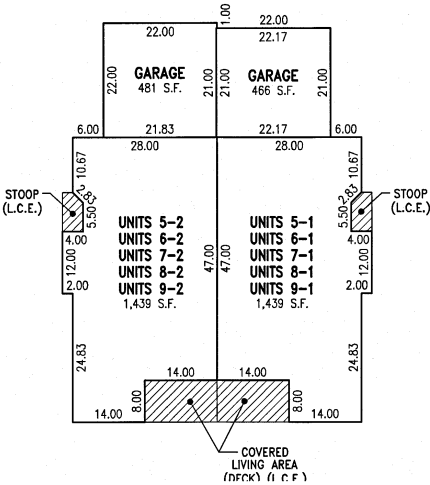
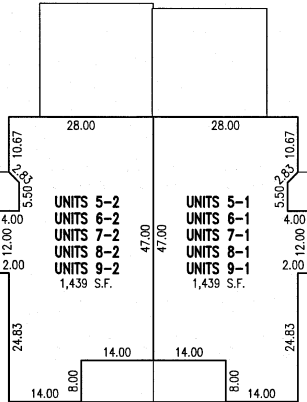
LEGAL DESCRIPTION "A" (PHASE 2):

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

Commencing at the Southeast Corner of the said Southeast 1/4 Section; Thence North 88°54'08" West and along the South line of the said Southeast 1/4 Section and the centerline of "Cedar Creek Road", 330.15 feet to a point; Thence North 00°38'52" West and along the East line of Parcel 1 of Certified Survey Map No. 5169 and the Southerly extension thereof, 244.49 feet to the place of beginning of lands hereinafter described;

Continuing thence North 00°38'52" West and along the said East line of said Parcel 1 and the East line of Outlot 1 of "Weinand's Hidden Creek" (A Subdivision Plat of Record), 535.14 feet to a point; Thence North 89°41'52" East, 297.00 feet to a point on the West Right-of-Way line of "Jackson Drive"; Thence South 00°38'52" East and along the said West Right-of-Way line being parallel to and at a right angle distance of 33.00 feet from the East line of the said Southeast 1/4 Section, 370.75 feet to a point; Thence South 89°21'08" West, 128.10 feet to a point; Thence South 45°26'28" West, 234.44 feet to the point of beginning of this description.

Said Parcel contains 124,110 Square Feet (or 2.8492 Acres) of land, more or less.

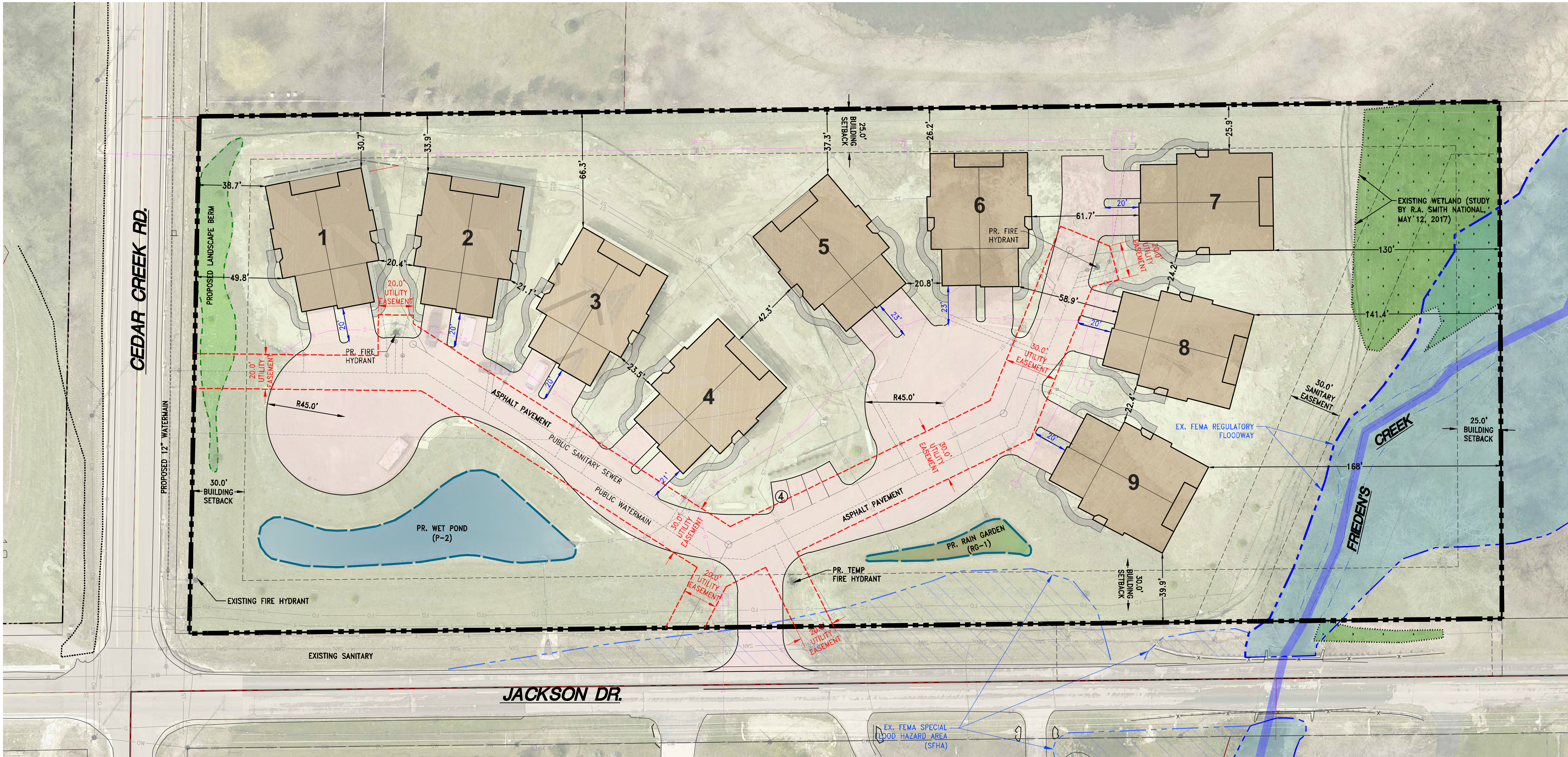


H:\C900\966\16029-02-LAUREL SPRINGS VILLAS\CONSTRUCTION PLANS\SITE CIVIL PLANS-LAUREL SPRINGS VILLAS-2023.DWG



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

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



SITE DETAILS

PROPOSED ZONING = PUD
NUMBER OF BUILDINGS = 9 BUILDINGS
NUMBER OF UNITS = 18 UNITS
DENSITY (18 un / 5.04 ac) = 3.6 UN/AC

LOT DATA:

GROSS AREA = 5.115 AC. (222,820 S.F.)
- Friedens Creek (to bank of creek) = - 0.073 AC. (-3,200 S.F.)
NET LOT AREA = 5.042 AC. (219,620 S.F.)
PROPOSED OPEN SPACE = 3.242 AC. (64%)
PR. IMPERVIOUS AREA = 1.80 AC. (36%)

SETBACKS:

FRONT YARD = 25'
COLLECTOR STREET = 30'
SIDE YARD = 15'
REAR YARD = 25'
DISTANCE BETWEEN BUILDINGS = 20'
PRIVATE ROAD = 20'

PARKING COUNT:

INTERIOR PARKING PER UNIT = 2 SPACES
EXTERIOR PARKING PER UNIT = 2 SPACES
COMMON PARKING SPACES = 4 SPACES
TOTAL PARKING COUNT = 76 SPACES



LEGEND:

- | | |
|--|-----------------------------|
| | EXISTING CONTOUR |
| | EXISTING SANITARY SEWER |
| | EXISTING SANITARY MANHOLE |
| | EXISTING WATER MAIN |
| | EXISTING HYDRANT |
| | EXISTING STORM SEWER |
| | EXISTING STORM MANHOLE |
| | EXISTING STORM INLET |
| | EXISTING TRANSFORMER |
| | EXISTING ELECTRIC PEDESTAL |
| | EXISTING TELEPHONE PEDESTAL |
| | EXISTING CATV 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 INLET |
| | PROPOSED STORM END SECTION |



4100 N. CALHOUN RD.
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
LAUREL SPRINGS VILLAS
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
VILLAGE OF JACKSON, WISCONSIN
BY: BIELINSKI HOMES
1830 MEADOW LN, SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
9/11/2023	PUD ZONING UPDATE

DATE:

SEPTEMBER 11, 2023

JOB NUMBER:

16029-02

DESCRIPTION:

PROPOSED SITE PLAN

SHEET

C1.1

ORDINANCE #23-16

AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN CHAPTER 48 OF THE VILLAGE OF JACKSON MUNICIPAL CODE FOR A PLANNED DEVELOPMENT DISTRICT (PUD-06)

WHEREAS, the Village of Jackson Village Board adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning;" and

WHEREAS, the developer, Bielinski Homes, Inc. has submitted a petition to establish a Planned Unit Development District pursuant to the requirements in Section 48-151 of the zoning regulations; and

WHEREAS, the Village of Jackson Plan Commission reviewed the petition at their meeting on October 19, 2023, and recommended approval as set forth in this ordinance; and

WHEREAS, upon due notice as required by the zoning code, the Village Board conducted a public hearing on November 14, 2023, to accept public input; and

WHEREAS, the Village Board accepted the Plan Commission's recommended code amendment without revision; and

WHEREAS, the Village Board, after careful review and upon consideration of the recommendation of the Plan Commission and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety, and general welfare of the Village of Jackson, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

NOW, THEREFORE BE IT RESOLVED, the Village of Jackson Village Board, Washington County, Wisconsin, ORDAINS AS FOLLOWS:

Section 1. Create Section 48-158 in Chapter 48, to read as set forth below.

Sec. 48-158. – PUD-06 Laurel Springs Villas Planned Unit Development District

(a) Generally. The Laurel Springs Villas Planned Unit Development District (PUD-06) was established in 2023 to accommodate the unique needs of a medium-density residential development.

(b) Submitted Plans Adopted by Reference. PUD-06 Residential District is created accordance with the submitted plans and information that accompanied the application for development, submitted September 3, 2019, attached hereto as Exhibit A. The documents referred to above are hereby made a part of this ordinance.

(c) Land Use and Dimensional Standards.

(a) *Generally.* The PUD-06 Residential District is to provide for zero lot line, single-family residential development at densities not to exceed 5.4 dwelling units per net acre, served by municipal sewer and water facilities.

(b) *Permitted uses.* Two-Family Residential.

(c) *Permitted accessory uses.* Permitted accessory uses which shall be incidental to the residential use include one private attached garage and home occupations and professional home offices as specified in section 48-1.

(d) *Conditional uses.* Conditional uses include group homes, foster homes, and halfway houses, provided there shall be a minimum lot area of 2,000 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

(e) *Lot area and width.* Lots shall have a minimum of 8,000 square feet in area and shall not be less than 45 feet in width at the setback line/

(f) *Building height and area.* No principal building or parts of a principal building shall exceed 35 feet in height. The total minimum floor area of a one-bedroom dwelling shall be 800 square feet; the total minimum floor area of a two-bedroom dwelling shall be 900 square feet.

(g) *Setbacks and yards.* There shall be a minimum building setback of 25 feet from the right-of-way of all public streets. There shall be a side yard on each side of all buildings not less than 10 feet in width and a rear yard of not less than 25 feet.

(d) Other Development Standards. Development standards not directly addressed by PUD-06 such as fencing, pools, etc. (where permitted by the Homeowners Association) are subject to applicable Village of Jackson code provisions.

Section 2. The zoning map is hereby amended by designating the subject property as a planned unit development district.

Section 3. This ordinance shall become effective upon passage and posting, or publication as provided by law.

Section 4. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 5. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by: _____ Seconded by: _____

Vote: _____aye _____nay Passed and approved _____

VILLAGE OF JACKSON

By: _____
Brian J. Heckendorf, Village President

Attest:

Pamela Wolf, Deputy Clerk/Treasurer

Proof of Posting:

I, the undersigned, certify that I posted copies of this Ordinance on bulletin boards at the Village Hall, Post Office and one other location in the Village.

Village Official

Date

**CEDAR CREEK TOWNHOMES, LLC. – EXTENSION OF PUBLIC UTILITIES
ON PRIVATE PORTION OF EAGLE DRIVE
DEVELOPMENT AGREEMENT**

This Development Agreement (“Agreement”) is entered into as of the latest date set forth below by and between Cedar Creek Townhomes, LLC. (“Developer”), and its successors and assigns, and the Village of Jackson, Washington County, Wisconsin (“Village”).

Recitals

- A. Developer owns or intends to own the property shown on the Preliminary Plat attached hereto as Exhibit A (the “Property”). The Property is located within the Village.
- B. The development of 36 townhomes will require the extension of public sewer and water through a private drive, a portion of road on Eagle Drive.
- C. The Village seeks to protect the health, safety, and general welfare of the community in approving the Development by requiring Developer to comply with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the above recitals and the mutual obligations and benefits provided hereunder, Developer and the Village agree as follows:

- 1. **Scope of Agreement.** The Development is proposed to be developed as shown on Exhibit A.
- 2. **Construction of Improvements.**
 - a. **Incorporation of Plans.** Construction of the Development will occur in compliance and conformity with the following plans, which have been approved by the Village and are attached hereto as Exhibit B.
 - b. **Contractors Engaged by Developer.** Developer agrees to engage fully qualified and experienced contractors for all construction included in this Agreement. The contractors shall perform their work to the standards of the Village and shall comply with the requirements of the Village’s ordinances and standards in performing their work. Developer shall furnish the Village with the names of all contractors and their subcontractors; with classification of the work, they will perform prior to beginning any work.

- c. Village Approval and Starting Dates. No land disturbance or work may begin without the Village's approval of the starting date and schedule, which shall be submitted by Developer to the Village a minimum of seven calendar days before work or land disturbance is scheduled to begin. A starting date will not be approved until final plans and specifications for the land disturbance and work have been approved by the Village.
- d. Responsibility for Costs. Developer agrees that the Village shall not be responsible for any costs or charges related to the Development except any specifically enumerated and agreed to in writing by the Village and the Developer.
- e. Acceptance of Work.
- (1) The Village may have an inspector on site during the construction of the improvements. If acceptable, the Village will certify the improvements as being in compliance with the standards and specifications of the Village. Before obtaining final acceptance of any improvement, the Developer shall present to the Village valid lien waivers from all persons providing materials or performing work on the improvements.
 - (2) No improvements will be accepted by the Village until they have been inspected and approved by the Village and, further, not until all outstanding Village incurred costs, including engineering, inspection, and legal charges indicated herein, have been paid in full and affidavits and lien waivers are received by the Village indicating that Developer's contractors and their suppliers have been paid in full for all work and materials furnished under this Agreement.
- f. Letter of Credit. Developer agrees to provide the Village, on or before the effective date of this Agreement, with security in the form of an irrevocable letter of credit or cash deposit, as deemed acceptable by the Village and its legal counsel, in the minimum amount of \$69,612 to secure completion of the improvements within the Development. In addition, such security shall remain in full force and effect until the expiration of 14 months from substantial completion as defined by WI Statute 236. The security on any letter of credit shall be payable to the Village at any time upon presentation of (i) a sight draft drawn on the issuing bank in the amount to which the Village is entitled to draw pursuant to the terms of this Agreement, (ii) an affidavit executed by the Village President stating that Developer is in default under this Agreement; and (iii) the original of the letter of credit.

- g. Guaranty. Developer agrees to guarantee and warrant all work on the road improvements or other public infrastructure performed under this Agreement against defects in workmanship or material for a period of twelve months from the date of acceptance by the Village. If any defect should appear during the guaranty period, Developer agrees to make required replacement or acceptable repairs of the defective work at Developer's expense. This expense includes total and complete restoration of any disturbed surface or components of the improvements to the standards provided in the plans and specifications. All guarantees or warranties for materials or workmanship from contractors or subcontractors to Developer which extend the twelve-month guaranty period shall be assigned by Developer to the Village.
- h. Maintenance of Improvements. Developer shall provide for the maintenance and repair of all improvements described in Exhibit B until such time that the improvements, as applicable, are dedicated to the Village (and then, subject to the warranties contained herein).
- i. Time for Completion. Completion of the improvements described in Exhibit B shall occur in accordance with the project schedule attached as Exhibit C. Time is of the essence regarding all dates set forth in the project schedule.
- j. Indemnification and Insurance. Developer will indemnify, defend, and hold the Village harmless from and against all claims, costs, and liabilities of every kind and nature, for injury or damage received or sustained by any person or entity in connection with, or on account of, the performance of work described in this Agreement except to the extent caused by the willful or negligent acts or omissions of the Village or its officers, employees, agents, or contractors. Developer is not an agent or employee of the Village. Developer shall require its contractors engaged in the construction of the Development to maintain a current Certificate of Insurance on file with the Village in amounts approved by the Village and naming the Village as additional insured. Developer shall also require that its contractors and their subcontractors indemnify, defend, and hold the Village harmless in the manner set forth in this Agreement.

Developer shall indemnify, defend, and hold the Village and its officers, employees, and agents harmless from any claims, judgments, damages, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultants, and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the Village by, under, pursuant to, or in connection with the Plat or this agreement (including, but not limited to, street right of way and park land) of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of all improvements. Without limiting the generality of the foregoing, the indemnification by the Developer shall

include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air, or any other receptor.

- k. Specifications for Improvements. Developer shall abide by all applicable Village ordinances and conditions in effect at the time of approval and in place for the Development by the Village Board, Plan Commission, or the Village's engineers when fulfilling its obligations under this Agreement. Developer shall also fully comply in a timely fashion with all Village ordinances, including zoning, subdivision, and utility-related ordinances.
 - l. General Standards. Where standards and/or specifications have not been established by the Village, all work shall be done in accordance with generally established engineering practices, as designated and approved by the Village.
 - m. Inspections. The Village may inspect the improvements constructed pursuant to this Agreement at intermittent times as they are constructed and completed and, if acceptable to the Village, certify them as being in compliance with the standards and specifications of the Village. If inspection reveals that any improvements do not conform to Village standards or are otherwise defective, the Village will provide timely notice to Developer. Developer shall have 30 days from issuance of such notice to correct or substantially correct the defect. The Village shall not declare a default under this Agreement during the 30-day correction period on account of any such defect unless it is clear that Developer does not intend to correct the defect or unless the Village determines that immediate action is required in order to remedy a situation that poses an immediate health or safety threat.
 - n. Improvements are Private Unless Dedicated. All improvements constructed by Developer shall remain private at all times unless dedication of any improvement is accepted in writing by the Village Board.
3. **Street Repair**. Developer is liable to the Village for any damage to any Village Street caused by construction of the Development. Developer hereby consents pursuant to Wis. Stat. § 66.0703(7)(b) to the Village levying special assessments or special charges if the Village is required to repair or replace all or any portion of a Village Street.
4. **Developer to Reimburse Village for Costs Sustained**. Developer shall reimburse the Village for its actual cost of design reviews, inspections, testing, and associated engineering, legal, and other fees relating to the review, approval, and construction of the improvements described in this Agreement. Developer shall also be responsible for

paying all fees applicable to the Development in accordance with the Village's ordinances, resolutions, and fee schedules.

5. **Waiver of Special Assessment Notice/Hearing.** In accordance with Wis. Stat. § 66.0703(7)(b), Developer and all relevant property owners waive all special assessment notices and hearings pursuant to the provisions of Wis. Stat. § 66.0703.
6. **Supplemental General Conditions.**
 - a. **No Vested Rights Granted.** Except as provided by law, or as expressly provided by this Agreement, no other vested rights in connection with the Development shall inure to the Developer. In addition, the Village does not warrant by this Agreement that the Developer is entitled to approvals of any other nature other than as specified in this Agreement.
 - b. **No Waiver.** No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provision, nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both Village and Developer, nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The Village's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful act by the Developer or the acceptance of any improvement. No Village approval pursuant to this Agreement eliminates the need for other local, state, or federal authorizations relevant to the Development.
 - c. **Amendment.** This Agreement may be amended or modified only by written agreement, signed by both parties.
 - d. **Default.** The Village reserves to itself all remedies available at law or equity as necessary to cure any default by Developer. Remedies shall be cumulative, and the exercise of one shall not preclude the exercise of others.
 - e. **Entire Agreement.** This Agreement, and any written amendments and referenced attachments, hereto, shall constitute the entire agreement between the Village and Developer pertaining to the Development.
 - f. **Binding Effect.** This Agreement is binding upon the parties hereto, as well as their respective heirs, successors and assigns.
 - g. **Enforcement Attorneys' Fees.** If the Village is required to resort to litigation, arbitration, or mediation to enforce the terms of this Agreement, and if the Village substantially prevails on any claim in the litigation, arbitration, or

mediation, the Developer shall pay all Village costs, including reasonable attorneys' fees and expert witness fees.

- h. No Assignment. The benefits of this Agreement to the Developer are personal and shall not be assigned without the express, prior written approval of the Village. Such approval may not be unreasonably withheld, but any unapproved assignment is void. Notwithstanding the above, the burdens of this Agreement are personal obligations of the Developer and shall also be binding on the heirs, successors and assigns of the Developer.
- i. Insurance. The Developer shall provide the Village with a certificate of insurance and active insurance naming the Village as an additional insured for the issuance of permits, ongoing operations, and completed operations with minimum commercial general liability coverage of \$2,000,000 per occurrence and \$5,000,000 general aggregate together with workers' compensation and employers' liability in the amount of \$500,000 for each accident. Such insurance must be maintained for a period of not less than twelve months after the acceptance of the project and completion of all work described in this agreement. Insurance must be provided by an insurance company authorized to do business in the State of Wisconsin and must have an AM Best rating at the time of inception of the policy of A- or better. Developer must also require their contractors and subcontractors to provide insurance no less than above, including additional insured provisions protecting the Village for ongoing and completed operations.
- j. Sovereign Immunity. Nothing contained in this Agreement constitutes a waiver of the Village's sovereign immunity under Wisconsin law.
- k. Disclaimer of Personal Liability of Public Officials. Under no circumstances shall any Village official, officer, employee or agent (together "Village") have any personal liability arising out of this Agreement, and no party shall seek or claim any such personal liability. Furthermore, the Village shall have no obligation or liability for any obligations or responsibility to any lending institution, contractor or subcontractor or any other party retained by the Developer in the performance of its obligations and responsibilities under the terms and conditions of this Agreement. The Developer specifically agrees that no representation, statements, assurances or guarantees will be made by the Developer to any third party or by any third party that is contrary to this provision.
- l. Developer Representations and Warranties. Developer represents and warrants to the Village (a) that it is a corporation duly organized and existing under the laws of the State of Wisconsin and that all proceedings of the Developer

necessary to authorize the negotiation and execution of this Agreement, and the consummation of the transaction contemplated by this Agreement, have been taken in accordance with applicable law, and (b) that all documents required to be executed and delivered by the Developer have been duly and validly authorized, executed and delivered and will be enforceable against the Developer in accordance with their terms, except as limited by bankruptcy, insolvency or other similar laws of general application affecting the enforcement of creditors' rights.

- m. Severability. If any part, term, or provision of this Agreement is held by a court of competent jurisdiction to be illegal or otherwise unenforceable, such illegal or unenforceable part, term or provision shall not affect the validity of any other part, term or provision and the rights of the parties will be construed as if the part, term or provision was never included in this Agreement.
- n. Recording. The parties agree that this Agreement shall be recorded with the Washington County Register of Deeds. The Developer shall reimburse the Village for the cost of recording this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates set forth below.

Dated this _____ day of _____, 2023.

VILLAGE OF JACKSON

By: _____
Brian J. Heckendorf, Village President

Attest: _____

Dated this _____ day of _____, 2022.

Cedar Creek Townhomes, LLC.

By: _____
Authorized Representative

DRAFT

EXHIBIT A- THE PROPERTY

DRAFT

EXHIBIT B – CONSTRUCTION PLANS

DRAFT

EXHIBIT C – CONSTRUCTION SCHEDULE

DRAFT



STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: November 14, 2023
Agenda Item: # 7
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Conditional Use and Site Plan Review - Cedar Creek Townhomes - James Kupfer

Background and Analysis:

Mr. James Kupfer is proposing a multi-family condominium development on the subject parcel (Parcel #V3_019700V) of 172,280 sq. ft., or 3.9550 acres. The development, to be known as Cedar Creek Townhomes, will include thirty-six (36) single-family condominium units in two separate buildings. The main building, located along the east side of the property, will have thirty (30) units and the second building, located near the northwest corner of the property, will consist of six (6) units.

The site is accessed by a private driveway, allowing two-way traffic, providing access to Eagle Drive. An easement exists for the driveway and a portion of the overall parcel. The property owner(s) are responsible for the maintenance of the private driveway and parking lot areas.

Each of the two-story units will include three bedrooms, two full baths, a kitchen, a living room and a lofted second floor area. Additional amenities include single-stall garages, a concrete patio area, and surface parking.

There are a total of forty-two (42) single-stall garages proposed along with fifty-four (54) surface lots, including three (3) van-accessible ADA parking areas, for a total of seventy-two (72) parking stalls. The proposed parking exceeds the minimum parking requirements outlined under Village Ordinance Sec. 48-177.

Other site improvements include public sewer and water service, a landscaped area along the south side of the main driveway, which will include grass, trees, and other decorative vegetation. Concrete sidewalks along the front of each building and through the landscaped area will connect both buildings. An enclosure for refuse and recycling is also included to screen refuse containers from view. The site is also configured to accommodate emergency vehicle access and snow plowing/storage considerations, as well as onsite stormwater collection and retention.

The development will also include a separate office area and a sprinkler riser room which is large enough to accommodate the separate water meters for each unit.

The development site is bordered by two (2) commercial businesses, grocery and hardware, to the west and a CBFR residential care facility to the north. A drainage ditch separates this property from the adjacent Village of Jackson Public Works facility to the south.

The proposed residential use would require the building to be fully sprinklered with a minimum 13-R residential sprinkler system. Additional fire separation requirements are also required to create separate fire areas within each building. All other standard building code requirements are applicable. The building plans are subject to review by the State of Wisconsin, Department of Safety and Professional Services.



Taking the lead in Washington County.

Comprehensive Plan & Zoning Impacts:

The subject property is listed as Multi-Family/High-Density Urban Residential under the Village Comprehensive Plan. A maximum allowable density of forty-nine (49) three-bedroom units would be permitted under current land use designation. The property is zoned R-8 Multiple-Family Residential. The proposed use is consistent with both the Comprehensive Plan and designated zoning.

Site Plan:

See attached site plan.

Review Procedures:

The Plan Commission is advisory and the Village Board makes the final decision following a public hearing.

Signage:

No signage is proposed at this time.

Additional Staff Comments:

Public Works/Engineering:

1. The current location of the water valve would take the hydrant out of service when turning water off to the building. An additional valve to service the building while maintaining water to the hydrant will be required.
2. The owner is to verify CSM 7291, regarding existing easements to determine what utility is going to be public and what will be private.
3. Clarification is needed if the sprinkler room is also the meter room. The Jackson Water Utility will need access to the room.
4. A stormwater management plan shall be submitted to the Village Engineer for review.

Fire Department:

1. The owner is to indicate the proposed location of a fire sprinkler riser room as well as Fire Department Connection (FDC) location on the buildings, where applicable. If required, a 30-degree Stortz connection will be required and shall be located between 36-inches and 48-inches above the finished exterior grade. The FDC shall also be located within 150-feet of a fire hydrant.

Notice Requirements:

1. Posting on the agenda; and
2. Notification of all contiguous property owners; and
3. Class II Legal Notice.



Potential Action:

1. Motion to recommend the Village Board approve/deny the Conditional Use and Site Plan Request for Cedar Creek Townhomes. If approved, it shall be subject to the following conditions:
 1. Village approval of the onsite stormwater plan; and
 2. Agreement to provide means to either provide separate water utilities for each unit and/or a single water service to be billed to the Condominium Association; and
 3. Upon receipt of a written complaint and review by the Plan Commission, this Conditional Use Approval may be subject to additional regulation and/or potential revocation by the Village.

Attachments:

1. Plan Commission - Conditional Use Application
2. Letter of Intent
3. Letter of Acknowledgement
4. Impact Statement
5. Location Map
6. Certified Survey Map (CSM) - Recorded
7. 09292023 Drawing Set
8. Material Board
9. Exterior Lighting Details
10. 04202023 Plan Commission Minutes
11. Floodplain & Grading Plan

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☒ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☒ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP
☒ New ☐ New ☐ CONCEPT PLAN
☐ Amendment ☐ Amendment
☐ Special Use ☐ Special Use ☐ OTHER _____
(For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: Cedar Creek Townhomes - Eagle Drive Unit: _____ Jackson, WI
019700N Partial 019700K
Parcel #: 019700T Lot Size: 172,280 sq. ft. Building Area: _____ sq. ft.
019700U
Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☒ PUD ☐ Other _____ Floodplain ☒ N

APPLICANT INFORMATION

Name(s): James Kupfer
Mailing Address: 4707 W. JENNA CT., Franklin State WI Zip 53132
Office: (____) _____ Cell: (414) 736-5300 Fax: (____) _____
Email: jk5300@hotmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____
D/B/A: _____ FEIN #: _____ - _____
Mailing Address: _____ State _____ Zip _____
Office: (____) _____ Cell: (____) _____ Fax: (____) _____
Email: _____
Website: _____

PROPERTY OWNER INFORMATION

Name(s): Cynthia Minshall
Address: 4707 W. JENNA CT., Franklin State WI Zip 53132
Office: (____) _____ Cell: (414) 736-5300 Fax: (____) _____
Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: AMERICAN ARCHITECTURAL GROUP
Primary Contact: Adam Hertel
Address: 3350 S. River Road State WI Zip 53132
Office: (414) 334-3811 Cell: (____) _____ Fax: (____) _____
Email: adam@teamaag.net

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: _____

We are requesting approval for a new development for a 36 unit multi-family building

Provide a brief overview of proposed use(s) of entire property and/or lease space: _____

36 unit multi-family with detached garages

Hours of Operation: _____

Provide a brief overview of proposed daily on-site operations: _____

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: _____

Pedestrian traffic and personal vehicles

Describe all businesses, properties and other entities located adjacent to the proposed use: _____

Grocery store (Piggly Wiggly)

Hardware Store

Senior living community

Describe any proposed, development, on-site improvements or other construction/remodeling activities: _____

36 unit, two story, garages, sidewalks, driveways, parking areas, dumpster, enclosure

Describe any proposed grading, and/or stormwater management plan: N/A at this time

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____

Driveways and sidewalks

Describe any proposed on-site security measures including site lighting: N/A, TBD

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): TBD

Describe the projected traffic circulation and impacts: _____
Light duty traffic to and from, vehicle traffic in and out of garages. _____

List all setbacks from rights-of-way and property lines and height limitations: _____

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: N/A

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?

☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: TBD

If construction is proposed, describe proposed exterior building materials (type, color, etc.): TBD

Describe any site-specific features/constraints, etc.: TBD

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
TBD

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): _____
TBD

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
Dumpster enclosure TBD

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print): Cynthia Minshall
Applicant Signature: Cynthia Minshall
Co-Applicant Name (Print): James Kupfer
CO-Applicant Signature: James Kupfer
Date of Application: 9/25/23

SUBMIT TO: Village of Jackson – Building Inspection Dept.
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO: Payment is required at the time of submittal.
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director: For questions concerning application submittal, zoning, or technical questions.
Phone: (262) 677-9696
Email: collin.johnson@villageofjacksonwi.gov

Village Clerk: For all general questions concerning notices, meeting dates and times, etc.
Phone: (262) 677-9001 Ext. 213
Email: jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, 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. This approval 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 this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (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.

VILLAGE APPROVAL:

☐ **TEMPORARY** *Expiration Date:* _____, 20____

Plan Commission Approval: *Meeting Date:* _____, 20____

Village Board Approval: *Meeting Date:* _____, 20____

In-House Approval (O-T-C): *Date:* _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: 9/29/23

Amount: \$ 175.00

Payment Type: CH / ~~CC~~ / CASH

Check/Rcpt. #: 31010

Received By: CMJ

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 275853**Date:** 9/29/2023**Check****RECEIVED
FROM** AMERICAN ARCH GROUP**\$175.00**

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	175.00
	CK#31010	

TOTAL RECEIVED	175.00
-----------------------	---------------

Receipt Memo: JACKSON TOWNHOMES/COND USE/SITE PLAN REV



September 29, 2023

Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

Cedar Creek Townhomes

Dear Plan Commission Members:

We are requesting approval to develop a modern contemporary townhome project in Jackson. This project provides innovative architectural design aiming to cater to the preferences of a younger demographic. We appreciate your consideration and await the opportunity to further discuss this project.

The project will consist of (36) two-story 3-bedroom/two-bathroom units. The units will be for rent. Detached garages will be provided for each unit with additional surface parking for residents and guests.

September 29, 2023

Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

Cedar Creek Townhomes

Dear Plan Commission Members:

I, James Kupfer, approve of the following 36-unit multi-family development in Jackson.

Sincerely,

September 29, 2023

Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

Cedar Creek Townhomes

Dear Plan Commission Members:

We are excited to present the Cedar Creek Townhomes development project set to transform the vacant lot into a vibrant and dynamic living community. This visionary project not only revitalizes the area but also fosters a new era of urban living, catering to a younger demographic seeking modern comforts and aesthetics.

Community Enhancement:

The introduction of these modern townhomes will breathe new life into the neighborhood, creating an attractive and cohesive living environment. The architectural design will improve the surrounding urban landscape, adding a fresh, contemporary flair. This development will set a precedent for high-quality, stylish housing that aligns with the evolving preferences of the younger generation.

Economic Growth:

As the townhome development attracts a younger demographic, it brings economic opportunity to the region. The influx of new residents will stimulate local businesses, create jobs, and contribute to a sustainable economic growth trajectory. The increased foot traffic and vibrancy of the community will attract entrepreneurs and investors, establishing a positive feedback loop for continued prosperity.

Architectural Landmark:

The modern contemporary townhome development has the potential to become an architectural landmark for the region. Its distinctive design elements, innovative use of materials, and aesthetic appeal will not only raise the neighborhood's profile but also draw attention from residents and visitors alike. The development stands as a testament to the community's forward-looking vision.

In conclusion, the proposed modern contemporary townhome development represents a remarkable opportunity for transformation, growth, and rejuvenation. Its impact reaches far beyond the physical structures, reinvigorating the community's spirit, cultural significance, and economic vitality. By embracing the aspirations of a younger demographic, this development ensures a brighter, more inclusive future for the entire area.

Sincerely,

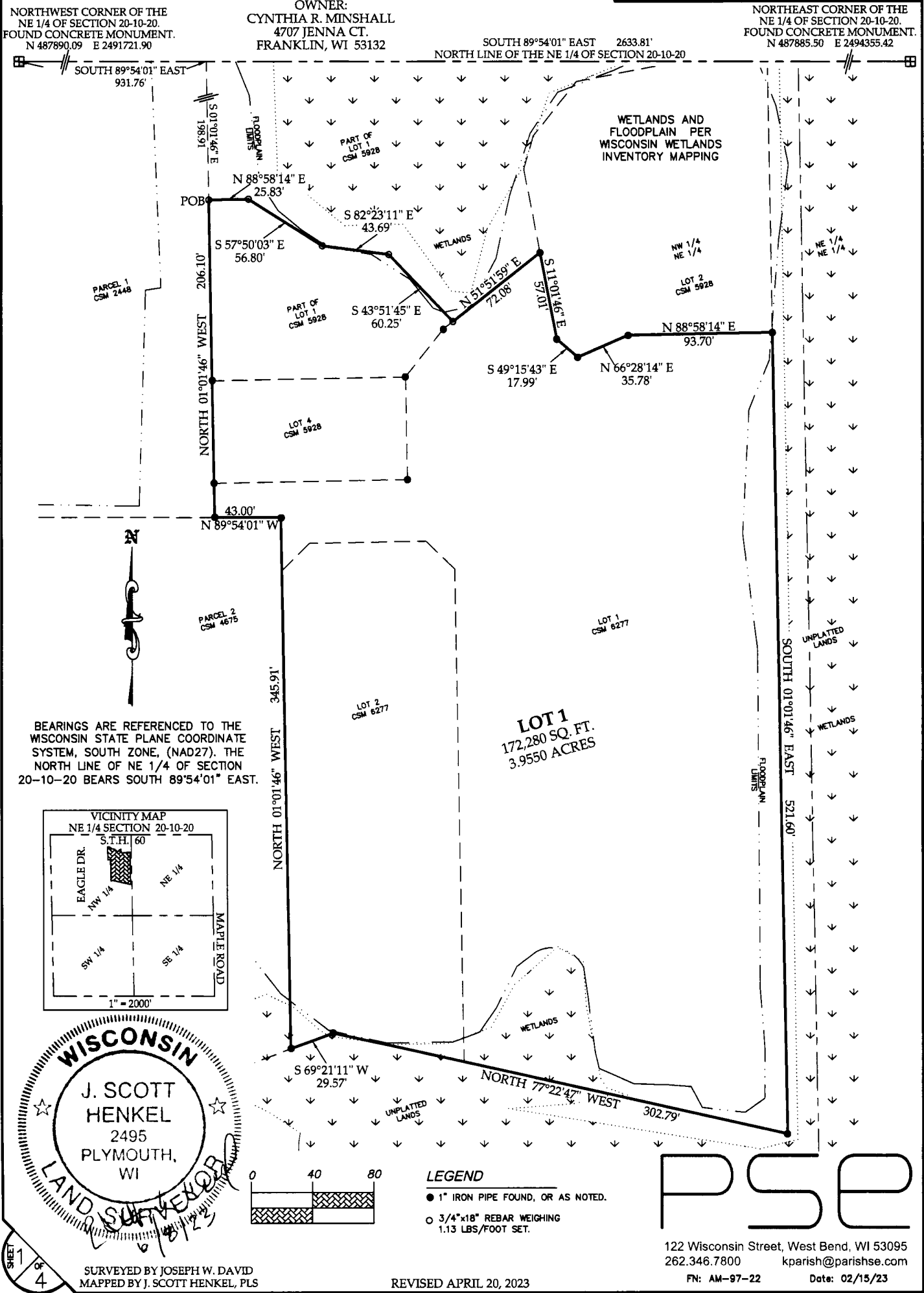


Location Map

Sharon A. Martin
SHARON A. MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: \$30.00

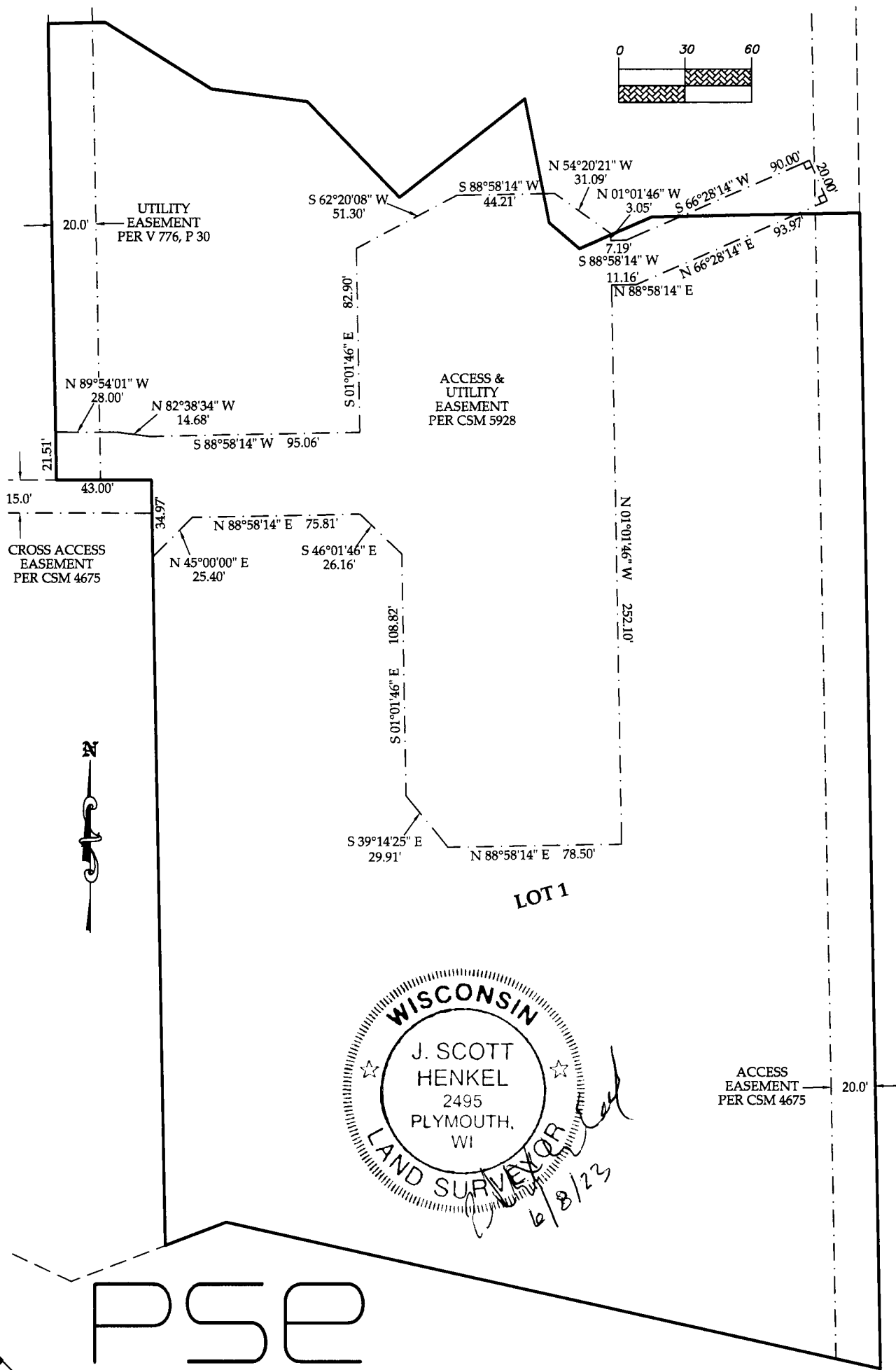
Return via EMAIL
Pages: 4

CERTIFIED SURVEY MAP #
TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.



CERTIFIED SURVEY MAP # _____

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: AM-97-22

Date: 02/15/23

REVISED APRIL 20, 2023

MAP #7291 VOLUME: 56 PAGE: 256

CERTIFIED SURVEY MAP # _____

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, CYNTHIA R. MINSHALL:

PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20;
THENCE SOUTH 89°54'01" EAST, 931.76 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4;
THENCE SOUTH 01°01'46" EAST, 198.61 FEET, ALONG THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 5928 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 88°58'14" EAST, 25.83 FEET;
THENCE SOUTH 57°50'03" EAST, 56.80 FEET;
THENCE SOUTH 82°23'11" EAST, 43.69 FEET;
THENCE SOUTH 43°51'45" EAST, 60.25 FEET, TO THE SOUTHEAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 5928;
THENCE NORTH 51°51'59" EAST, 72.08 FEET, ALONG SAID SOUTHEAST LINE TO THE WEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP 5928;
THENCE SOUTH 11°01'46" EAST, 57.01 FEET, ALONG SAID WEST LINE;
THENCE SOUTH 49°15'43" EAST, 17.99 FEET, ALONG THE WEST SOUTHWEST LINE OF SAID LOT 2;
THENCE NORTH 66°28'14" EAST, 35.78 FEET, ALONG THE SOUTHWEST LINE OF SAID LOT 2;
THENCE NORTH 88°58'14" EAST, 93.70 FEET, ALONG SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 01°01'46" EAST, 521.60 FEET, ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 6277 TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 77°22'47" WEST, 302.79 FEET, ALONG THE SOUTH LINES OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277;
THENCE SOUTH 69°21'11" WEST, 29.57 FEET, ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF PARCEL 2 OF CERTIFIED SURVEY MAP 4675;
THENCE NORTH 01°01'46" WEST, 345.91 FEET, ALONG THE EAST LINE OF PARCEL 2;
THENCE NORTH 89°54'01" WEST, 43.00 FEET, ALONG THE NORTH LINE OF SAID PARCEL 2;
THENCE NORTH 01°01'46" WEST, 206.10 FEET, ALONG THE EAST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP 2448 TO THE POINT OF BEGINNING.

CONTAINING 172,280 SQUARE FEET // 3.9550 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF JACKSON SUBDIVISION ORDINANCE.

J. SCOTT HENKEL
J. SCOTT HENKEL
WISCONSIN
J. SCOTT HENKEL
2495
PLYMOUTH, WI
LAND SURVEYOR
02/15/23

PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: AM-97-22 Date: 02/15/23

SHEET
3
OF
4

REVISED APRIL 20, 2023

CERTIFIED SURVEY MAP # _____

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

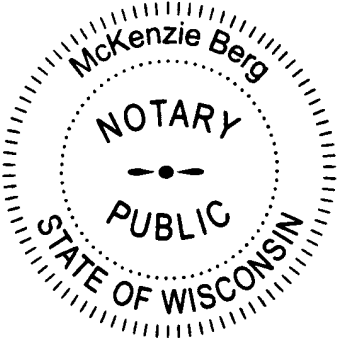
AS OWNER, CYNTHIA R. MINSHALL, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.

Cynthia R. Minshall
CYNTHIA R. MINSHALL

STATE OF WISCONSIN :SS
WASHINGTON COUNTY

PERSONALLY CAME BEFORE ME THIS 12 DAY OF JULY, 2023, CYNTHIA R. MINSHALL, TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

McKenzie Berg
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: 3/15/25



VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS 15th DAY OF June, 2023.

Brian J. Heckendorf
BRIAN J. HECKENDORF, CHAIRMAN

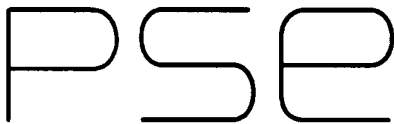
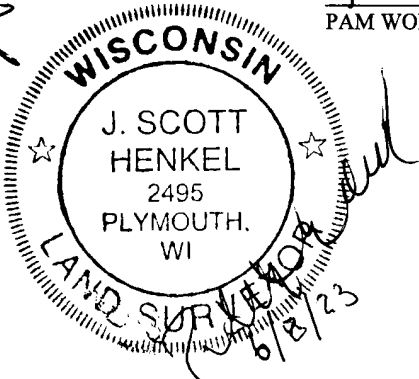
Pam Wolf
PAM WOLF, DEPUTY CLERK/TREASURER

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS 11th DAY OF JULY, 2023.

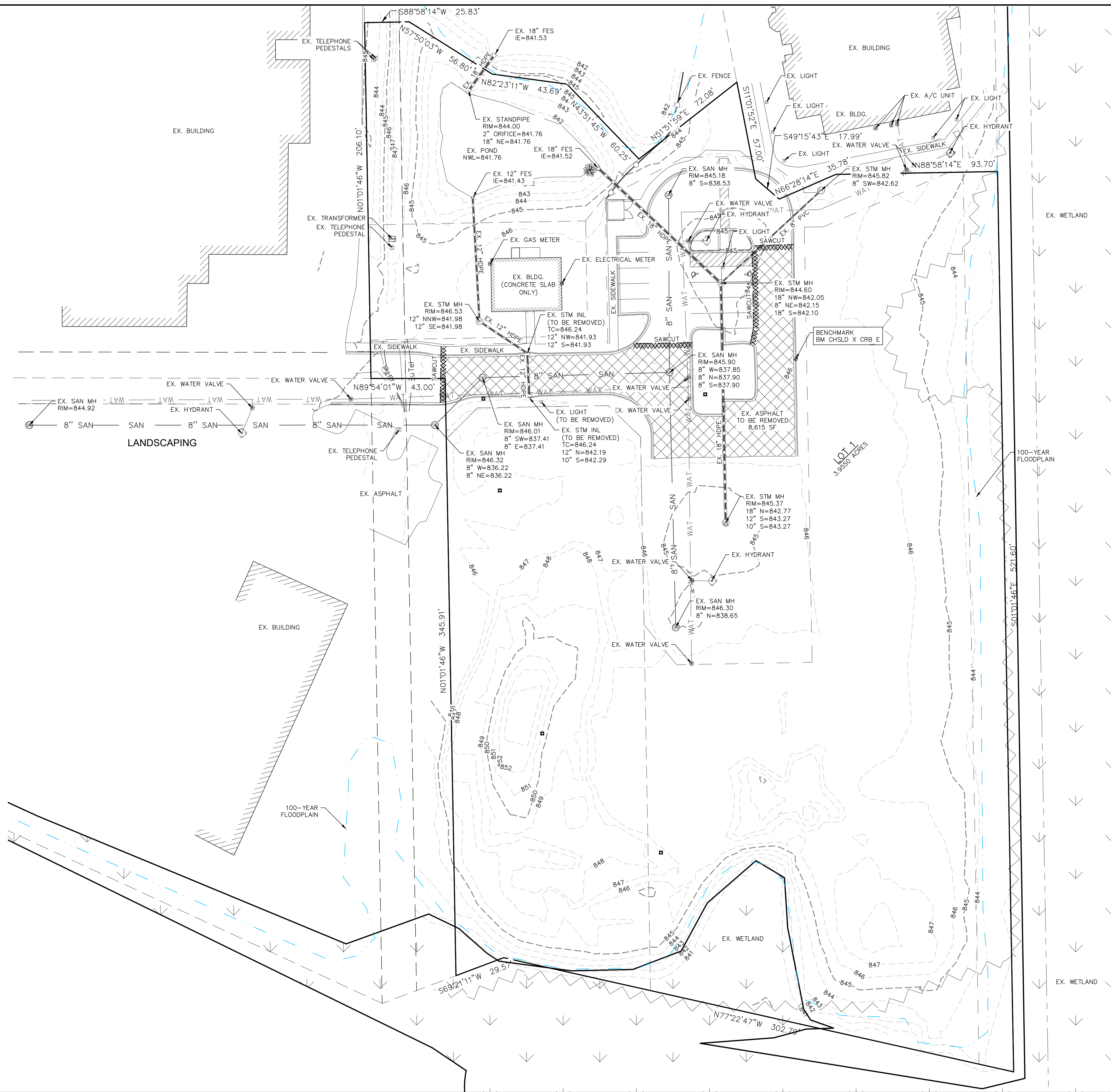
Brian J. Heckendorf
BRIAN J. HECKENDORF, VILLAGE PRESIDENT

Pam Wolf
PAM WOLF, DEPUTY CLERK/TREASURER



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: AM-97-22 Date: 02/15/23

REVISED JUNE 6, 2023
REVISED APRIL 20, 2023



LEGEND:

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**EAGLE DRIVE APARTMENTS
EAGLE DRIVE
VILLAGE OF JACKSON, WI 53037**

PLAN TITLE:

**EXISTING
CONDITIONS
PLAN**

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

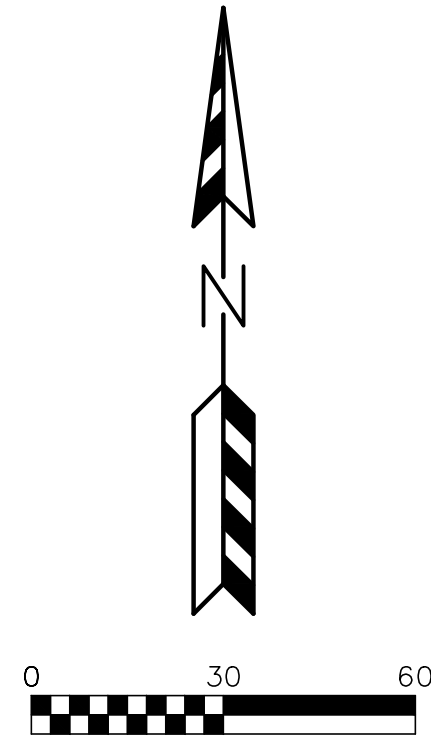
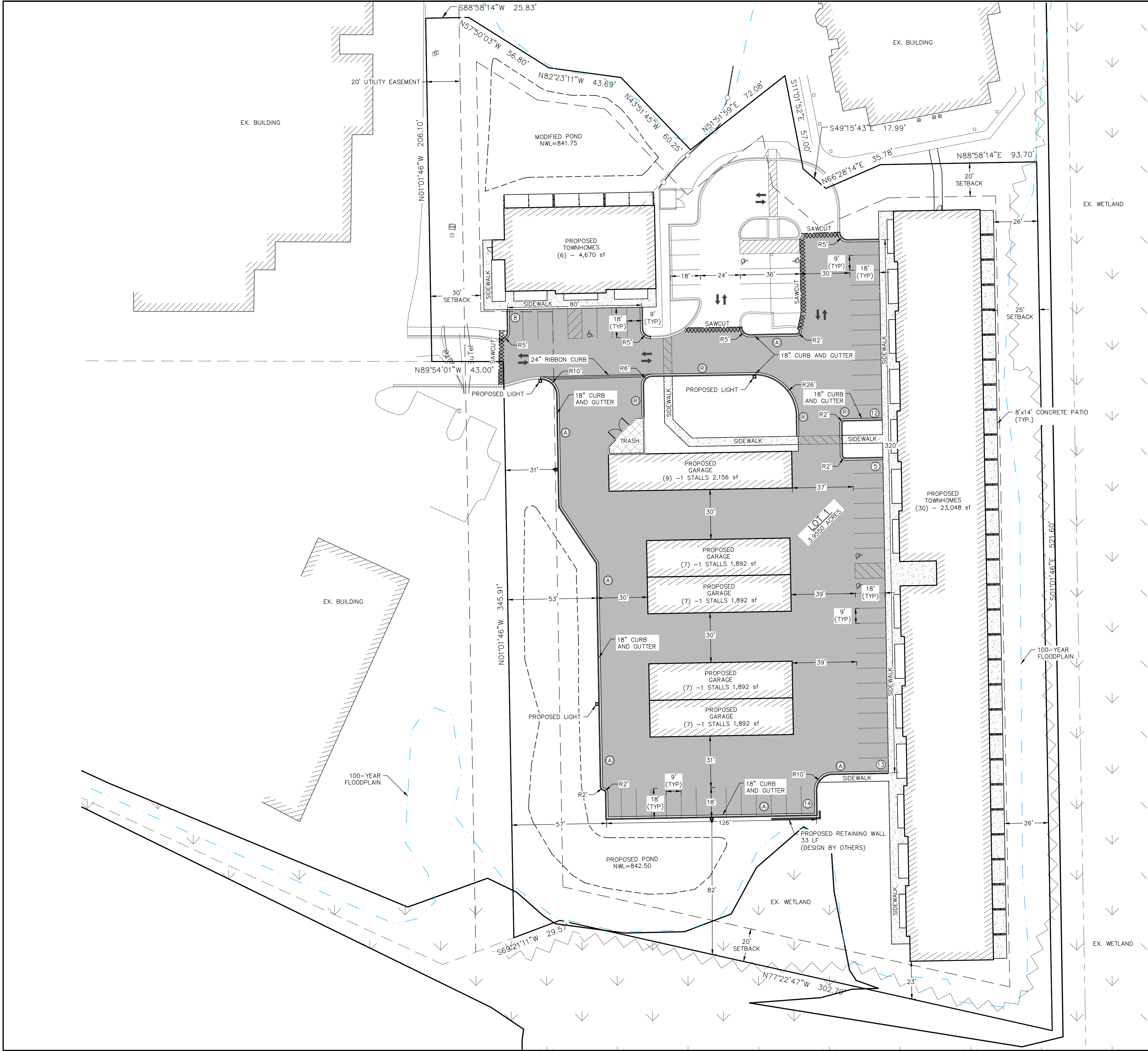
PLAN DATE:
7/28/2023

PROJECT NO:
 \AM-97-22\

VILLAGE
SUBMITTAL

SHEET NO:

C1.01



- LEGEND:**
- Ⓐ - PARKING STALLS IN A ROW
 - Ⓡ - REJECT CURB
 - Ⓐ - ACCEPT CURB

SITE INFORMATION BLOCK	
Site Address	LOT 1 - CSM 7291
Site acreage (total)	3.65 ACRES
Existing Impervious Area	0.46 ACRES
Area of Disturbance	2.38 ACRES
Current Zoning	PUD
Setbacks Building/Pavement	
Front	30'
Side	10'
Rear	25'
Number of Parking stalls provided:	66 (14 Existing)
Surface Coverage Total:	
Impervious	97,752 SQ FT (2.25 Acres)
Pervious	74,528 SQ FT (1.71 Acres)
Total	172,280 SQ FT (2.96 Acres)
Impervious Percentage	56.7%

- SITE PLAN NOTES:**
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
 - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

PAVING LEGEND	
	ASPHALT PAVEMENT 8" CRUSHED AGGREGATE BASE COURSE 2 1/4" ASPHALTIC BINDER 3 LT 58-28 S 1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
	CONCRETE PAVEMENT 6" CRUSHED AGGREGATE BASE COURSE 7"-4,000 PSI CONCRETE
	CONCRETE SIDEWALK 6" CRUSHED AGGREGATE BASE COURSE 4" CONCRETE

REVISIONS:	
NO.	DESCRIPTION

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262.346.7800 www.parishse.com

PROJECT TITLE:
**EAGLE DRIVE APARTMENTS
EAGLE DRIVE
VILLAGE OF JACKSON, WI 53037**

PLAN TITLE:
**PROPOSED
SITE PLAN**

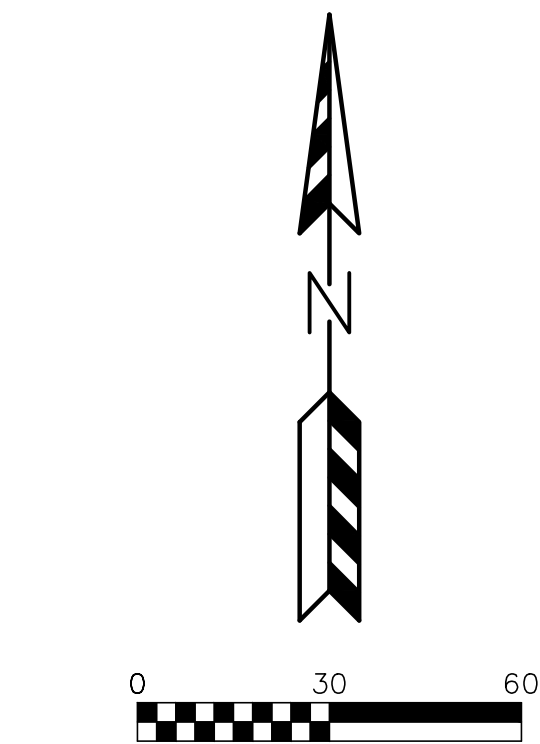
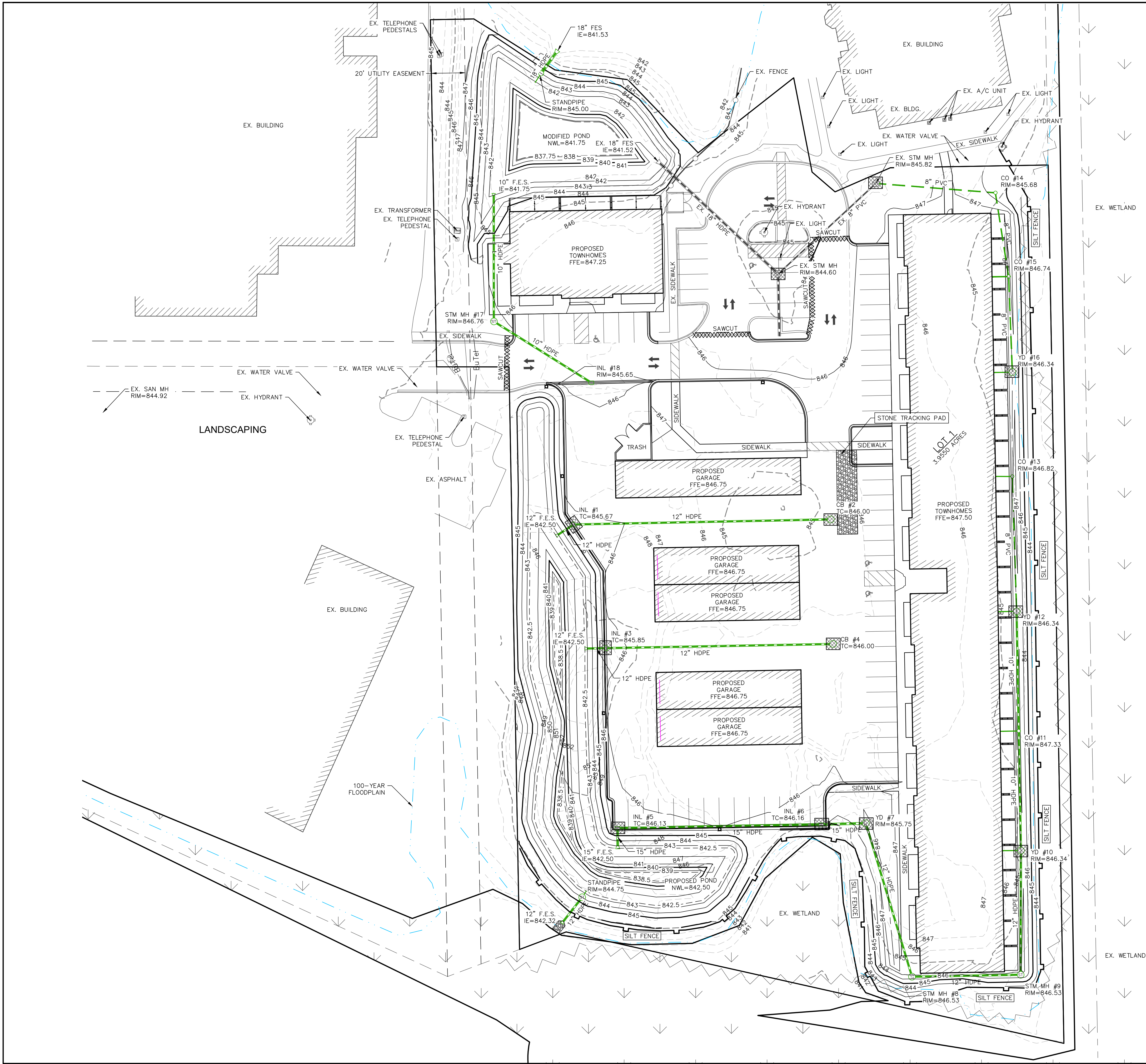
DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
07/28/2023

PROJECT NO:
\AM-97-22

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.02



- LEGEND:**
- 936 --- EXISTING MINOR CONTOUR.
 - 935 --- EXISTING MAJOR CONTOUR.
 - 936 --- PROPOSED MINOR CONTOUR.
 - 935 --- PROPOSED MAJOR CONTOUR.
 - PROPOSED STORM SEWER.
 - EXISTING STORM SEWER.
 - INSTALL WSDOT TYPE D INLET PROTECTION.
 - INSTALL SILT FENCE.
 - INSTALL DITCH CHECK.
 - ← DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

- OCTOBER 1, 2023**
1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF JACKSON SHALL HAVE A TRACKING PAD.
- OCTOBER 2, 2023 – MAY 1, 2024**
2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION PONDS AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEEDED AND SILT FENCE PLACED AROUND THE PERIMETER.
 3. CONSTRUCT BOTH WET DETENTION PONDS. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION PONDS THROUGHOUT THE CONSTRUCTION PROCESS.
 4. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
 5. BEGIN PROPOSED SITE GRADING – RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
 6. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
 7. CONSTRUCT BUILDING PADS AND BUILDINGS.
 8. CONTINUE SITE GRADING.
 9. INSTALL BASE COURSES, PROPOSED PAVEMENTS
 10. INSTALL LANDSCAPING.
 11. APPLY FINAL STABILIZATION TO ENTIRE SITE.
- MAY 2 – 15, 2024**
- ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)
- STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.
- SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.
- CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF JACKSON PRIOR TO CHANGE.
- AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**EAGLE DRIVE APARTMENTS
EAGLE DRIVE
VILLAGE OF JACKSON, WI 53037**

PLAN TITLE:
**EROSION
CONTROL
PLAN**

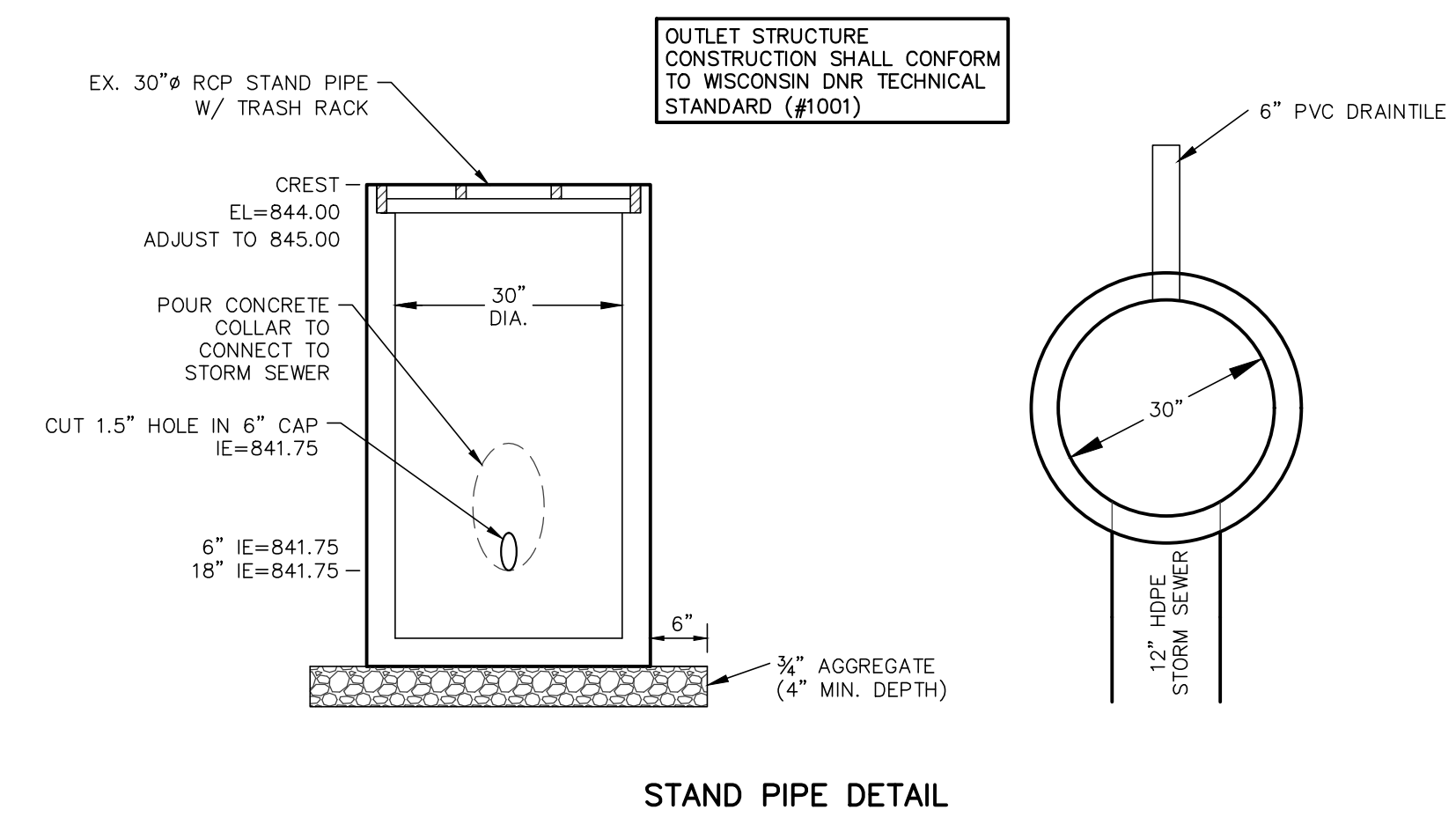
DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
07/28/2023

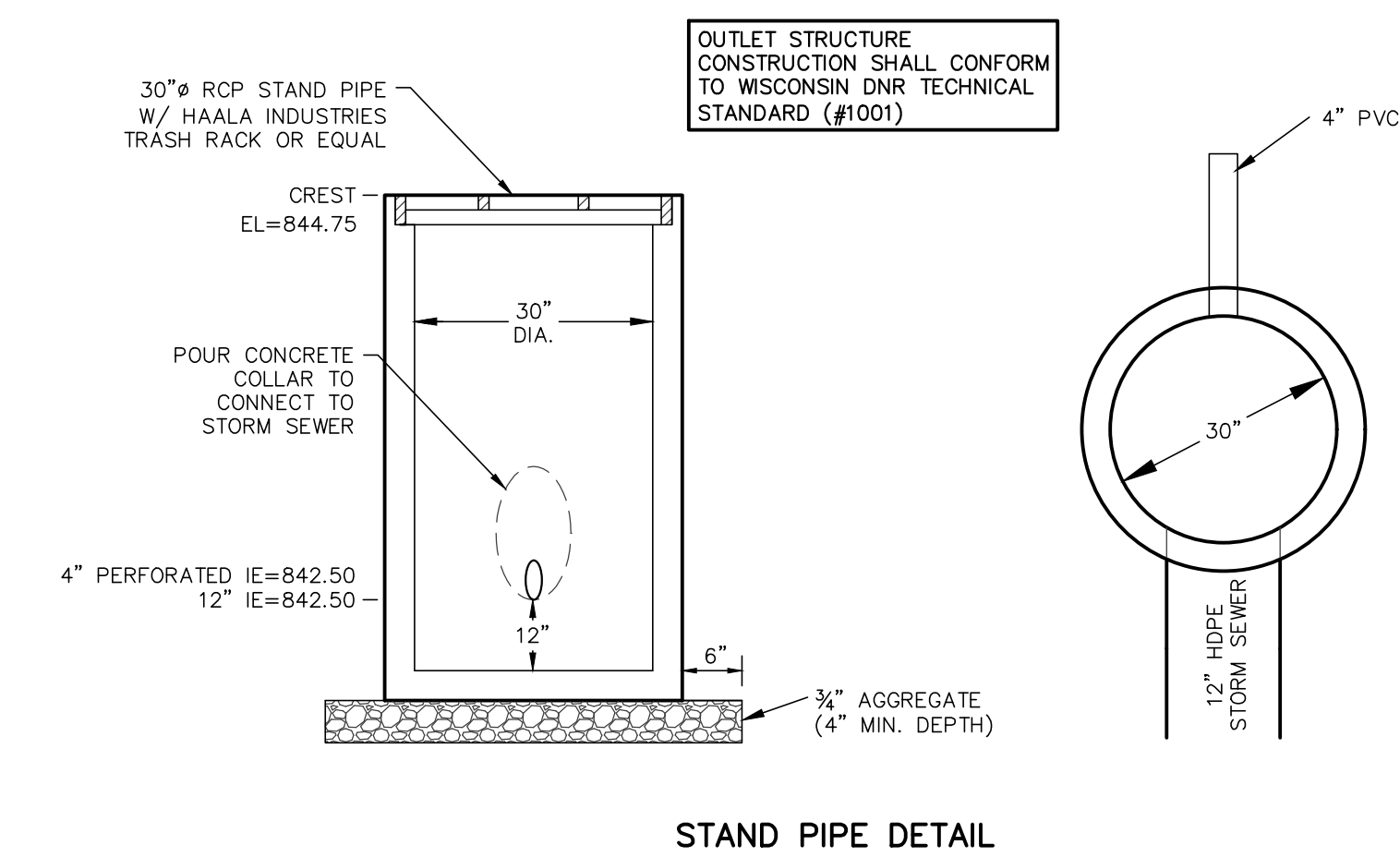
PROJECT NO:
\AM-97-22

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.03



NORTH POND DETAILS



SOUTH POND DETAILS

[illegible]

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PROJECT TITLE:
**EAGLE DRIVE APARTMENTS
EAGLE DRIVE
VILLAGE OF JACKSON, WI 53037**

PLAN TITLE:

**STORMWATER
MANAGEMENT
PLAN**

DRAWN BY:
JDR

DESIGNED BY:
JDR

CHECKED BY:
KJP

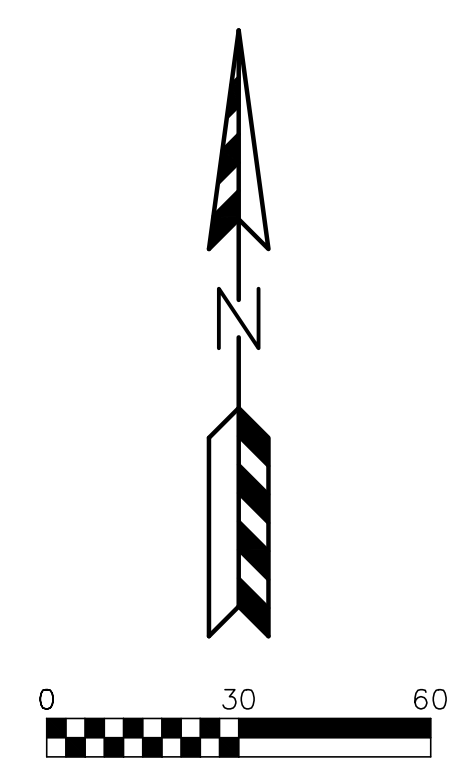
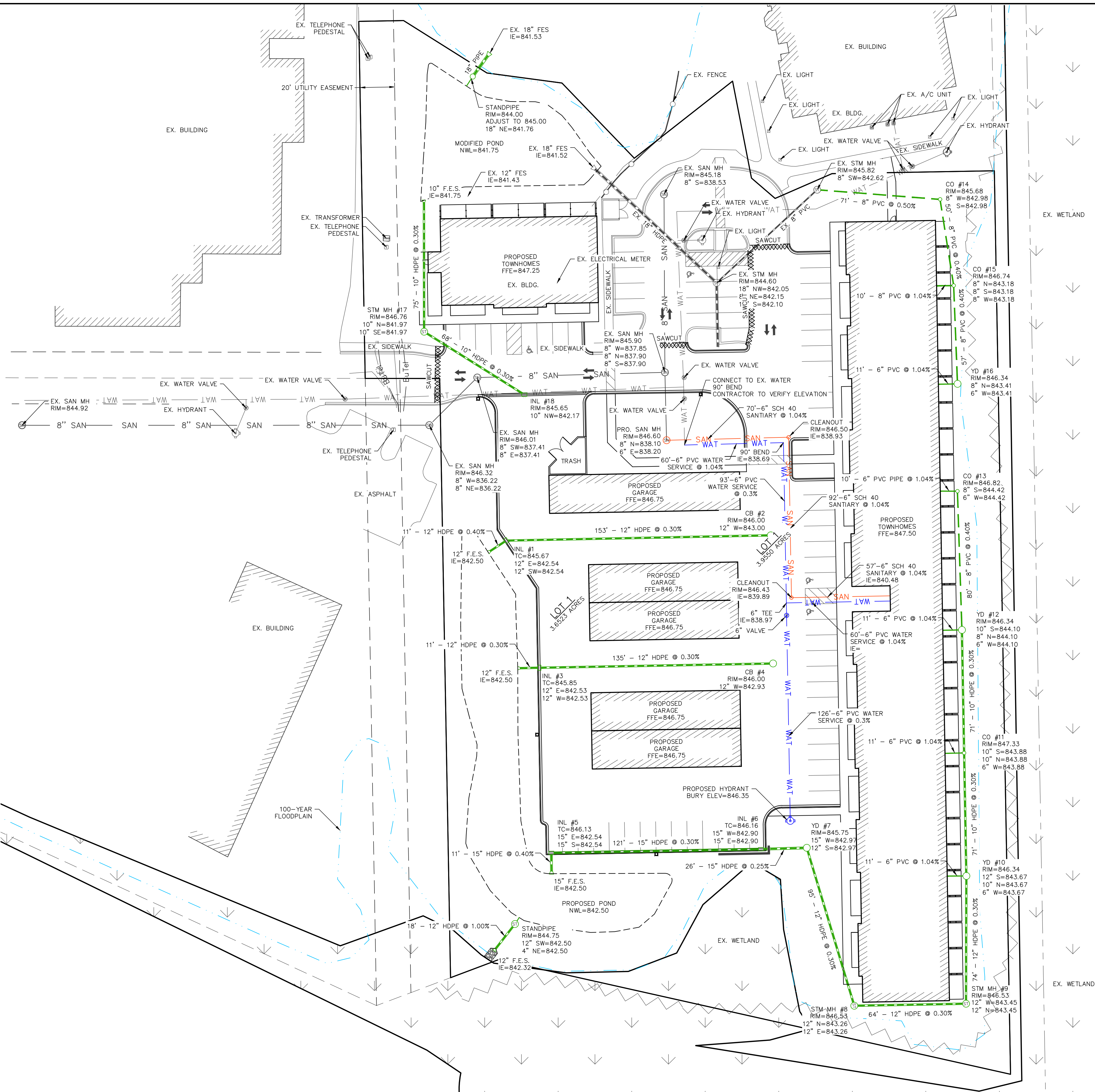
PLAN DATE:
07/28/2023

PROJECT NO:
 \AM-97-22\

**VILLAGE
SUBMITTAL**

SHEET NO:

C1.05



STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
INL #1	2' x 3'	R-3067
CB #2	4' DIA.	R-2502
INL #3	2' x 3'	R-3067
CB #4	4' DIA.	R-2502
INL #5	2' x 3'	R-3067
INL #6	2' x 3'	R-3067
YARD DRAIN #7	2' DIA.	R-2510
STM MH #8	4' DIA.	R-1550
STM MH #9	4' DIA.	R-1550
YARD DRAIN #10	1' DIA.	R-4030
YARD DRAIN #12	1' DIA.	R-4030
YARD DRAIN #16	1' DIA.	R-4030
STM MH #17	4' DIA.	R-1550
INL #18	2' x 3'	R-3382

REVISIONS:	
NO.	DESCRIPTION

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www.parishse.com

PROJECT TITLE:
**EAGLE DRIVE APARTMENTS
EAGLE DRIVE
VILLAGE OF JACKSON, WI 53037**

PLAN TITLE:
**UTILITY
PLAN**

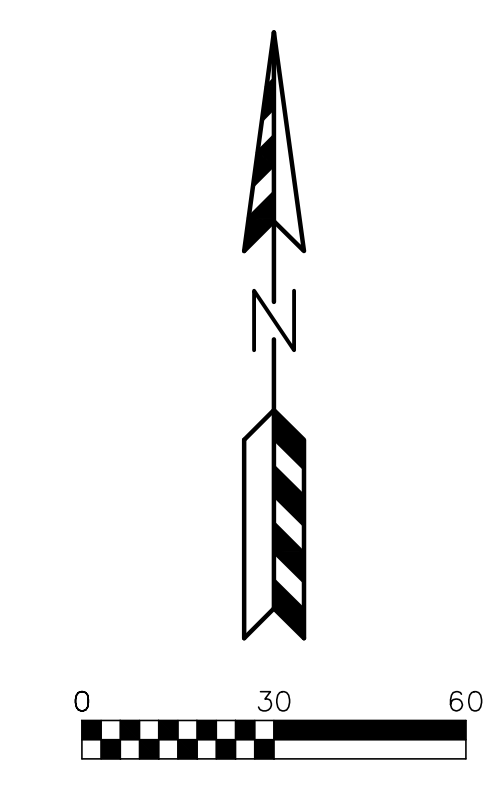
DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
07/28/2023

PROJECT NO:
\AM-97-22

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.06



NOTES:

- 1) DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND LOCALLY GROWN BLUEGRASS SOD.
- 2) PARKING LOT ISLANDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH #2 WASHED STONE MULCH SPREAD TO A DEPTH OF 3" OVER WEED BARRIER FABRIC.
- 3) FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF 3".
- 4) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4" DIAMETER) SPREAD TO A DEPTH OF 3".
- 5) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
- 6) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

[illegible]

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PROJECT TITLE:
**EAGLE DRIVE APARTMENTS
EAGLE DRIVE
VILLAGE OF JACKSON, WI 53037**

PLAN TITLE:

**LANDSCAPE
PLAN**

DRAWN BY:
JDR

DESIGNED BY:
JDR

CHECKED BY:
KJP

PLAN DATE:
07/28/2023

PROJECT NO:
 \AM-97-22\

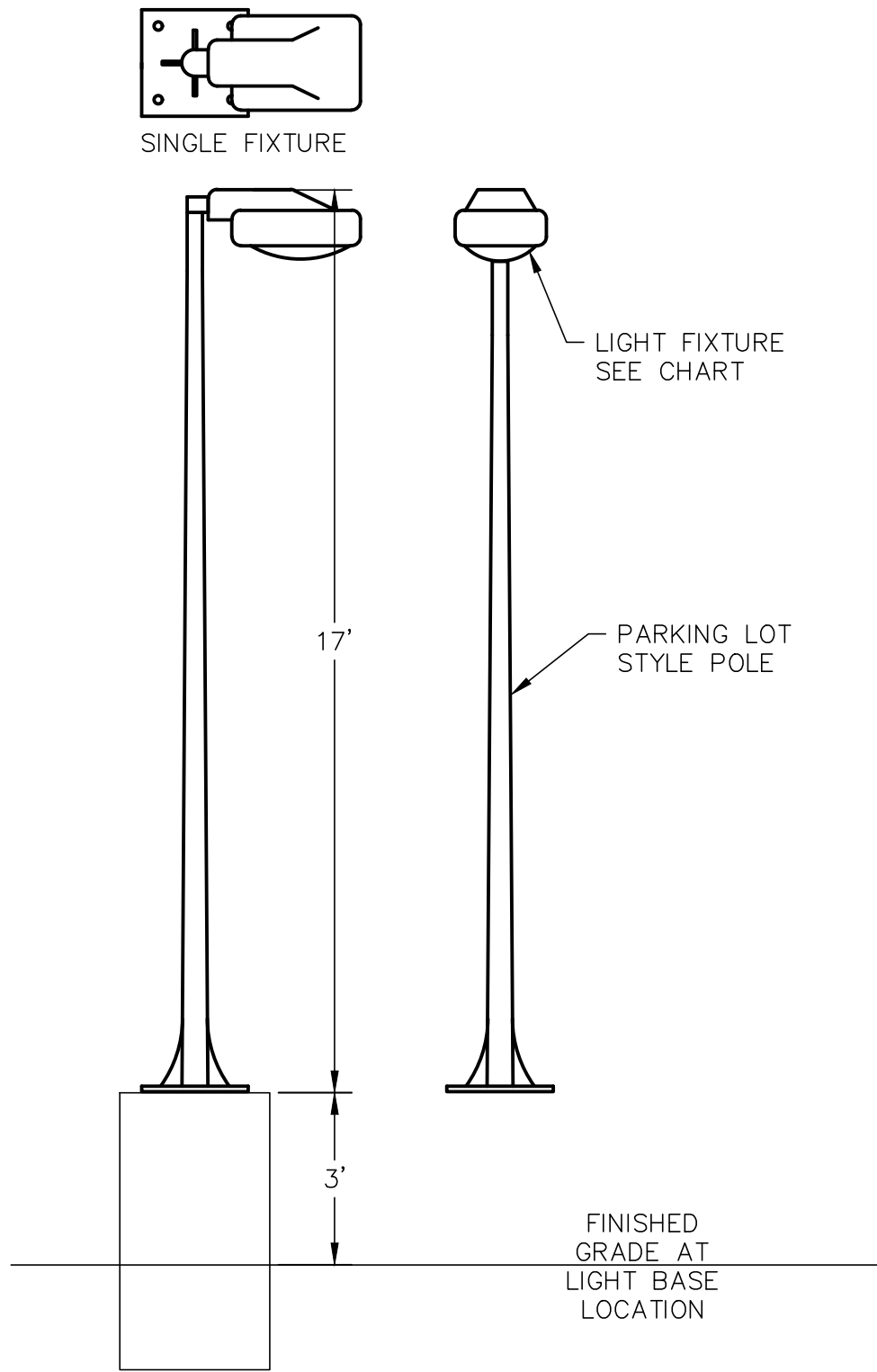
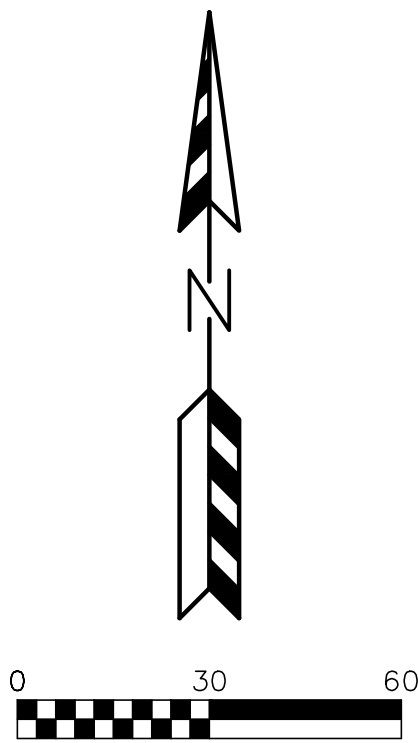
**VILLAGE
SUBMITTAL**

SHEET NO:

C1.07



LUMINAIRE SCHEDULE								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	5	OA	COOPER LIGHTING SOLUTIONS LUMARK	PRV-C25-D-UNV-T3-BZ	SINGLE	13,140	96	0.900
	58	OB	COOPER LIGHTING SOLUTIONS LUMARK	FE08A40FDW	SINGLE	976	7.9	0.900
	2	OC	COOPER LIGHTING SOLUTIONS LUMARK	LDWP-GL-3B-ED-7040	SINGLE	3,270	27.1	0.900



POLE A DETAIL
PARKING LOT LIGHTING DETAIL

- NOTES:
- 1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
 - 2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
 - 3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
 - 4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
 - 5) PSE ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREA	Illuminance	Fc	1.23	6.78	0.08	14.65	80.80

REVISIONS:	
NO.	DESCRIPTION

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PROJECT TITLE:
**EAGLE DRIVE APARTMENTS
EAGLE DRIVE
VILLAGE OF JACKSON, WI 53037**

PLAN TITLE:
LIGHTING PLAN

DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
07/28/2023

PROJECT NO:
\AM-97-22

VILLAGE SUBMITTAL

SHEET NO:
C1.08

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360.382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE. AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. **THE EXISTING GRAVEL TRAILER PARKING IS TO BE USED AS STONE TRACKING PAD.** THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. 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.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSHYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF JACKSON AND WISCONSIN DSPS STANDARDS.
14. 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.
15. 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.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF JACKSON PRIOR TO CONNECTING TO THE 8" WATER MAIN ON PROPERTY.
18. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
19. ALL WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE VILLAGE OF JACKSON PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSLINKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS: WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:	
NO.	DESCRIPTION



EAGLE DRIVE APARTMENTS
EAGLE DRIVE
VILLAGE OF JACKSON, WI 53037

PROJECT TITLE:

PLAN TITLE:

CONSTRUCTION
SPECIFICATIONS
AND NOTES

DRAWN BY:

JDR

DESIGNED BY:

JDR

CHECKED BY:

KJP

PLAN DATE:

07/28/2023

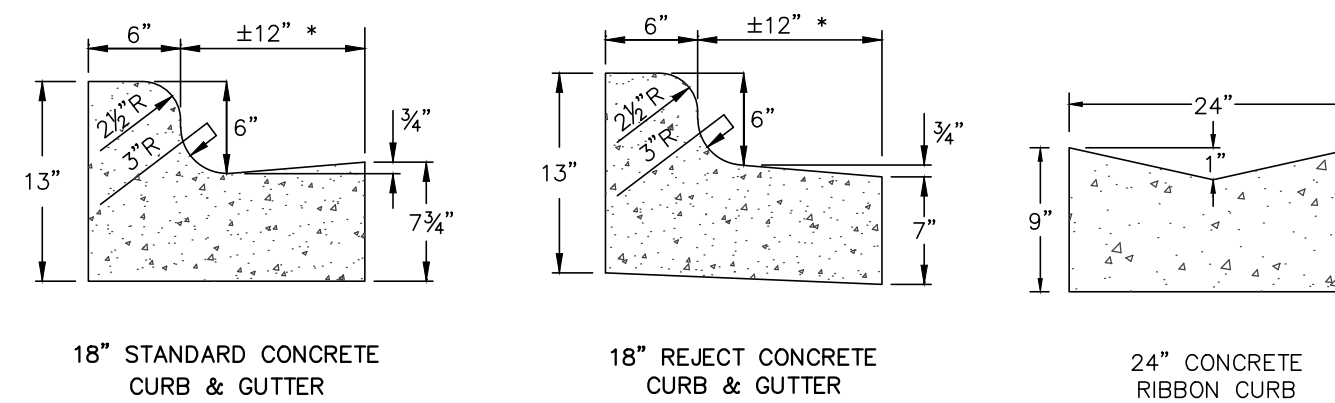
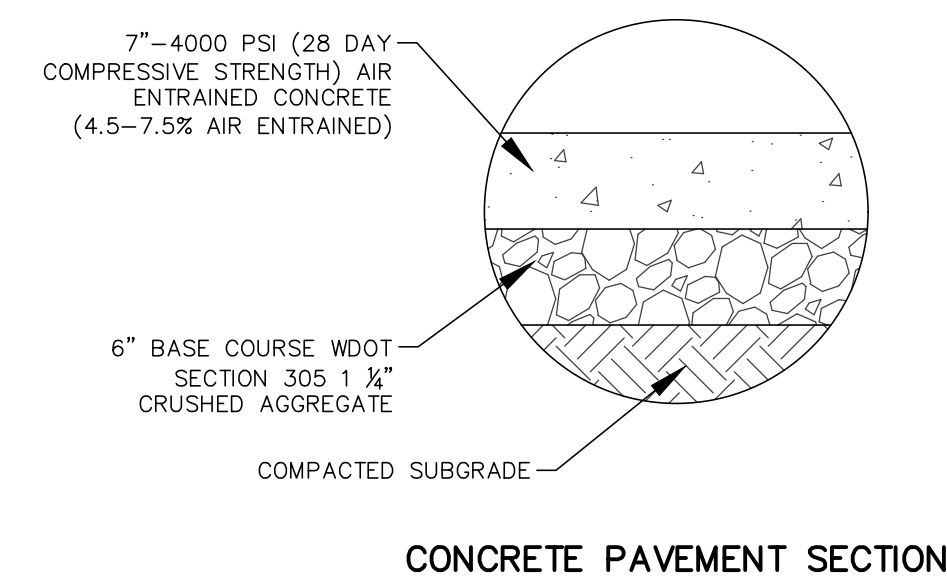
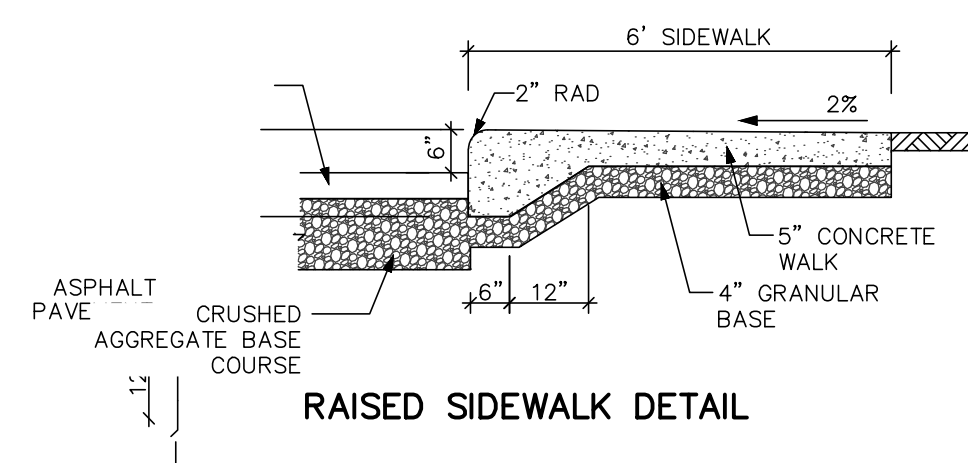
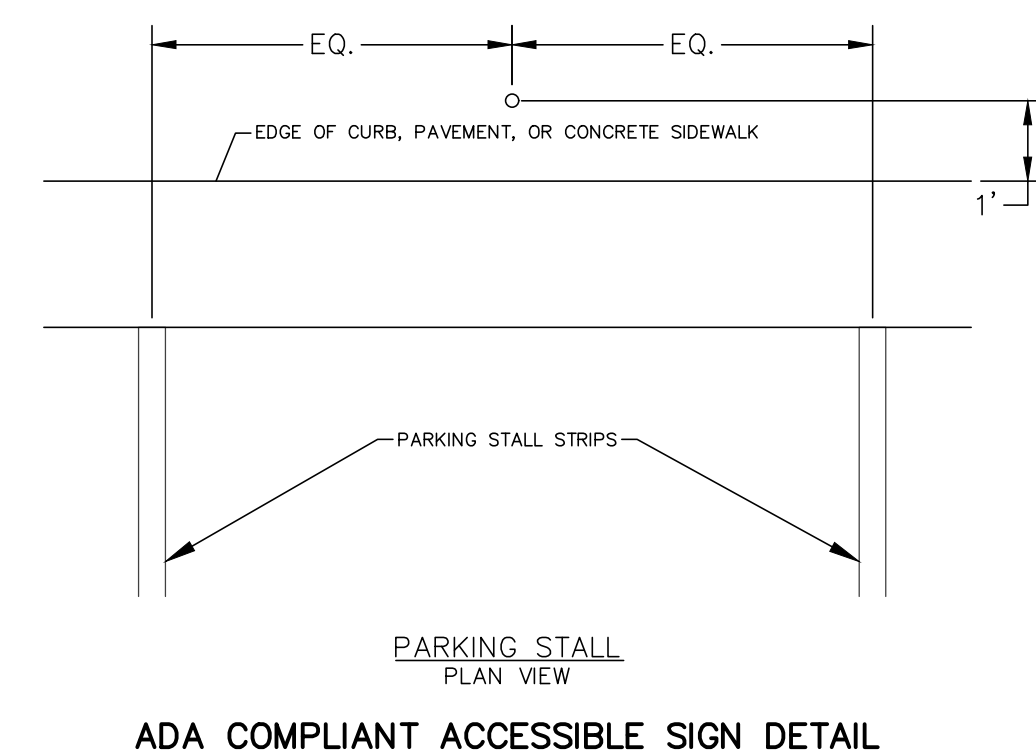
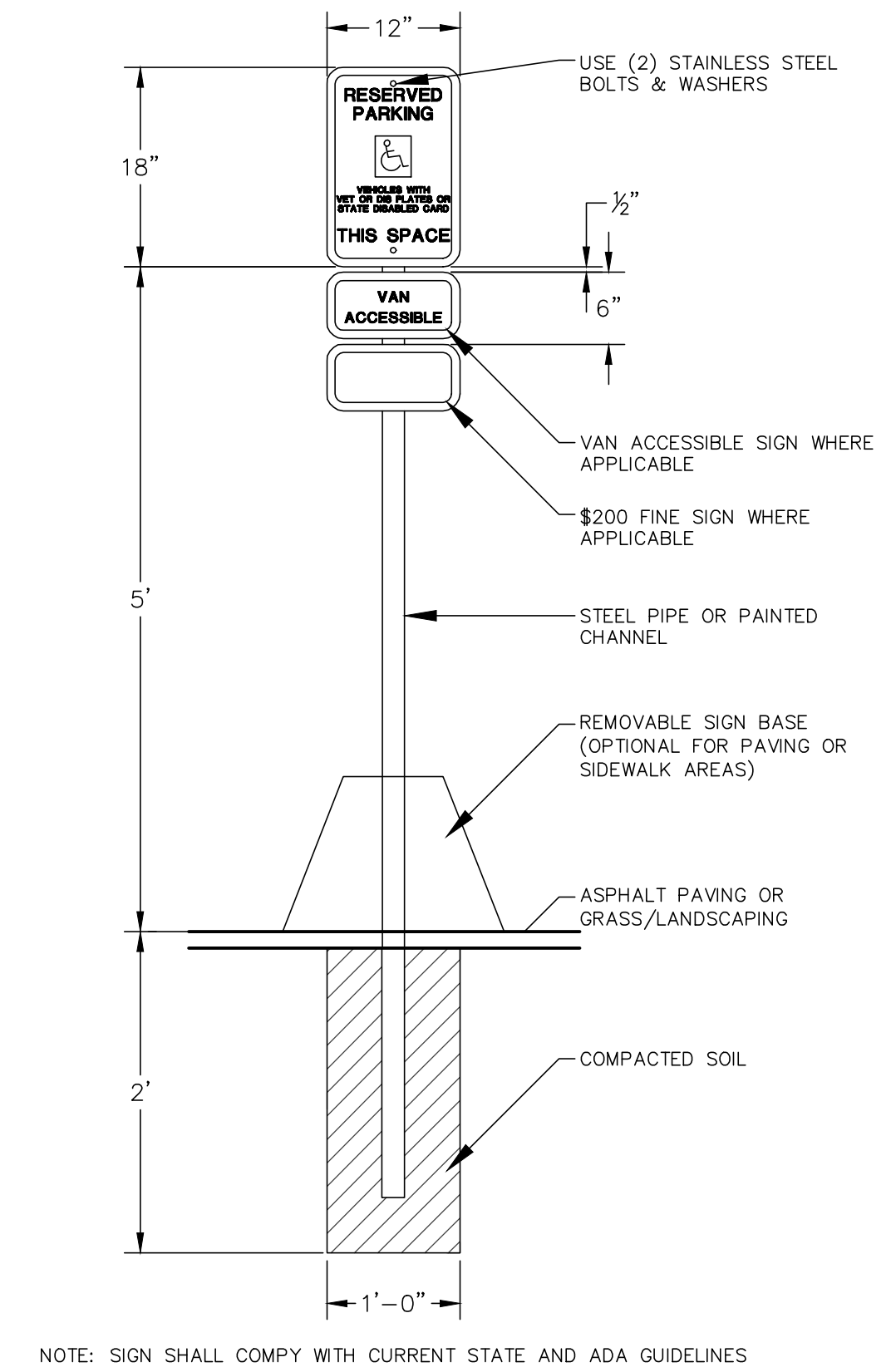
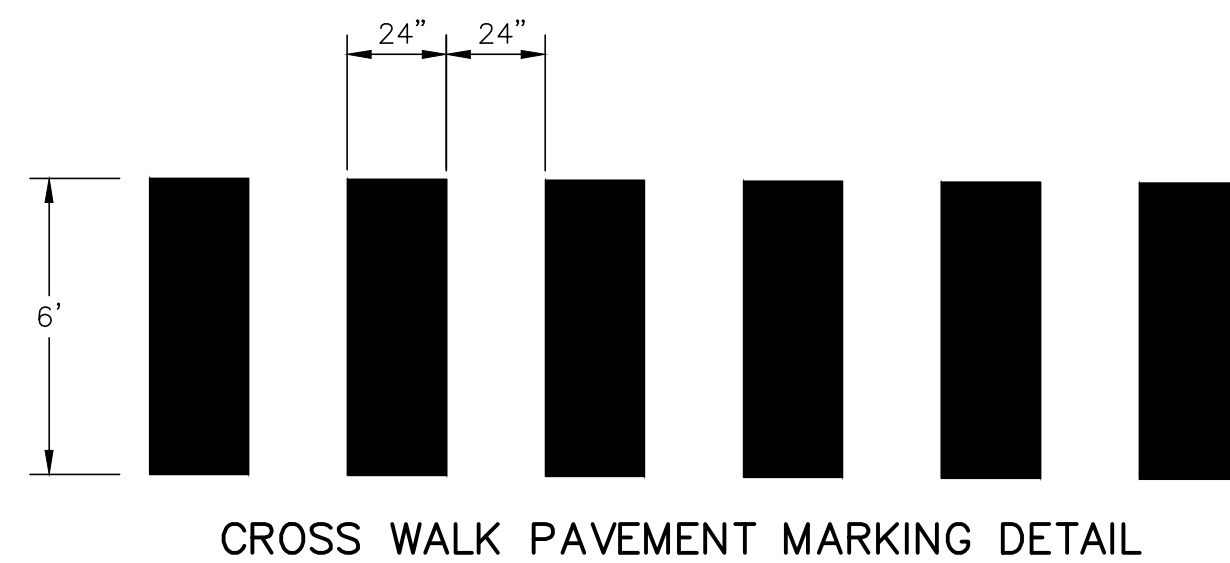
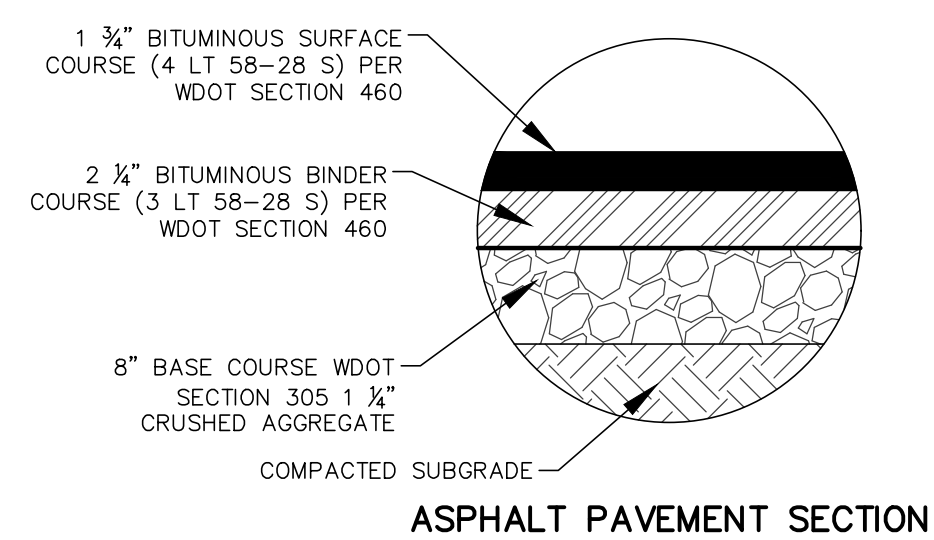
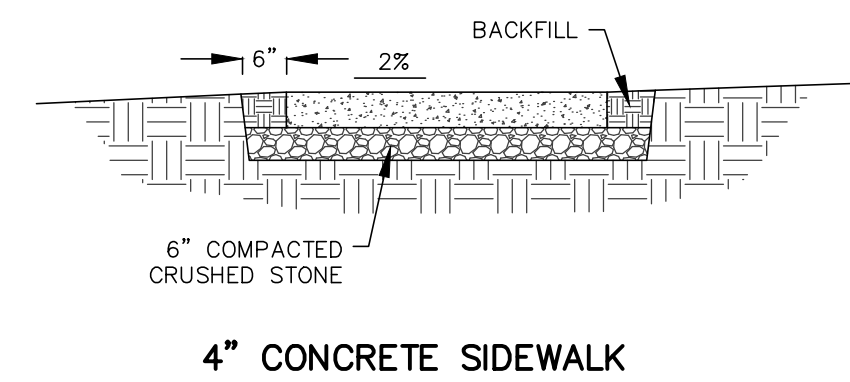
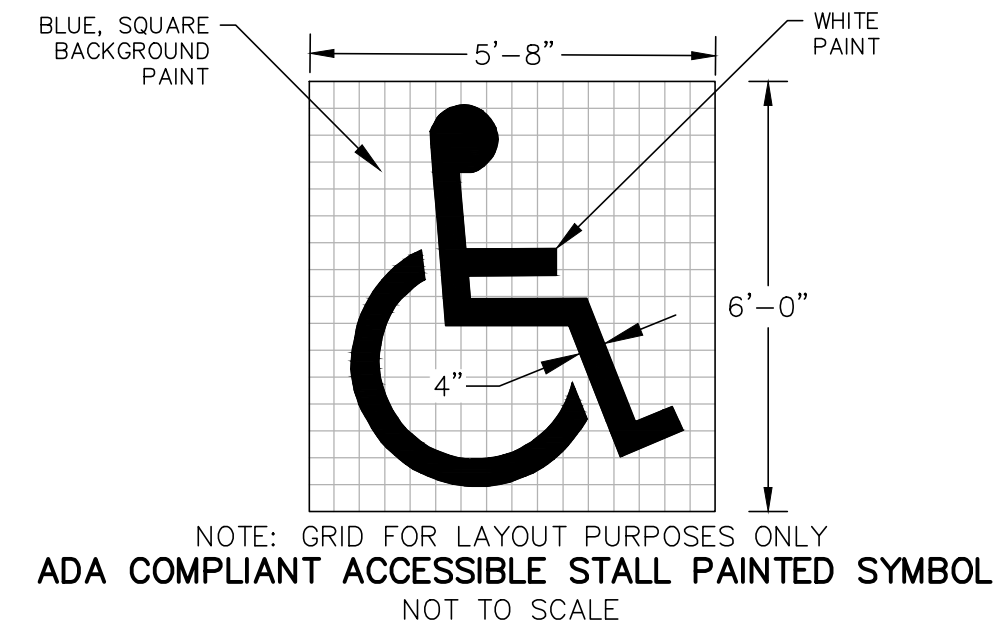
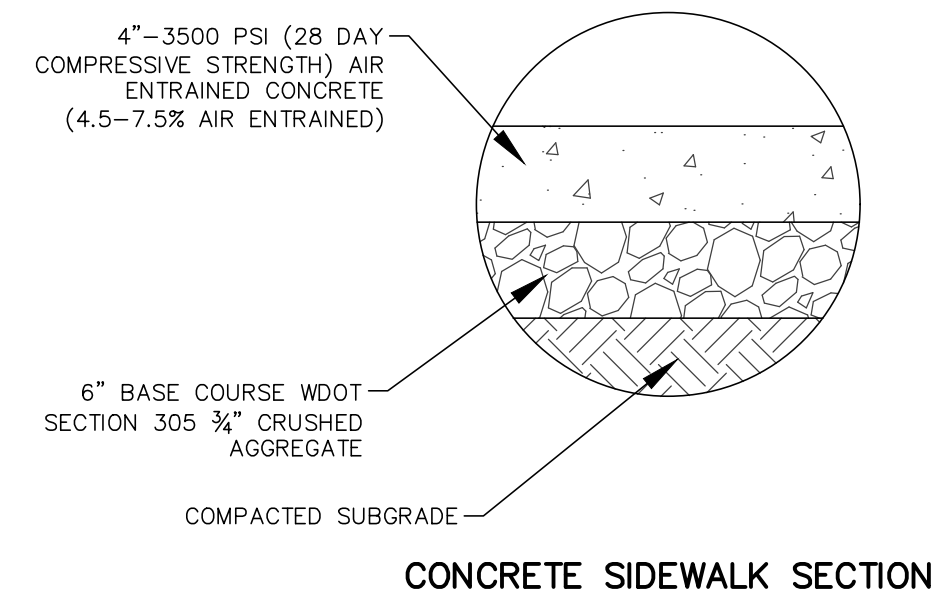
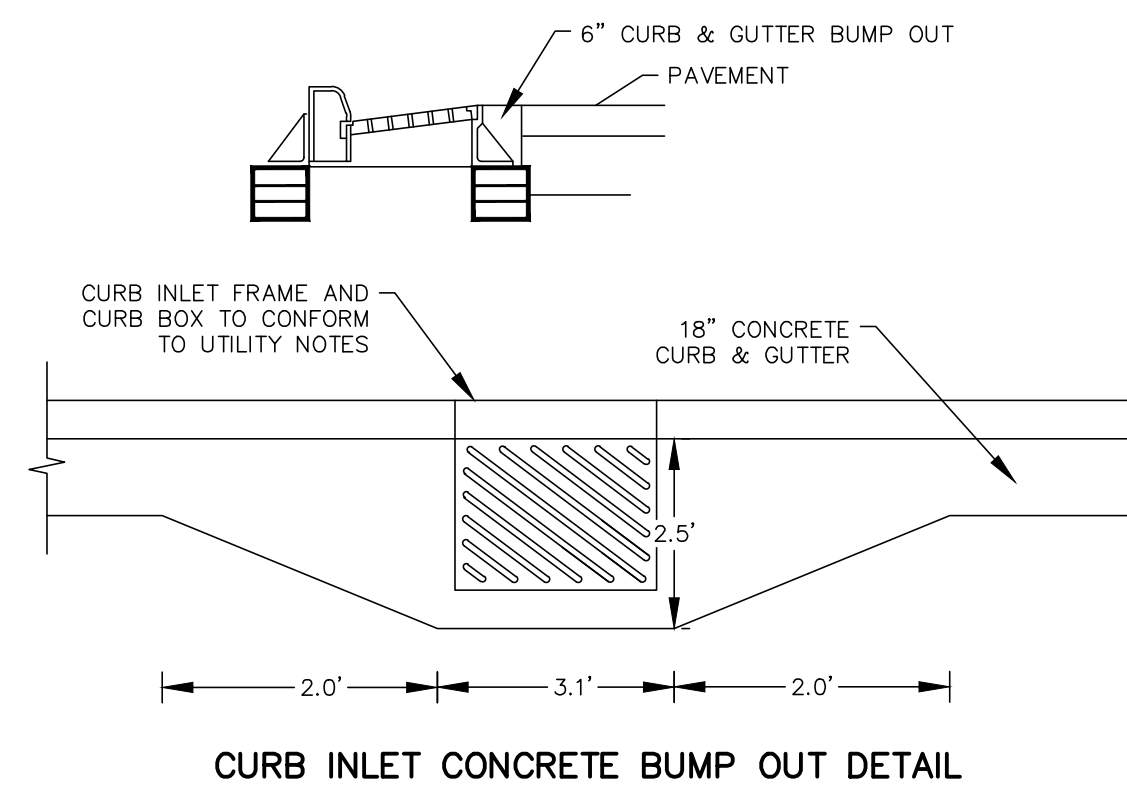
PROJECT NO:

\AM-97-22\

VILLAGE
SUBMITTAL

SHEET NO:

C2.01



- GENERAL NOTES:**
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE PORTLAND CEMENT CONCRETE, HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
 2. * CURB APPROX 112" TO FIT STANDARD CURB MACHINE

[illegible]

PSE
PARISH SURVEY & ENGINEERING
 122 Wisconsin Street, West Bend, WI 53095
 262.346.7800 www.parishse.com

**EAGLE DRIVE APARTMENTS
EAGLE DRIVE
VILLAGE OF JACKSON, WI 53037**

SITE DETAILS

RAWN BY: JDR
DESIGNED BY: JDR
CHECKED BY: KJP

PLAN DATE:
07/28/2023

PROJECT NO:
 \AM-97-22\

**VILLAGE
SUBMITTAL**

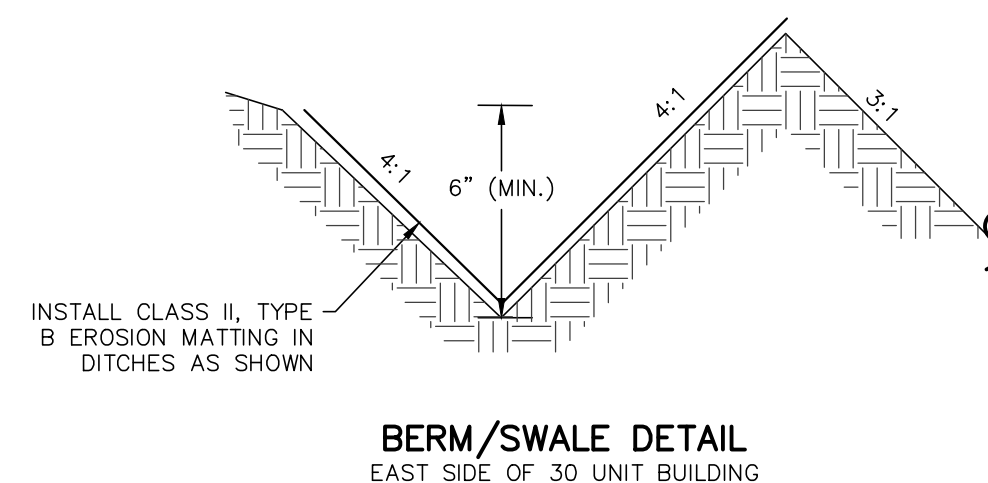
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C2.02



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

EROSION CONTROL MAT – SLOPE INSTALLATION



MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS OR SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30

[illegible]

PSE
ARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.pارشshse.com

PROJECT TITLE:

EAGLE DRIVE APARTMENTS
EAGLE DRIVE
VILLAGE OF JACKSON, WI 53037

PLAN TITLE:

EROSION CONTROL DETAILS

DRAWN BY:

JDR

DESIGNED BY:

JDR

CHECKED BY:

KJP

PLAN DATE:

07/28/2023

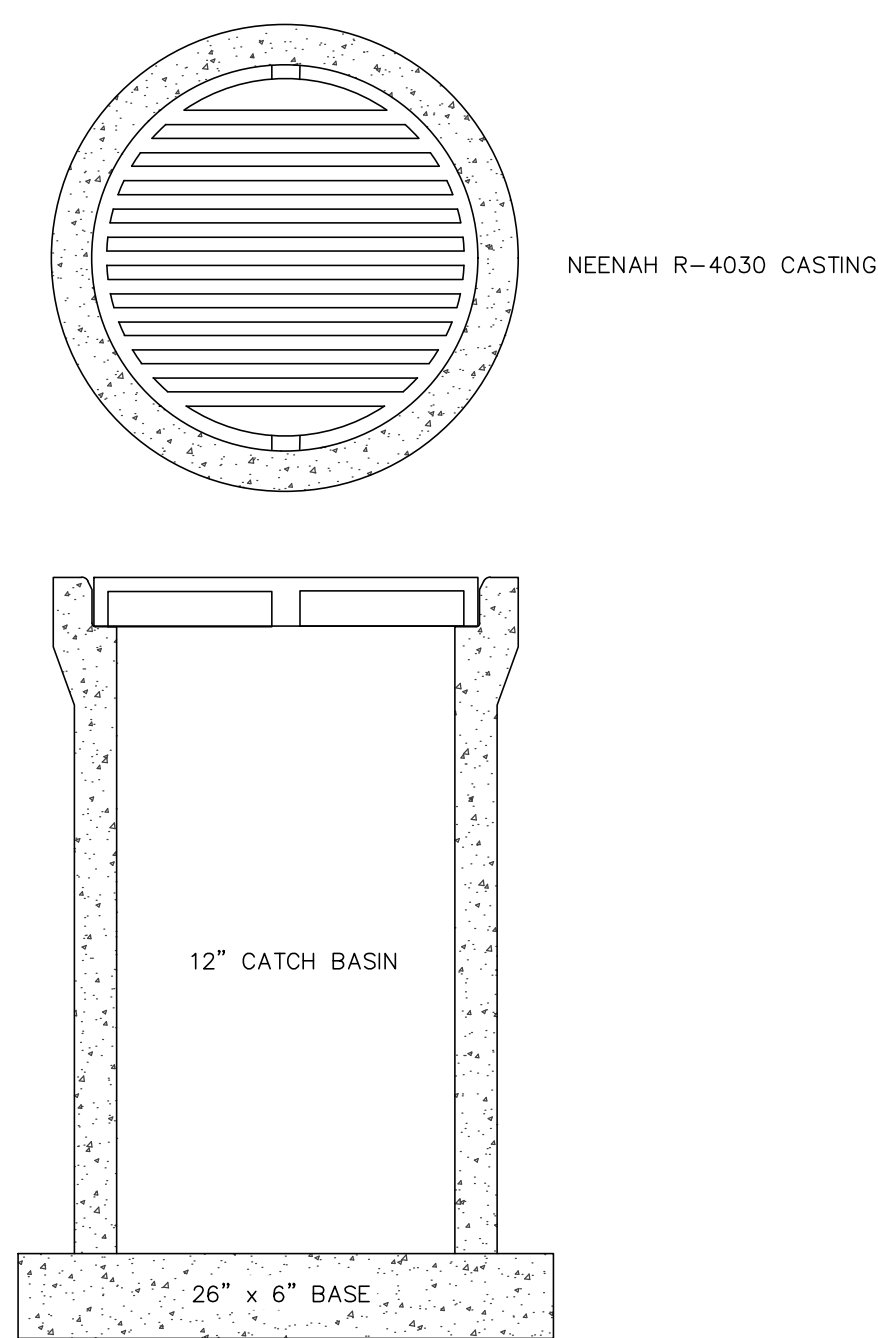
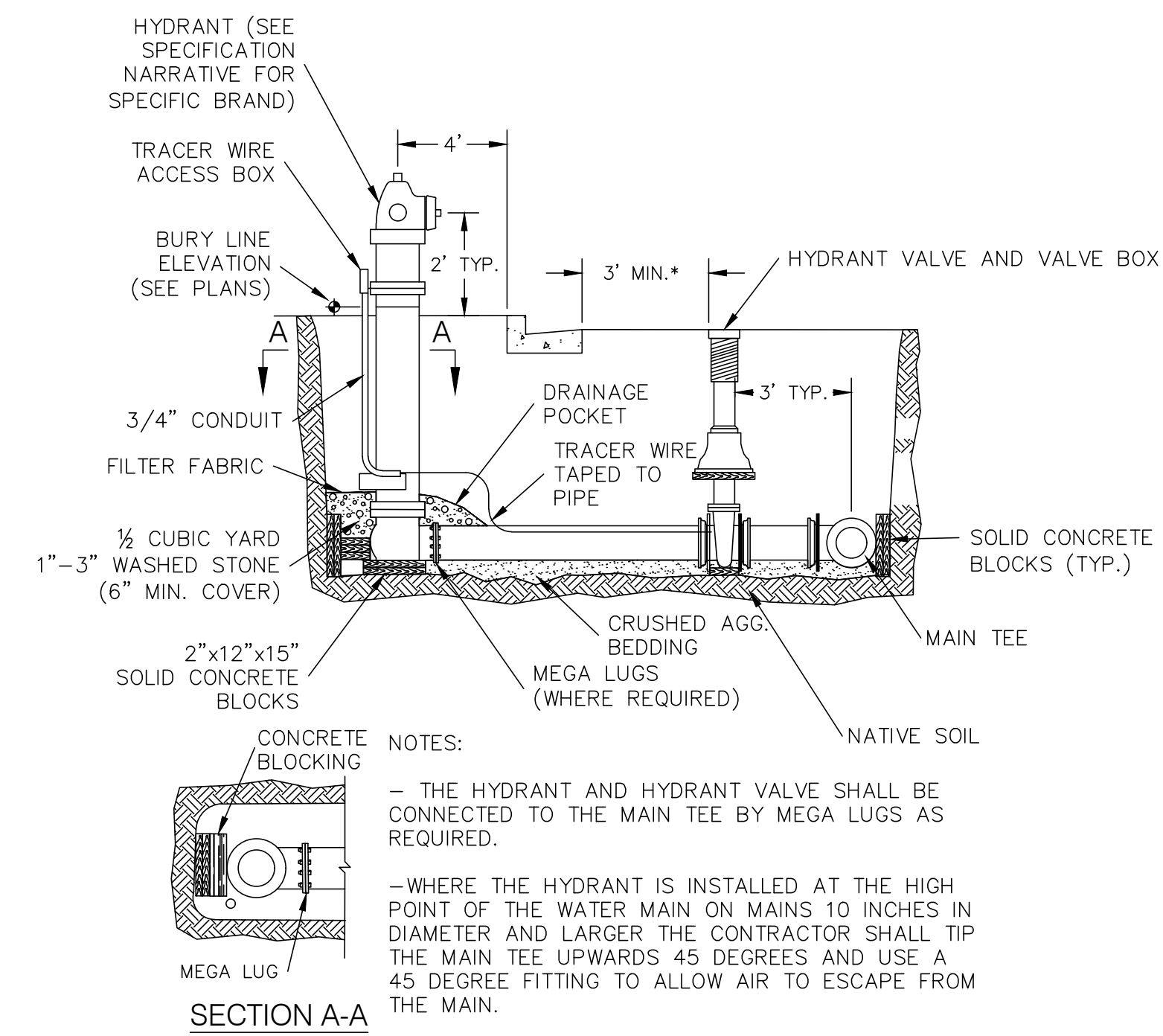
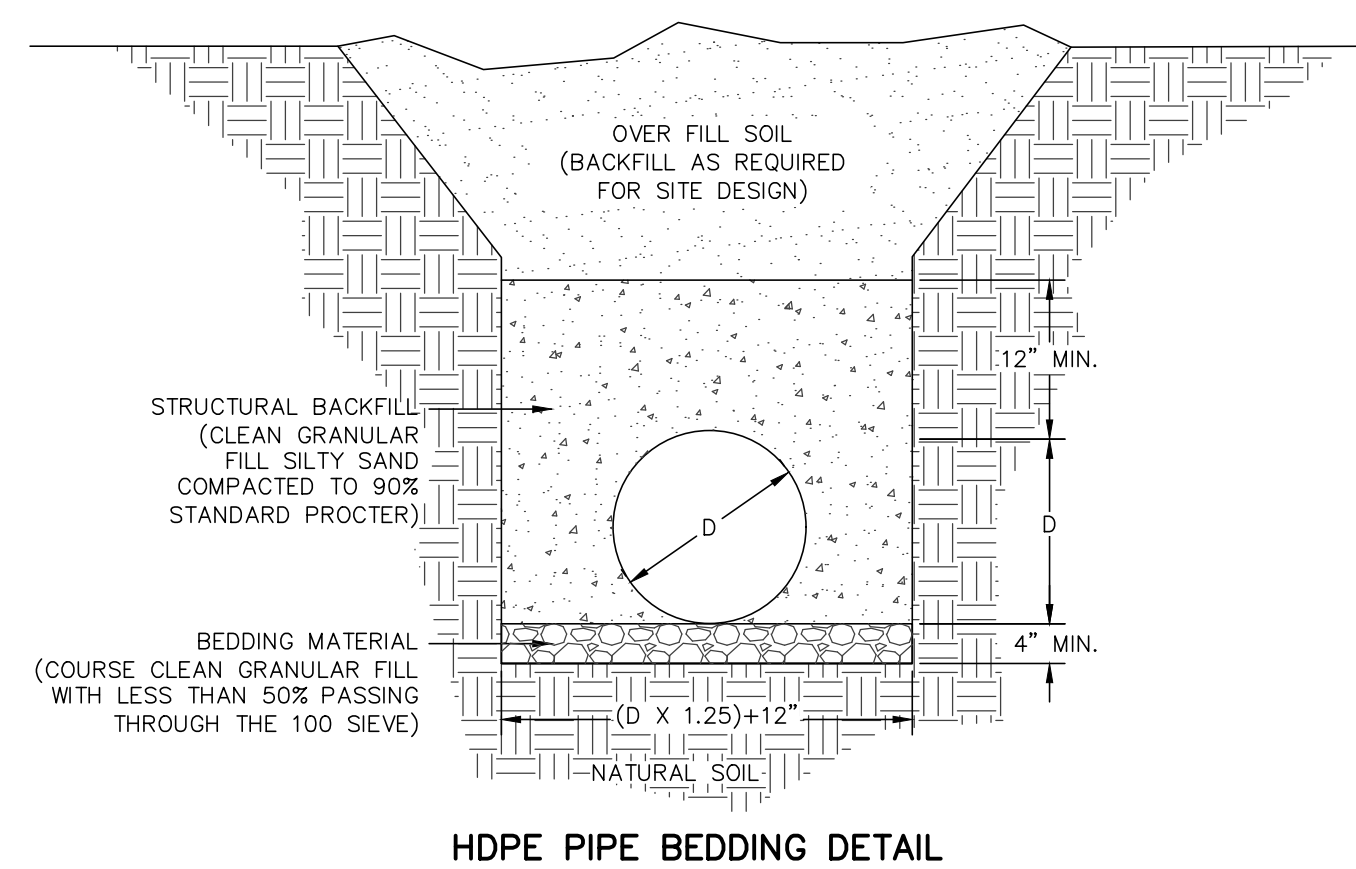
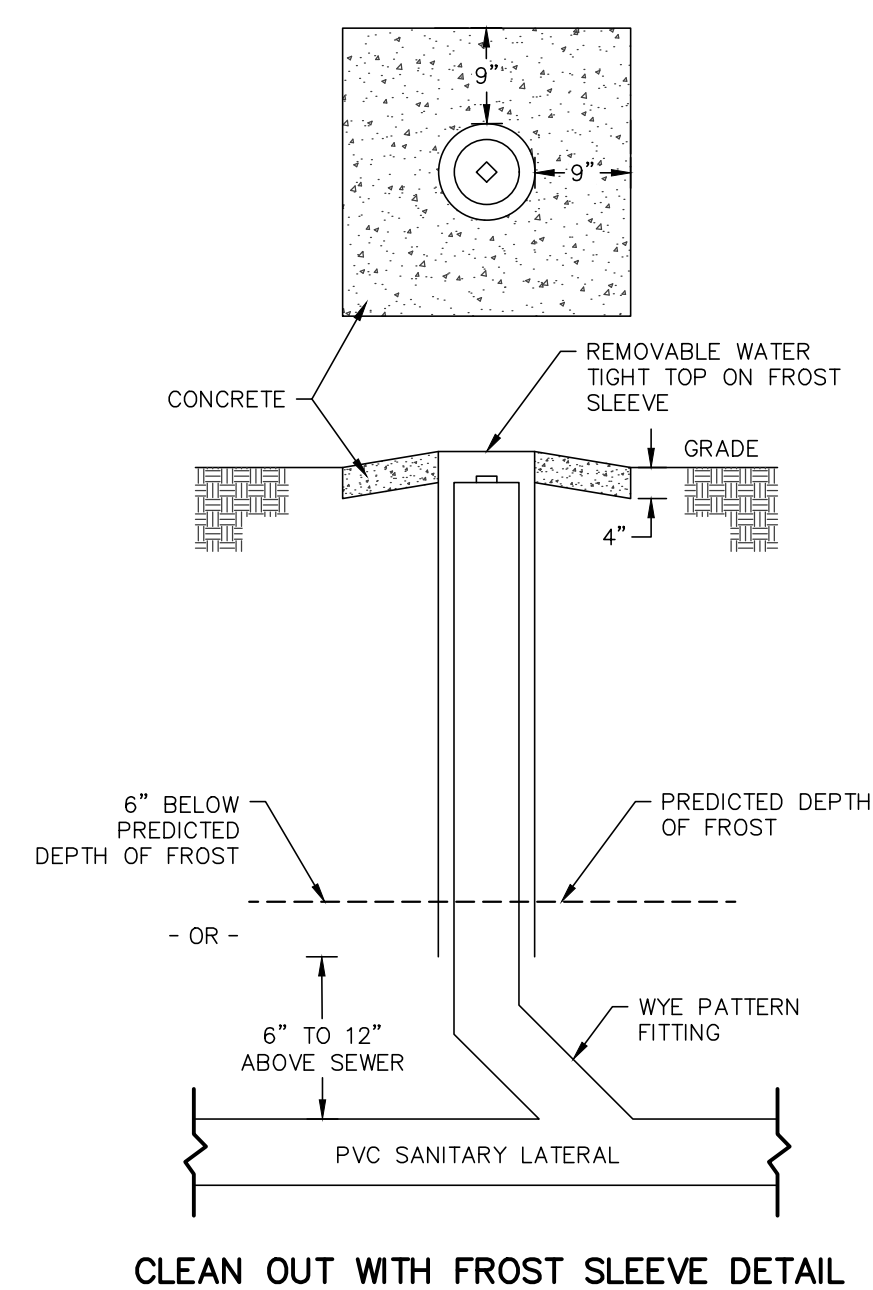
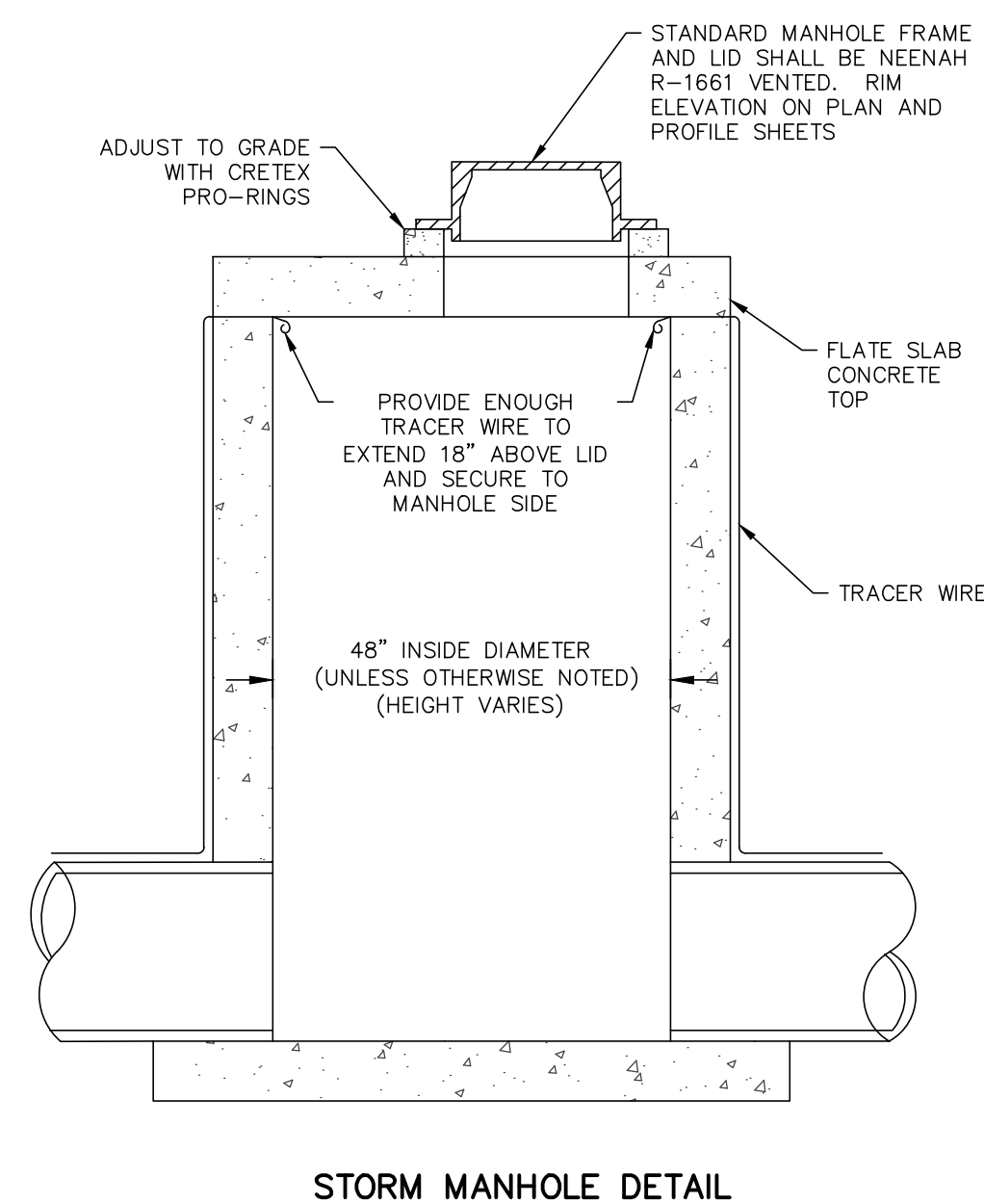
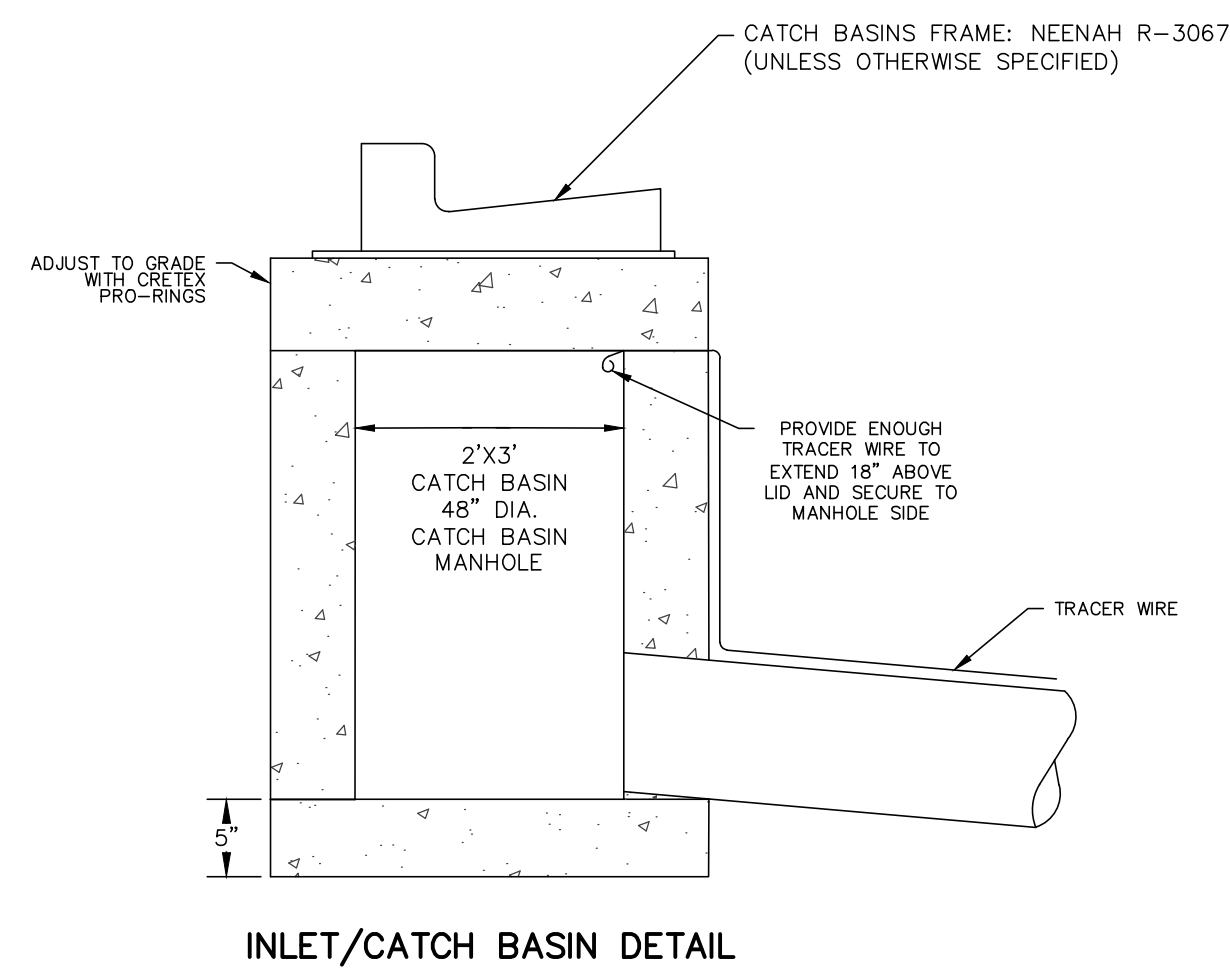
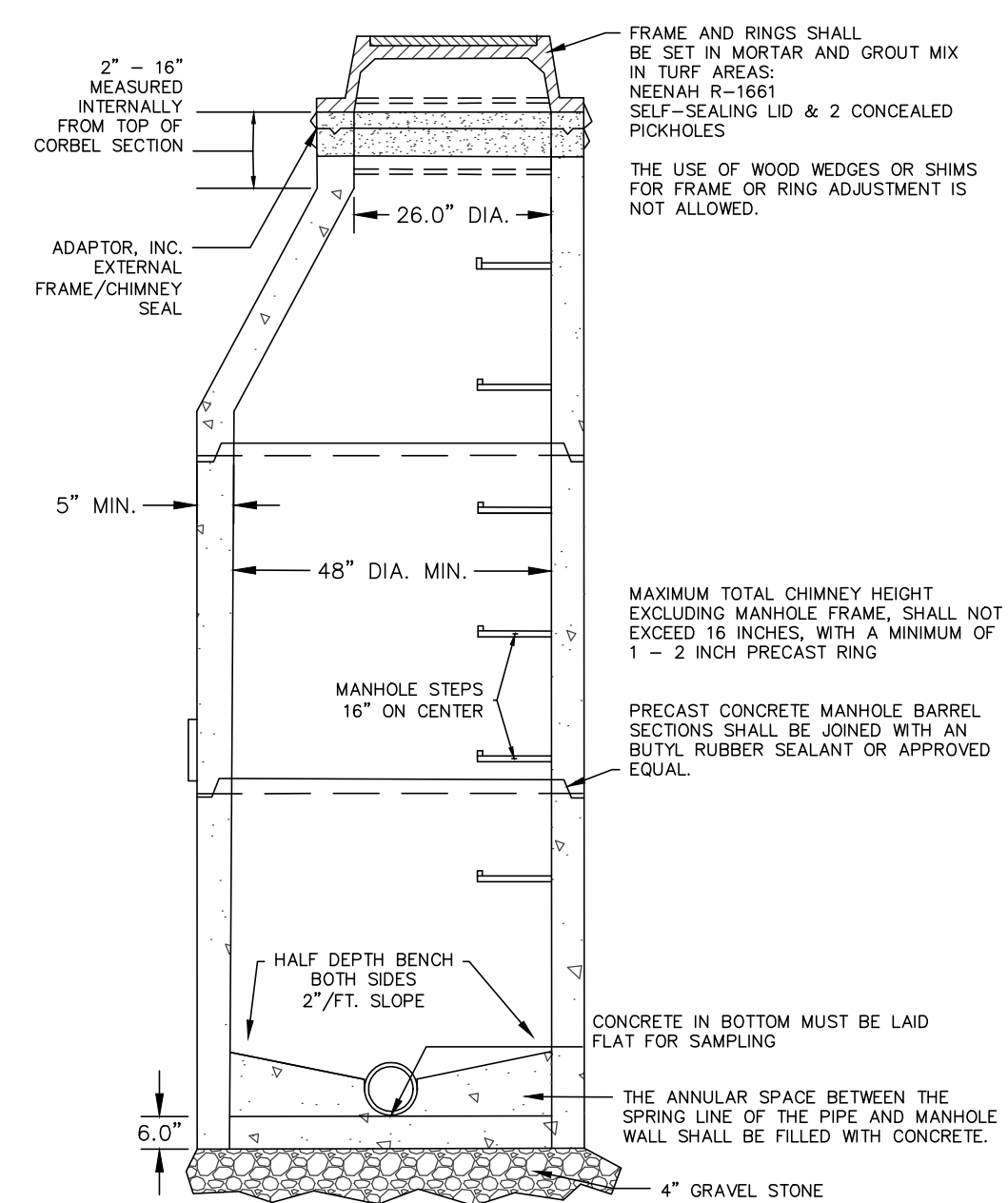
PROJECT NO.

\AM-97-22\

VILLAGE SUBMITTAL

SHEET NO:

C2.03

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**EAGLE DRIVE APARTMENTS
EAGLE DRIVE
VILLAGE OF JACKSON, WI 53037**

PLAN TITLE:

**UTILITY
DETAILS**

DRAWN BY:
JDR

DESIGNED BY:
JDR

CHECKED BY:
KJP

PLAN DATE:
07/28/2023

PROJECT NO:
 \AM-97-22\

**VILLAGE
SUBMITTAL**

SHEET NO:

C2.04

PROPOSED BUILDING:

CEDAR CREEK TOWNHOMES

EAGLE DRIVE
VILLAGE OF JACKSON
WASHINGTON COUNTY

AMERICAN

CONSTRUCTION SERVICES, INC.



3350 SOUTH RIVER ROAD
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(262) 334-3811 FAX: (262) 334-4990

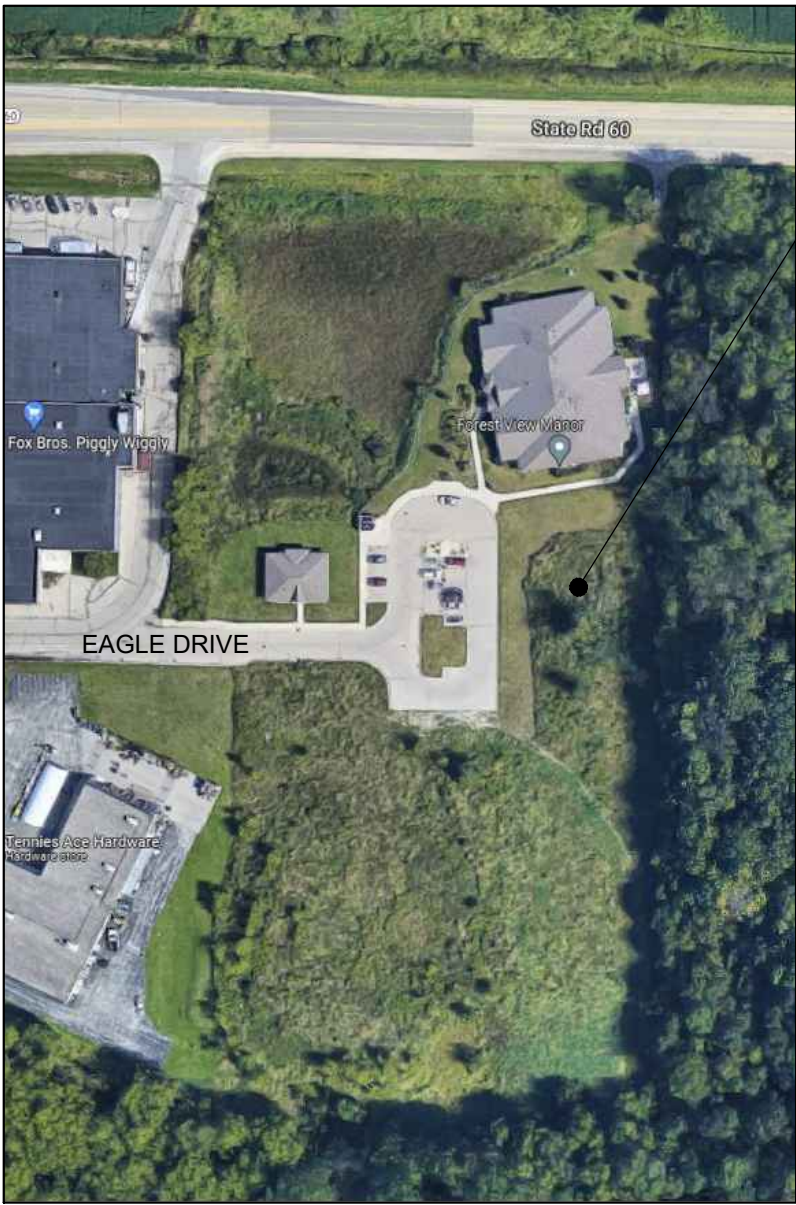
AMERICAN

ARCHITECTURAL GROUP, INC.



3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

Stamp



LOCATION MAP

SHEET INDEX

GENERAL	
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CIVIL	
C1.01	EXISTING CONDITIONS PLAN
C1.02	PROPOSED SITE PLAN
C1.03	EROSION CONTROL PLAN
C1.04	GRADING PLAN
C1.05	STORMWATER MANAGEMENT PLAN
C1.06	UTILITY PLAN
C1.07	LANDSCAPE PLAN
C1.08	LIGHTING PLAN
C2.01	CONSTRUCTION SPECIFICATIONS AND NOTES
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A-103	UNIT A FIRST AND SECOND FLOOR PLANS AND SCHEDULES
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A-201	EXTERIOR ELEVATIONS - BUILDING A
A-202	EXTERIOR ELEVATIONS - BUILDING B
A-203	EXTERIOR ELEVATIONS - BUILDING C
A-204	EXTERIOR ELEVATIONS - BUILDING D
A-205	ENLARGED ELEVATION
A-301	BUILDING SECTION AND NOTES
A-302	SECTIONS AND NOTES

CONTACT

OWNER CONTACT: James Kupfer
4707 W. JENNA CT.
Franklin, WI 53132
EMAIL: jk5300@hotmail.com

ARCHITECT: Adam Hertel
American Architectural Group, Inc.
3350 South River Road
West Bend, WI 53095
PH: (262) 334-3811
EMAIL: adam@teamaag.net

Issue Date:
09 / 29 / 2023

Revision:

Project Number
22025

Sheet Title
TITLE SHEET

Sheet Number

G-101



PROPOSED BUILDING
CEDAR CREEK TOWNHOMES
Eagle Drive
Village of Jackson, Washington County

Issue Date:
09 / 29 / 2023

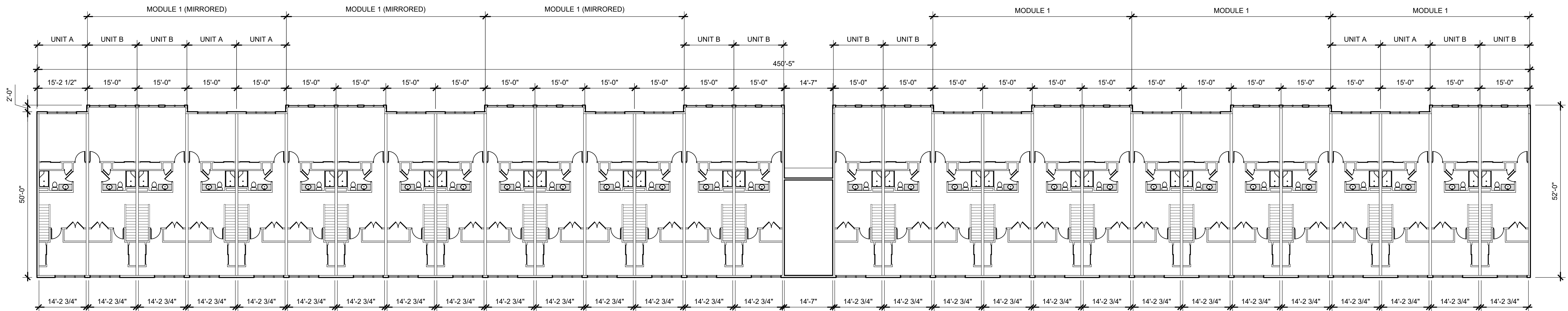
Revision:

Project Number:
22025

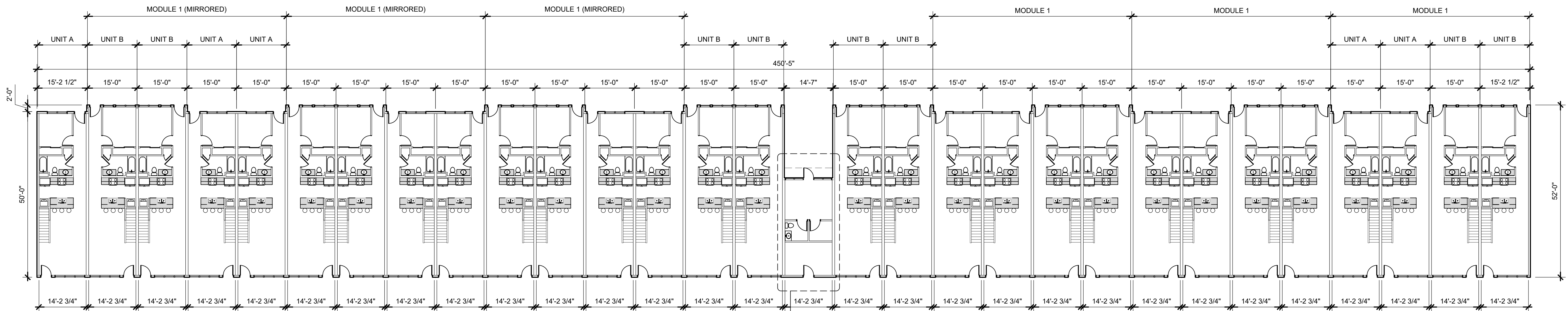
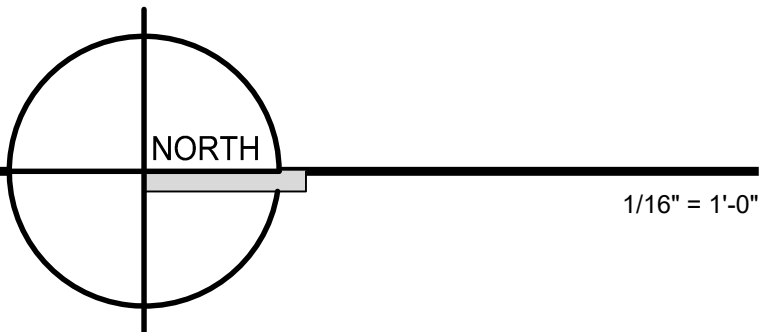
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OVERALL FIRST &
SECOND FLOOR PLAN
BUILDING A

Sheet Number:

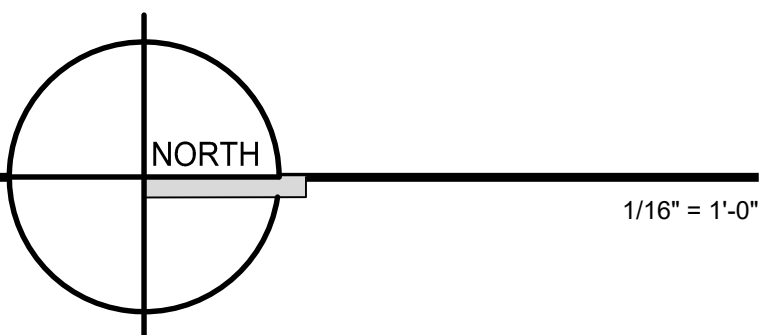
A-101



OVERALL 2nd FLOOR PLAN - BUILDING A



OVERALL 1st FLOOR PLAN - BUILDING A



SEE A-103 AND A-104
FOR ENLARGED
UNIT PLANS

SEE A-102 FOR ENLARGED
LEASING OFFICE PLAN



PROPOSED BUILDING
CEDAR CREEK TOWNHOMES
Eagle Drive
Village of Jackson, Washington County

Issue Date:
09 / 29 / 2023

Revision:

Project Number:
22025

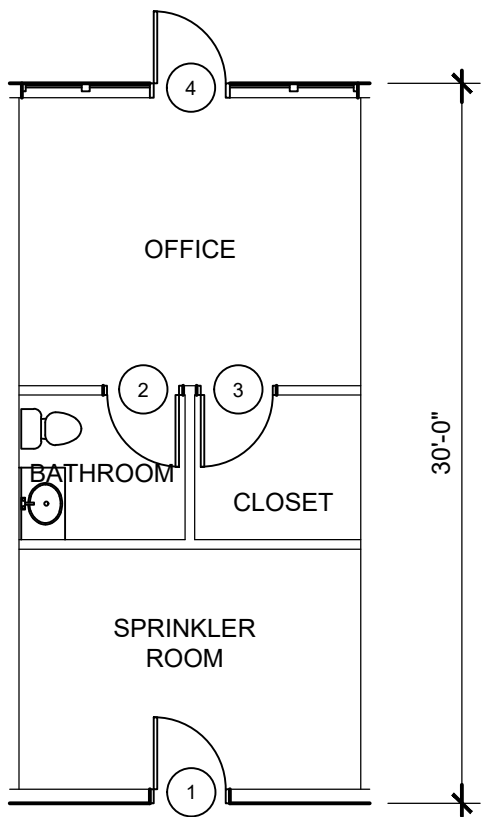
Sheet Title:
OVERALL FIRST & SECOND
FLOOR PLAN BUILDING B
ENLARGED LEASING
OFFICE PLAN AND
SCHEDULES

Sheet Number:

A-102

ROOM FINISH SCHEDULE								
DESCRIPTION	FLOOR FINISH	BASE MATERIAL	WALLS				CEILING	NOTES
			NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL		
SPRINKLER ROOM	CONC	NONE	P-1	P-1	P-1	P-1	GWB	
BATHROOM	LVP	WOOD	P-1	P-1	P-1	P-1	GWB	
CLOSET	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	
OFFICE	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	

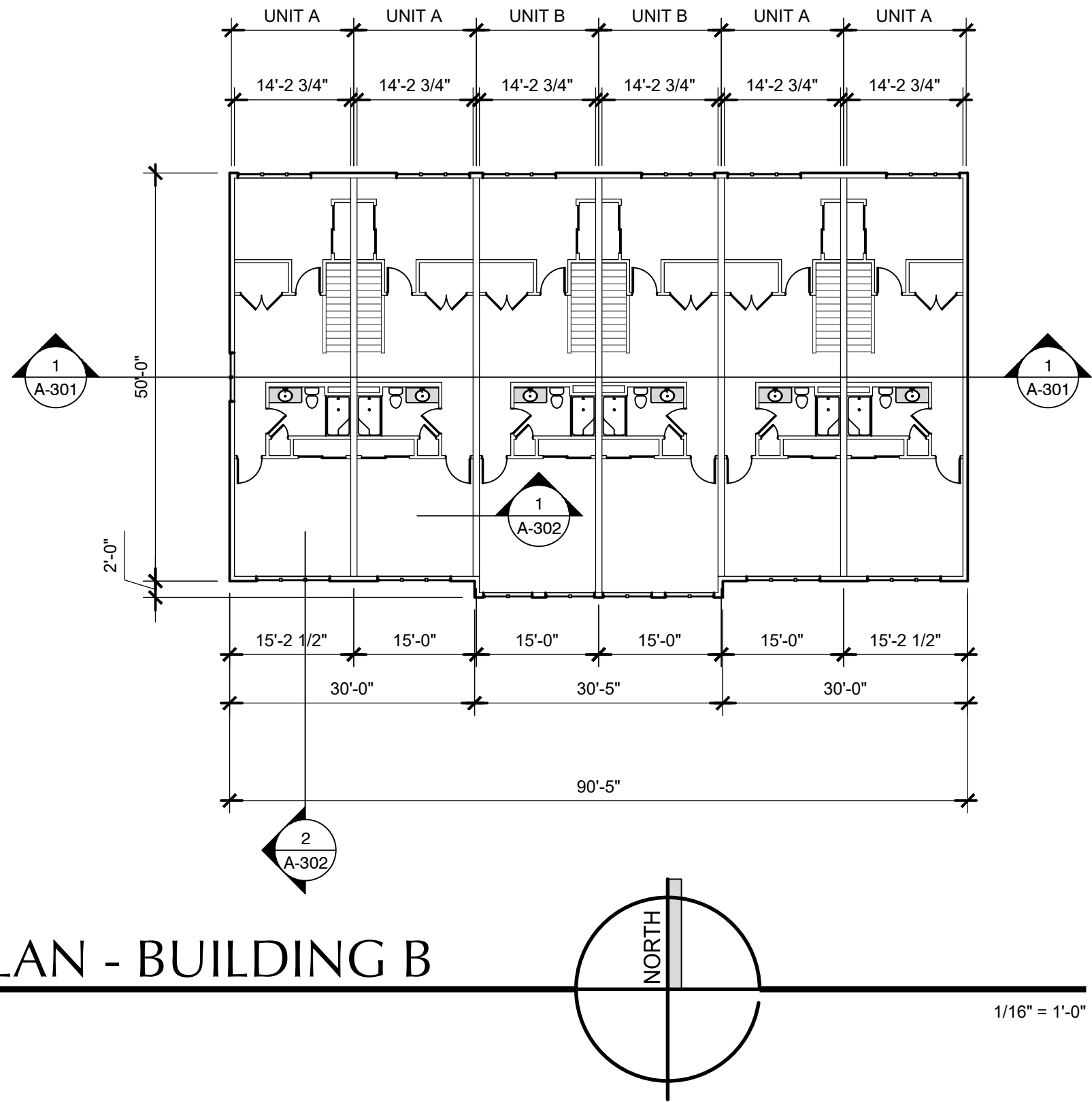
DOOR AND FRAME SCHEDULE										
MARK	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	SIZE (WxHxT)	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	FIRE RATING	NOTES
1		STEEL CLAD	PREFINISHED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
2		SOLID CORE WOOD	PAINTED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
3		SOLID CORE WOOD	PAINTED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
4		STEEL CLAD	PREFINISHED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			



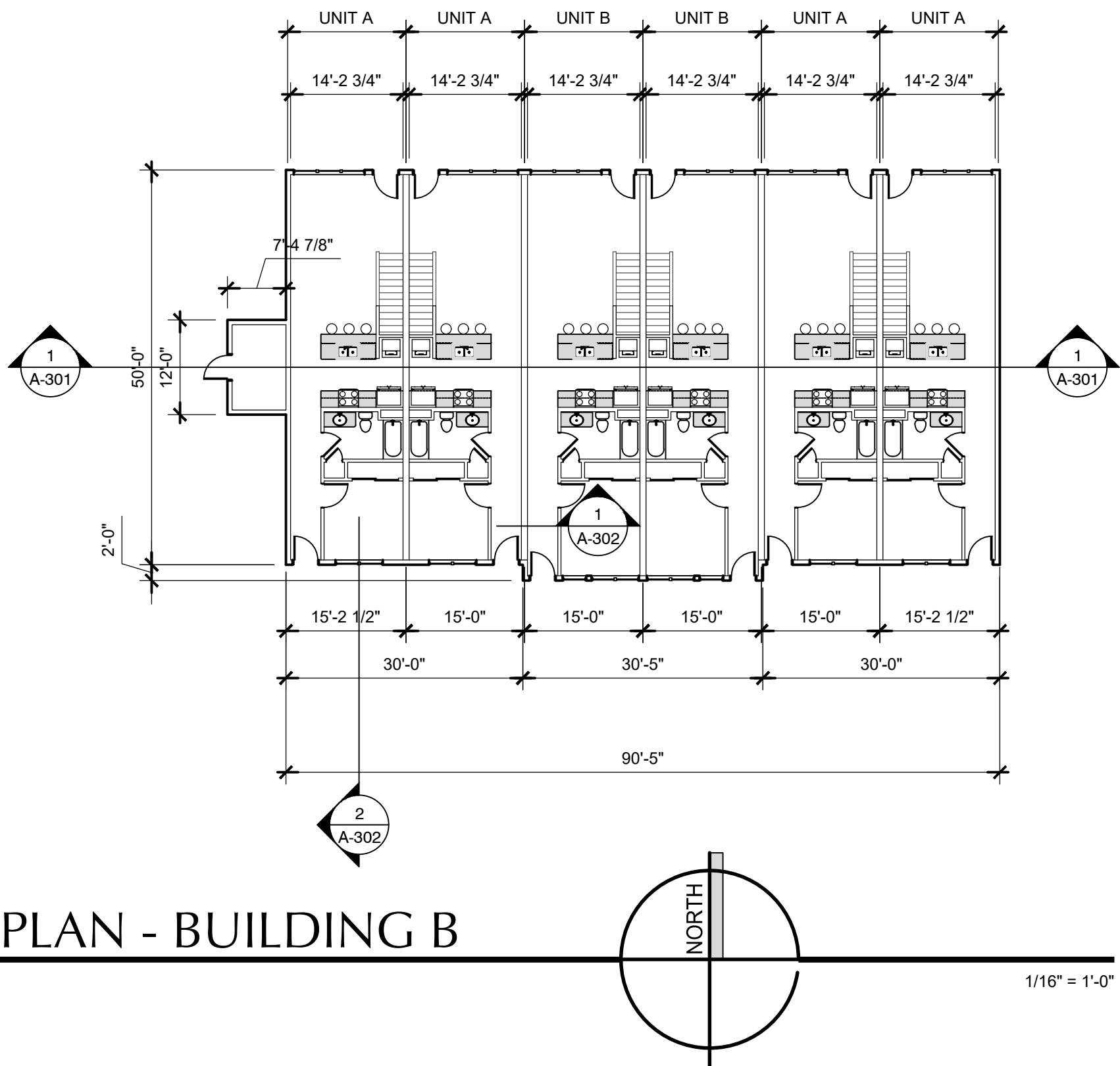
LEASING OFFICE

1/8" = 1'-0"

OVERALL 2nd FLOOR PLAN - BUILDING B



OVERALL 1st FLOOR PLAN - BUILDING B





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PROPOSED BUILDING
CEDAR CREEK TOWNHOMES
Eagle Drive
Village of Jackson, Washington County

Issue Date:
09 / 29 / 2023

Revision:

Project Number:
22025

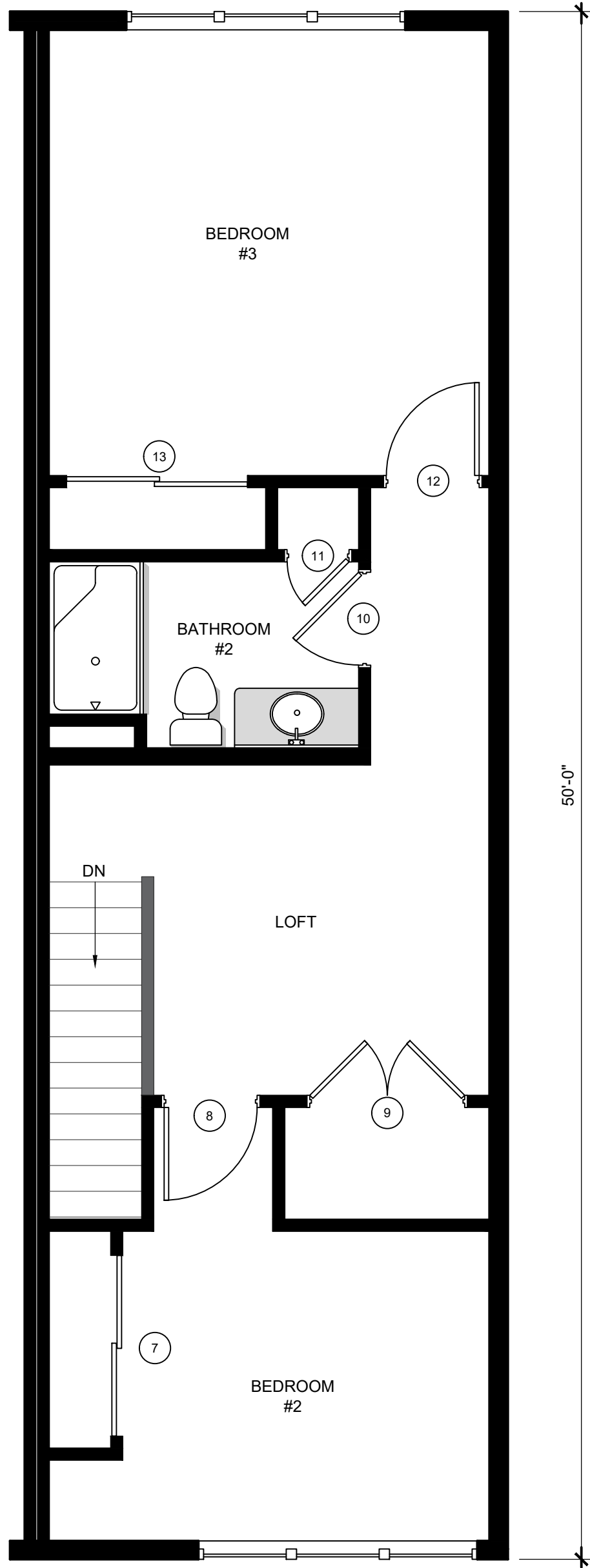
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UNIT A FIRST AND
SECOND FLOOR PLANS
AND SCHEDULES

Sheet Number:

A-103

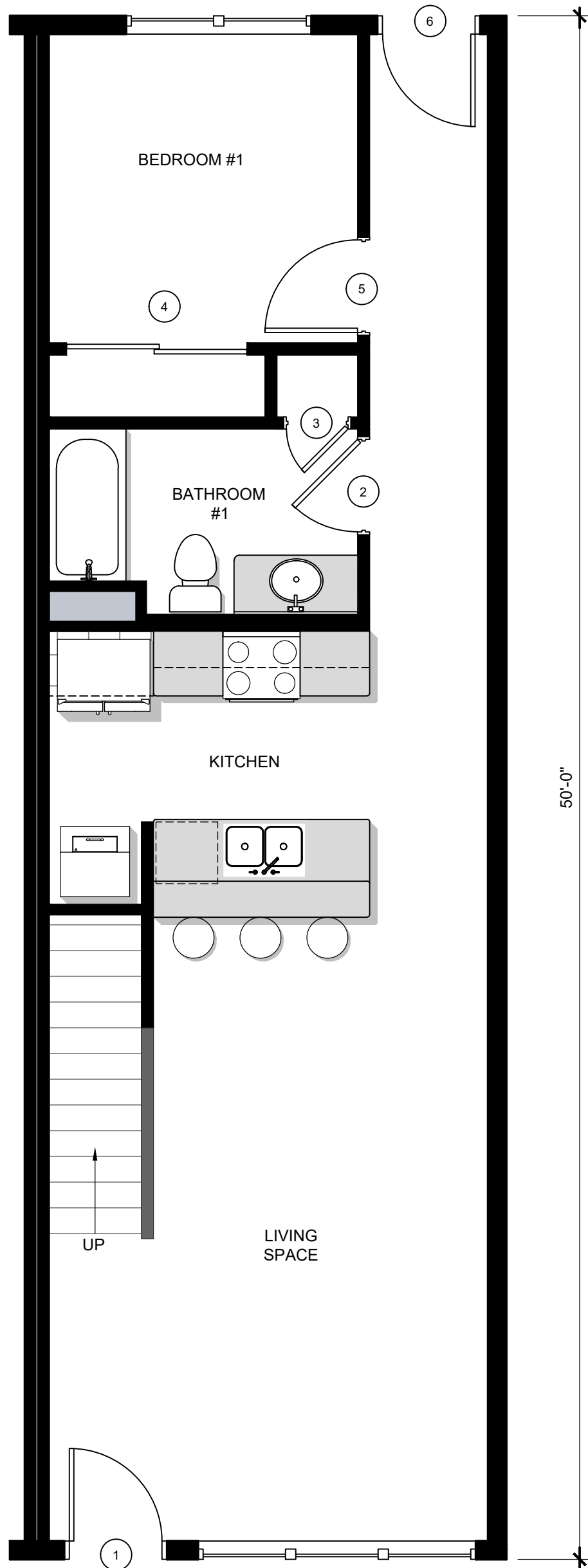
DOOR AND FRAME SCHEDULE										
MARK	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	SIZE (WxHxT)	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	FIRE RATING	NOTES
1		STEEL CLAD	PREFINISHED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
2		SOLID CORE WOOD	PAINTED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
3		SOLID CORE WOOD	PAINTED	2'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
4		SOLID CORE WOOD	PAINTED	(2)3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
5		SOLID CORE WOOD	PAINTED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
6		STEEL CLAD WINDOW	PREFINISHED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
7		SOLID CORE WOOD	PAINTED	(2)3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
8		SOLID CORE WOOD	PAINTED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
9		SOLID CORE WOOD	PAINTED	(2)3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
10		SOLID CORE WOOD	PAINTED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
11		SOLID CORE WOOD	PAINTED	2'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
12		SOLID CORE WOOD	PAINTED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
13		SOLID CORE WOOD	PAINTED	(2)3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			

ROOM FINISH SCHEDULE								
DESCRIPTION	FLOOR FINISH	BASE MATERIAL	WALLS				CEILING	NOTES
			NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL		
BEDROOM #1	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	
BATHROOM #1	LVP	WOOD	P-1	P-1	P-1	P-1	GWB	
KITCHEN	LVP	WOOD	P-1	P-1	P-1	P-1	GWB	
LIVING SPACE	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	
BEDROOM #2	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	
CORRIDOR SPACE	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	
BATHROOM #2	LVP	WOOD	P-1	P-1	P-1	P-1	GWB	
BEDROOM #3	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	
SPRINKLER ROOM	CONC	NONE	P-1	P-1	P-1	P-1	GWB	
BATHROOM	LVP	WOOD	P-1	P-1	P-1	P-1	GWB	
CLOSET	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	
OFFICE	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	



SECOND FLOOR - UNIT A

1/4" = 1'-0"



FIRST FLOOR - UNIT A

1/4" = 1'-0"



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PROPOSED BUILDING
CEDAR CREEK TOWNHOMES
Eagle Drive
Village of Jackson, Washington County

Issue Date:
09 / 29 / 2023

Revision:

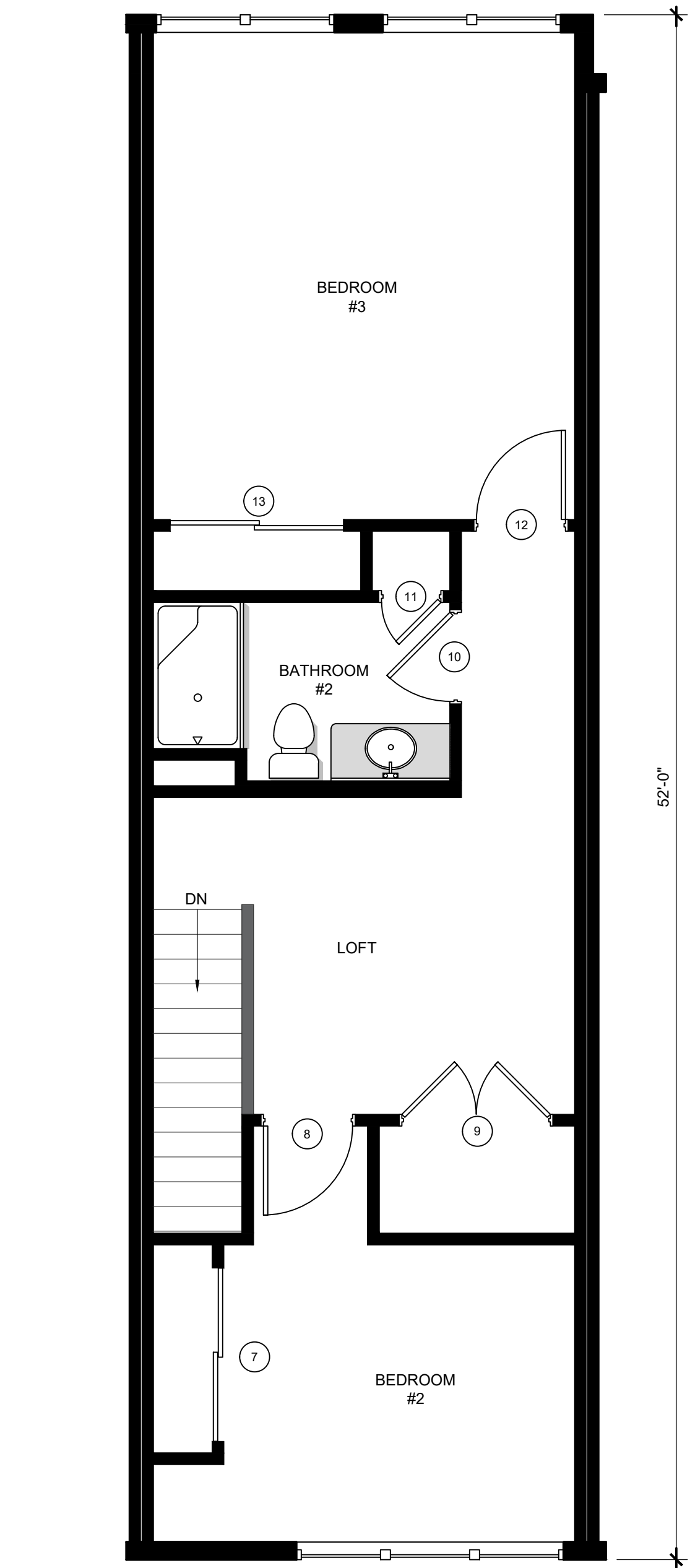
Project Number:
22025

Sheet Title:
UNIT B FIRST AND
SECOND FLOOR PLANS
AND SCHEDULES

Sheet Number:

A-104

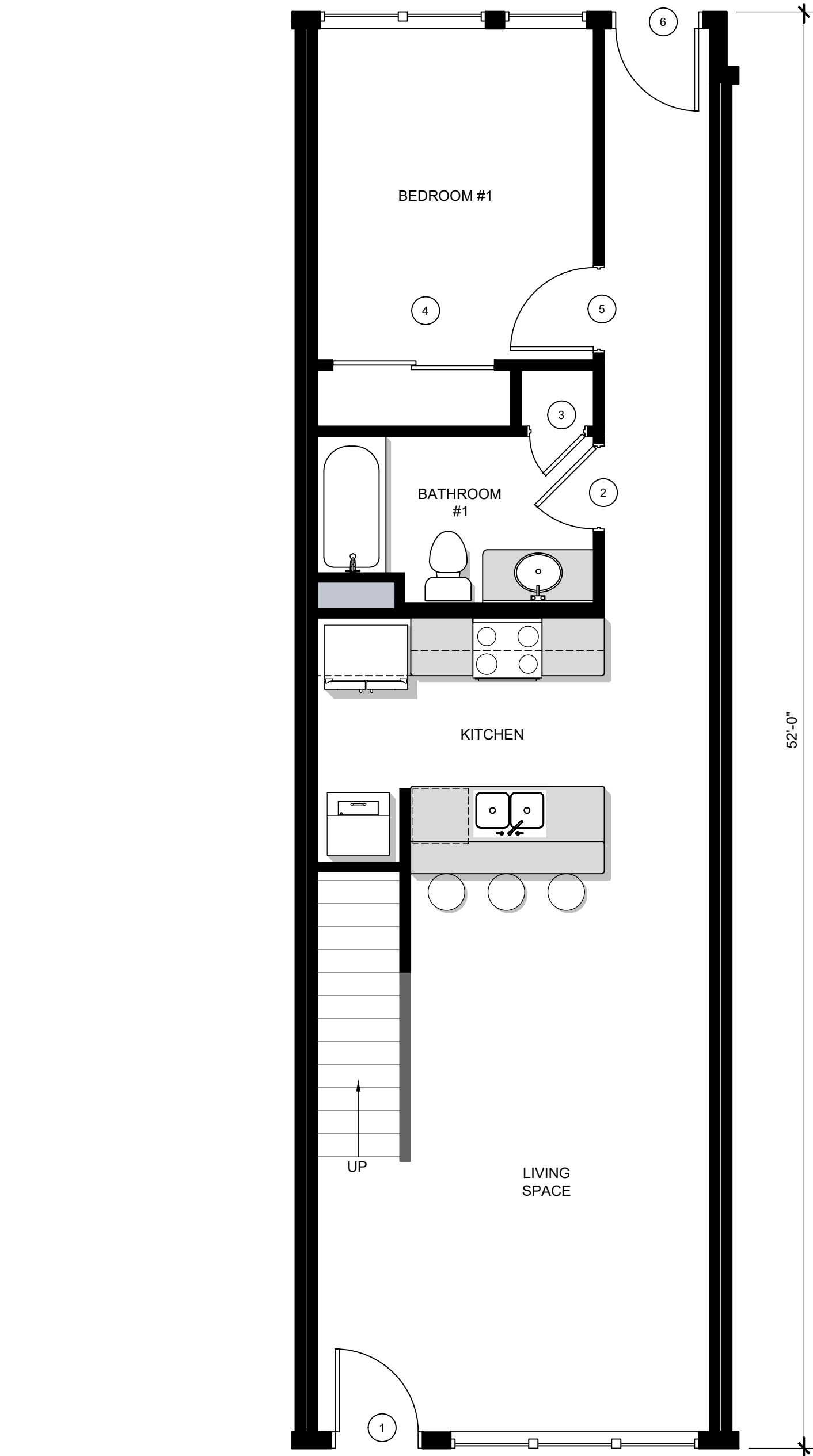
DOOR AND FRAME SCHEDULE										
MARK	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	SIZE (WxHxT)	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HARDWARE SET	FIRE RATING	NOTES
1		SOLID CORE WOOD	PAINTED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
2		SOLID CORE WOOD	PAINTED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
3		SOLID CORE WOOD	PAINTED	2'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
4		SOLID CORE WOOD	PAINTED	(2)3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
5		SOLID CORE WOOD	PAINTED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
6		SOLID CORE WOOD	PAINTED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
7		SOLID CORE WOOD	PAINTED	(2)3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
8		SOLID CORE WOOD	PAINTED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
9		SOLID CORE WOOD	PAINTED	(2)3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
10		SOLID CORE WOOD	PAINTED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
11		SOLID CORE WOOD	PAINTED	2'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
12		SOLID CORE WOOD	PAINTED	3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			
13		SOLID CORE WOOD	PAINTED	(2)3'-0" x 7'-0" x 1 3/4"		WOOD	PAINTED			



SECOND FLOOR - UNIT B

1/4" = 1'-0"

ROOM FINISH SCHEDULE								
DESCRIPTION	FLOOR FINISH	BASE MATERIAL	WALLS				CEILING	NOTES
			NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL		
BEDROOM #1	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	
BATHROOM #1	LVP	WOOD	P-1	P-1	P-1	P-1	GWB	
KITCHEN	LVP	WOOD	P-1	P-1	P-1	P-1	GWB	
LIVING SPACE	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	
BEDROOM #2	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	
CORRIDOR SPACE	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	
BATHROOM #2	LVP	WOOD	P-1	P-1	P-1	P-1	GWB	
BEDROOM #3	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	
SPRINKLER ROOM	CONC	NONE	P-1	P-1	P-1	P-1	GWB	
BATHROOM	LVP	WOOD	P-1	P-1	P-1	P-1	GWB	
CLOSET	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	
OFFICE	CPT	WOOD	P-1	P-1	P-1	P-1	GWB	



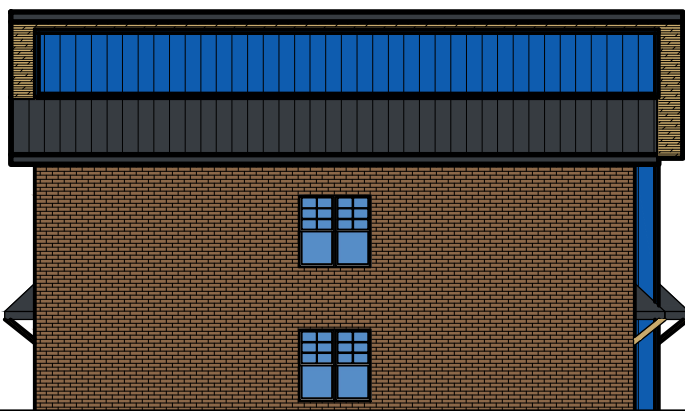
FIRST FLOOR - UNIT B

1/4" = 1'-0"



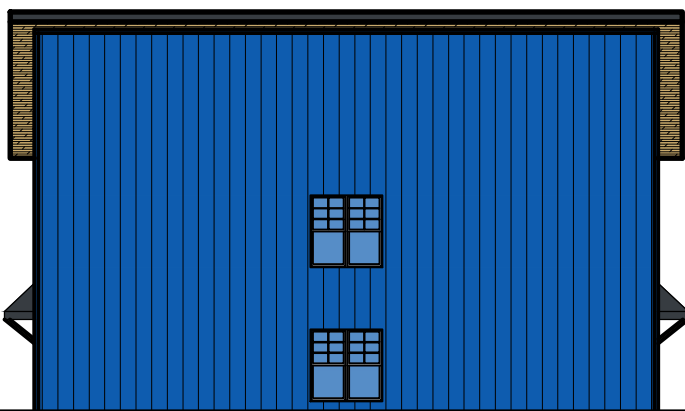
EAST ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"

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CONSTRUCTION SERVICES, INC.



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AMERICAN
ARCHITECTURAL GROUP, INC.



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WEST BEND, WI 53095-7884
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PROPOSED BUILDING
CEDAR CREEK TOWNHOMES

Eagle Drive
Village of Jackson, Washington County

Issue Date:
09 / 29 / 2023

Revision:

Project Number:
22025

Sheet Title:
EXTERIOR ELEVATIONS
- BUILDING A

Sheet Number:

A-201



SOUTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"

PROPOSED BUILDING
CEDAR CREEK TOWNHOMES

Eagle Drive
Village of Jackson, Washington County

Issue Date:
09 / 29 / 2023

Revision:

Project Number:
22025

Sheet Title:
EXTERIOR ELEVATIONS
- BUILDING B

Sheet Number:

A-202

- MATERIALS LEGEND:

1. HARDIE PLANK VERTICAL SIDING "SMOOTH"
(COLOR: ARTIC WHITE)

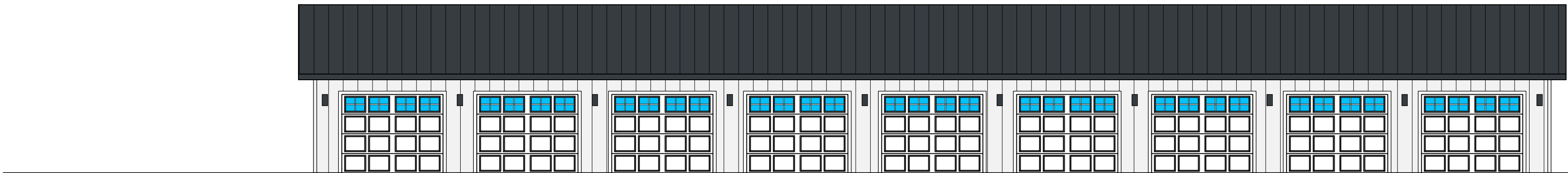
2. AMERIMAX, METAL ROOFING WITH CONTINOUS RIDGE VENT
(COLOR: BLACK)
- NOTES:

DOORS:
(COLOR: WHITE)

FASCIAS: 2x6 ALUMINUM WRAPPED
(COLOR: BLACK)

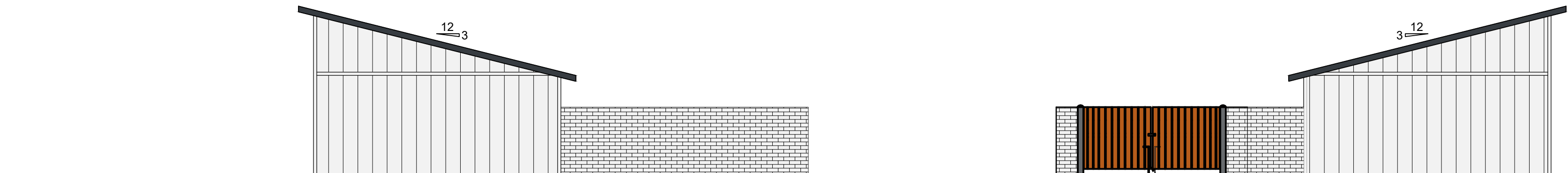
GUTTERS/ DOWNSPOUTS: PREFINISHED ALUMINUM
(COLOR: BLACK)

TRIM: HARDIE TRIM BOARD 3.5"
(COLOR: ARTIC WHITE)



FRONT ELEVATION

1/8" = 1'-0"



LEFT - SIDE ELEVATION

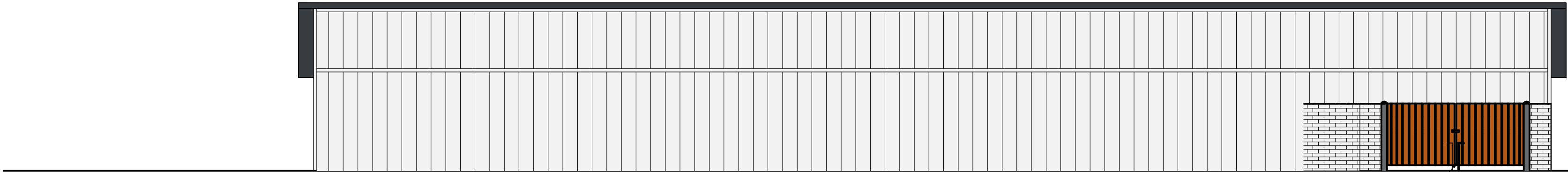
1/8" = 1'-0"

RIGHT - SIDE ELEVATION

1/8" = 1'-0"

NOTE: PROVIDE PIPE SLEEVES EMBEDDED IN CONCRETE FOR CANE BOLTS AT CLOSED AND OPEN POSITIONS

1/2" DIA. CANE BOLT ON INSIDE OF INACTIVE GATE LEAF AND ON THE OUTSIDE OF THE ACTIVE GATE LEAF



REAR ELEVATION

1/8" = 1'-0"

1/2" DIA. CANE BOLT ON INSIDE OF INACTIVE GATE LEAF AND ON THE OUTSIDE OF THE ACTIVE GATE LEAF

NOTE: PROVIDE PIPE SLEEVES EMBEDDED IN CONCRETE FOR CANE BOLTS AT CLOSED AND OPEN POSITIONS

PROPOSED BUILDING
CEDAR CREEK TOWNHOMES
Eagle Drive
Village of Jackson, Washington County

Issue Date:
09 / 29 / 2023

Revision:

Project Number:
22025

Sheet Title:
EXTERIOR ELEVATIONS
- BUILDING C

Sheet Number:

A-203

FRONT ELEVATION

1/8" = 1'-0"

LEFT - SIDE ELEVATION

1/8" = 1'-0"

RIGHT - SIDE ELEVATION

1/8" = 1'-0"

REAR ELEVATION

1/8" = 1'-0"

PROPOSED BUILDING
CEDAR CREEK TOWNHOMES
Eagle Drive
Village of Jackson, Washington County

Issue Date:
09 / 29 / 2023

Revision:

Project Number:
22025

Sheet Title:
EXTERIOR ELEVATIONS
- BUILDING D

Sheet Number:

A-204

PROPOSED BUILDING

CEDAR CREEK TOWNHOMES

Eagle Drive
Village of Jackson, Washington County

Issue Date:
09 / 29 / 2023

Revision:

Project Number:
22025

Sheet Title:
ENLARGED ELEVATION

Sheet Number:

A-205



ENLARGED WEST ELEVATION



PROPOSED BUILDING
CEDAR CREEK TOWNHOMES

Eagle Drive
Village of Jackson, Washington County

Issue Date:
09 / 29 / 2023

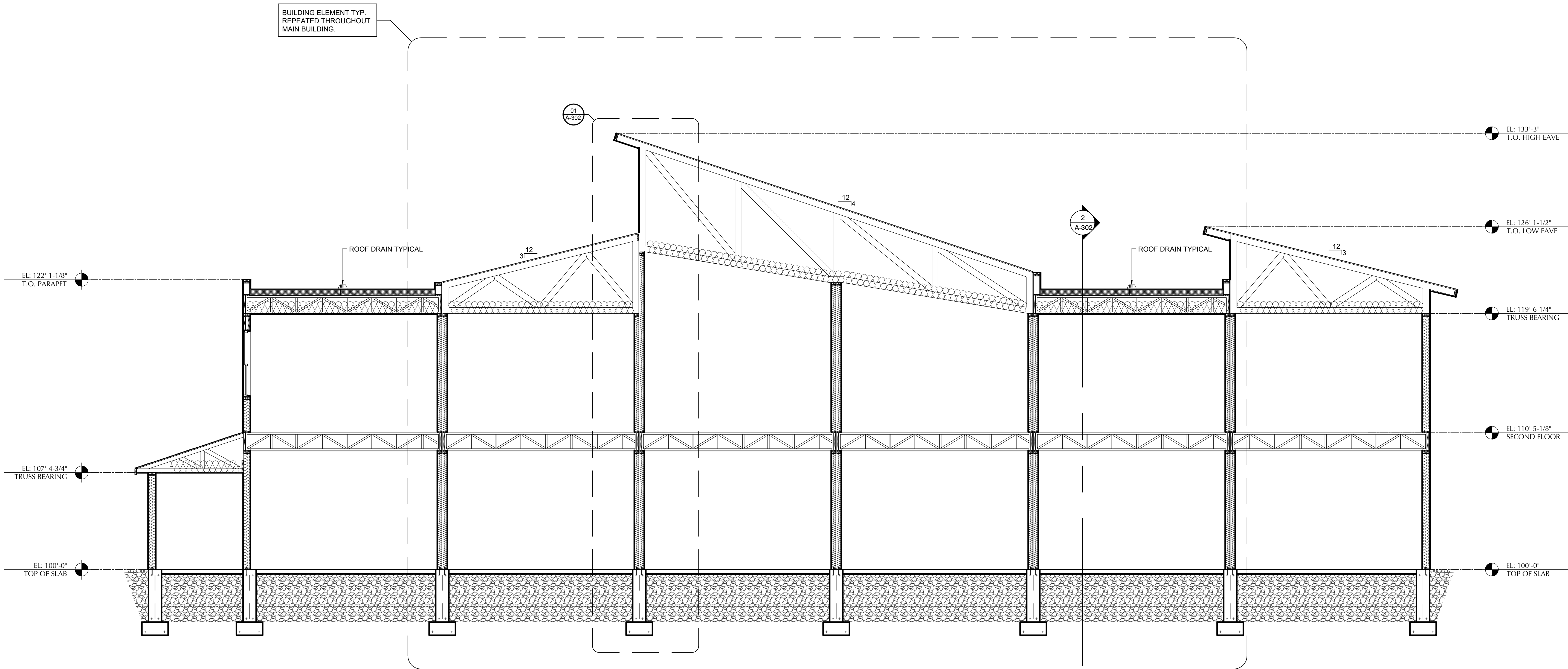
Revision:

Project Number:
22025

Sheet Title:
BUILDING SECTION
AND NOTES

Sheet Number:

A-301



BUILDING SECTION
6 UNIT BUILDING

1
1/4" = 1'-0"



PROPOSED BUILDING
CEDAR CREEK TOWNHOUSES

Eagle Drive
Village of Jackson, Washington County

Issue Date:
09 / 29 / 2023

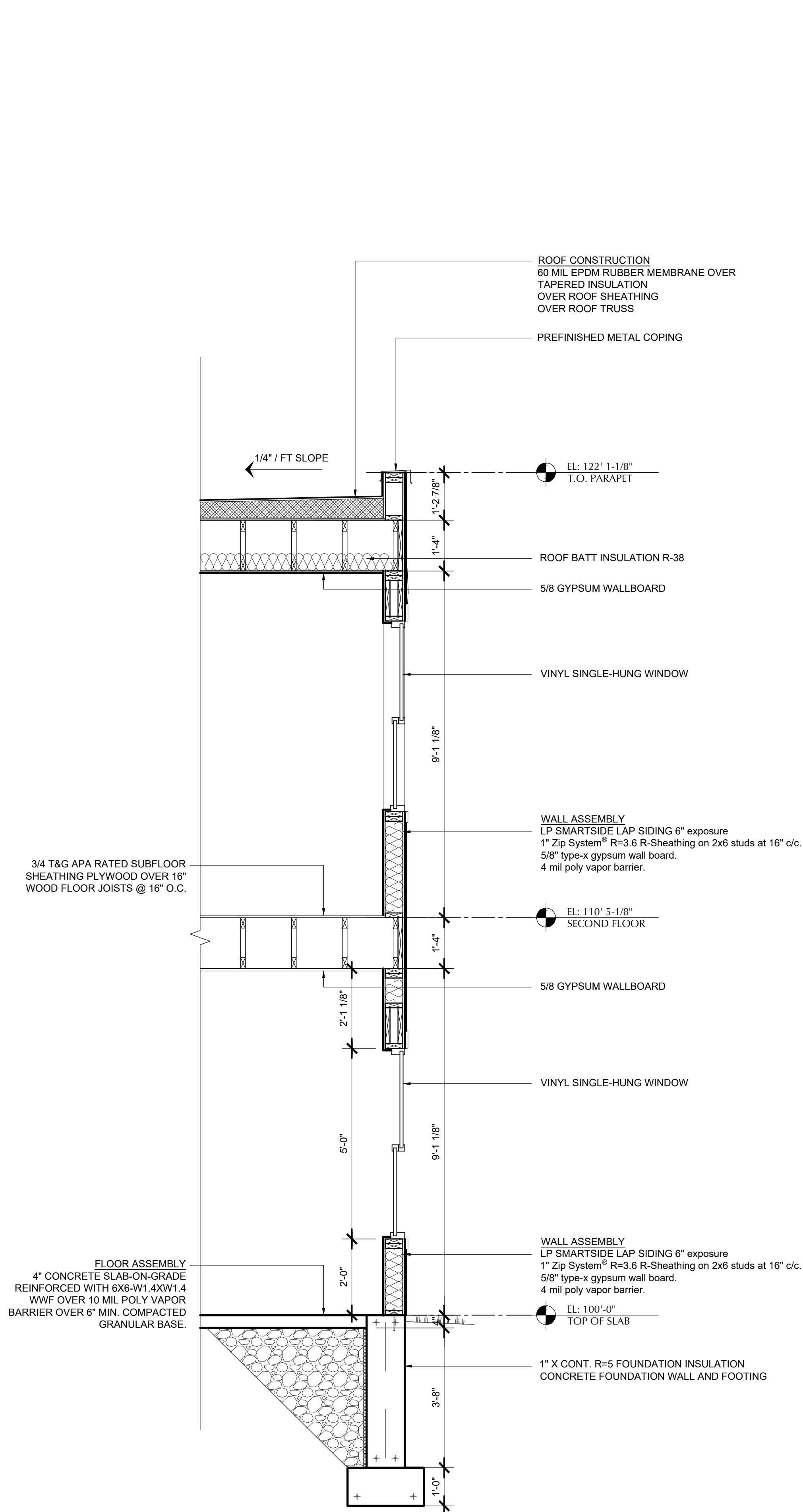
Revision:

Project Number:
22025

Sheet Title:
SECTIONS AND NOTES

Sheet Number:

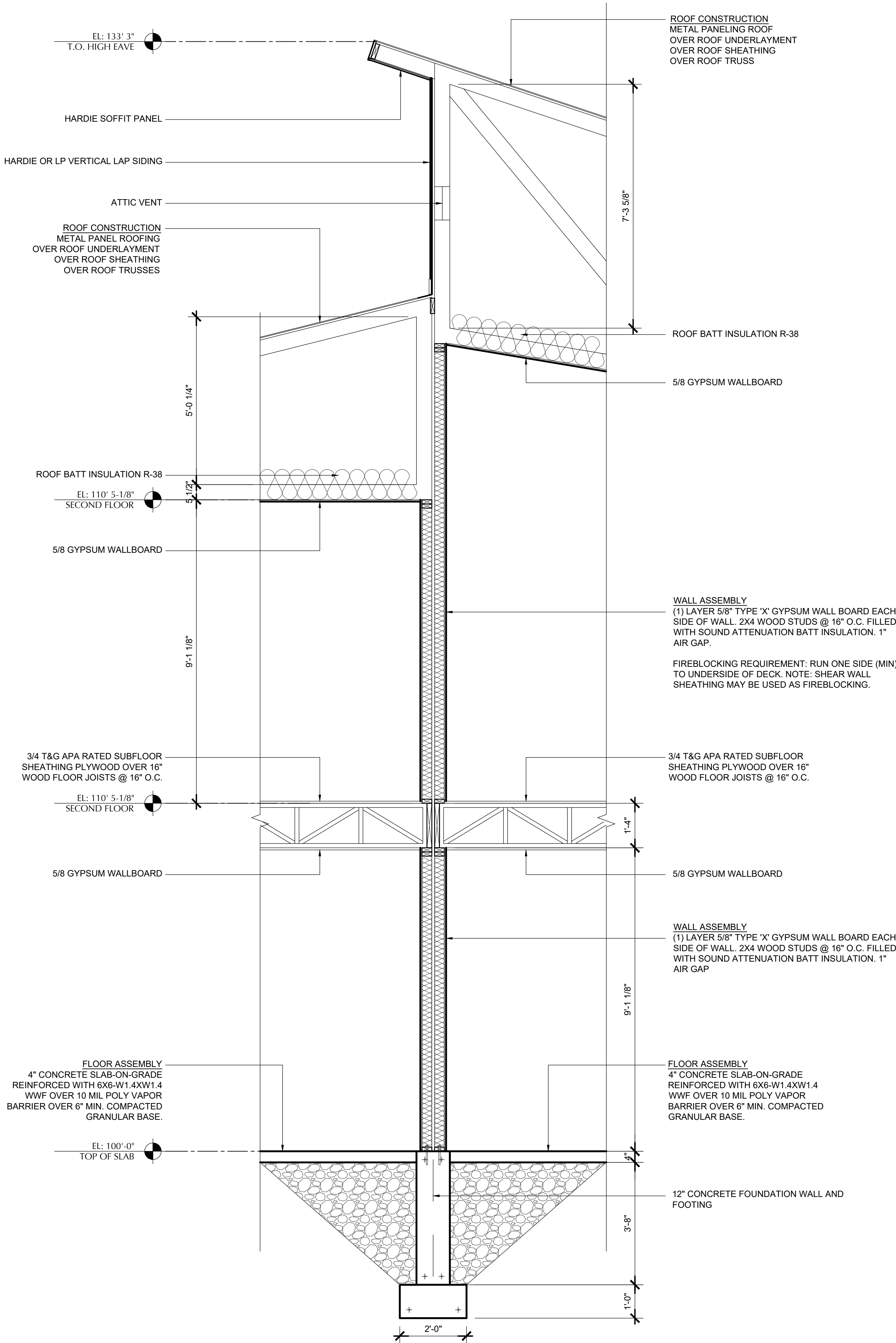
A-302



SECTION

2

1/2" = 1'-0"



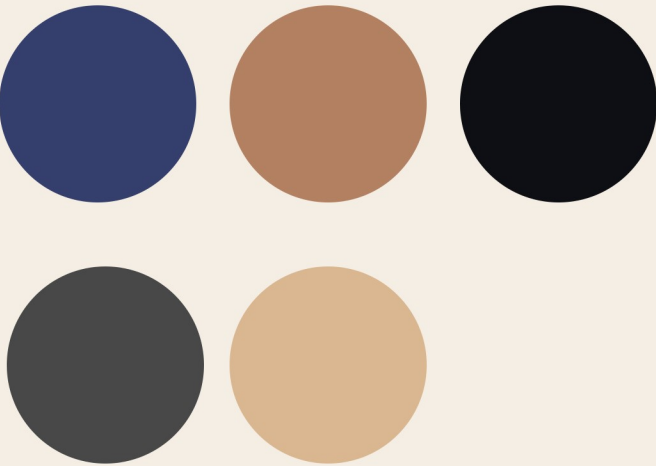
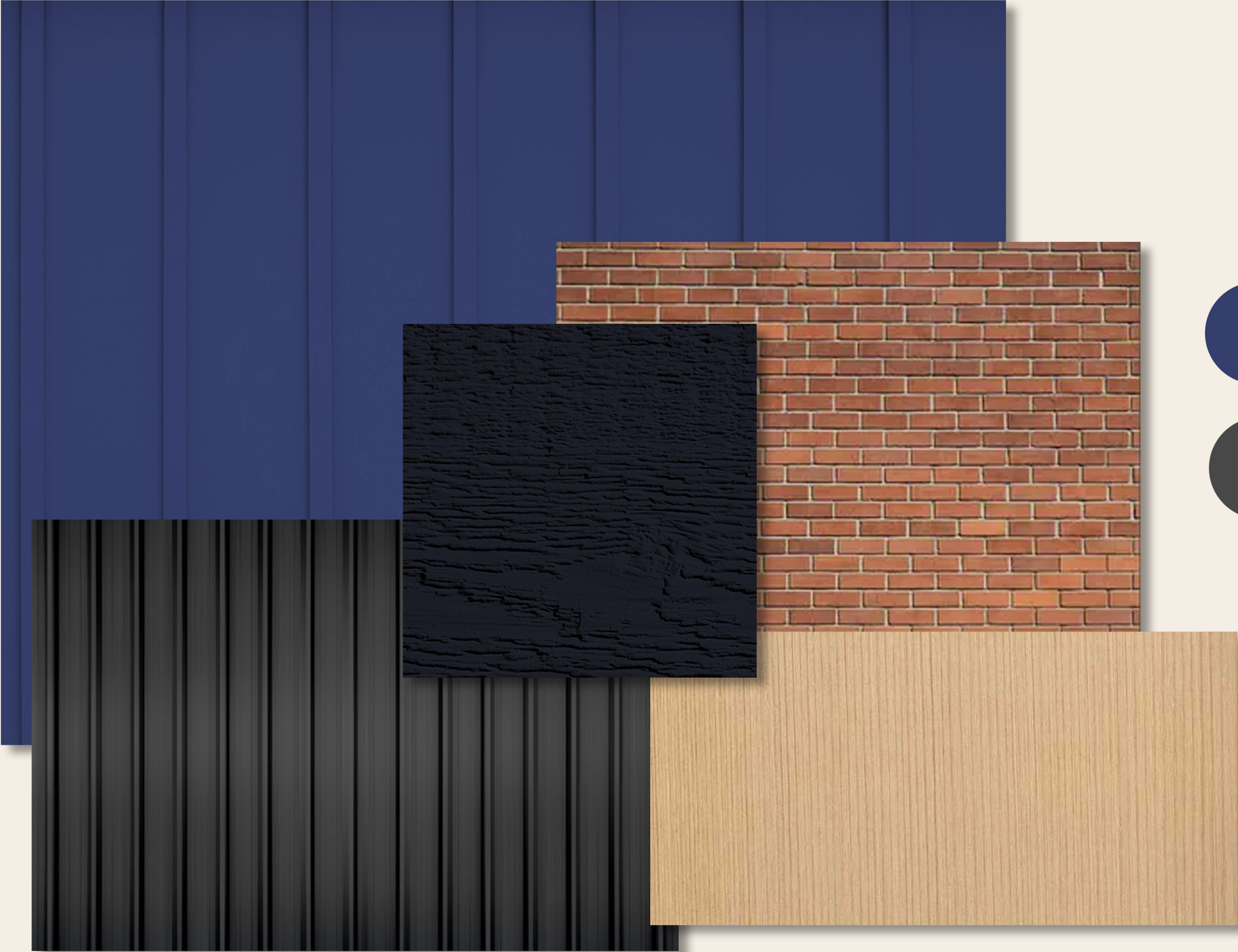
SECTION

1

1/2" = 1'-0"

FOREST VIEW Townhomes

08 / 29 / 2023



Catalog #		Date		Prepared by	
Project		Type		Notes	



HALO OUTDOOR FE Series Entry Light

The FE series LED Entry Wall Sconces provides years of maintenance free operation by not having to replace bulbs. It comes in three different varieties including Standard, Lumen Selectable & a Motion Activated version with an always on Ambient Glow ring. Lumen output ranges from 800 lumens for Basic version up to 1200 lumens for the Lumen Select version. Highly durable & corrosion resistant polycarbonate construction in textured Bronze and White finish.

This modern Wall Sconce light looks great on porches, decks, front entryways, garages and more. Great for residential or commercial applications. This fixture features a Dusk-to-Dawn photocell to help automate your outdoor lighting. It mounts easily to an existing junction box on the wall simply and easily. Designed for outdoor use and will add pleasant security light where you need it.

Typical Applications

Outdoor Area/Site • Residential • Retail

Interactive Menu

- Order Information [page 2](#)
- Product Warranty [page 2](#)
- Photometric Data [page 2](#)

Product Certification



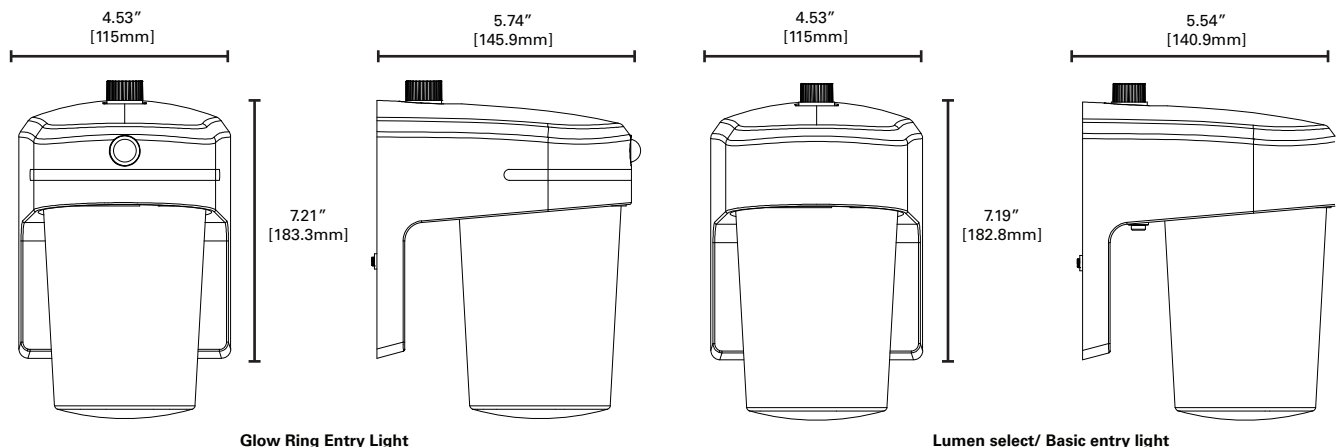
Product Features



Top Product Features

- Replaces up to 60W/75W Incandescent or 13W/26W CFL fixtures
- Durable weather resistant polycarbonate construction
- Built in photocontrol for Dusk-to-Dawn operation with optional cap provided to make fixture switch operated
- Motion sensor automatically turns lights on when motion is detected- FE10 Series
- UV rated frosted polycarbonate lens provides smooth diffuse light
- Perfect for security lighting for residential and light commercial application
- Available in textured bronze and white finish
- 5-year limited warranty

Dimensional and Mounting Details



Order Information

SAMPLE ORDER NUMBER: **FE08A40FDB / FE12S40FDW/ FE10A35GLMB**

Series	Lumens	Type	CCT	Configuration	Colors
FE=Entry Light	08=800 Lumens (Nominal)	A=Fixed Lumen	40=4000K	FD=Flood + Dusk-to-Dawn	B=Bronze W=White
	12=1200/900/700 Lumens (Nominal) *Selectable Lumen only	S=Selectable Lumen			
	10=1000 Lumens (Nominal) *Glow Ring only	A=Fixed Lumen	35=3500K *Glow Ring Only	GLM=Glow ring with Motion Sensor and Dusk-to-Dawn sensor	

*All combination do not exist- only for illustrative purposes. See below for a list of available products

Product Specifications

Construction

- Durable, UV resistant polycarbonate housing suitable for wet locations
- Suitable for wall or eave mounting
- Mounts to most standard recessed junction boxes
- Optional shorting cap provided in box for switch activated operation

Optics

- UV resistant frosted lens for smooth diffuse light distribution
- 4000K(FE08, FE12) & 3500K(FE10A) CCT's available ideal for security applications

Electrical

- Electrical operating voltage 120VAC 60Hz
- Built to last with maintenance-free LEDs with L70 lifetime of 50,000 hours (FE12S and FE10A Series) and 25000 hours (FE08 Series)

Motion Sensor

- 120° degree PIR sensor with a detection range up to 15ft distance(FE10A)
- Fixture operating temperature of -30°C to 40°C
- Integral photocell allows for night time ON / daytime OFF operation
- External supply wiring 75°C minimum
- In motion mode, fixture will remain ON for 3 minutes once the motion ceases to exist (FE10A Series)

Compliance

- UL certified for US and Canada for wet locations
- EMI/RFI emissions per FCC 47CFR Part 15B
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11

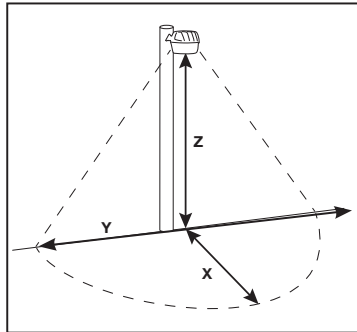
Finish

- Textured Bronze and White Finish

Warranty

- Five year limited warranty
- Consult website for details cooperlighting.com/legal

Suggested Mounting Height



X = Forward Throw
Y = Wall Spread
Z = Mounting Heights

Notes:
Forward throw X = 1/2 Y
for wall-mount applications only
See IES files for detailed photometry

Minimum Footcandles (FC)		0.50 FC					
Mounting Height (Z)		8'		10'		12'	
Catalog Number	Lumens	X	Y	X	Y	X	Y
FE08A40FDB	789	8.8	17.6	8	16	--	--
FE08A40FDW	976	9.6	19.2	9.5	19	8.4	14.4
FE12S40FDB	1272	10.4	20.8	11	22	9.6	19.2
FE12S40FDW	1484	12	24	12	24	12	23
FE10A35GLMB	995	9.6	19.2	9	18	6	12
FE10A35GLMW	1161	10	20	10	20	9	18

Photometric Data

Series	Voltage (V)	Power (W)	Delivered Lumens (lm)	Efficacy (LPW)	CCT	CRI	Controls
FE08A40FDB	120V	7.6	788	105	4000K	83	INTEGRATED PHOTOCELL
FE08A40FDW	120V	7.9	977	124	4000K	83	INTEGRATED PHOTOCELL
FE12S40FDB	120V	11.4	1271	112	4000K	82	INTEGRATED PHOTOCELL
FE12S40FDW	120V	11.5	1485	129	4000K	82	INTEGRATED PHOTOCELL
FE10A35GLMB	120V	13.6	994	73	3500K	82	MOTION SENSOR + INTEGRATED PHOTOCELL
FE10A35GLMW	120V	13.6	1161	86	3500K	82	MOTION SENSOR + INTEGRATED PHOTOCELL

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail LED

Area / Site Luminaire

Product Features



Product Certifications



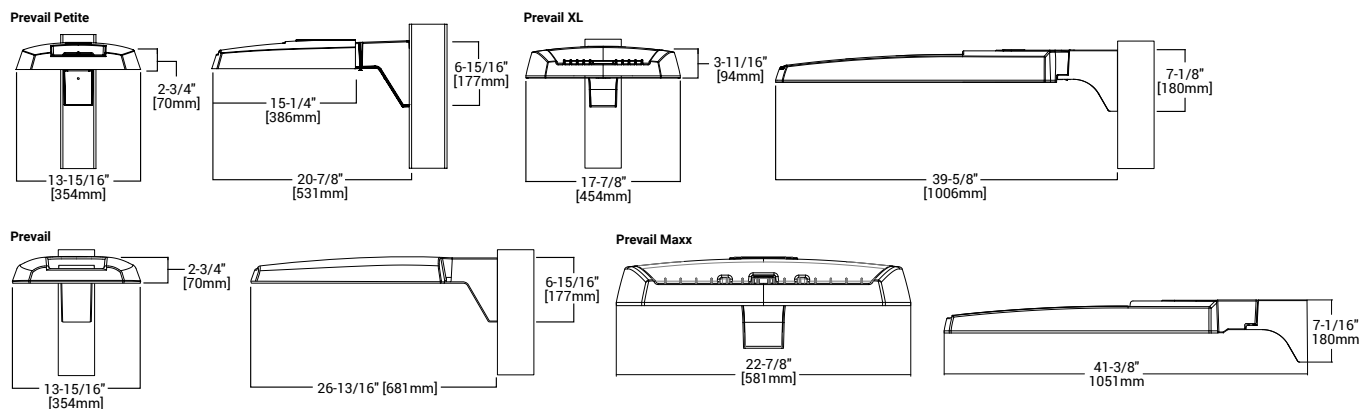
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



NOTES:

1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

Product Family ^{1,2}	Light Engine ⁴	Color Temperature	Driver	Voltage	Distribution	Mounting	Color
PRV-P =Prevail Petite BAA-PRV-P =Prevail Petite BAA Compliant ³ TAA-PRV-P =Prevail Petite TAA Compliant ³	C10 =(1 LED) 4,900 Nominal Lumens C15 =(1 LED) 6,900 Nominal Lumens C20 =(1 LED) 9,800 Nominal Lumens C25 =(1 LED) 11,800 Nominal Lumens	740 =70CRI, 4000K 727 =70CRI, 2700K 730 =70CRI, 3000K 750 =70CRI, 5000K 8540 =85CRI, 4000K	D =Dimming (0-10V)	UNV =Universal (120-277V) H =High Voltage, 347-480V 8 =480V ⁵ 9 =347V DV =DuraVolt (277-480V) ^{5,6}	T2 =Type II T3 =Type III T4 =Type IV T5 =Type V	SA =QM Standard Versatile Arm MA =QM Mast Arm FMA = Fixed Mast Arm ²⁸ WM =QM Wall Mount Arm ADJA-WM =Adjustable Arm-Wall Mount ³⁰ ADJA =Adjustable Arm-Pole Mount ³⁰ ADJS =Adjustable Arm-Slipfitter, 3" vertical tenon ³⁰ SP2 =Adjustable Arm-Slipfitter, 2 3/8" vertical tenon ^{28,30}	BZ =Bronze AP =Grey BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
PRV =Prevail BAA-PRV =Prevail BAA Compliant ³ TAA-PRV =Prevail TAA Compliant ³	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens						
PRV-XL =Prevail XL BAA-PRV-XL =Prevail XL BAA Compliant ³ TAA-PRV-XL =Prevail XL TAA Compliant ³	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens						
PRV-M =Prevail Maxx BAA-PRV-M =Prevail Maxx BAA Compliant ³ TAA-PRV-M =Prevail Maxx TAA Compliant ³	C200 =(9 LED) 48,000 Nominal Lumens C225 =(9 LED) 56,000 Nominal Lumens C250 =(9 LED) 65,000 Nominal Lumens C275 =(9 LED) 73,000 Nominal Lumens						
Options (Add as Suffix)			Accessories (Order Separately) ^{20,21}				
7030 =70 CRI / 3000K CCT ⁷ 7050 =70 CRI / 5000K CCT ⁷ CC =Coastal Construction finish ³¹ HSS =House Side Shield ⁸ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right 10K =10KV/10KA UL 1449 Fused Surge Protective Device 20MSP =20KV MOV Surge Protective Device 20K =20KV UL 1449 Fused Surge Protective Device HA =50°C High Ambient Temperature ⁹ PR =NEMA 3-PIN Twistlock Photocontrol Receptacle ¹¹ PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹¹ MS/DIM-L08 =Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height ^{12,13,22,28} MS/DIM-L20 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting Height ^{12,22,13} MS/DIM-L40 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting ^{12,13} SPB1 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height ^{12,14,22} SPB2 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height ^{12,14,22} SPB4 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting Height ^{12,14,28,29} ZW =Wavelinx-enabled 4-PIN Twistlock Receptacle ¹² ZD =DALI-enabled 4-PIN Twistlock Receptacle ¹² ZW-SWPD4XX =WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,15,16,17,28} ZW-SWPD5XX =WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,15,16,17,28,29} ZD-SWPD4XX = WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,15,16,17,22} ZD-SWPD5XX =WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,15,16,17,28,29} (See Table Below) =LumenSafe Integrated Network Security Camera ^{18,19}			PRVSA-XX =Standard Arm Mounting Kit ²² PRVMA-XX =Mast Arm Mounting Kit ²² PRVWM-XX =Wall Mount Kit ²² PRV-ADJA-XX =Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX =Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX =Standard Arm Mounting Kit ²⁹ PRVXLMA-XX =Mast Arm Mounting Kit ²⁹ PRVXLWM-XX =Wall Mount Kit ²⁹ PRV-XL-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁹ PRV-XL-ADJS-XX =Adjustable Arm - Slipfitter Kit ²⁹ PRV-XL-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²⁹ PRV-M-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁸ PRV-M-ADJS-XX =Adjustable Arm - Slipfitter Kit ²⁸ PRV-M-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²⁸ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon SRA238 =Tenon Adapter from 3" to 2-3/8" PRV/COB-FDV =Full Drop Visor ²³ PRVXL/COB-FDV =Full Drop Visor ¹⁸ HS/VERD =House Side Shield Kit ^{8,24} VGS-F/B = Vertical Glare Shield Kit, Front/Back ²⁴ VGS-SIDE =Vertical Glare Shield Kit, Side ²⁴ OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁵ WOLC-7P-10A =WaveLinx Outdoor Control Module (7-PIN) ²⁷ SWPD4-XX =WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{15,16,17,22,28} SWPD5-XX =WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{15,16,17,26,28,29}				
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions I8500002EN and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Standard 4000K CCT and 70CRI. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. Use dedicated IES files on product website for non-standard CCTs. 8. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package. 9. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package. 10. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 12. Controls system is not available in combination with a photocontrol receptacle (PR & PER7) or another controls system (MS, SPB, ZD, or ZW). Option not available with DuraVolt (DV) voltage option. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).			16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 17. Replace XX with sensor color (WH, BZ, or BK). 18. Only available in PRV-XL configurations C75, C100, C125, C150, or C175. 19. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 20. Replace XX with paint color. 21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 22. Not for use with PRV-XL or PRV-M configurations. 23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P. 24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, 6 or 9). 25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 26. Requires 4-PIN twistlock receptacle (ZD or ZW) option. 27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR & PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Operates on 120-347V input voltages. 28. Only for use with PRV-M configurations. 29. Only for use with PRV-XL configurations. 30. Fixed for PRV-M.				

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

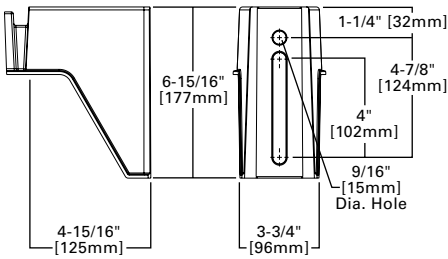
Product Family	Camera Type	Data Backhaul		
L =LumenSafe Technology 	H =Dome Camera, High Res Z =Dome Camera, Remote PTZ	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card	V =Cellular, Factory Installed Verizon SIM Card S =Cellular, Factory Installed Sprint SIM Card	E =Ethernet Networking

Stock Ordering Information

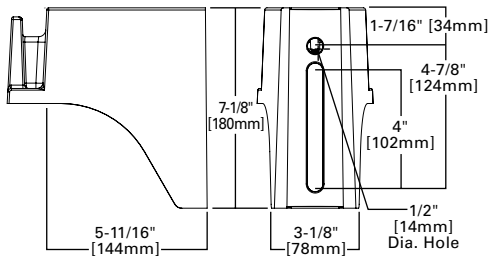
Product Family ¹	Light Engine	Voltage	Distribution
PRVS =Prevail	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens	UNV =Universal (120-277V) 347 =347V ²	T3 =Type III T4 =Type IV
PRVS-XL =Prevail XL	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens		
NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.			

Mounting Details

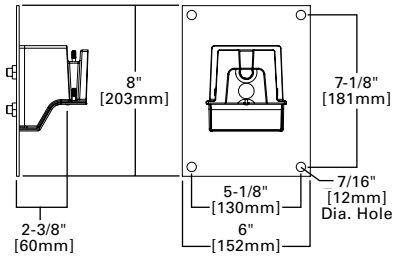
SA=QM Pole Mount Arm (PRV & PRV-P)



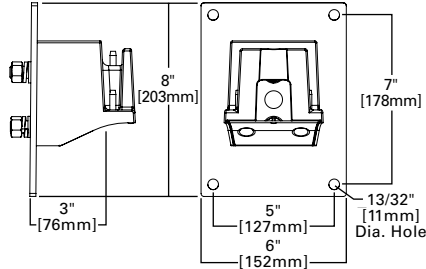
SA=QM Pole Mount Arm (PRV-XL)



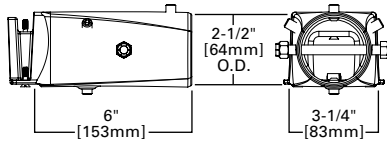
WM=QM Wall Mount Arm (PRV & PRV-P)



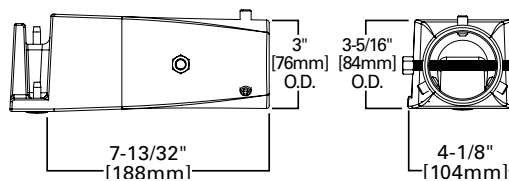
WM=QM Wall Mount Arm (PRV-XL)



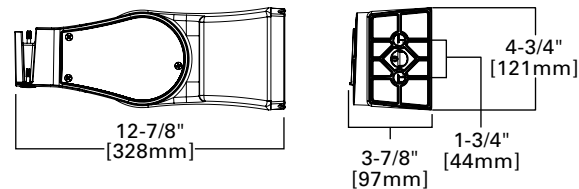
MA=QM Mast Arm (PRV & PRV-P)



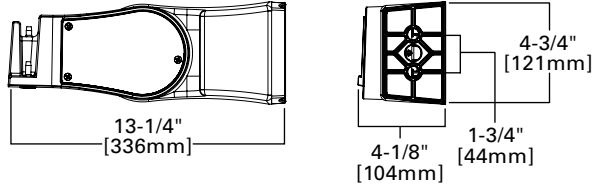
MA=QM Mast Arm (PRV-XL)



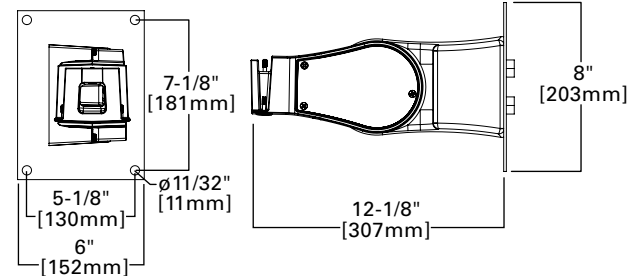
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



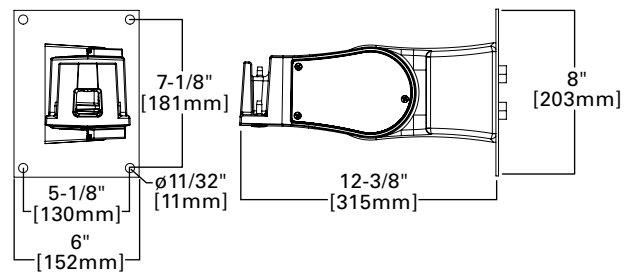
ADJA=Adjustable Arm Pole Mount (PRV-XL)



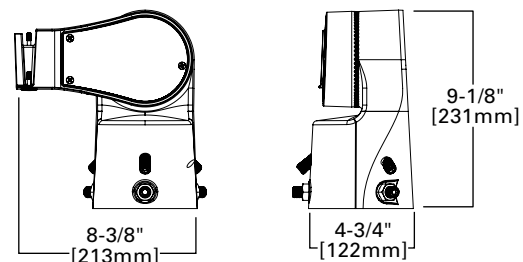
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



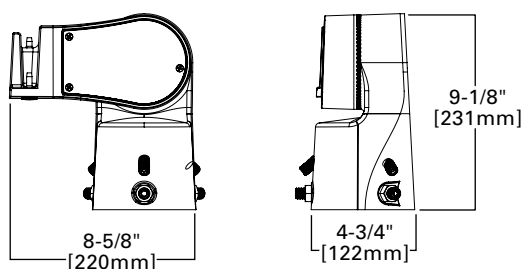
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

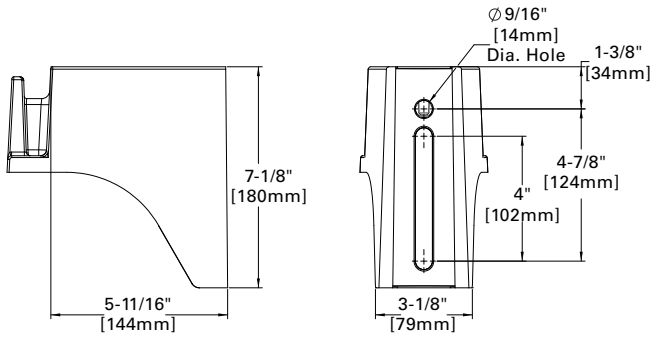


ADJS=Adjustable Slipfitter 3 (PRV-XL)

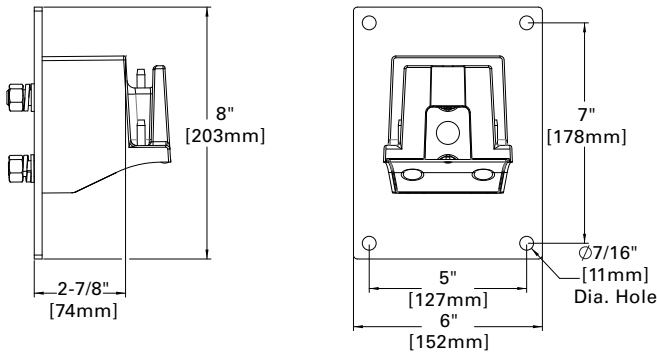


Mounting Details

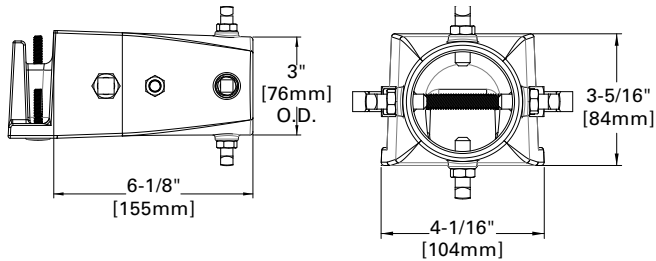
SA=QM Pole Mount Arm (PRV-M)



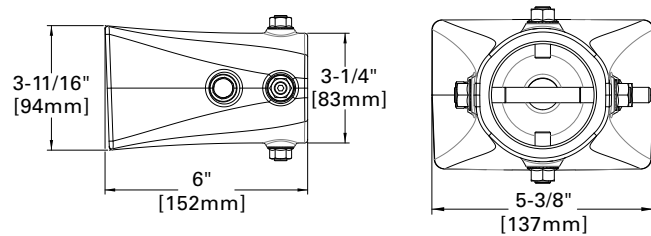
WM=QM Wall Mount Arm (PRV-M)



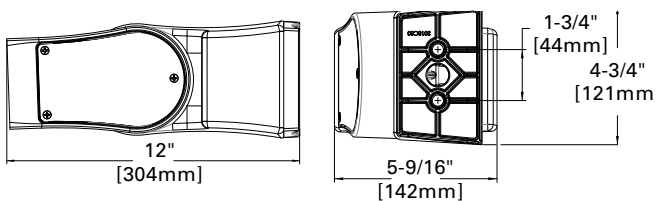
MA=QM Mast Arm (PRV-M)



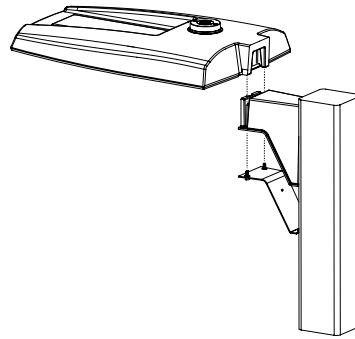
FMA=Fixed Mast Arm (PRV-M)



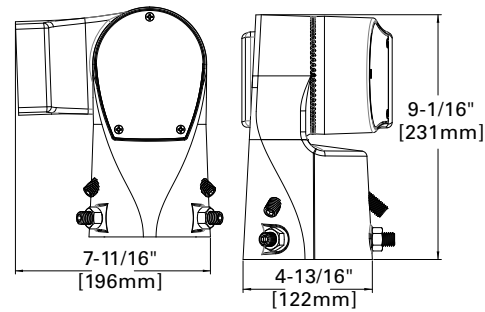
DM=Direct Pole Mount Arm (PRV-M)



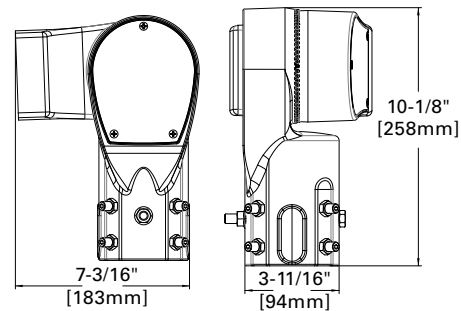
Versatile Mount System



ADJS=Adjustable Slipfitter (PRV-M)



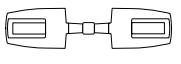
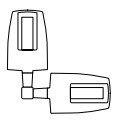
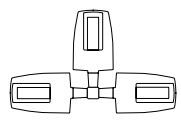
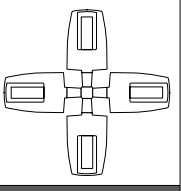
SP2=Adjustable Slipfitter 2-3/8" (PRV-M)



Mounting Details

Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

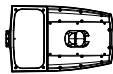
						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

Optical Configurations

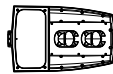
PRV-P-C10/C15/C20/C25
(4,900/6,900/9,800/11,800
Nominal Lumens)



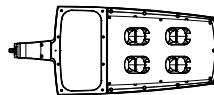
PRV-C15
(7,100 Nominal Lumens)



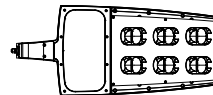
PRV-C25/C40/C60
(13,100/17,100/20,000
Nominal Lumens)



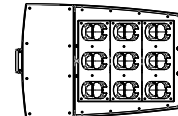
PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



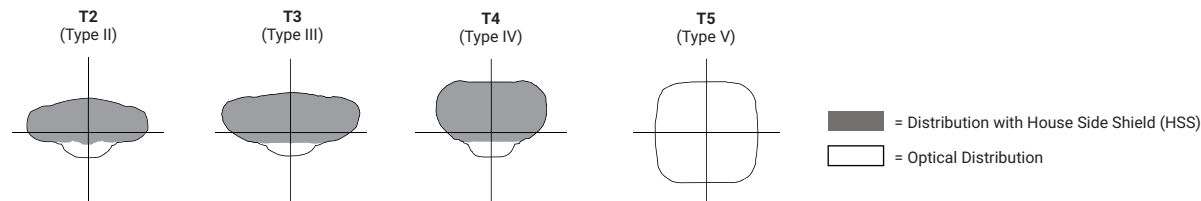
PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



PRV-M-PA6X
(50,000/60,000/70,000/80,000 Nominal Lumens)



Optical Distributions



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens



View PRV-P IES files



View PRV IES files



View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL					Prevail Maxx			
Light Engine		C10	C15	C20	C25	C15	C25	C40	C60	C75	C100	C125	C150	C175	C200	C225	C250	C275
Power (Watts)		35	49	73	94	52	96	131	153	176	217	264	285	346	346	418	487	588
Input Current @ 120V (A)		0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92	2.89	3.49	4.06	4.90
Input Current @ 277V (A)		0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25	1.26	1.51	1.72	2.06
Input Current @ 347V (A)		0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02	1.00	1.21	1.40	1.70
Input Current @ 480V (A)		0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74	0.73	0.88	1.00	1.21
Distribution ¹																		
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876	50,349	59,444	68,447	79,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141	146	142	141	135
	3000K Lumens ¹	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989	49,437	58,368	67,208	77,886
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610	50,162	59,223	68,193	79,027
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140	145	142	140	135
	3000K Lumens ¹	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727	49,254	58,151	66,958	77,596
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569	50,575	59,711	68,754	79,678
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140	146	143	141	136
	3000K Lumens ¹	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687	49,659	58,630	67,510	78,235
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349	53,531	63,201	72,773	84,335
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151	155	151	150	144
	3000K Lumens ¹	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398	52,562	62,057	71,455	82,808

NOTES:

1. For 3000K, 5000K or HSS data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.30%	> 194,000
Prevail and Prevail Petite at 40°C	87.59%	> 134,000
Prevail XL at 25°C	91.40%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000
Prevail Maxx at 25°C	91.40%	> 204,000
Prevail Maxx at 40°C	89.41%	> 158,000

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

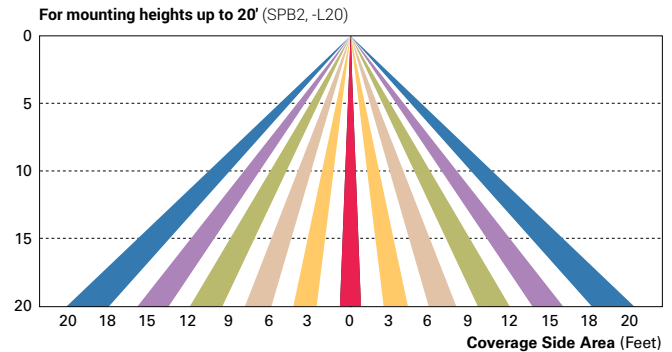
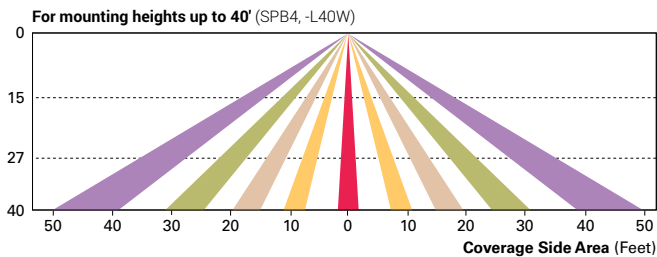
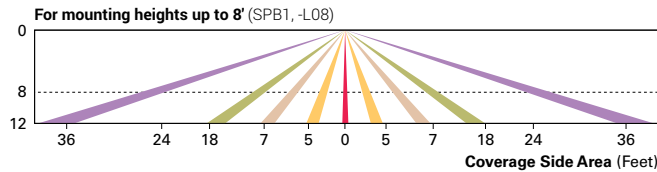
Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacles.

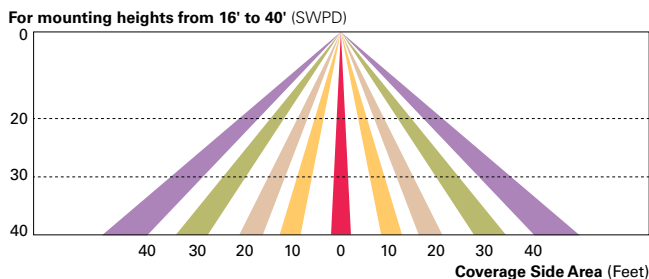
Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

DESCRIPTION

The Lumark Wal-Pak wall luminaire provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP66 Rated. Three available lamp sources including patented energy efficient LED, pulse start metal halide and high pressure sodium. UL/cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

SPECIFICATION FEATURES

Housing

Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP66 ingress protection rated.

Electrical

Ballasts, LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three 1/2" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to withstand a 6kV surge test and is Class 2 rated for 120-277V with an operating temperature of -40° to 55°C. Wal-

Pak LED systems maintain greater than 93% of the initial light output after 72,000 hours of operation. UL listed HID high power factor ballasts are Class H insulation rated (high pressure sodium: 250, 400W [-40°C / -40°F]. High efficiency HID ballasts are available in 120, 208, 240, 277, 347 and 480V.

Optical

Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, and full cutoff IESNA compliant configurations. Patented, solid state LED luminaires are thermally optimized with three lumen packages. HID models are offered in horizontal medium or mogul-based metal halide [MP] or high pressure sodium [HP] lamps.

Door Assembly

Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of

installation and maintenance. Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

Finish

Finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, bronze, black, dark platinum and graphite metallic. Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors. Options to meet Buy American and other domestic preference requirements.

Efficiency Standards Notice
Select luminaires are manufactured to USA and California efficiency regulations.



WP WAL-PAK

27, 32 and 46W

LED

250 - 400W

Pulse Start Metal Halide

250 - 400W

High Pressure Sodium

WALL MOUNT LUMINAIRE



TECHNICAL DATA

UL/cUL Wet Location Listed
IP66 Rated
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
EISA G, ARRA, Title 20 Compliant
LM79 / LM80 Compliant
DesignLights Consortium® Qualified*

ENERGY DATA

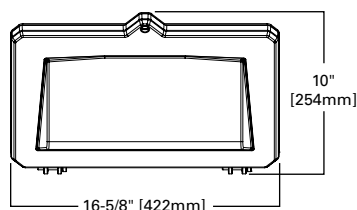
CWA Ballast Input Watts
200W HPS HPF (250 Watts)
250W MP HPF (283 Watts) G
400W HPS HPF (465 Watts)
400W MP HPF (452 Watts) G

SHIPPING DATA

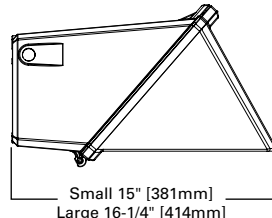
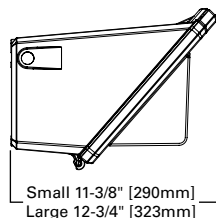
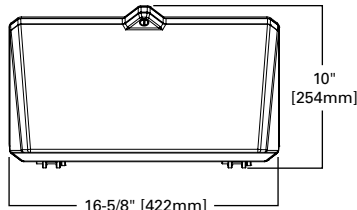
Approximate Net Weight:
32-42 lbs. (15-19 kgs.)

DIMENSIONS

BOROSILICATE GLASS DOOR (GL)



FULL CUTOFF DOOR (FC)



POWER AND LUMENS

Catalog Number	Lumens	Power Consumption (Watts)	B.U.G. Rating	Correlated Color Temperature CCT (Kelvin)	Color Rendering Index (CRI)
Borosilicate Glass Door (GL)					
LDWP-GL-3B-ED-7040	3,270	27W	B1-U3-G1	4000K	73
LDWP-GL-4B-ED-7040	4,160	32W	B1-U3-G2	4000K	73
LDWP-GL-6B-ED-7040	5,828	46W	B1-U4-G4	4000K	73
LDWP-GL-3B-ED	3,333	27W	B1-U3-G1	5000K	72
LDWP-GL-4B-ED	4,199	32W	B1-U3-G3	5000K	73
LDWP-GL-6B-ED	5,883	46W	B1-U4-G4	5000K	73
Full Cutoff Door (FC)					
LDWP-FC-3B-ED-7040	1,884	27W	B1-U0-G1	4000K	72
LDWP-FC-4B-ED7040	2,239	32W	B1-U0-G1	4000K	73
LDWP-FC-6B-ED-7040	3,137	47W	B1-U0-G1	4000K	73
LDWP-FC-3B-ED	1,912	27W	B1-U0-G1	5000K	72
LDWP-FC-4B-ED	2,279	32W	B1-U0-G1	5000K	73
LDWP-FC-6B-ED	3,192	46W	B1-U0-G1	5000K	73

CURRENT DRAW

Light Engine	3B	4B	6B
Nominal Power (Watts)	27W	32W	46W
Input Current @ 120V (A)	0.24	0.28	0.40
Input Current @ 208V (A)	0.14	0.16	0.23
Input Current @ 240V (A)	0.13	0.15	0.20
Input Current @ 277V (A)	0.11	0.13	0.18
Input Current @ 347V (A)	0.09	0.11	0.15
Input Current @ 480V (A)	0.10	0.12	0.14

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)*	Theoretical L70 (Hours)
25°C	> 93%	> 340,000
40°C	> 92%	> 316,000

* Per TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.07
15°C	1.04
25°C	1.00
40°C	0.94

ORDERING INFORMATION

Sample Number: LDWP-FC-4B-120V

Lamp Type	Product Family ³	Door Type ⁴	Lamp Wattage ⁵	Voltage ⁶
LD =Solid State Light-Emitting Diodes (LED) ^{1,2} HP =High Pressure Sodium MP =Pulse Start Metal Halide	WP =Wal-Pak BAA-WP =Wal-Pak, Buy American Act Compliant ¹¹ TAA-WP =Wal-Pak, Trade Agreements Act Compliant ¹¹	GL =Borosilicate Glass Door FC =Full Cutoff Door	LED 3B =(3 Package), 27W 4B =(4 Package), 32W 6B =(6 Package), 46W HP 250 =250W 400 =400W MP 250 =250W 400 =400W	120V =120V 208V =208V 240V =240V 277V =277V 347V =347V ⁷ 480V =480V ⁷ DT =Dual-Tap MT =Multi-Tap TT =Tri-Tap ED =Electronic LED Dimming (0-10V) Driver
Options (Add as Suffix) ⁸			Accessories (Order Separately) ¹²	
F1 =Single Fuse (Must Specify Voltage. 120, 277 or 347V) PE =Button Type Photocontrol (Must Specify Voltage. 120, 208, 240 or 277V) LL =Lamp Included Q =Quartz Restrike T4 Lamp ⁹ EM =Emergency Quartz Restrike T4 Lamp ⁹ EMLED-CD =LED Battery Backup Cold Temperature ¹⁰ 7040 =72 CRI / 4000K CCT AP =Grey BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White			WG/WPGL =Wire Guard Borosilicate Glass Lens Door WG/WPFC =Wire Guard Full Cutoff Door TR/WP =Tamper-resistant Screw and Bit VS/WPGL =Polycarbonate Vandal Shield for Borosilicate Glass Lens Door	

NOTES:

- DesignLights Consortium® Qualified and classified for DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Five-year warranty.
- Fixture color is standard bronze unless optional color is specified.
- Small housing offered for LED models. Large housing for 250W-400W. Clear glass is standard for full cutoff door types except for LD. LD full cutoff door is standard with Solite® glass.
- LED packages based on 70 CRI / 5000K package at 25°C ambient.
- See voltage chart for descriptions. 105°C Rated wire required for thru-branch wiring for units above 250W. Thru-branch wiring is rated for 40°C for LD. Higher wattage thru-branch wiring is rated for use in 25°C ambient operating environments.
- Not available with thru-branch wiring. LED will be supplied with integral step down transformer.
- Not all options can be combined. Only one emergency or battery back-up option available within the fixture. LD models utilize EMLED-CD options only for battery back-up.
- Q or EM not available with LD or E electronic ballast.
- EMLED-CD available with B models only. For use in 25°C ambient operating temperature environments. Specify 120V or 277V. EMLED-CD minimum -20°C/-4°F. Battery pack is a UL recognized component.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION - LAMP INCLUDED

Sample Number: WPL4BC

Product Family	Lamp Type	Lamp Wattage	Door/Glass Type
WP =Wal-Pak BAA-WP =Wal-Pak, Buy American Act Compliant ³ TAA-WP =Wal-Pak, Trade Agreements Act Compliant ³	L =LED ^{1,2} P =Pulse Start Metal Halide S =High Pressure Sodium	LED 3B =27W 4B =32W 6B =46W Pulse Start Metal Halide 25 =250W 40 =400W High Pressure Sodium 25 =250W 40 =400W	[Blank] =Standard C =Full Cutoff Door

NOTE: 1 Five-year warranty. 2. DesignLights Consortium® Qualified and classified for DLC Standard and DLC Premium, refer to www.designlights.org for details. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

VOLTAGE CHART

MT =Multi-Tap	120, 208, 240, 277V (Wired 277V)
TT =Triple-Tap	120, 277, 347V (Wired 347V)
ED =Electronic LED Driver	120-277V (Universal - 50-60Hz)

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday, April 20, 2023 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

Trustee Kruepke called the meeting to order at 7:00 p.m.

Members Present: Tr. Emmrich, Ryan Ganshow, Jon Molkentin, Dan Reik, and Doug Wilcox

Member Excused: President Heckendorf

Staff Present: Administrator Jen Keller, Fire Chief Aaron Swaney, Deputy Clerk/Deputy Treasurer Pam Wolf and Clerk Jilline Dobratz

Also Present: Chase Opgenorth of American Architectural Group, Inc.

2. Approval of Minutes for the Plan Commission Meeting of March 16, 2023

Motion by Doug Wilcox, second by Tr. Emmrich to approve the Plan Commission minutes of March 16, 2023.

Vote: 6 ayes, 0 nays. Motion carried.

3. Concept Plan – Jackson Townhouses for properties identified as Tax Parcels: V3_019700N, V3_019700U, V3_019700T – James Kupfer

Chase Opgenorth gave an overview of the concept plan. Administrator Keller spoke regarding the modified plan, storm water management, setbacks and staff comments. It was stated the proposal included rental occupied units, with comparable rental rates to Rosewood. Chief Swaney stated it would be necessary to remove the island or reduce the size for fire equipment to be able to maneuver. Jon Molkentin inquired on a variation of visual enhancements of the property and having a variety of roof types or another variety. Tr. Emmrich stated a stop sign may need to be looked at in the future for the access at Eagle Drive.

4. Proposed Amendment to Village of Jackson Comprehensive Plan – Resolution #23-09

Administrator Keller gave background information.

Motion by Doug Wilcox, second by Ryan Ganshow to adopt Resolution #23-09 amending the definition of “Medium Density Residential” contained within the Village of Jackson Comprehensive Plan as presented.

Vote: 6 ayes, 0 nays. Motion carried.

5. Three-Lot Certified Survey Map (CSM) for property identified as Tax Key: V3_053600C – Village of Jackson

Motion by Doug Wilcox, second by Jon Molkentin, to recommend to the Village Board approval of the Three-Lot Certified Survey Map for Parcels V3_053600C.

Administrator Keller provided information on the lots stating the Village is under contract with lot one in which conditions must be met in order to close on the property. One of the terms of the offer is the seller produces a CSM that the buyer is agreeable to.

Vote: 6 ayes, 0 nays. Motion carried.

6. Citizens to Address the Plan Commission

No comments were provided.

7. Adjourn

Motion by Tr. Kruepke, second by Tr. Emmrich to adjourn.

Vote: 6 ayes, 0 nays. Meeting adjourned at 7:15 p.m.

Respectfully submitted,

Jilline Dobratz, *MMC/WCPC*
Village Clerk



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: November 14, 2023

Agenda Item: # 8

To: Plan Commission

From: Collin Johnson, Director of Inspections/Zoning

Subject: Ordinance #23-17 - Establishing R-1 Zoning for Parcel V3_052200A - Just Two Neighbors, LLC

Background and Analysis:

Just Two Neighbors, LLC own Parcel #V3_052200A, which was recently annexed from the Town of Jackson to the Village of Jackson. Upon annexation, a temporary zoning designation of R-1 Single-Family Residential was assigned to the property, which also includes a single-family home. The owner is now requesting the Village establish permanent zoning of R-1 Single-Family Residential to the property.

Comprehensive Plan & Zoning Impacts:

The parcel is designated as Medium-Density Residential within the Land Use Plan contained in the 2050 Comprehensive Plan. The proposed zoning and use are consistent with that designation.

Site Plan:

A Plat of Survey of the parcel is attached for reference.

Review Procedures:

The Plan Commission is advisory and the Village Board makes the final decision after a public hearing.

Signage:

Not applicable.

Additional Staff Comments:

None.

Notice Requirements:

1. Posting on the agenda; and
2. Publication of a Class II legal notice of public hearing; and
3. Notification of all other municipalities located within 1,000 feet of the subject property.



Taking the lead in Washington County.

Potential Action:

1. Motion to recommend the Village Board approve Ordinance #23-17 establishing R-1 Single-Family Residential Zoning for Parcel #V3_0452200A and to amend the Village of Jackson Zoning Map accordingly.

Attachments:

1. Plan Commission Application
2. Ordinance #23-17 Amending Zoning Ordinance - Just Two Neighbors, LLC

Village of Jackson PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL
 ☐ INDUSTRIAL
 ☒ RESIDENTIAL
 ☐ OTHER _____

☐ CONDITIONAL USE
 ☐ PLANNED UNIT DEVELOPMENT
 ☐ CERTIFIED SURVEY MAP

☐ New
 ☐ New
 ☐ CONCEPT PLAN

☐ Amendment
 ☐ Amendment

☐ Special Use
 ☐ Special Use
 ☒ OTHER Residential Single Family

(For existing Cond. Use ONLY)
 (For existing PUD ONLY)

Property Address: W219 N16020 County Hwy. P Unit: _____ Jackson, WI

Parcel #: T7_052200A Lot Size: 48,744 sq. ft. Building Area: 1,600 sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☒ Other Temp R-1 Floodplain: Y 0

APPLICANT INFORMATION

Name(s): Just Neighbors LLC

Mailing Address: 9730 W Bluemound Road Ste 22 Wauwatosa State WI Zip 53226

Office: (____) _____ Cell: (414) 403-6244 Fax: (____) _____

Email: chris@homewire.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

D/B/A: _____ FEIN #: _____ -

Mailing Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Same as applicant

Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: N/A

Primary Contact: _____

Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: We are requesting the property be re-zoned from temp R-1 to permanent R-1

Provide a brief overview of proposed use(s) of entire property and/or lease space: Residential single family use will remain the same, no changes as current

Hours of Operation: N/A

Provide a brief overview of proposed daily on-site operations: N/A

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: None

Describe all businesses, properties and other entities located adjacent to the proposed use: N/A

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: None

Describe any proposed grading, and/or stormwater management plan: N/A

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: N/A

Describe any proposed on-site security measures including site lighting: N/A

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): N/A

Describe the projected traffic circulation and impacts: None

List all setbacks from rights-of-way and property lines and height limitations: See plat of survey

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: None

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?

☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: None

If construction is proposed, describe proposed exterior building materials (type, color, etc.): N/A

Describe any site-specific features/constraints, etc.: None

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: None

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): None

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: None

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print):

Chris Buttrum

Applicant Signature:

Chris Buttrum

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

09/28/23

SUBMIT TO:

Village of Jackson – Building Inspection Dept.
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO:

Payment is required at the time of submittal.
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director:
For questions concerning **application submittal, zoning, or technical questions.**

Phone:
(262) 677-9696 x810

Email:
collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, 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. This approval 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 this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (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.

----- THIS PAGE FOR VILLAGE USE ONLY -----

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: 9-29-23
Amount: \$ 425.00
Payment Type: CH CO / CASH
Check/Rcpt. #: 39967711
Received By: em

W219 N16020 CTY HWY P



9/29/2023, 3:17:00 PM

 Override 1

☐ Current Parcel

Lot Number

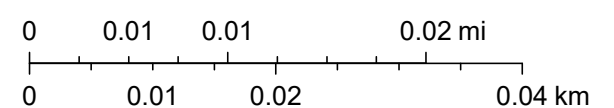
Certified Survey Number

Subdivision Name

Leader Lines

Parcel Taxkey & Acreage

1:614





AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis, IN 46278
24hr. Customer Service #: 888-604-7888

Utilities/fees Payment Confirmation (Ref #: 39967711)

PLC: Village Of Jackson
A00048 N168 W19851 Main Street
Jackson, Wisconsin 53037
For: Utilities/fees

Date: 09/29/2023 12:37 EDT

TRANSACTION INFORMATION

Name: Rocketmen Investments

Transaction Reference #: 39967711

Utility Account #:

Transaction Date/Time: 09/29/2023 12:37 EDT

Building Permit #:

Parking Ticket #:

**Police Dept
Program:**

**Fire Department
Program:**

General: Plan Commission Application Fee For
Rezoning Of Parcel V3_052200a

BILLING INFORMATION

Name: Rocketmen Investments

Address: 9730 W. Bluemound Road
Suite 22

City, State Zip: Wauwatosa, WI 53226

Phone #: (414)403-6244

Card #: xxxx-xxxx-xxxx-2029

PAYMENT INFORMATION

Approval #: 215829

Payment Amount: \$425.00

Service Fee: \$12.54

Total Amount: \$437.54

The service fee is not refundable.

ATTENTION CARDHOLDER

If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid

ORDINANCE #23-17

TO ESTABLISH PERMANENT ZONING FOR PARCEL V3_052200A IN THE VILLAGE OF JACKSON AND TO AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO SECTION 48.34 OF THE MUNICIPAL CODE

THE VILLAGE BOARD OF THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, does hereby ordain the following changes to the Village Code:

WHEREAS, the parcel of land known as Tax Key V3_052200A was annexed to the Village of Jackson under Ordinance #22-17 on January 10, 2023; and

WHEREAS, upon annexation, the parcel was assigned temporary zoning of R-1 Single-Family Residential; and

WHEREAS, the property owner, Just Two Neighbors, LLC has submitted a zoning petition requesting the parcel be assigned the permanent zoning classification of R-1 Single-Family Residential to the Village of Jackson Plan Commission for report and recommendation; and

WHEREAS, the Village Board conducted a public hearing on November 14, 2023; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of R-1 Single-Family Residential be made; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the zoning classification is consistent with the Village's Comprehensive Plan, and having based its determination on the effect of granting of said zoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the zoning classification will not violate the spirit or intent the zoning ordinance for the Village of Jackson, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

NOW, THEREFORE BE IT RESOLVED, the Village of Jackson Village Board, Washington County Wisconsin ORDAINS AS FOLLOWS:

Section 1. Zoning Map Change

The subject property is hereby zoned R-1 Single-Family Residential, as described above, and depicted as Parcel V3_052200A, attached hereto as Exhibit A, and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning of the subject property.

Section 2. Effective Date

This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

The Village Clerk and Village Administrator are hereby authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this Ordinance.

Introduced by: _____

Seconded by: _____

Vote: _____aye _____nay

Passed and approved _____

VILLAGE OF JACKSON

By: _____
Brian J. Heckendorf, Village President

Attest:

Anastasia Gonstead, Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted copies of this Ordinance on bulletin boards at the Jackson Municipal Complex, Post Office and one other location in the Village.

Village Official

Date



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: November 14, 2023
Agenda Item: # 9
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Conditional Use and Site Plan Review - N173W11843 Northwest Passage - Manzoor Enterprises, LLC - Design 2 Construct

Background and Analysis:

On behalf of their client, Manzoor Enterprises, LLC, Design 2 Construct is proposing to develop a vacant parcel located in the Northwest Business Park along County Trunk P. The parcel, located along the south side of Northwest Passage, contains 218,500 sq. ft., or 5.017 acres. There are wetlands located along the south side of the property impacting the developable area. Similar industrial uses border the property further to the south and across the road to the north. Village Well #5 and a vacant parcel are adjacent to the west property line and a retention pond abuts the parcel to the east.

The development will include a 50,000 sq. ft. industrial warehouse and office building, constructed of pre-cast concrete and steel. The main entrance, one 14' x 14' overhead garage door, and two loading docks will be located along the west building facade. Water and sewer service will be accessed from the west side of the parcel.

Site access is located at the northwest corner and includes a 30-foot wide driveway and an asphalt paved parking lot with a total of twenty-two (22) parking spaces, including one van accessible ADA parking spot. A concrete walkway will provide access from the parking area to the building entrance. An additional gravel access drive is proposed near the northeast corner of the building, providing access to the east side of the building, as well as acting as a fire access lane as required by code.

A bioretention pond is proposed along the south side of the building to accommodate onsite stormwater management requirements.

Typical landscape elements, trees, and decorative plantings are proposed for the north and partial west side of the building.

Standard building code requirements are applicable. A complete NFPA fire sprinkler system will be provided throughout the building. Building plans are subject to review and approval by the State of Wisconsin, Department of Safety and Professional Services.

Comprehensive Plan & Zoning Impacts:

The subject property is listed as Industrial under the Village Comprehensive Plan, allowing for manufacturing, industrial, and related uses. The property is zoned Planned Unit Development (PUD). The proposed use is consistent with both the Comprehensive Plan and designated zoning.



Taking the lead in Washington County.

Site Plan:

See attached site plan and location map.

Review Procedures:

The Plan Commission is advisory and the Village Board makes the final decision following a public hearing.

Signage:

None proposed at this time.

Additional Staff Comments:

None.

Notice Requirements:

1. Posting in the agenda; and
2. Notification of all contiguous property owners; and
3. Class II Legal Notice

Potential Action:

1. Motion to recommend the Village Board approve/deny the Conditional Use and Site Plan Request for Manzoor Enterprises, LLC. If approved, it shall be subject to the following conditions:
 1. Village approval of the onsite stormwater plan; and
 2. Upon receipt of a written complaint and review by the Plan Commission, the Conditional Use Approval may be subject to additional regulation and/or potential revocation by the Village.

Attachments:

1. Plan Commission Application
2. Letter of Intent
3. Property Owner Acknowledgement
4. Location Map
5. Certified Survey Map
6. Site & Construction Plans with Photometrics

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☒ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☒ CONDITIONAL USE

☒ New
☐ Amendment
☐ Special Use
(For existing Cond. Use ONLY)

☐ PLANNED UNIT DEVELOPMENT

☐ New
☐ Amendment
☐ Special Use
(For existing PUD ONLY)

☐ CERTIFIED SURVEY MAP

☐ CONCEPT PLAN

☐ OTHER _____

Property Address: N173 W11843 Northwest Passage Unit: N/A Jackson, WI

Parcel #: 048900W001 Lot Size: 5 acres sq. ft. Building Area: 50,000 sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☒ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Mark Hertzfeldt - Design 2 Construct

Mailing Address: N173W21010 Northwest Passage Jackson State WI Zip 53037

Office: (262) 677-9933 Cell: (262) 224-1342 Fax: ()

Email: mhertzfeldt@design2construct.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: Manzoor Enterprises

D/B/A: Quaisar Manzoor FEIN #: -

Mailing Address: N117 W18654 Fulton Drive, Germantown State WI Zip 53022

Office: (262-436-9002 Cell: () Fax: ()

Email: quasargems@gmail.com

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Same as Business Information

Address: _____ State _____ Zip _____

Office: () Cell: () Fax: ()

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Design 2 Construct

Primary Contact: Mark Hertzfeldt

Address: N173W21010 Northwest Passage, Jackson State WI Zip 53037

Office: (262) 677-9933 Cell: (262) 224-1342 Fax: ()

Email: mhertzfeldt@design2construct.com

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: _____
Site, Building and Use for a new development

Provide a brief overview of proposed use(s) of entire property and/or lease space: _____
This building will be used as a Distribution warehouse. Currently has 7 employees and anticipates adding up to 5-7 additional
Approximately 2 Trucks per day

Hours of Operation: Monday - Friday 9am - 5pm, No weekend hours

Provide a brief overview of proposed daily on-site operations: _____
This is a new 50,000 sf industrial building on a previously vacant lot

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: _____
None

Describe all businesses, properties and other entities located adjacent to the proposed use: _____
North: like industrial business, East: stormwater pond, West: Village of Jackson pump house, South: Wetland and like industrial business

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: _____
New 50,000 sf industrial building, requisite site development of paving - loading, fire department access drive, stormwater device.

Describe any proposed grading, and/or stormwater management plan: _____
Please refer to submitted grading plan

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____
Please refer to the submitted landscape plan

Describe any proposed on-site security measures including site lighting: _____
Provided one pole light in parking field, 4 light bolards, wall packs - please refer to the submitted photometric
No other security measures

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____
Building will be protected with an ESFR sprinkler system

Describe the projected traffic circulation and impacts: _____

Traffic will enter the property from Northwest Passage. This is a well established thoroughfare for industrial traffic and should not see any disruption from this new use. 2 Truck deliveries or shipments per day.

List all setbacks from rights-of-way and property lines and height limitations: 30' street yard, 10' side and rear yard

Proposed building will be 28'-0" tall

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: _____

None

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?

☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: _____

Owner proposes to install signage on the building.

Signage will come to the plan commission under a separate application when the design is complete. Not part of this request

If construction is proposed, describe proposed exterior building materials (type, color, etc.): _____

Primary building material will be precast concrete -Painted. Aluminum storefront and a metal expansion wall on the east

A metal canopy will be installed at the east entry. Trash enclosure will be of precast and metal gate

Exterior building colors are yet to be determined

Describe any site-specific features/constraints, etc.: _____

Wetland to the south and east

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____

Parking is proposed to provide for employees and visitors. This business does not receive many visitors.

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): _____

No specific screening from adjacent properties is proposed

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____

Trash enclosure on west side of building far removed from Northwest Passage with access gates facing away from the road

Projected Sewer/Wastewater Usage: TBD gal/year

Projected Water Usage: TBD gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print): Mark Hertzfeldt

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 09.29.2023

SUBMIT TO: **Village of Jackson – Building Inspection Dept.**
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO: **Payment is required at the time of submittal.**
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director: For questions concerning application submittal, zoning, or technical questions.
Phone: (262) 677-9696 x810
Email: collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, 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. This approval 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 this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (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.

VILLAGE APPROVAL:

☐ **TEMPORARY** *Expiration Date:* _____, 20____

Plan Commission Approval: *Meeting Date:* _____, 20____

Village Board Approval: *Meeting Date:* _____, 20____

In-House Approval (O-T-C): *Date:* _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 275833

Date: 9/28/2023

Check

RECEIVED
FROM

DESIGN 2 CONSTRUCT

\$175.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	175.00
	COND USE/SITE PLAN REVIEW	

TOTAL RECEIVED	175.00
----------------	--------

Receipt Memo: PLAN COMM COND USE/CK#116950



Development Department
Village of Jackson
W194 N16660 Eagle Drive
Jackson, WI 53037

Re: Quasar Gems

Introduction:

Included with this project narrative you will find the graphical information regarding the proposed business development located on the vacant lot on Northwest Passage in the industrial park. The proposed development will be a relocation of an existing business, Quasar Gems, currently located the Village of Germantown. The new development will include a new free-standing 50,000 square foot single story industrial building and the requisite site development needed to support the new building.

Existing Site:

The existing site is approximately 5.02 acres and is currently vacant. The site frontage is Wetland to the south, Stormwater pond to the East, Village of Jackson pump house to the west, Like use business to the North. Vehicular access to the site is will be off of Northwest Passage.

Plan of Operation:

Quasar Gems will operate a Distribution Warehouse out of the building. Quasar Gems employees 7 employees and expects to double that number in the future. Approximately 2 truck trips per day are expected.

The office hours are Monday -Friday , 9:00am – 5:00pm, No Weekend hours.

Proposed Building/Site:

The proposed building is approximately 50,000 square feet. The site design provides 22 total parking spaces (including 1 accessible space) located along the western boundary of the site. A fire department access road is provided along the east side of the building. Site access will remain off of Northwest Passage.

The building will be constructed using a combination of painted Precast Concrete, prefinished metal canopy element, aluminum storefront glazing systems and entrances.

Signage is not part of this submittal. Signage will be submitted under a separate cover when the design is fully developed.

HVAC units are intended to be located on the roof. Central placement on the roof is proposed to screen the units from view.

N173 W21010

Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

Please refer to the enclosed civil engineering for stormwater design.

Please refer to the enclosed landscape plan for intended site plantings.

Our site lighting design includes lighting levels for the parking lots that provide an adequate level of light utilizing a combination of a single light pole and four light bolards. The light bolards are located along the east façade of the building. There are also full cut off wall packs on all four sides of the building.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This is a relocation of a long-standing established use and is consistent with the nature of the surrounding neighborhood which is currently a mix of different industrial businesses. The traffic patterns in the neighborhood are already established and will not be negatively impacted by the new development.

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

Sincerely,
Mark Hertzfeldt

A handwritten signature in black ink, appearing to read 'Mark Hertzfeldt', enclosed within a large, hand-drawn oval.

Design 2 Construct Development Corporation

State Bar of Wisconsin Form 11 - 2003
LAND CONTRACT
(TO BE USED FOR NON-CONSUMER ACT TRANSACTIONS)

Document Number

Document Name

CONTRACT, by and between D2C/GC Jackson, LLC
____ ("Vendor," whether one or more),
and Manzoor Enterprises, or assigns
____ ("Purchaser," whether one or more).

Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this Contract by Purchaser, the following real estate, together with the rents, profits, fixtures and other appurtenant interests "Property", in
Washington County, State of Wisconsin:
5 Acres of vacant land at N172 W21010 Northwest
Passage Way Jackson, WI

Recording Area

Name and Return Address

Parcel Identification Number (PIN)

This _____ homestead property.
(is) (is not)

This _____ a purchase money mortgage.
(is) (is not)

Purchaser agrees to purchase the Property and to pay to Vendor at N172
W21010 Northwest Passage Way Jackson, WI
the sum of \$ _____ in the following manner:

- (a) \$ _____ at the execution of this Contract; and
- (b) the balance of \$ _____, together with interest from the date hereof on the balance outstanding from time to time at the rate of _____ % per annum until paid in full as follows:

provided the entire outstanding balance shall be paid in full on or before September 15, 2023 ("Maturity Date"). Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal.

CHOOSE ONE OF THE FOLLOWING OPTIONS: IF NO OPTION IS CHOSEN, OPTION A SHALL APPLY:

- ☒ A. Any amount may be prepaid without premium or fee upon principal at any time.
- ☐ B. Any amount may be prepaid without premium or fee upon principal at any time after _____.
- ☐ C. There may be no prepayment of principal without written permission of Vendor.

CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NEITHER IS CHOSEN, OPTION A SHALL APPLY:

- ☒ A. Any prepayment shall be applied to principal in the inverse order of maturity and shall not delay the due dates or change the amount of the remaining payments until the unpaid balance of principal and interest is paid in full.
- ☐ B. In the event of any prepayment, this Contract shall not be treated as in default with respect to payment so long as the unpaid balance of principal and interest (and in such case accruing interest from month to month shall be treated as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been made as specified above; provided that monthly payments shall continue in the event of credit of any proceeds of insurance or condemnation, the condemned premises being thereafter excluded from this Contract.

Purchaser shall pay prior to delinquency all taxes and assessments levied on the Property at the time of the execution of this Contract and thereafter, and deliver to Vendor on demand receipts showing such payment.

Purchaser shall keep the improvements on the Property insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the amount of the full replacement value of the improvements on the Property. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of Vendor's interest, and evidence of such policies covering the Property shall be provided to Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided Vendor deems the restoration or repair to be economically feasible.

- ☒ Purchaser is required to pay Vendor amounts sufficient to pay reasonably anticipated taxes, assessments, and insurance premiums as part of Purchaser's regular payments [CHECK BOX AT LEFT IF APPLICABLE].

Purchaser shall not commit waste nor allow waste to be committed on the Property, keep the Property in good tenantable condition and repair, and free from liens superior to the lien of this Contract, and comply with all laws, ordinances and regulations affecting the Property. If a repair required of Purchaser relates to an insured casualty, Purchaser shall not be responsible for performing such repair if Vendor does not make available to Purchaser the insurance proceeds therefor.

Vendor agrees that if the purchase price with interest is fully paid and all conditions fully performed as specified herein, Vendor will execute and deliver to Purchaser a Warranty Deed in fee simple of the Property, free and clear of all liens and encumbrances, except those created by the act or default of Purchaser, and:

CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NO OPTION IS CHOSEN, OPTION A SHALL APPLY:

- ☐ A. Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser for examination, at the time of execution of this Contract.
- ☐ B. Purchaser states that the following exceptions set forth in the title evidence submitted to Purchaser for examination, at the time of execution of this Contract, are unsatisfactory to Purchaser: _____
- ☒ C. No title evidence was provided prior to execution of this Contract.

CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NEITHER IS CHOSEN, OPTION A SHALL APPLY:

☐ A. Purchaser agrees to pay the cost of future title evidence.

☐ B. Vendor agrees to pay the cost of future title evidence.

Purchaser shall be entitled to take possession of the Property on upon closing.

Time is of the essence as to all provisions hereunder.

Purchaser agrees that in the event of a default in the payment of principal or interest which continues for a period of 10 days following the due date or a default in performance of any other obligation of Purchaser which continues for a period of 10 days following written notice thereof by Vendor (delivered personally or mailed by certified mail), the entire outstanding balance under this contract shall become immediately due and payable at Vendor's option and without notice (which Purchaser hereby waives), and Vendor may singly, alternatively or in combination: (i) terminate this Contract and either recover the Property through strict foreclosure or have the Property sold by foreclosure sale; in either event, with a period of redemption, in the court's discretion, to be conditioned on full payment of the entire outstanding balance, with interest thereon from the date of default and other amounts due hereunder (failing which all amounts previously paid by Purchaser shall be forfeited as liquidated damages for failure to fulfill this Contract and as rental for the Property); (ii) sue for specific performance of this Contract; (iii) sue for the unpaid purchase price or any portion thereof; (iv) declare this Contract at an end and remove this Contract as a cloud on title in a quiet-title action if the equitable interest of Purchaser is insignificant; (v) have Purchaser ejected from possession of the Property and have a receiver appointed to collect any rents, issues or profits; or (vi) pursue any other remedy available in law or equity. An election of any of the foregoing remedies shall only be binding on Vendor if and when pursued in litigation. All costs and expenses including reasonable attorney fees of Vendor incurred to pursue any remedy hereunder to the extent not prohibited by law and expenses of title evidence shall be paid by Purchaser and included in any judgment. The parties agree that Vendor shall have the options set forth in this paragraph available to exercise in Vendor's sole discretion.

Following any default in payment, interest shall accrue at the rate of _____ % per annum on the entire amount in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire principal balance).

Vendor may waive any default without waiving any other subsequent or prior default of Purchaser.

Purchaser may not transfer, sell or convey any legal or equitable interest in the Property, including but not limited to a lease for a term greater than one year, without the prior written consent of Vendor unless the outstanding balance payable under this Contract is paid in full. In the event of any such transfer, sale or conveyance without Vendor's written consent, the entire outstanding balance payable under this Contract shall become immediately due and payable in full at Vendor's option without notice.

Vendor may mortgage the Property, including the continuation of any mortgage in force on the date of this Contract, provided Vendor shall make timely payment of all amounts due under any mortgage, and the total due under such mortgages shall not at any time exceed the then remaining principal balance under this Contract. If Vendor defaults under such mortgages and Purchaser is not in default hereunder, Purchaser may make payments directly to Vendor's mortgagee and such payments will be credited as payments hereunder.

All terms of this Contract shall be binding upon and inure to the benefit of the heirs, legal representatives, successors and assigns of Vendor and Purchaser.

Dated July 14, 2023

VENDOR:

[Signature]
* Jim Blise, D2C/GC Jackson, LLC

*

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

PURCHASER:

[Signature] (SEAL) _____ (SEAL)

* Quasar Manzoor, Manzoor Ent.

(SEAL) _____ (SEAL)

*

ACKNOWLEDGMENT

STATE OF WISCONSIN

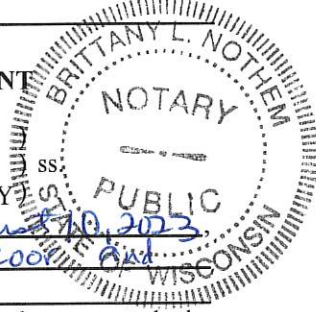
Washington COUNTY, SS: August 10, 2023

Personally came before me on _____
the above-named Quasar Manzoor and James Blise

to me known to be the person(s) who executed the
foregoing instrument and acknowledged the same.

[Signature]
* Brittany Nothem

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 6/5/2026)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

LAND CONTRACT

STATE BAR OF WISCONSIN

FORM No. 11-2003

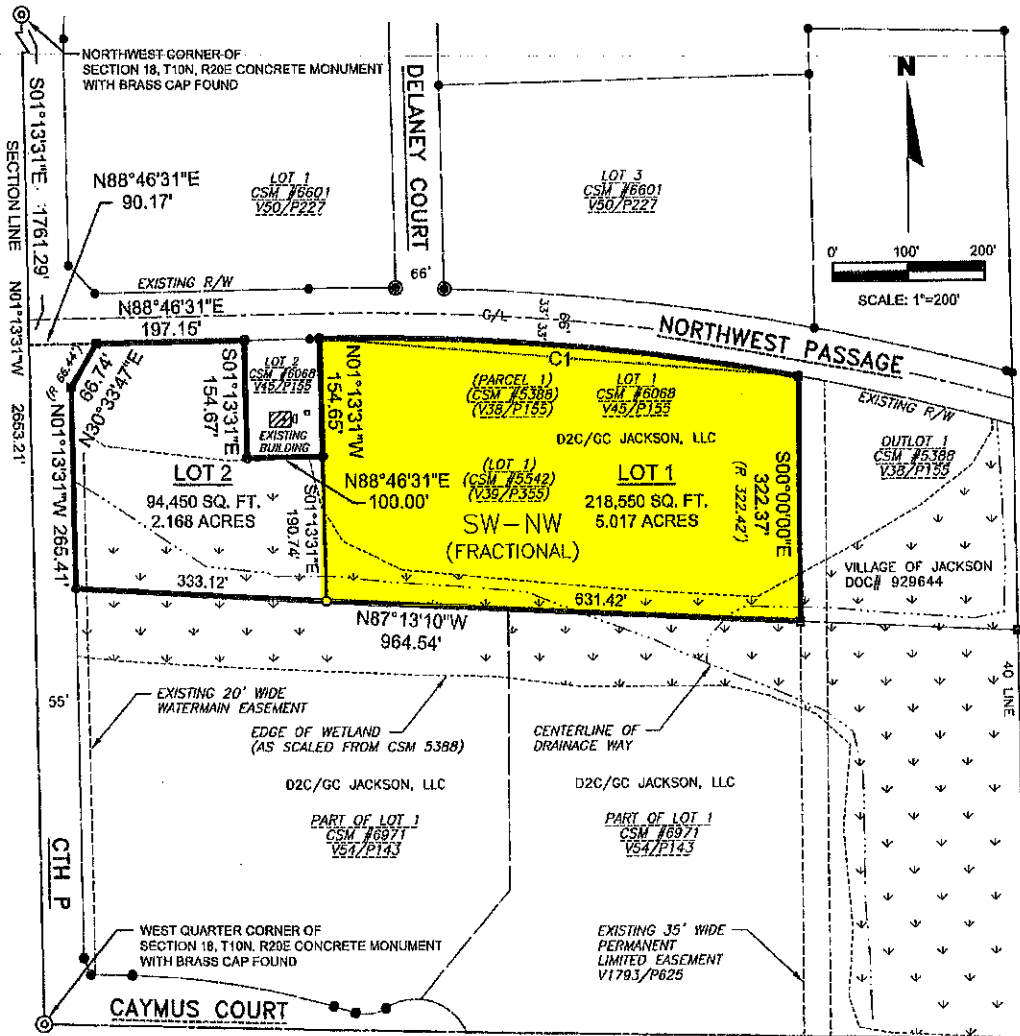
*Type name below signatures.

Sharon A. Martin
SHARON A. MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: \$30.00

CERTIFIED SURVEY MAP NO. _____

Pages: 2

A DIVISION OF PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6068, VOLUME 45, PAGE 155,
BEING PART OF THE FRACTIONAL SW1/4-NW1/4 OF SECTION 18, T10N, R20E,
VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN



OWNER:
D2C/GC JACKSON, LLC

PREPARED BY:
JAY W. PANETTI, PLS
GREMMER AND ASSOCIATES, INC.
93 SOUTH PIONEER ROAD, SUITE 300
FOND DU LAC, WI 54935

LEGEND

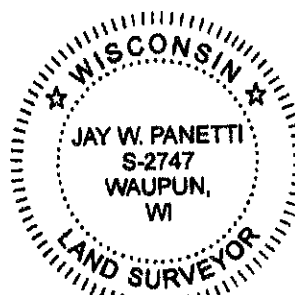
- C CURVE NUMBER
- (R) PREVIOUSLY RECORDED AS
- EXISTING 1" IRON PIPE
- EXISTING 3/4" IRON REBAR
- ⊙ EXISTING 1-1/4" IRON REBAR
- SET 1.32" O.D. x 18" IRON PIPE WEIGHING 1.68 LBS./LIN. FT.
- EXISTING EASEMENT, WIDTH AND TYPE AS NOTED

NOTES

BEARINGS REFERENCED TO THE WEST LINE OF THE
NORTHWEST QUARTER OF SECTION 18, WHICH HAS A
RECORDED GRID BEARING OF N01°13'31"W.

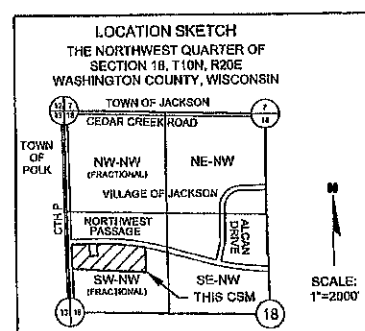
CURVE DATA TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BK TANGENT BEARING	AH TANGENT BEARING
C1	3167.00'	11°38'14"	641.41'	640.31'	S85°12'32"E	N88°08'51"E	S79°23'55"E



DATED THIS 20TH DAY OF JUNE, 2022.

PROFESSIONAL LAND SURVEYOR S-2747



CERTIFIED SURVEY MAP NO. _____

A DIVISION OF PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6068, VOLUME 45, PAGE 155,
BEING PART OF THE FRACTIONAL SW1/4-NW1/4 OF SECTION 18, T10N, R20E,
VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN

SURVEYOR'S CERTIFICATE

I, Jay W. Panetti, Professional Land Surveyor, hereby certify:

That at the direction of James G. Blise, agent for D2C/GC Jackson, LLC, I have surveyed, divided and mapped the following described parcel of land:

Part of Lot 1 of Certified Survey Map No. 6068, as recorded in Volume 45 on Page of 155 of records for Washington County, being part of the fractional Southwest quarter of the Northwest quarter of Section 18, Township 10 North, Range 20 East, Village of Jackson, County of Washington, State of Wisconsin, described as follows:

Commencing at the northwest corner of Section 18, T10N, R20E;
thence S01°13'31"E, along the west line of said Section 18, 1761.29 feet;
thence N88°46'31"E, 90.17 feet to the southerly existing right-of-way line of Northwest Passage, and the point of beginning;
thence N88°46'31"E, along the existing southerly right-of-way line of Northwest Passage, 197.15 feet to the northwest corner of Lot 2 of said Certified Survey Map No. 6068;
thence S01°13'31"E, 154.67 feet to the southwest corner of said Lot 2;
thence N88°46'31"E, 100.00 feet to the southeast corner of said Lot 2;
thence N01°13'31"W, 154.85 feet to the northeast corner of said Lot 2;
thence easterly, along the existing southerly right-of-way line of Northwest Passage, along the arc of a curve to the right, having a radius of 3167.00 feet, whose long chord bears S85°12'02"E, 640.31 feet;
thence S00°00'00"E, along the west line of Outlot 1 of Certified Survey Map No. 5388, 322.37 feet;
thence N87°13'10"W, 964.54 feet to the existing easterly right-of-way line of County Trunk Highway P;
thence N01°13'31"W, along said existing easterly right-of-way line, 265.41 feet;
thence N30°33'47"E, along said existing easterly right-of-way line, 66.74 feet to the point of beginning.

Said parcel contains 7.185 acres, more or less. Parcel subject to easements, restrictions and reservations in use or of record.

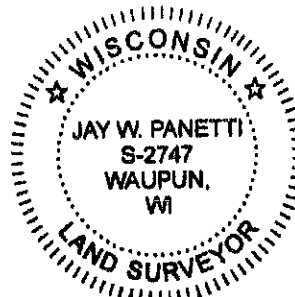
That this Certified Survey Map is a correct representation of the exterior boundaries of the land surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land Division and Subdivision Ordinance of the Village of Jackson, in surveying, dividing, and mapping the same.

Dated this 20th day of JUNE, 2022.

Jay W. Panetti
Professional Land Surveyor S-2747

This instrument prepared by:
Jay W. Panetti, PLS
Gremmer & Associates, Inc.
93 South Pioneer Road, Suite 300
Fond du Lac, WI 54935
(920) 924-5720



Board of Public Works JK
VILLAGE OF JACKSON PLANNING COMMISSION APPROVAL
Approved by the Planning Commission of the Village of Jackson on this 25 day of JANUARY, 2022.

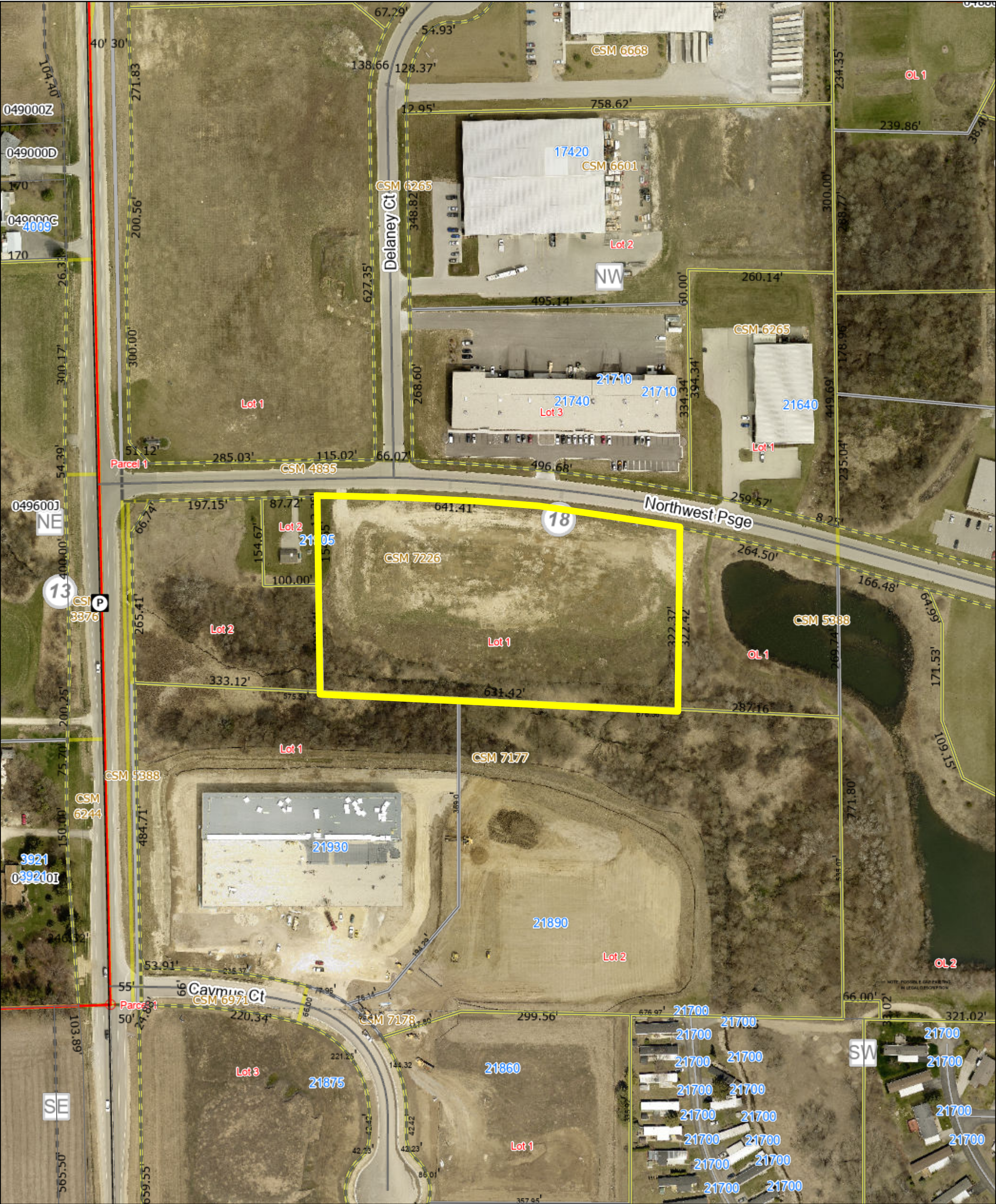
Michael E. Schwab
Chairperson - Michael E. Schwab
Brian Heckendorf

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL
Approved by the Village Board of the Village of Jackson on this 8 day of FEBRUARY, 2022.

Michael E. Schwab
Village President - Michael E. Schwab

Jennifer Keller
Village Administrator - Jen Keller

N173 W11843 Northwest Passage



10/10/2023, 3:25:29 PM

Override 1

Current Parcel

Road Centerline STH, CTH

County Highway

Address Point

Lot Number

Certified Survey Number

Leader Lines

Parcel Taxkey & Acreage

PLSS Boundary

PLSS Section

PLSS Quarter

Lot

Plat

Certified Survey Map

Right-of-Way

Municipality

Local Road Labels

Local Road

Named Private Drive

PLSS Monument

1:1,944

0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

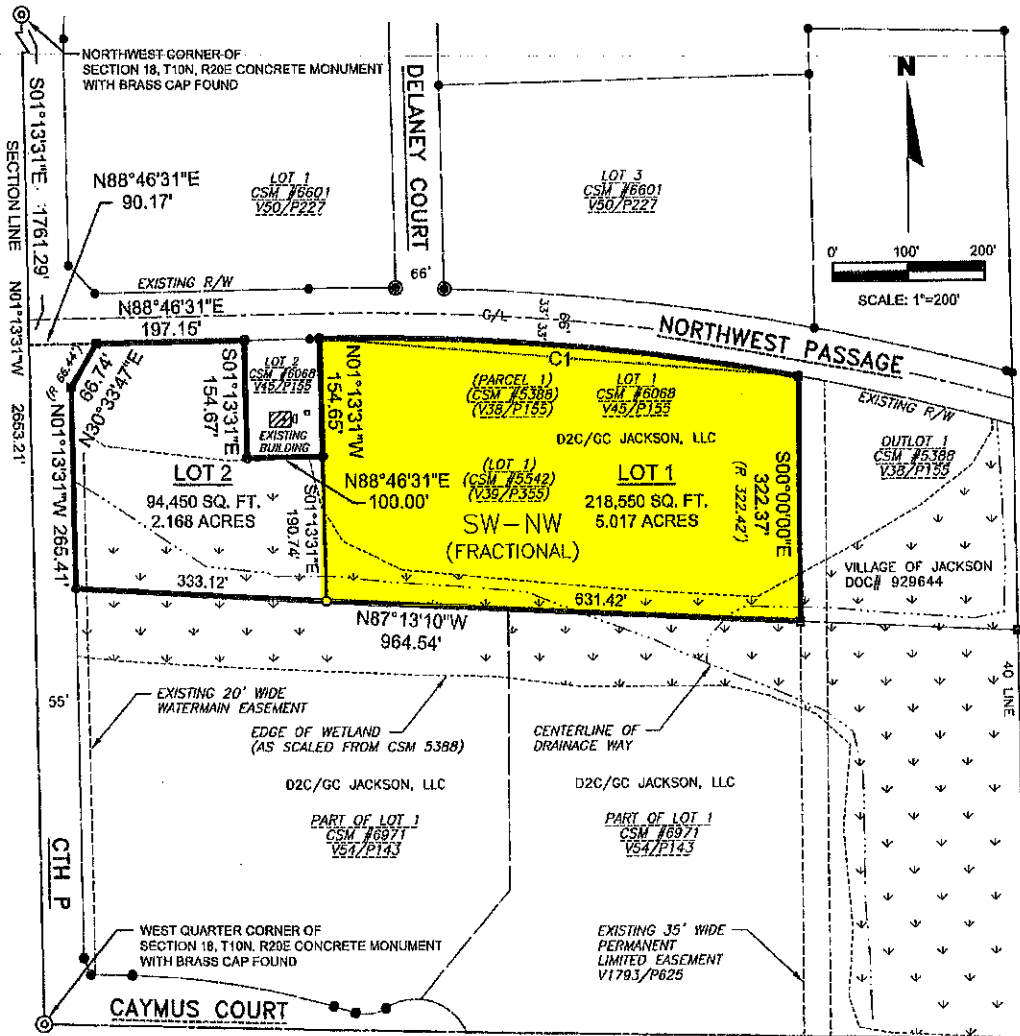
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau | Washington County GIS Page 143 of 174

Sharon A. Martin
SHARON A. MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: \$30.00

CERTIFIED SURVEY MAP NO. _____

Pages: 2

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VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN



OWNER:
D2C/GC JACKSON, LLC

PREPARED BY:
JAY W. PANETTI, PLS
GREMMER AND ASSOCIATES, INC.
93 SOUTH PIONEER ROAD, SUITE 300
FOND DU LAC, WI 54935

LEGEND

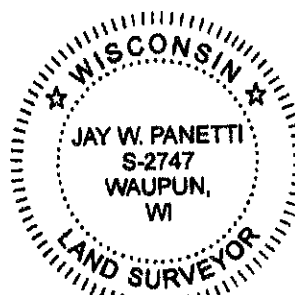
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- SET 1.32" O.D. x 18" IRON PIPE WEIGHING 1.68 LBS./LIN. FT.
- EXISTING EASEMENT, WIDTH AND TYPE AS NOTED

NOTES

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NORTHWEST QUARTER OF SECTION 18, WHICH HAS A
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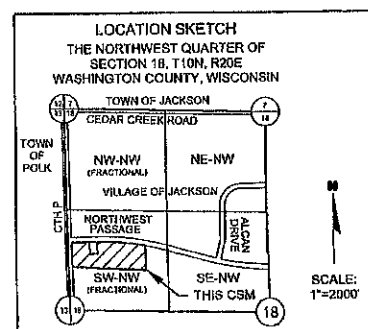
CURVE DATA TABLE

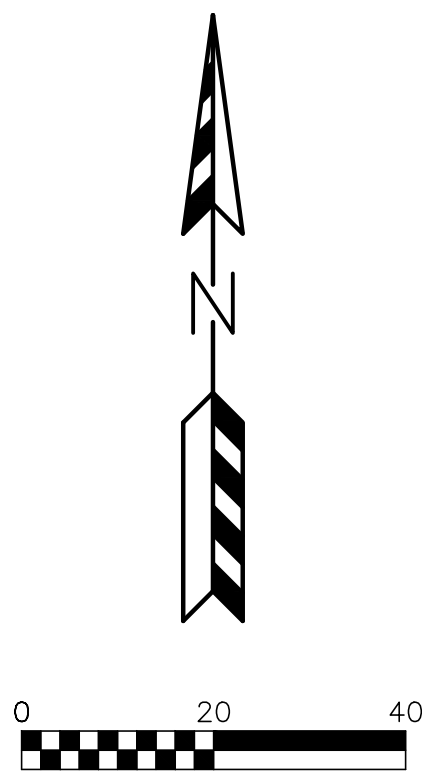
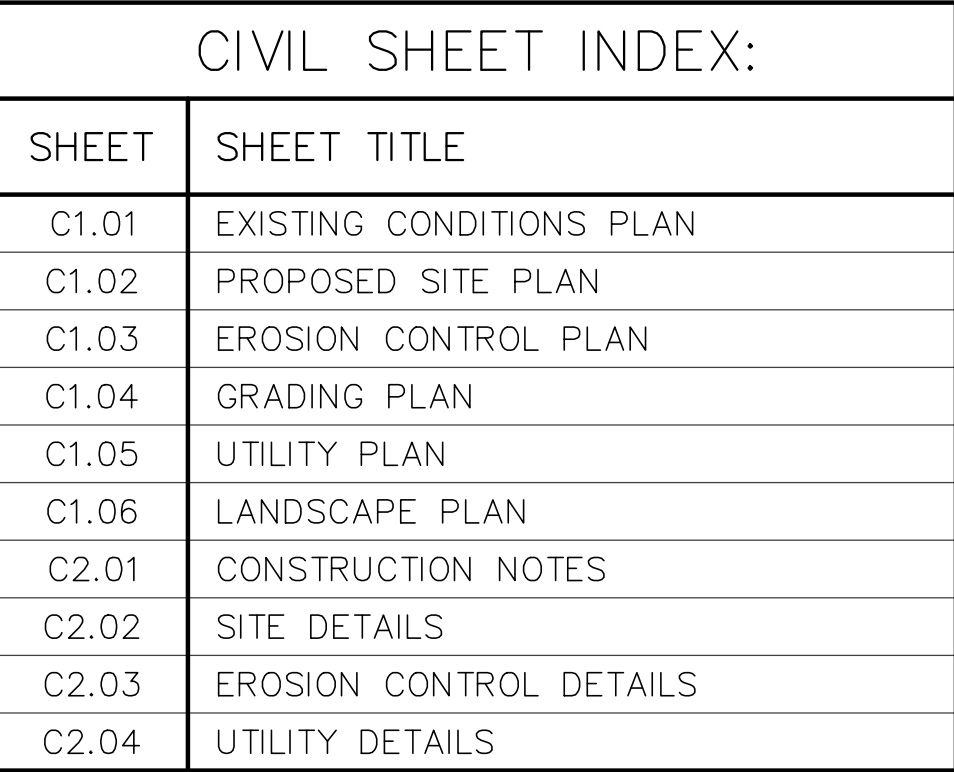
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BK TANGENT BEARING	AH TANGENT BEARING
C1	3167.00'	11°38'14"	641.41'	640.31'	S85°12'32"E	N88°08'51"E	S79°23'55"E



DATED THIS 20TH DAY OF JUNE, 2022.

PROFESSIONAL LAND SURVEYOR S-2747



[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

**QUASAR
NORTHWEST PASSAGE
JACKSON, WI 53037**

N TITLE:

**EXISTING
CONDITIONS
PLAN**

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE:
09-27-2023

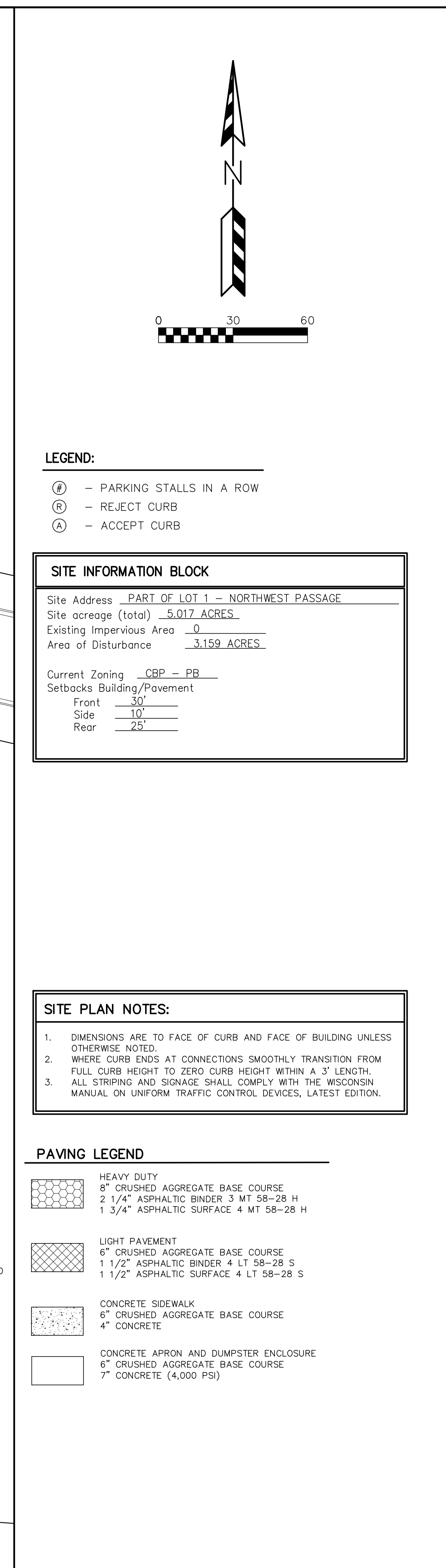
PROJECT NO:
 \DE-84-18\

BID SET

SHEET NO:

C1.01

- ### LEGEND:
- | | |
|---|---------------------------------|
| — 896 — | EXISTING MINOR CONTOUR. |
| — 895- — | EXISTING MAJOR CONTOUR. |
| — OHEL — | OVERHEAD ELECTRIC LINE. |
| — BuEl — | BURIED ELECTRIC LINE. |
| — BuTel — | BURIED TELEPHONE LINE. |
| — FO — | FIBER OPTIC LINE. |
| — GAS — | GAS LINE. |
| — SAN — | SANITARY SEWER MAIN OR LATERAL. |
| — WAT — | WATER MAIN OR SERVICE. |
| ===== | 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. |

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**QUASAR
NORTHWEST PASSAGE
JACKSON, WI 53037**

PLAN TITLE:

**PROPOSED
SITE PLAN**

DRAWN BY: JDR
DESIGNED BY: JDR
CHECKED BY: KJP

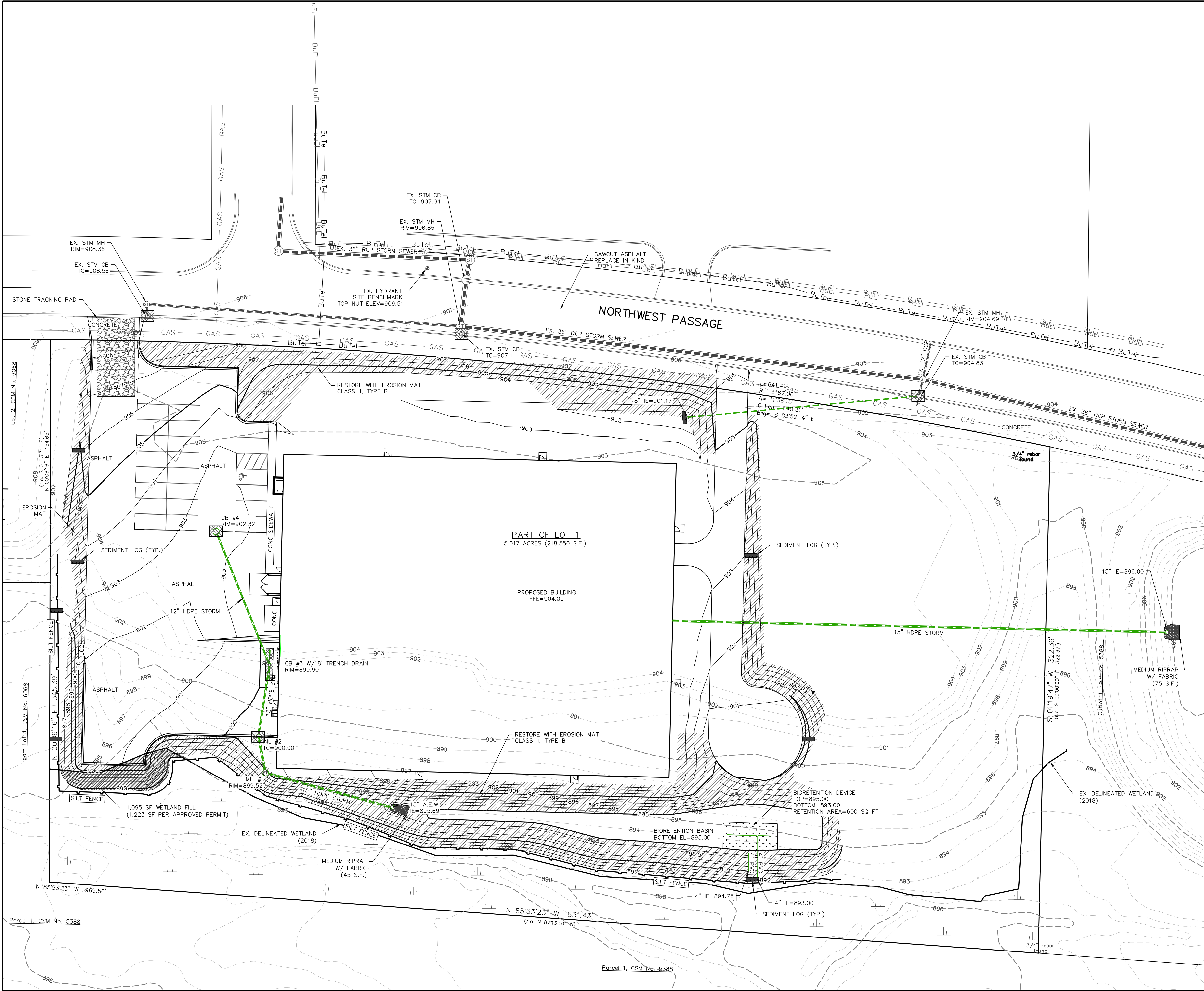
PLAN DATE:
09-27-2023

PROJECT NO:
 \DE-84-18\

PRELIMINARY

SHEET NO:

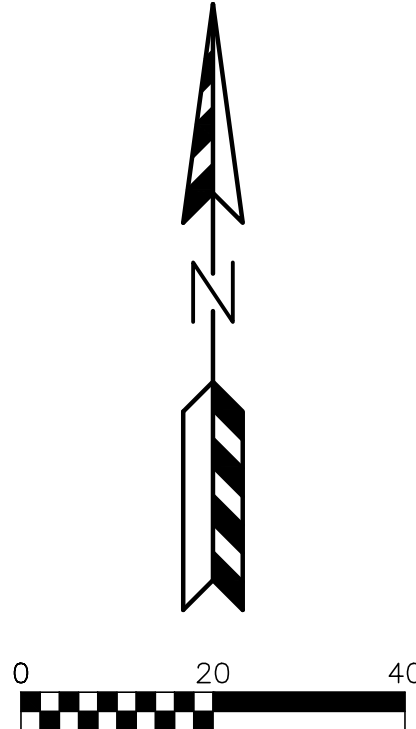
C1.02



- LEGEND:**
- 936 - EXISTING MINOR CONTOUR.
 - 935- - EXISTING MAJOR CONTOUR.
 - 936 - PROPOSED MINOR CONTOUR.
 - 935 - PROPOSED MAJOR CONTOUR.
 - PROPOSED STORM SEWER.
 - EXISTING STORM SEWER.
 - INSTALL SILT FENCE.
 - INSTALL WISDOT TYPE D INLET PROTECTION.
 - INSTALL CLASS I TYPE A EROSION MAT
 - INSTALL DITCH CHECK.
 - DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

- OCTOBER 15, 2023**
- INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE TOWN OF BROOKLYN SHALL HAVE A TRACKING PAD.
- OCTOBER 16, 2021 - MAY 1, 2024**
- STRIP TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE."
 - BEGIN PROPOSED SITE GRADING - RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF
 - START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
 - CONSTRUCT BUILDING PADS AND BUILDINGS.
 - CONTINUE SITE GRADING.
 - INSTALL BASE COURSES, PROPOSED PAVEMENTS
 - INSTALL LANDSCAPING.
 - APPLY FINAL STABILIZATION TO ENTIRE SITE.
- MAY 2 - 15, 2024**
- ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)
- STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH MGNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.
- SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.
- CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF JACKSON PRIOR TO CHANGE.
- AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE MAXIMUM EXTENT PRACTICABLE
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.



REVISIONS:	
NO.	DATE DESCRIPTION

PSE

PARISH SURVEY & ENGINEERING

122 Wisconsin Street, West Bend, WI 53095

262.346.7800

www.parishse.com

PROJECT TITLE:
**QUASAR
NORTHWEST PASSAGE
JACKSON, WI 53037**

PLAN TITLE:
**EROSION
CONTROL
PLAN**

DRAWN BY:
JDR

DESIGNED BY:
JDR

CHECKED BY:
KJP

PLAN DATE:
09-27-2023

PROJECT NO:
\DE-84-18

BID SET

SHEET NO:
C1.03

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360.382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER.PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW.THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM(ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING,HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE. AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. 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 DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 2.5:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. 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.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSHYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF JACKSON AND WISCONSIN DSPS STANDARDS.
14. 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.
15. 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.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
18. ALL WORK WITHIN THE VILLAGE RIGHT-OF-WAY REQUIRES A PERMIT FROM THE VILLAGE OF JACKSON PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS; WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%, PHOSPHORIC ACID, NOT LESS THAN 6%, POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXX



PROJECT TITLE:
**SPEC BUILDING - JACKSON
NORTHWEST PASSAGE
JACKSON, WI 53037**

PLAN TITLE:
**CONSTRUCTION
SPECIFICATIONS
AND NOTES**

DRAWN BY:
JDR

DESIGNED BY:
JDR

CHECKED BY:
KJP

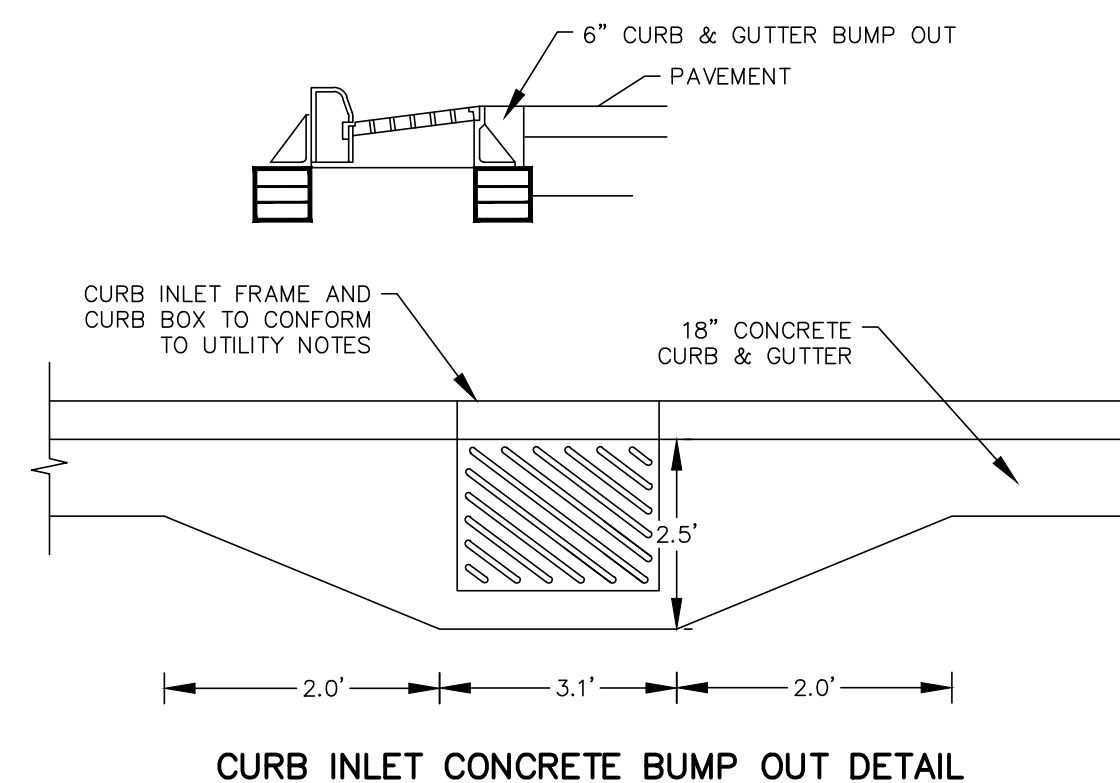
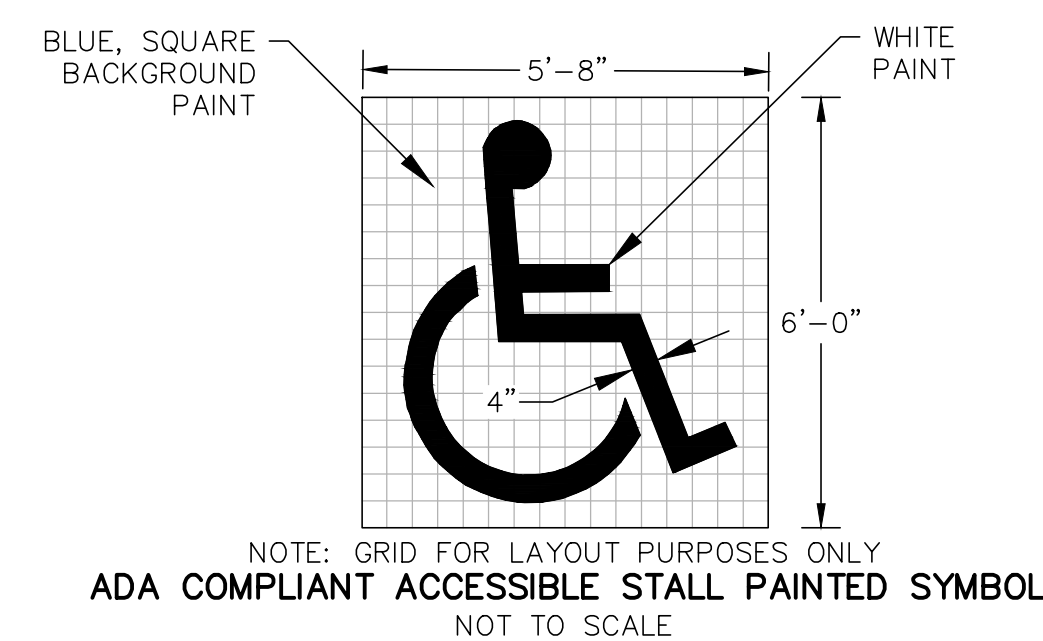
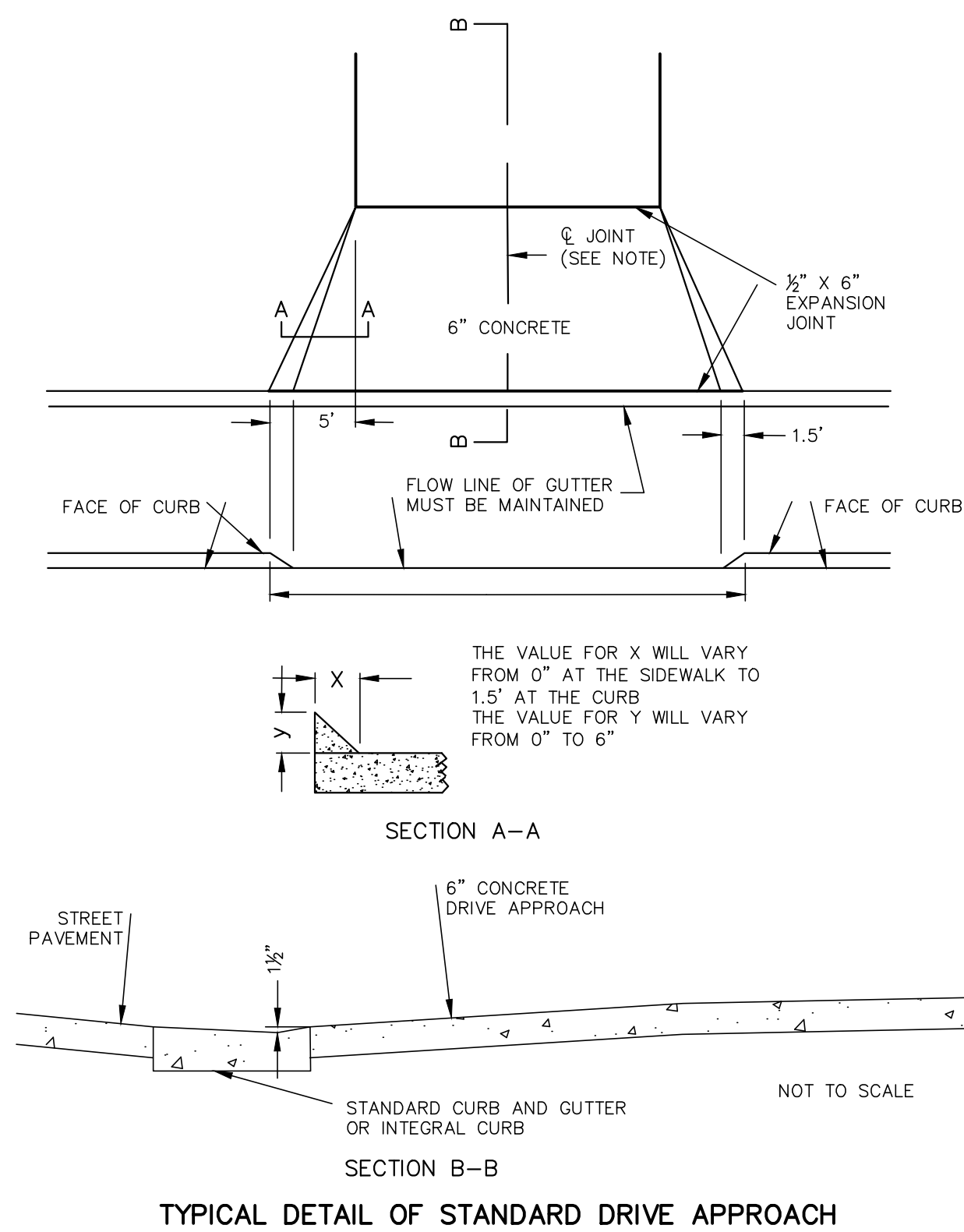
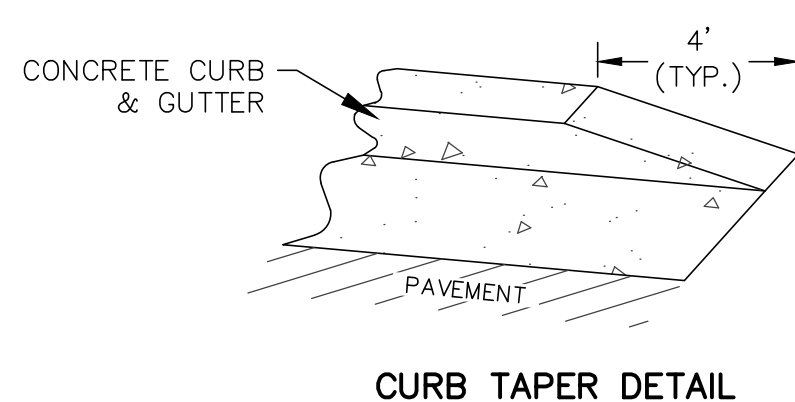
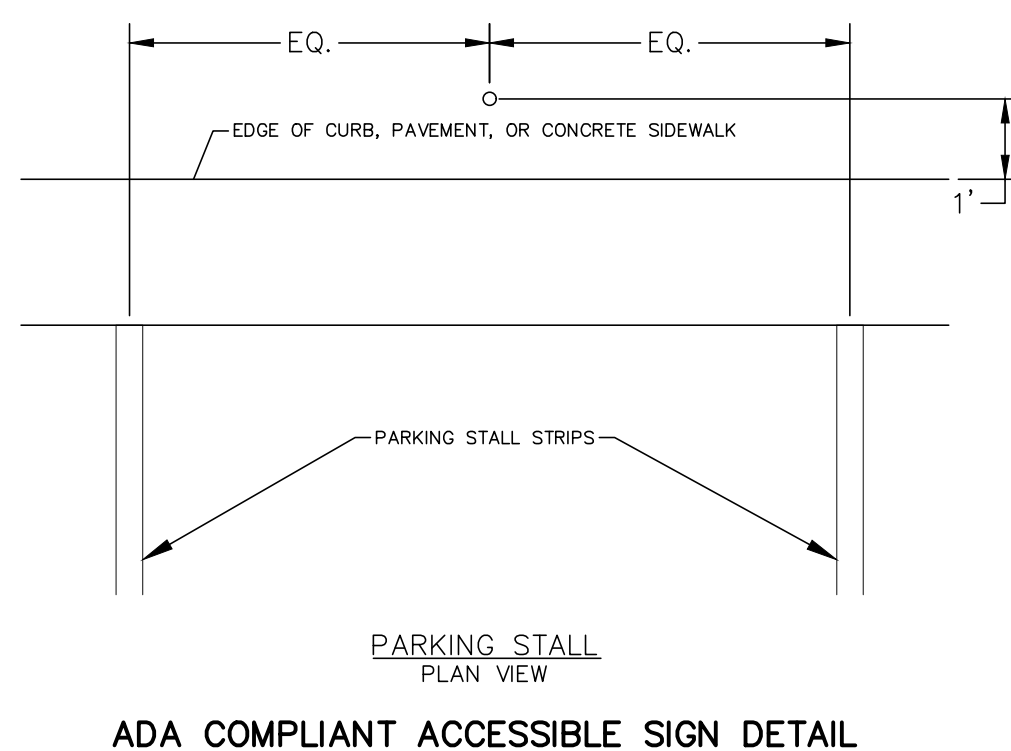
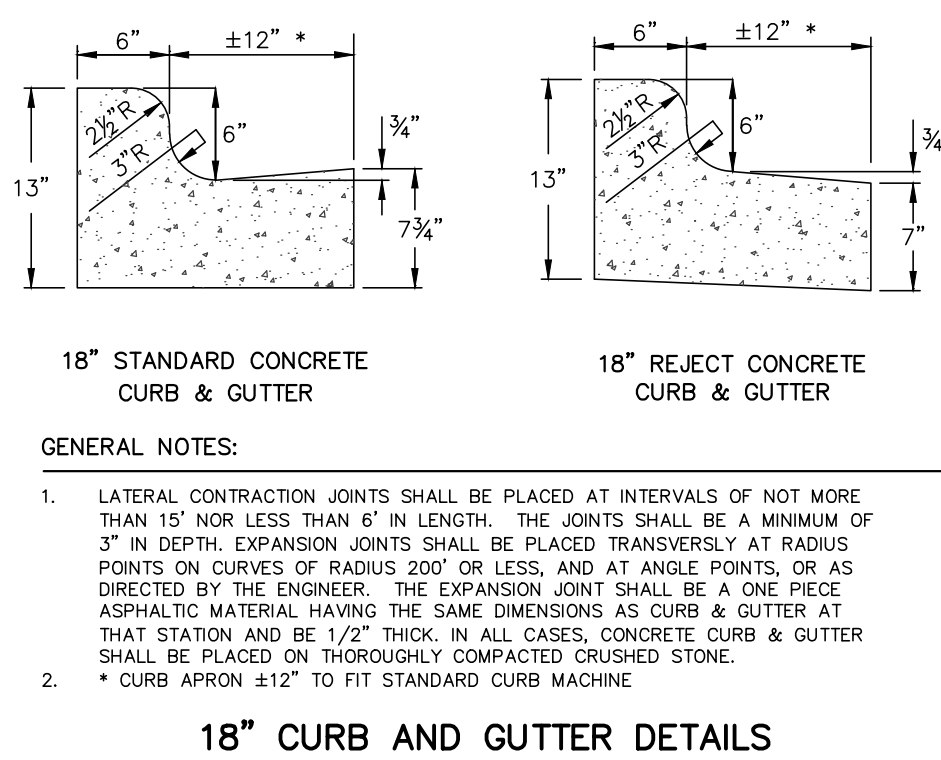
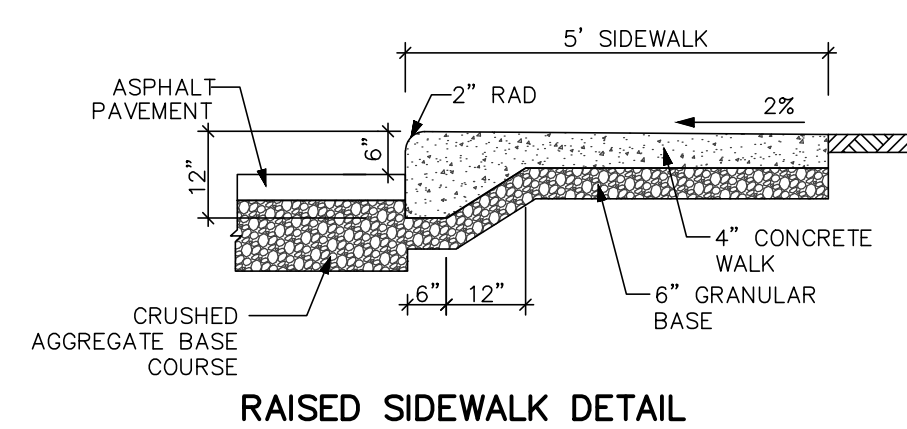
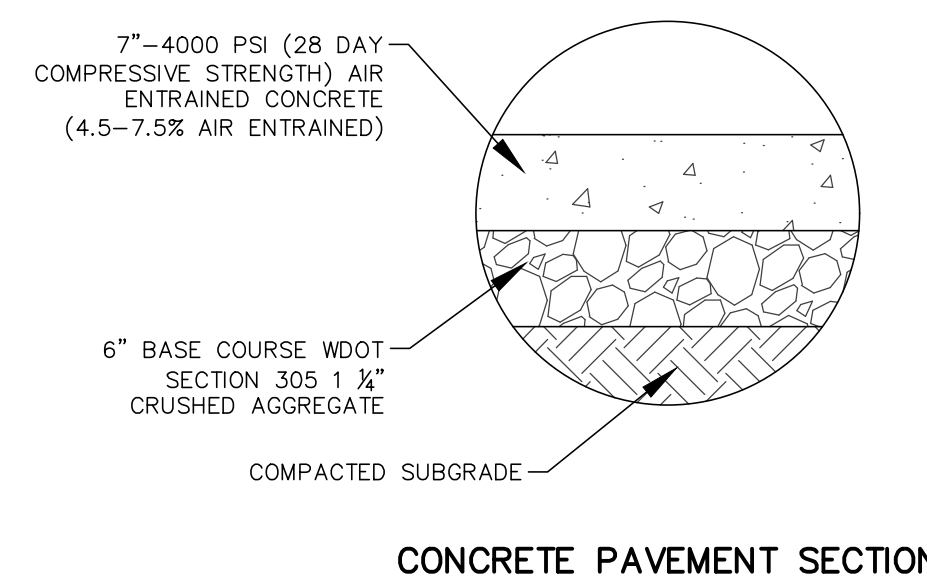
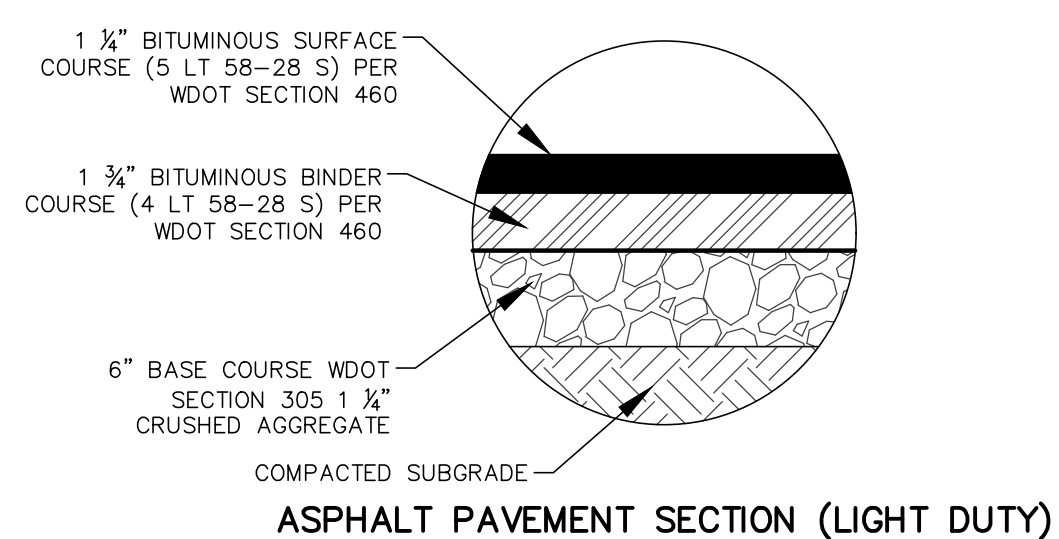
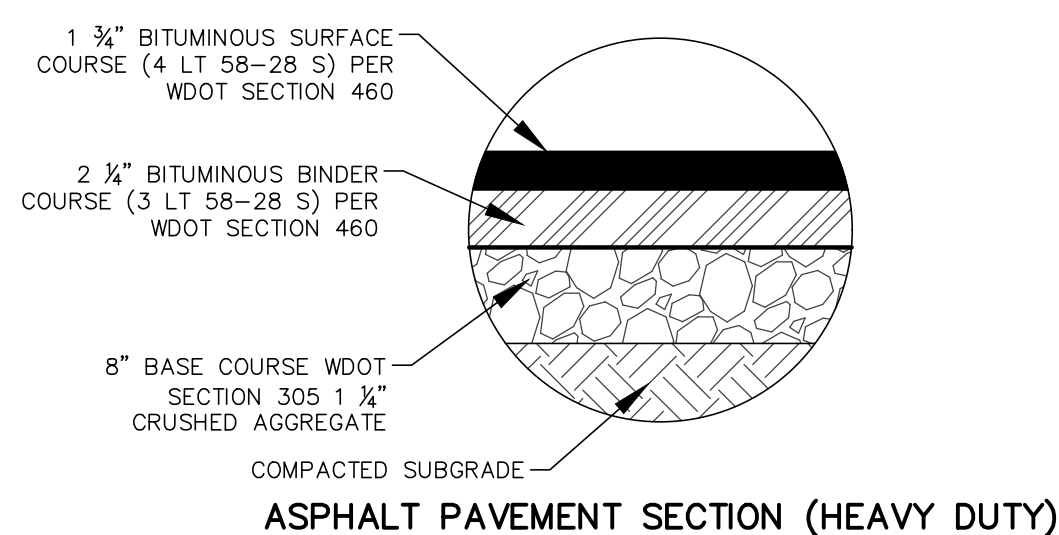
PLAN DATE:
09-27-2023

PROJECT NO:
\DE-84-18

BID SET

SHEET NO:

C2.01

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P&S
PARISH SURVEY & ENGINEERING
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PROJECT TITLE:
**QUASAR
NORTHWEST PASSAGE
JACKSON, WI 53037**

PLAN TITLE:

SITE DETAILS

DRAWN BY: JDR
DESIGNED BY: JDR
CHECKED BY: KJP

PLAN DATE:
09-27-2023

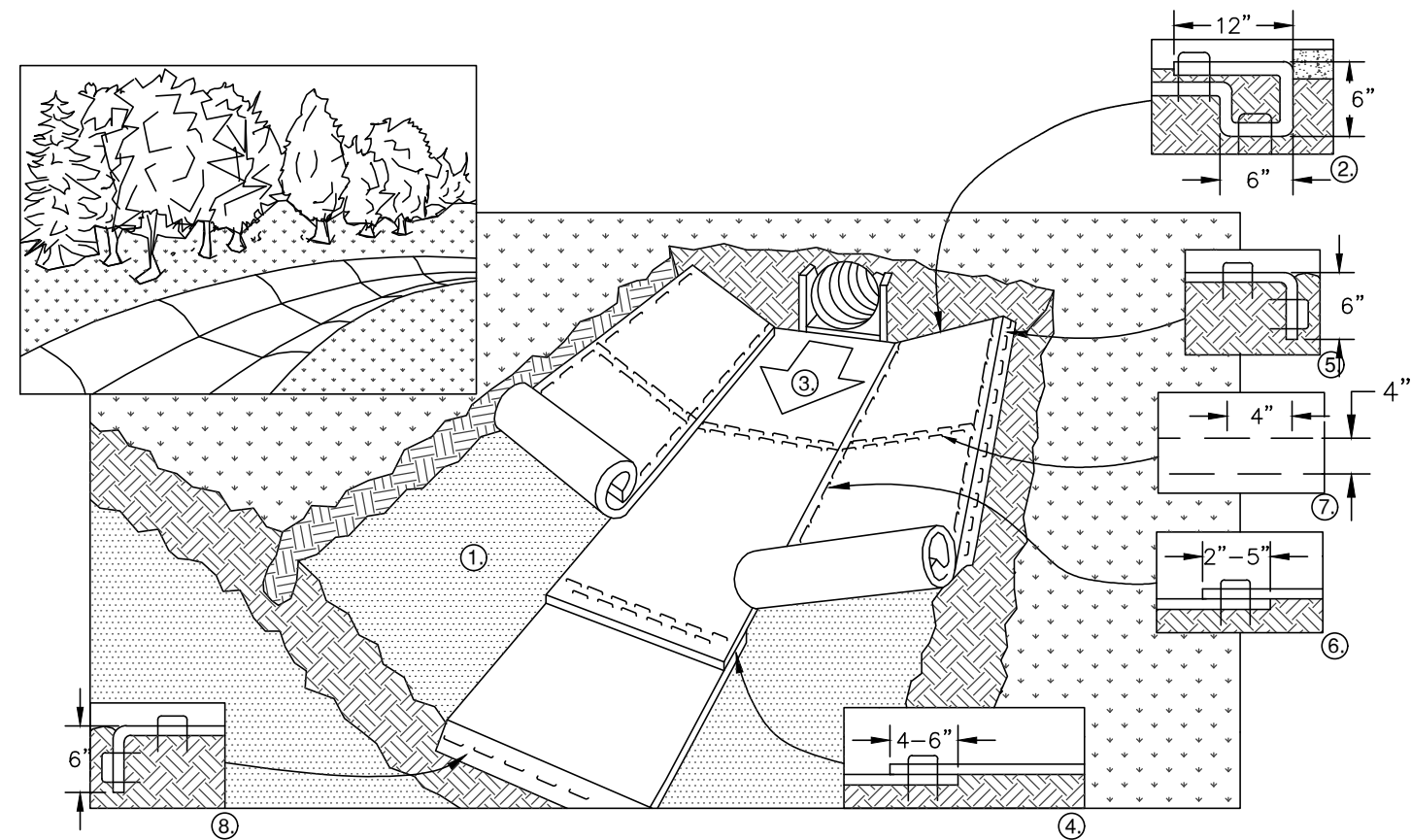
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SHEET NO:

C2.02

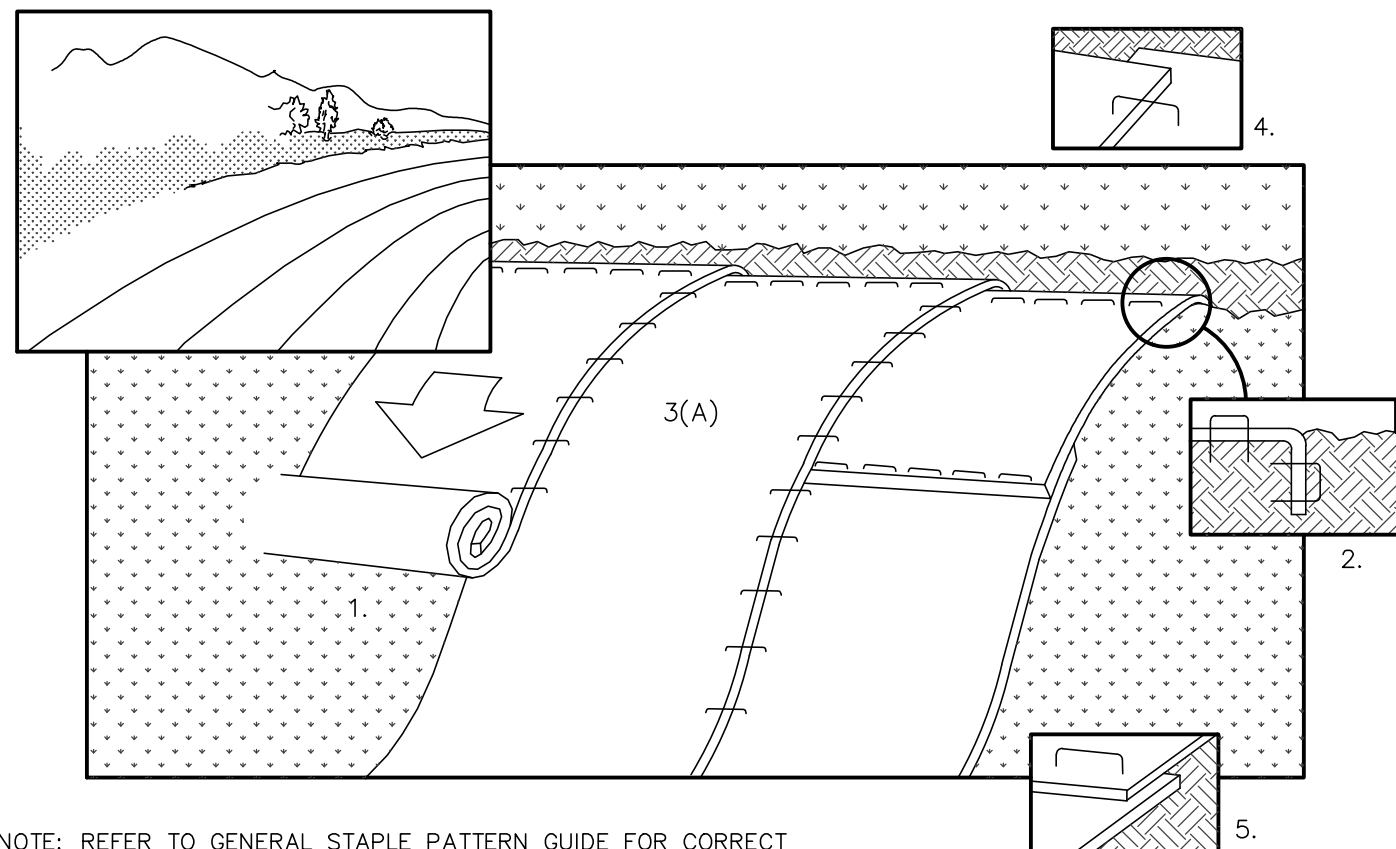
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SLIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE SUBSEQUENT BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

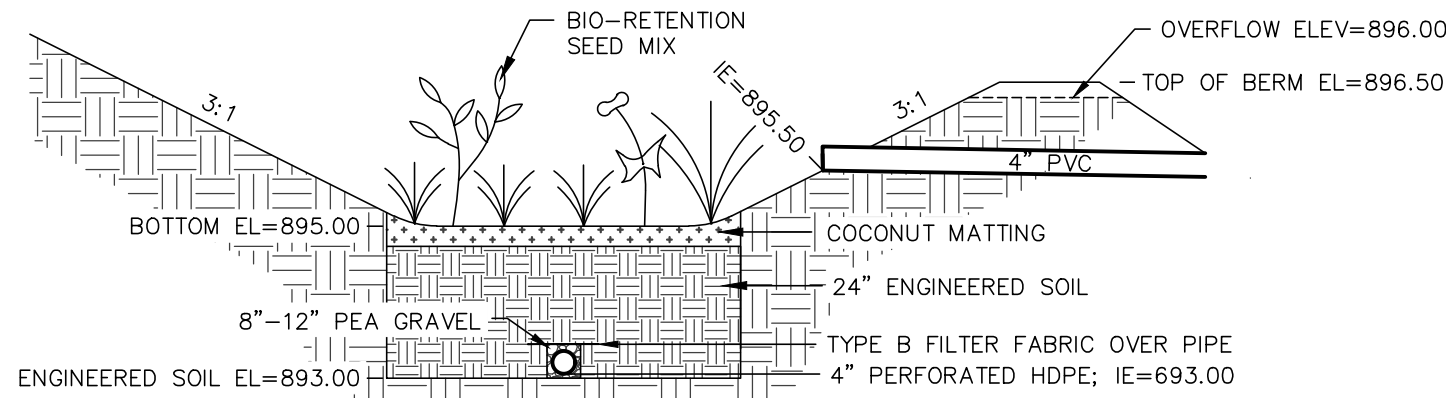
EROSION CONTROL MAT – CHANNEL INSTALLATION



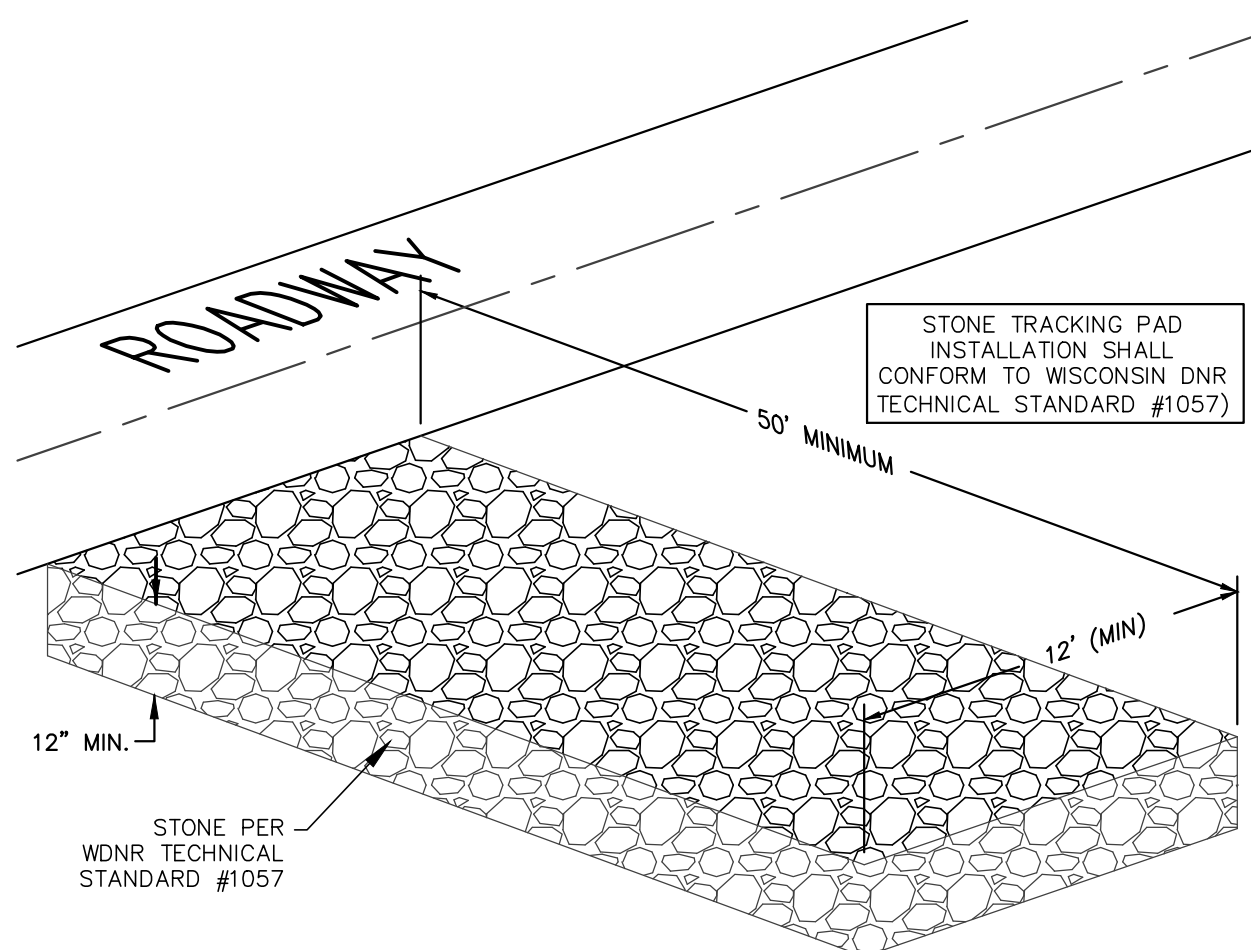
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

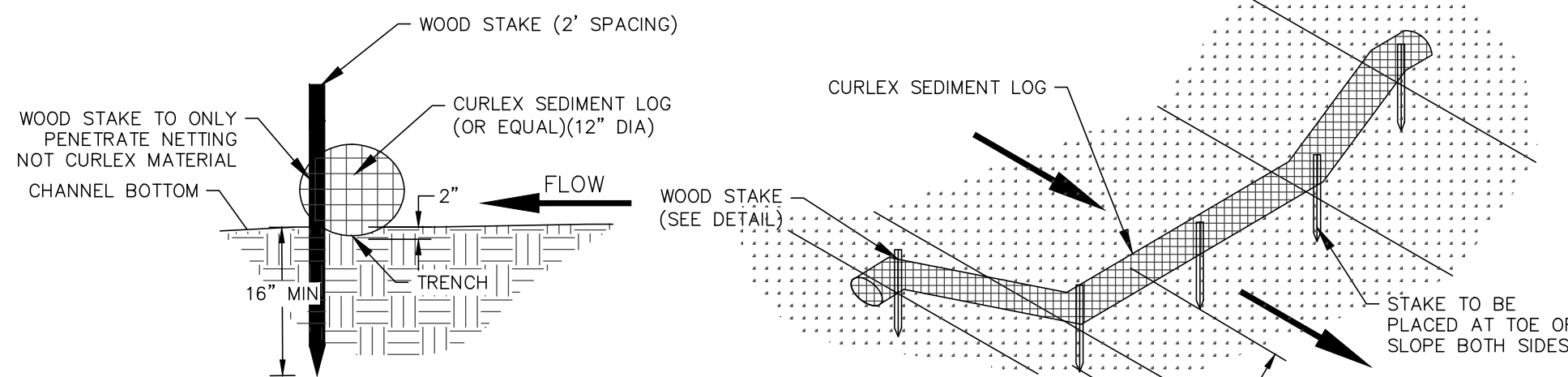
EROSION CONTROL MAT – SLOPE INSTALLATION



BIORETENTION DETAIL

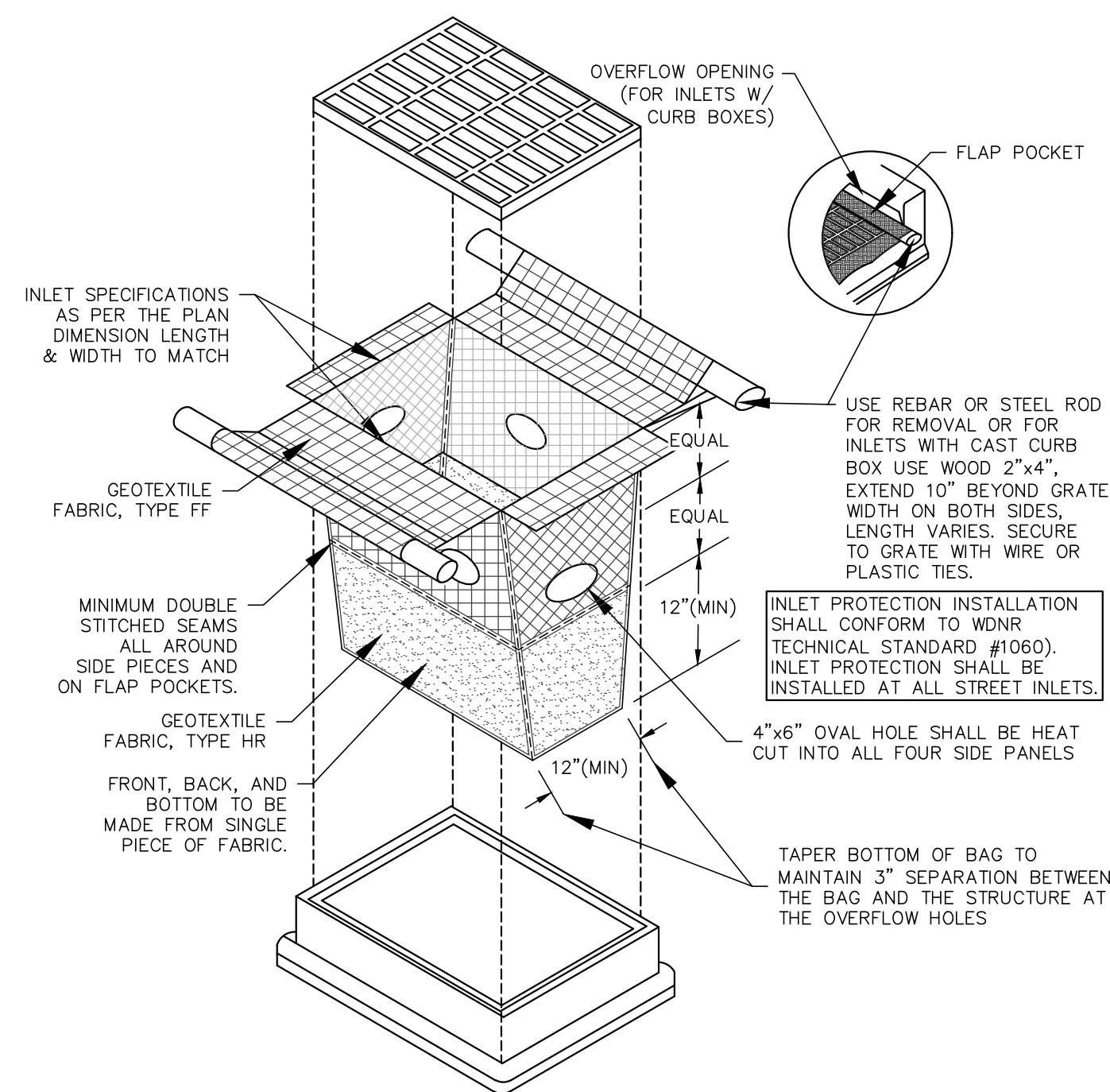


STONE TRACKING PAD DETAIL

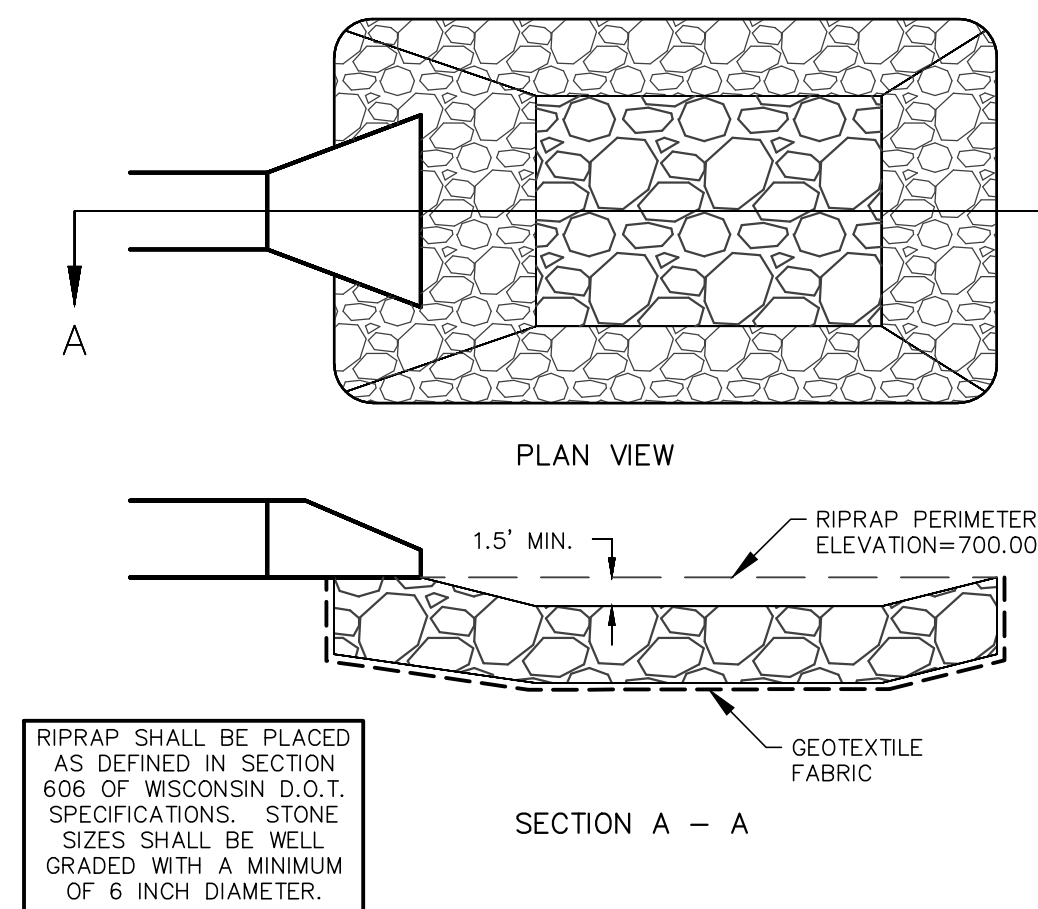


SPACING BETWEEN CURLEX SEDIMENT LOGS				
CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5

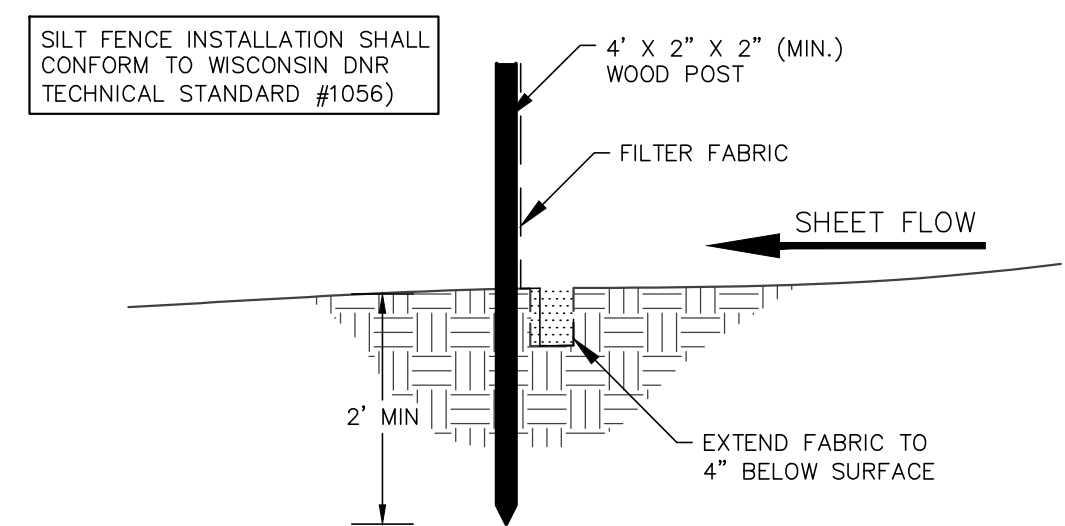
SEDIMENT LOG DETAIL



TYPE D-HR INLET PROTECTION DETAIL



RIPRAP/STILLING BASIN DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:

**SPEC BUILDING - JACKSON
NORTHWEST PASSAGE
JACKSON, WI 53037**

PLAN TITLE:

EROSION CONTROL DETAILS

DRAWN BY:

JDR

DESIGNED BY:

JDR

CHECKED BY:

KJP

PLAN DATE:

09-27-2023

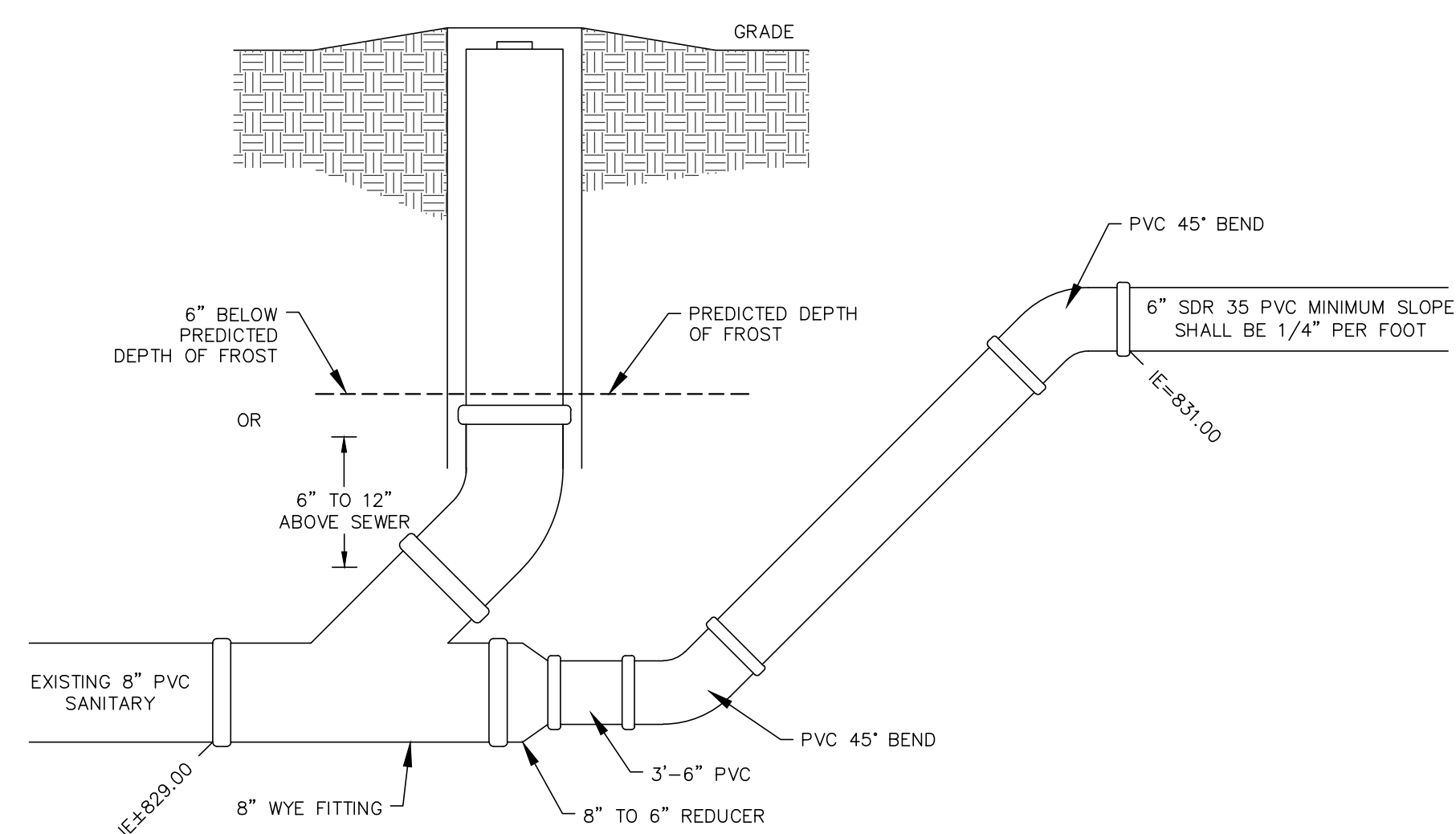
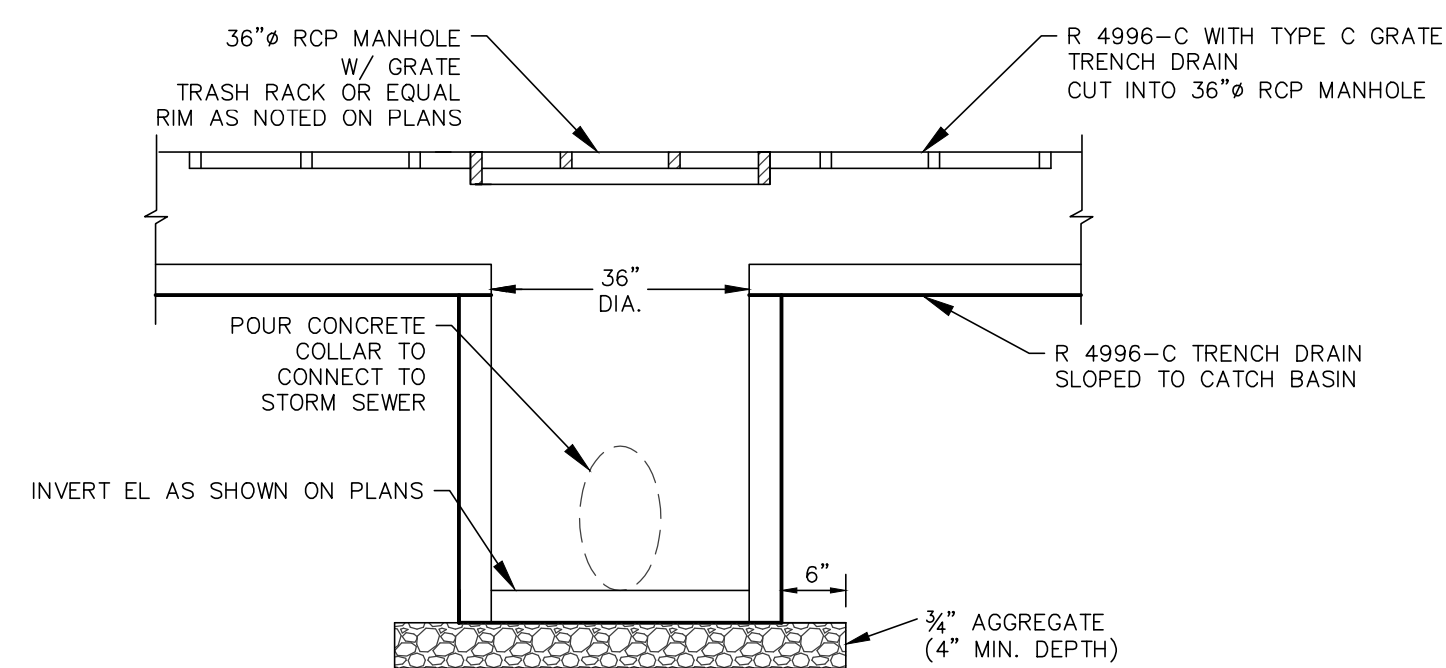
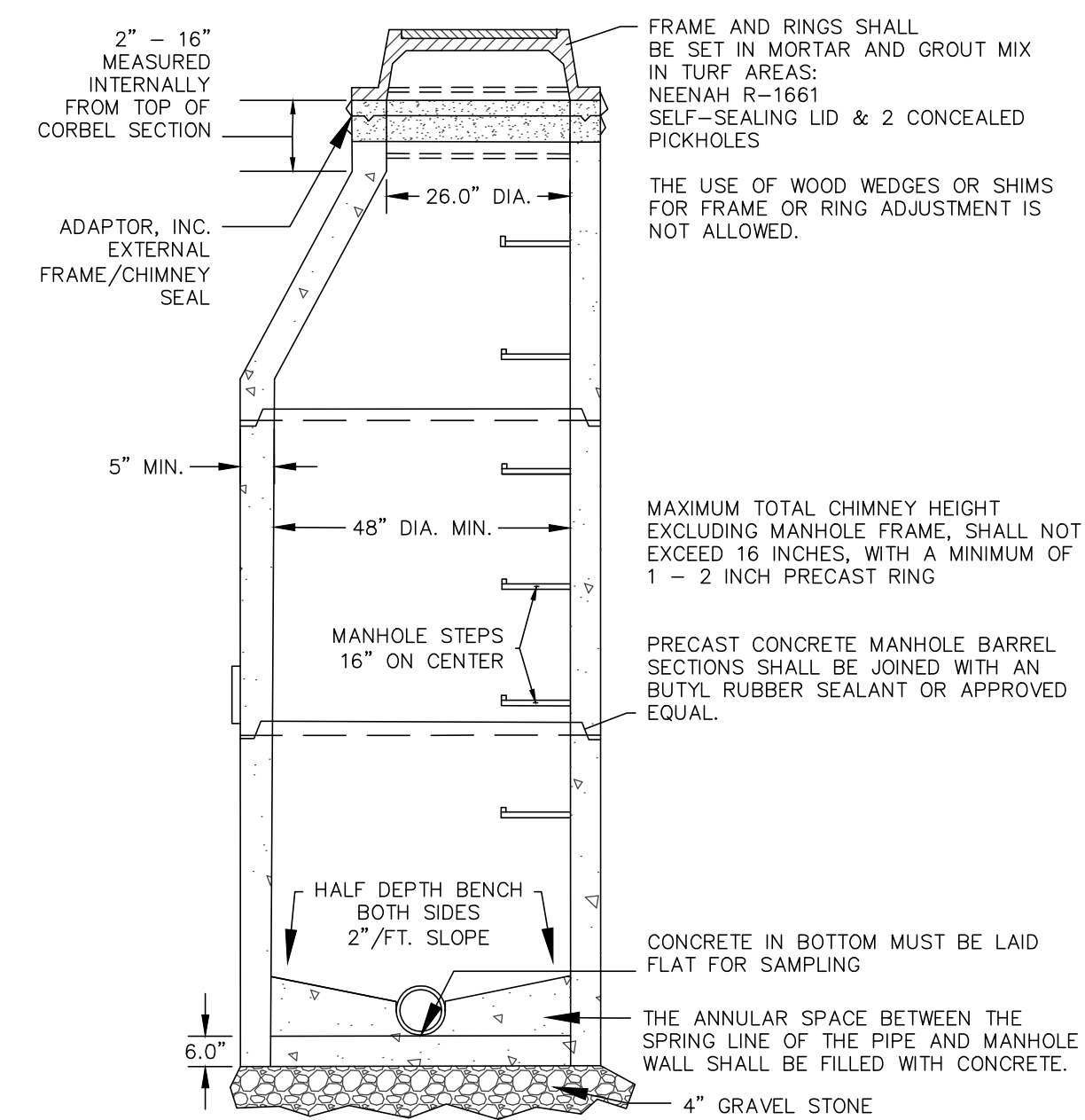
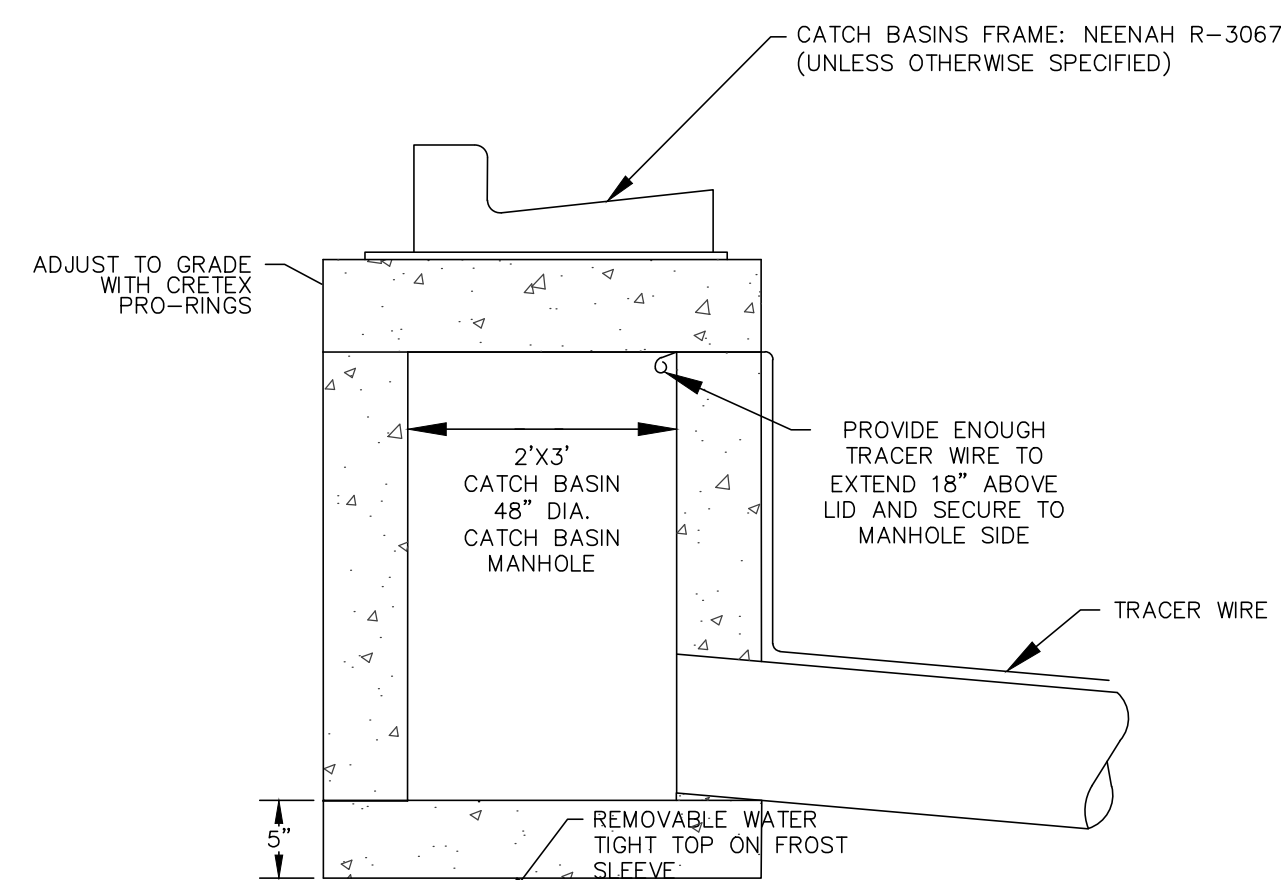
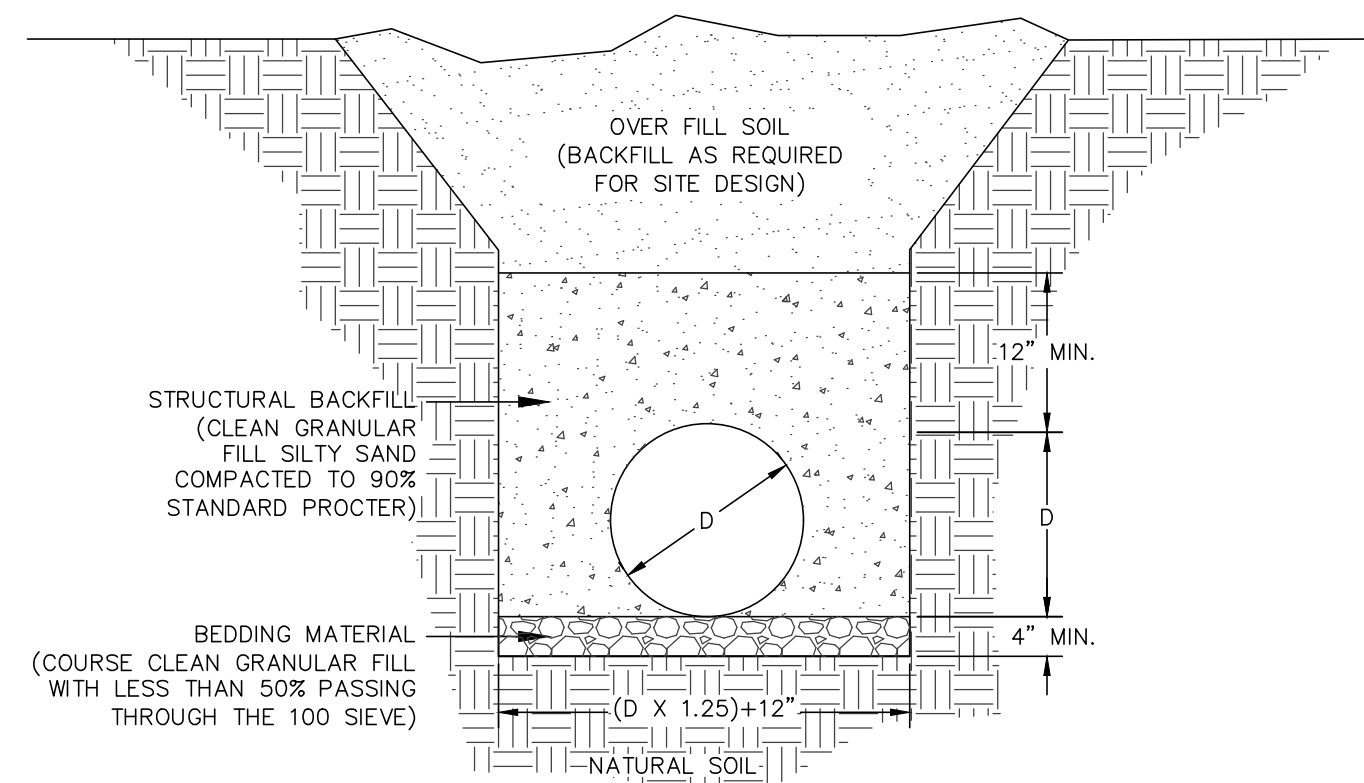
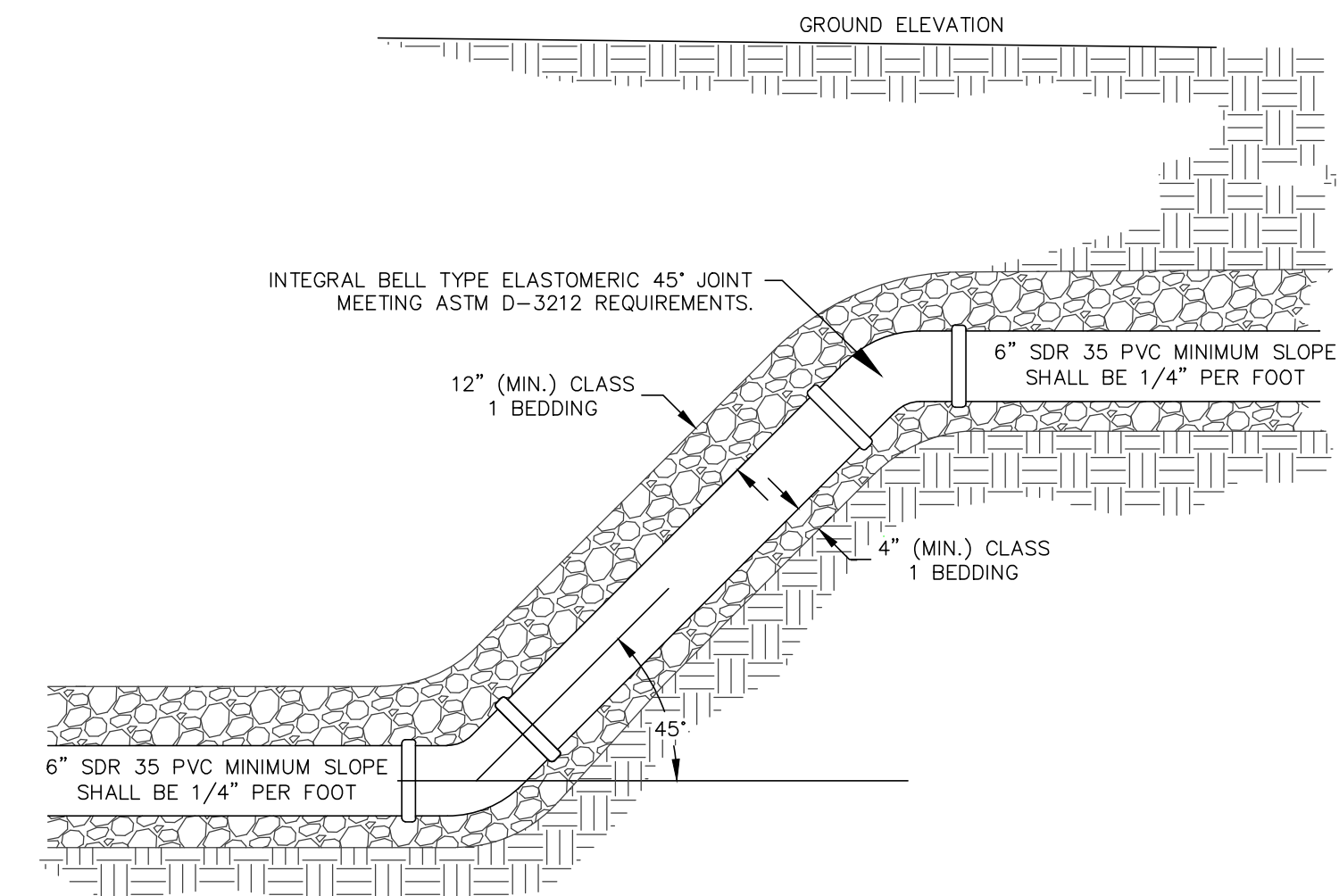
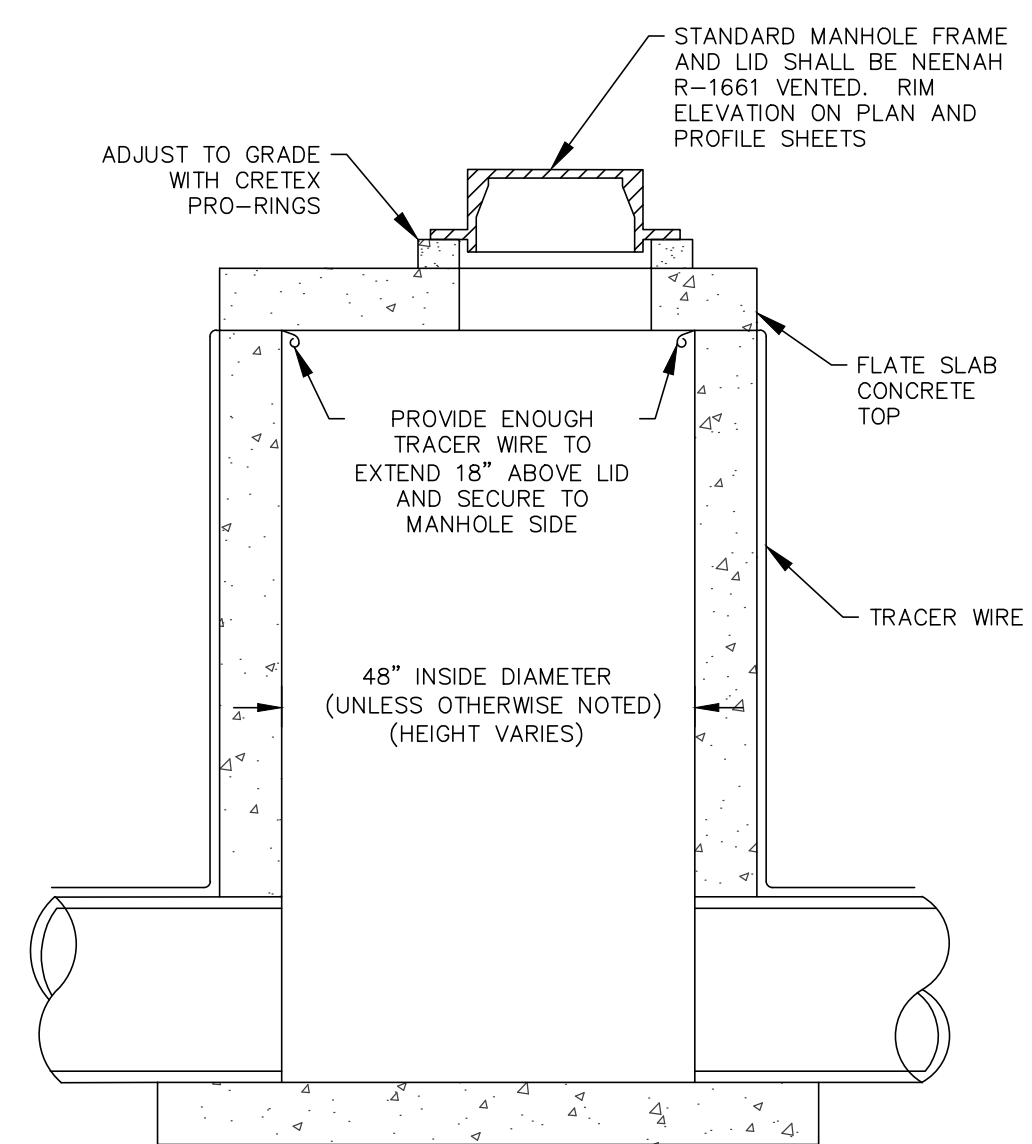
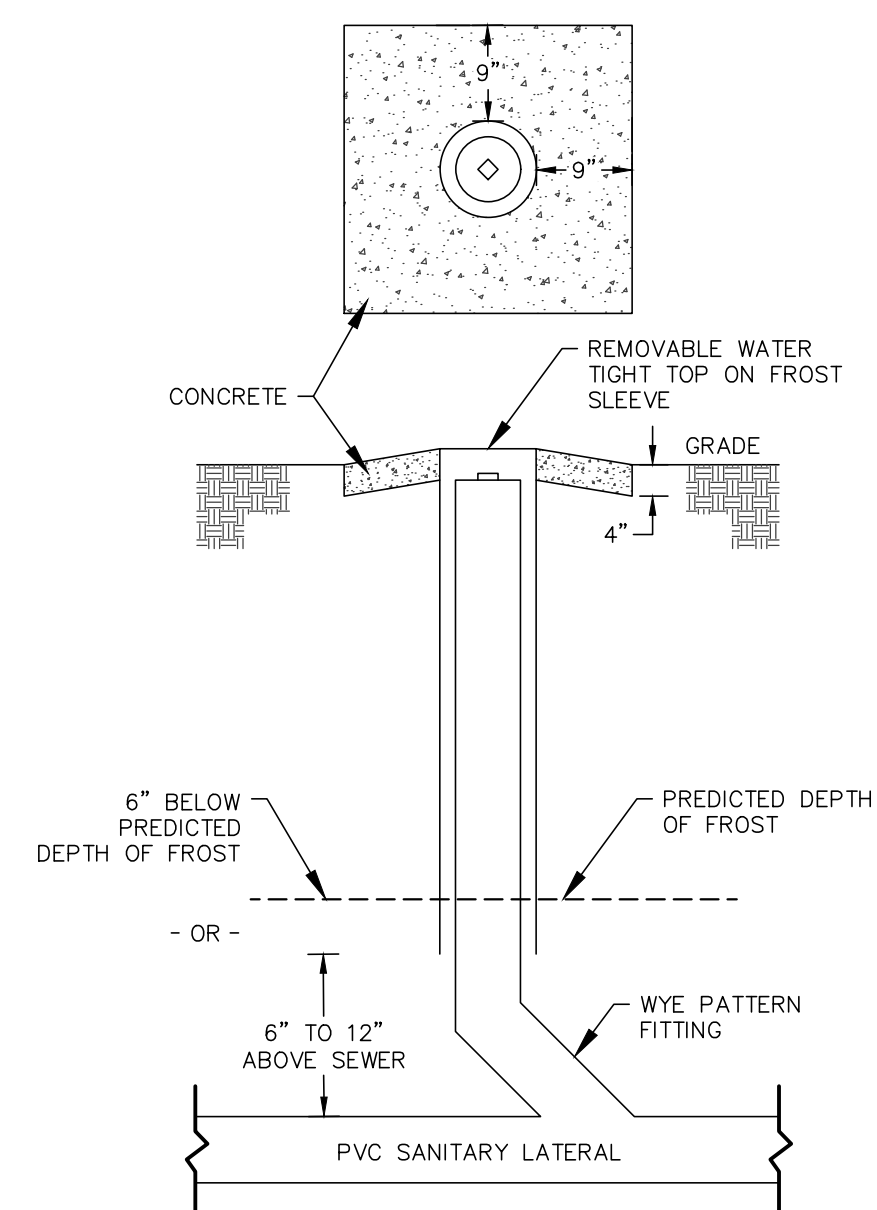
PROJECT NO:

\DE-84-18V

BID SET

SHEET NO:

C2.03

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parrishse.com

PROJECT TITLE:
**QUASAR
NORTHWEST PASSAGE
JACKSON, WI 53037**

PLAN TITLE:

UTILITY DETAILS

DRAWN BY:
JDR

DESIGNED BY:
JDR

CHECKED BY:
KJP

DESIGNED BY:
JDR

CHECKED BY:
KJP

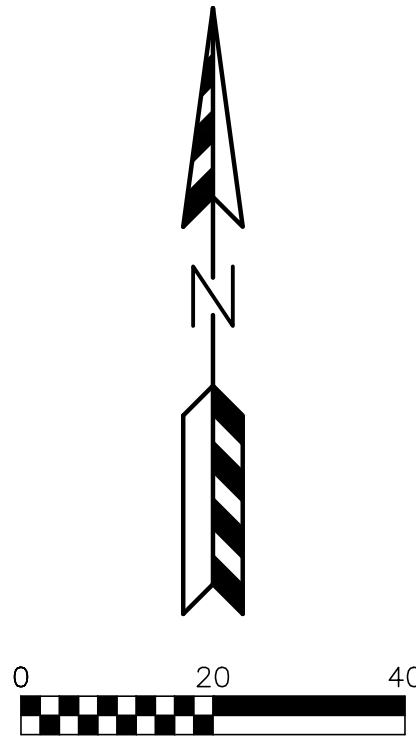
PLAN DATE:
09-27-2023

PROJECT NO:
 \DE-84-18\

BID SET

SHEET NO:

C2.04



<u>PLANT LIST</u>				
KEY	QTY	SIZE	COMMON NAME	ROOT
(6)			<u>LOW ORNAMENTAL TREES</u>	
TCH	6	1 1/2"	THORNLESS COCKSPUR HAWTHORN	BB
(40)			<u>DECIDUOUS SHRUBS</u>	
DBB	8	18"	DWARF BURNING BUSH	POT
GS	20	18"	GR. LOW SUMAC	POT
GS	12	18"	GOLDMOUND SPIREA	POT
(20)			<u>UPRIGHT EVERGREEN SHRUBS</u>	
EA	4"		EMERALD ARBORVITAE	BB

NOTES:

- 1) DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND LOCALLY GROWN BLUEGRASS SOD.
- 2) PARKING LOT ISLANDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH WASHED STONE MULCH SPREAD TO A DEPTH OF 3" OVER WEED BARRIER FABRIC.
- 3) FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH SHREDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF 3".
- 4) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDED HARDWOOD BARK MULCH PLANT RINGS (4" DIAMETER) SPREAD TO A DEPTH OF 3".
- 5) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
- 6) THE CITY WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

[illegible]

PS&E
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**QUASAR
NORTHWEST PASSAGE
JACKSON, WI 53037**

PLAN TITLE:

**LANDSCAPE
PLAN**

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

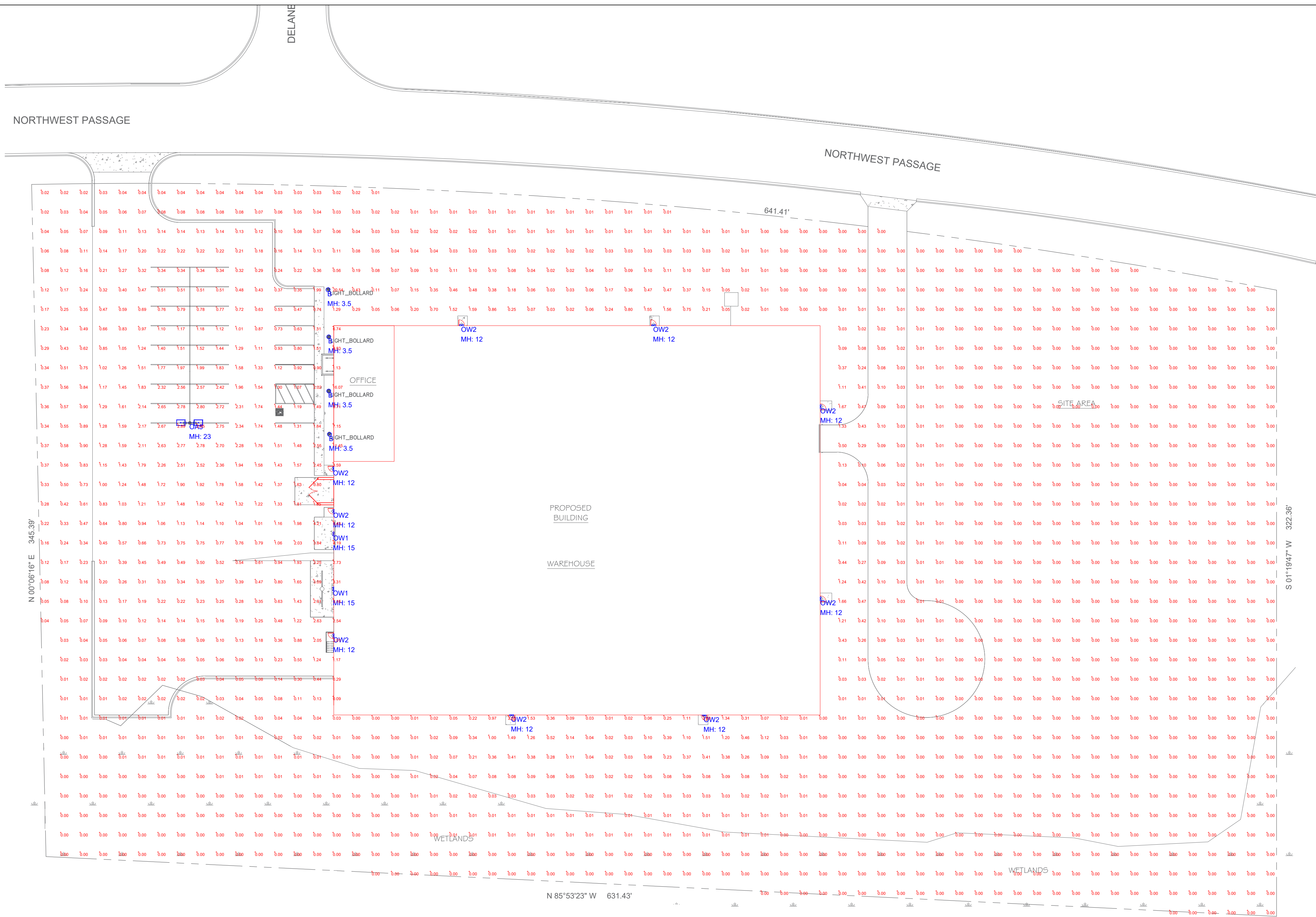
PLAN DATE:
09-27-2023

PROJECT NO:
 \DE-84-18\

BID SET

SHEET NO:

C1.06



Luminaire Schedule								
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
4	B	SINGLE	0.950	TGS	RBL-26W-C-U-D-D	26	104	2500
1	OA5	BACK-BACK	0.950	LITHONIA	(2) RSX1 LED P3 xxK R5- 20FT POLE 3FT BASE	109.44	218.88	14394
2	OW1	SINGLE	0.950	LITHONIA	WPX1 LED P2 xxK Mvolt	24.42	48.84	2913
9	OW2	SINGLE	0.950	LITHONIA	WPX1 LED P1 xxK Mvolt	11.47	103.23	1568

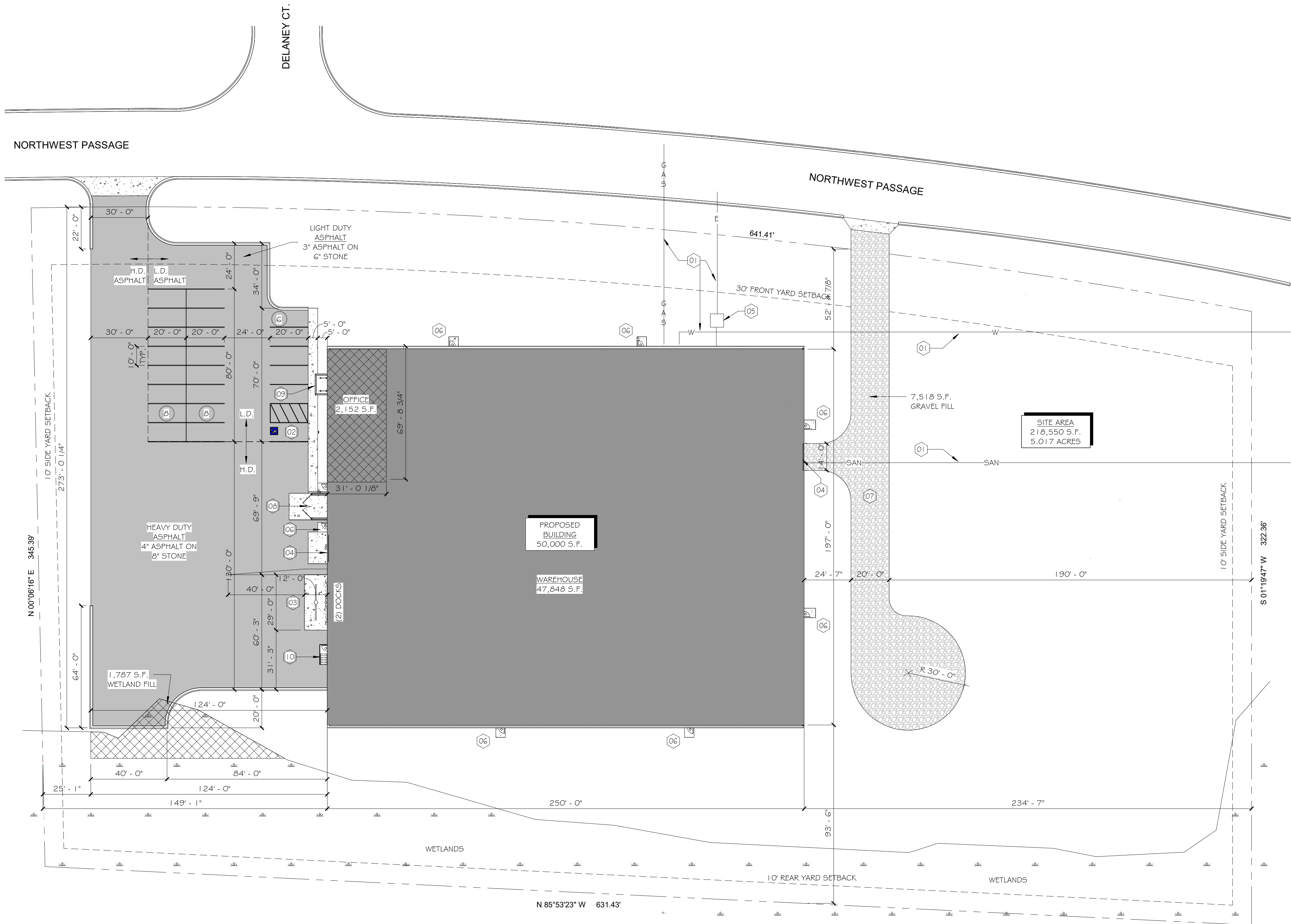
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.29	20.54	0.00	N.A.	N.A.

#	DATE	COMMENTS

REVISIONS		

DRAWN BY : AD	DATE : SEPT 28, 2023	SCALE : 1" = 30'- 0"
QUASAR	JACKSON, WISCSONIN	LIGHTING LAYOUT

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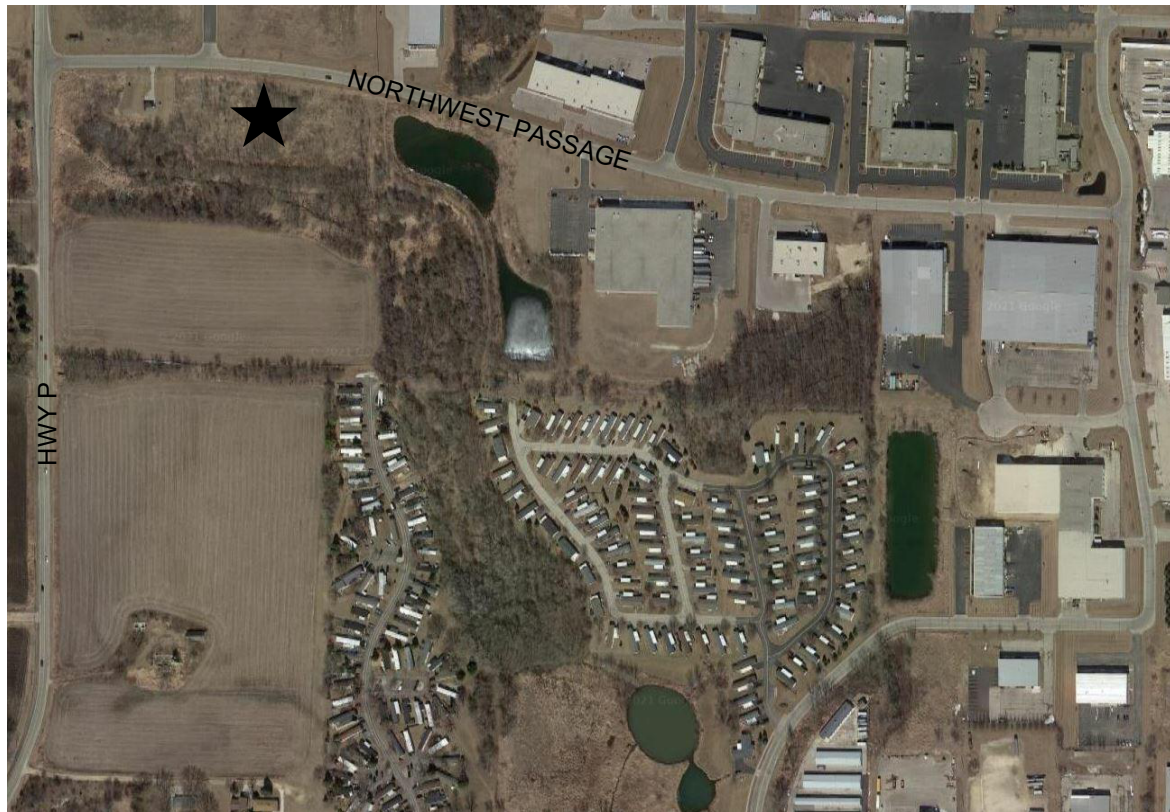
1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

SITE DATA:

SITE AREA:	218,550 SF 5.017 ACRES
AREA OF PROPOSED BUILDING:	50,000 SF (22.9% OF SITE)
TOTAL HARD SURFACE AREA:	30,995 SF (14.2% OF SITE)
CONCRETE AREA:	1,545 SF
HEAVY DUTY PAVING:	21,475 SF
LIGHT DUTY PAVING:	7,975 SF
TOTAL GREEN SPACE AREA:	137,555 SF (62.9% OF SITE)
LINEAL FEET OF CURB:	408 LF
ZONING DISTRICT:	PUD
ALLOWABLE BUILDING HEIGHT:	50'-0"
BUILDING HEIGHT:	28'-0"
FRONT YARD SETBACK:	30'-0"
SIDE YARD SETBACK:	10'-0"
REAR YARD SETBACK:	10'-0"
TOTAL PARKING PROVIDED:	22 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	1
HANDICAP PARKING PROVIDED:	1

SITE NOTE LEGEND

- 01 PROPOSED UTILITY LOCATIONS
- 02 HANDICAP PARKING SPACE AND SIGN
- 03 RECESSED DOCKS W/ CONCRETE APPROACH, TRENCH DRAIN AND CATCH BASIN
- 04 14' X 14' DRIVE-IN OVERHEAD DOOR WITH 10' CONCRETE PAD APPROACH
- 05 PROPOSED ELECTRICAL TRANSFORMER LOCATION
- 06 5' x 5' CONCRETE STOOP PAD
- 07 GRAVEL FIRE ACCESS LANE WITH 60' DIA. TURN-AROUND
- 08 8' DEEP X 14' WIDE GATED, PRECAST TRASH ENCLOSURE WITH 12' CONCRETE PAD APPROACH
- 09 ENTRANCE CANOPY
- 10 STEEL STAIRS AND RAILING



2 VICINITY MAP

DATE	09.20.2023
JOB NO.	22-00170
SET USE	PRELIMINARY
DRAWN BY	DLH
SHEET NO.	

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FLOOR PLAN NOTES

- 01 14' x 14' OVERHEAD DOOR
02 9' x 10' DOCK DOOR W/ LEVELER,
DOCK SEAL AND BUMPERS
03 TRASH ENCLOSURE
4 MOP SINK
5 WATER HEATER

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:
QUASAR - JACKSON NORTHWEST
BUSINESS PARK
NORTHWEST PASSAGE
JACKSON, WI 53037

SHEET TITLE

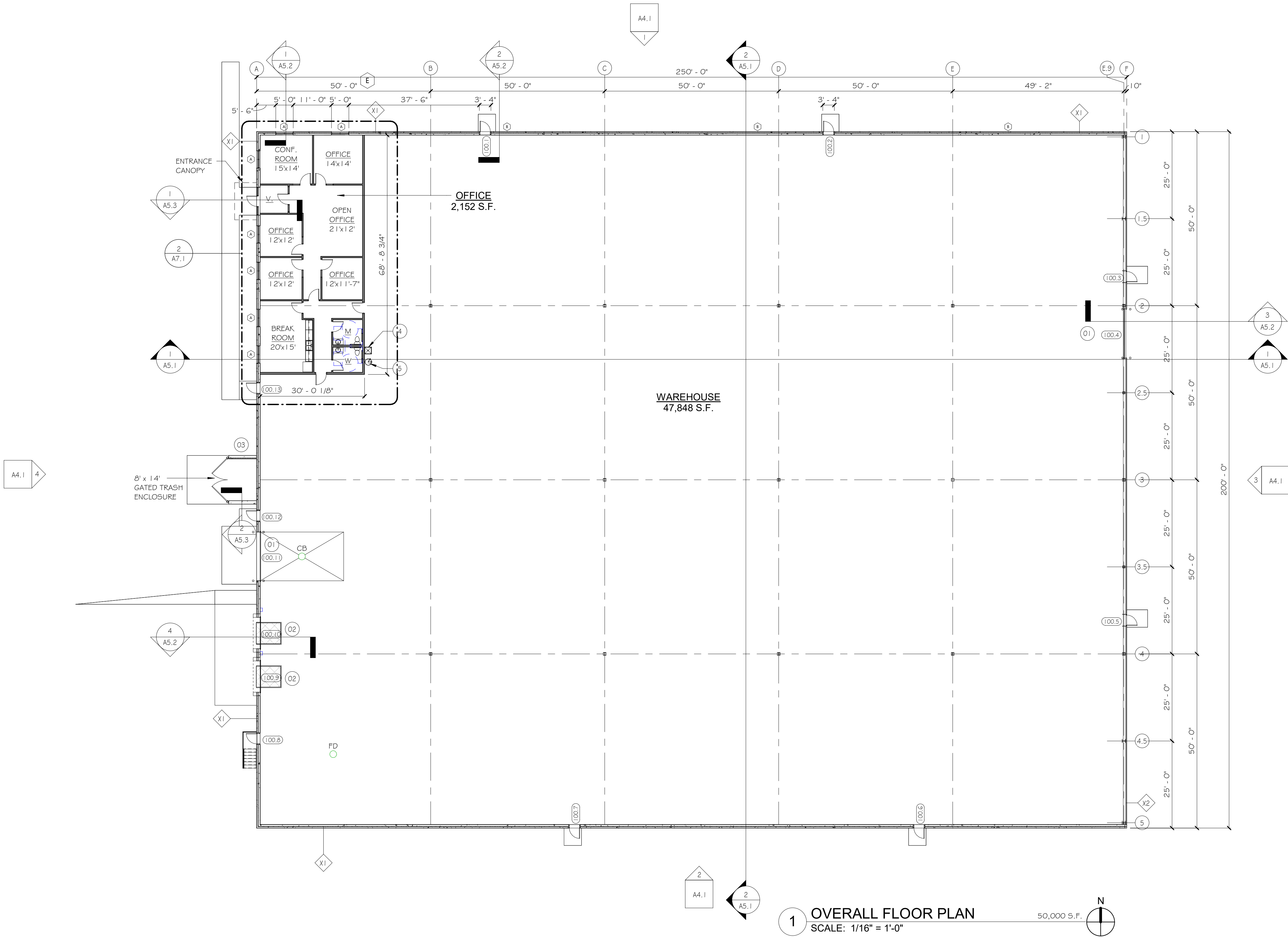
OVERALL FLOOR PLAN

REVISIONS

PROJECT DATA

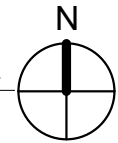
DATE	09.20.2023
JOB NO.	22-00170
SET USE	PRELIMINARY
DRAWN BY	DLH
SHEET NO.	

A2.1



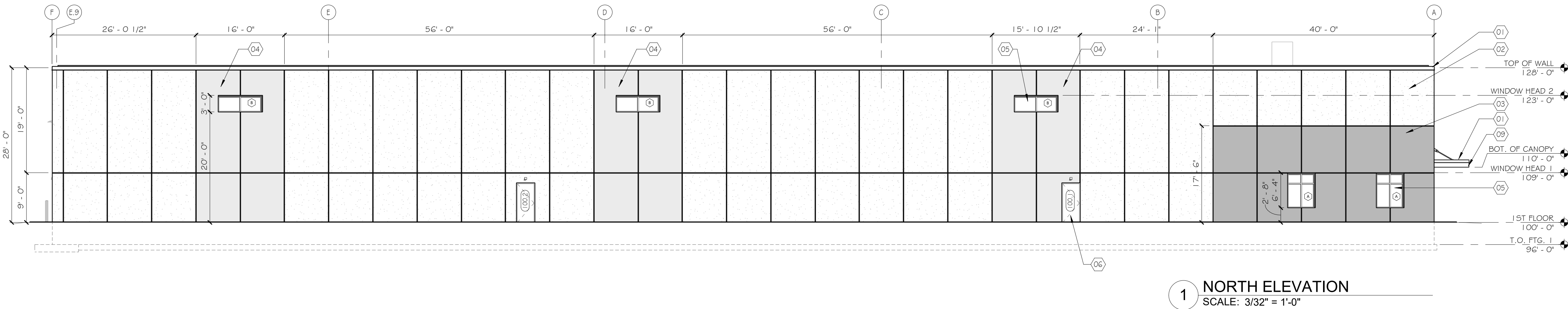
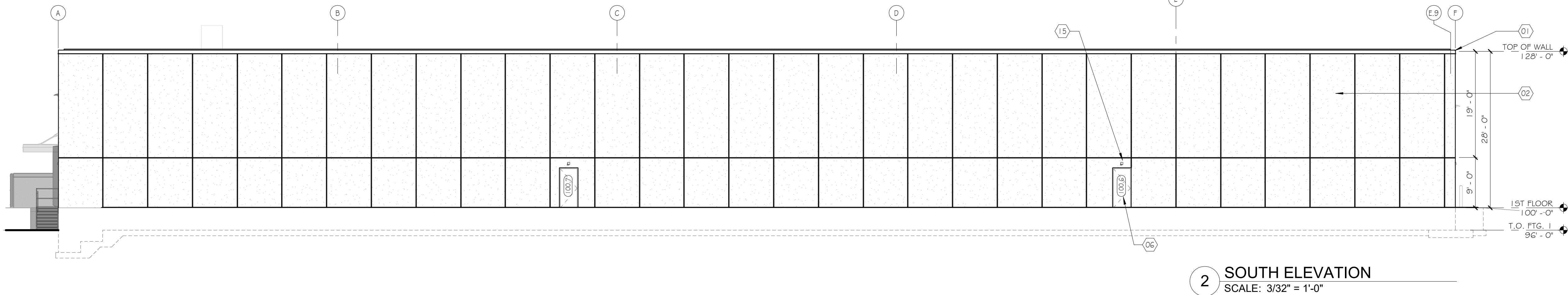
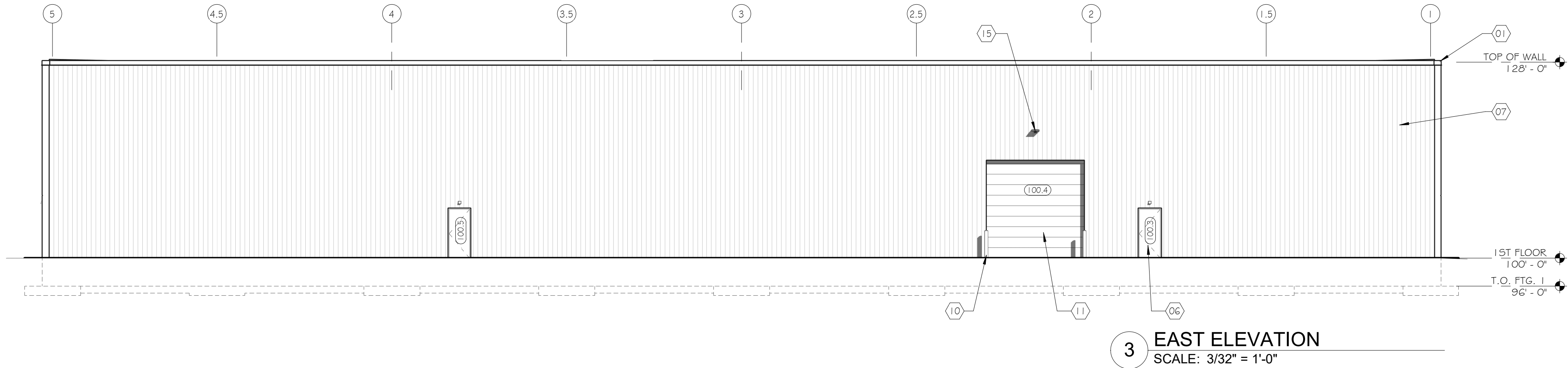
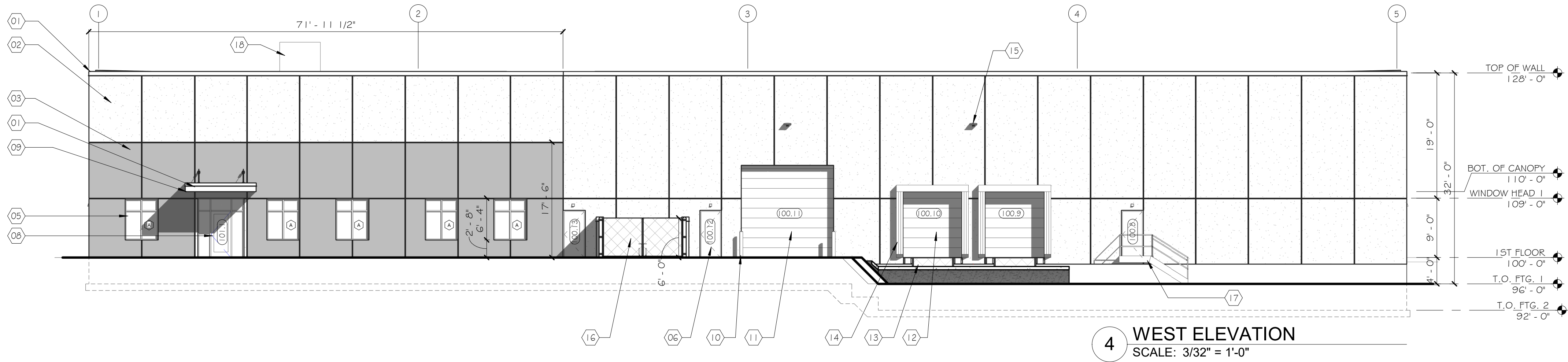
1 OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

50,000 S.F.



ELEVATION NOTE LEGEND

- 01 PREFINISHED METAL COPING
02 INSULATED PRECAST CONCRETE PANEL, COLOR 'A'
03 INSULATED PRECAST CONCRETE PANEL, COLOR 'B'
04 INSULATED PRECAST CONCRETE PANEL, COLOR 'C'
05 PREFINISHED, THERMALLY BROKEN ALUMINUM WINDOW WITH TINTED INSULATED GLASS
06 HOLLOW METAL DOOR AND FRAME, PAINTED WITH EMERGENCY EGREES LIGHT
07 PREFINISHED INSULATED METAL WALL PANEL - COLOR: SANDSTONE
08 PREFINISHED, THERMALLY BROKEN, TINTED, LOW-E GLASS IN ALUMINUM STOREFRONT FRAMING
09 PREFINISHED METAL CANOPY WITH TIE-BACK RODS
10 6" CONCRETE FILLED PIPE BOLLARD WITH YELLOW POLYCARBONATE COVER
11 14' x 14' PREFINISHED STEEL INSULATED OVERHEAD DOOR
12 9' x 10' PREFINISHED STEEL INSULATED OVERHEAD DOOR
13 DOCK LEVELER AND DOCK BUMPERS
14 DOCK SEAL
15 EXTERIOR WALL PACK LIGHT FIXTURE
16 GATED TRASH ENCLOSURE
17 STEEL STAIRS AND RAILING
18 APPROXIMATE SIZE AND LOCATION OF RTU





Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: November 14, 2023
Agenda Item: # 10
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Extraterritorial Plat Review for a Two-Lot Certified Survey Map (CSM) - 2028 Hwy 60 - John and Debra Goll

Background and Analysis:

John and Debra Goll own the properties identified as Parcel Numbers T7_0428, T7_043000A, T7_0431, T7_0432, T7_0433, and T7_0434, and are seeking to combine the parcels under a single Certified Survey Map (CSM). In doing so, the owners intend to create a separate parcel detailed at Lot 1 on the attached proposed CSM. The remaining lands will be combined under a singular lot indicated on the CSM as Lot 2.

Ordinance 38-33 is applicable and indicated below:

Sec. 38-33. Extraterritorial plat approval.

When the land to be subdivided lies within 1 1/2 miles of the corporate limits of the Village, the subdivider shall proceed the same as for plats within the Village, except:

- (1) Transmittal responsibility lies with the town clerk in which the plat lies.
- (2) Approval agencies include the Village Board, Town Board, and County planning agencies, and the subdivider must comply with the land division ordinances of these agencies.
- (3) The subdivider shall comply with the improvement requirements and regulations of the Town Board of the town within whose limits the plat lies when they are more stringent than set forth by the Village.

Comprehensive Plan & Zoning Impacts:

The subject properties are not part of the Village Comprehensive Plan Map or Zoning Map.

Site Plan:

See attached location map and CSM.

Review Procedures:

The Plan Commission is advisory and the Village Board makes the final decision.

Signage:

None.



Taking the lead in Washington County.

Additional Staff Comments:

None.

Notice Requirements:

1. Posting on the agenda.

Potential Action:

1. Reccomend the Village Board approve/deny the two-lot certified survey map, as presented.

Attachments:

1. Application with Letter of Intent
2. Receipt
3. Location Map
4. Certified Survey Map

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

- ☐ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____
- ☐ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☒ CERTIFIED SURVEY MAP
- ☐ New ☐ New ☐ CONCEPT PLAN
- ☐ Amendment ☐ Amendment
- ☐ Special Use ☐ Special Use ☐ OTHER _____
- (For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: 2028 State Road 60 Unit: _____ Jackson, WI

Parcel #: T7-0434, T7-0435 Lot Size: 297,633 sq. ft. Building Area: _____ sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☐ Other A1 Floodplain: Y N

APPLICANT INFORMATION

Name(s): John + Debra Dolf

Mailing Address: 2028 State Road 60 State WI Zip 53037

Office: (____) _____ Cell: (262) 384-0954 Fax: (____) _____

Email: jdgoLL81@gmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

D/B/A: _____ FEIN #: _____

Mailing Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): John + Debra Dolf

Address: 2028 State Road 60 State WI Zip 53037

Office: (____) _____ Cell: (262) 384-0954 Fax: (____) _____

Email: jdgoLL81@gmail.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____

Primary Contact: _____

Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: Requesting review
and approval for CSM

Provide a brief overview of proposed use(s) of entire property and/or lease space: Future
residential property

Hours of Operation: _____

Provide a brief overview of proposed daily on-site operations: _____

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: _____

Describe all businesses, properties and other entities located adjacent to the proposed use: Residential
properties East & West of proposed lot
Agricultural land on the North and woodlands
to the South across State Road 60

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: _____

Describe any proposed grading, and/or stormwater management plan: _____

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____

Describe any proposed on-site security measures including site lighting: _____

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____

Describe the projected traffic circulation and impacts: _____

List all setbacks from rights-of-way and property lines and height limitations: 60' right of way
from state road 60

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: _____

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☐ No ☒ Yes If yes, explain: Approval from Town of Jackson

Describe any proposed signage including type, size, and location: _____

If construction is proposed, describe proposed exterior building materials (type, color, etc.): _____

Describe any site-specific features/constraints, etc.: _____

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): _____

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print):

John Gohl

Applicant Signature:

John Gohl

Co-Applicant Name (Print):

Debra Gohl

CO-Applicant Signature:

Debra Gohl

Date of Application:

SUBMIT TO:

Village of Jackson – Building Inspection Dept.

W194 N16660 Eagle Drive

Jackson, WI 53037

PAYMENT INFO:

Payment is required at the time of submittal.

Cash, Checks, or Credit Cards are accepted (fees apply)

(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director:

For questions concerning **application submittal, zoning, or technical questions.**

Phone:

(262) 677-9696 x810

Email:

collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, 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. This approval 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 this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (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.

VILLAGE APPROVAL:

☐ **TEMPORARY** Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY Acct. #: 100-00-45730-000-00 Date Received: _____ Amount: \$ _____ Payment Type: CH / CC / CASH Check/Rcpt. #: _____ Received By: _____

Letter of Intent

We are requesting approval from the Village of Jackson for creating Lot 1 for future residential development as shown on the Certified Survey Map separating it from T7-04340 and T7-04350

VILLAGE OF JACKSON

N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 276956
Date: 10/26/2023
Check

RECEIVED
FROM GOLL

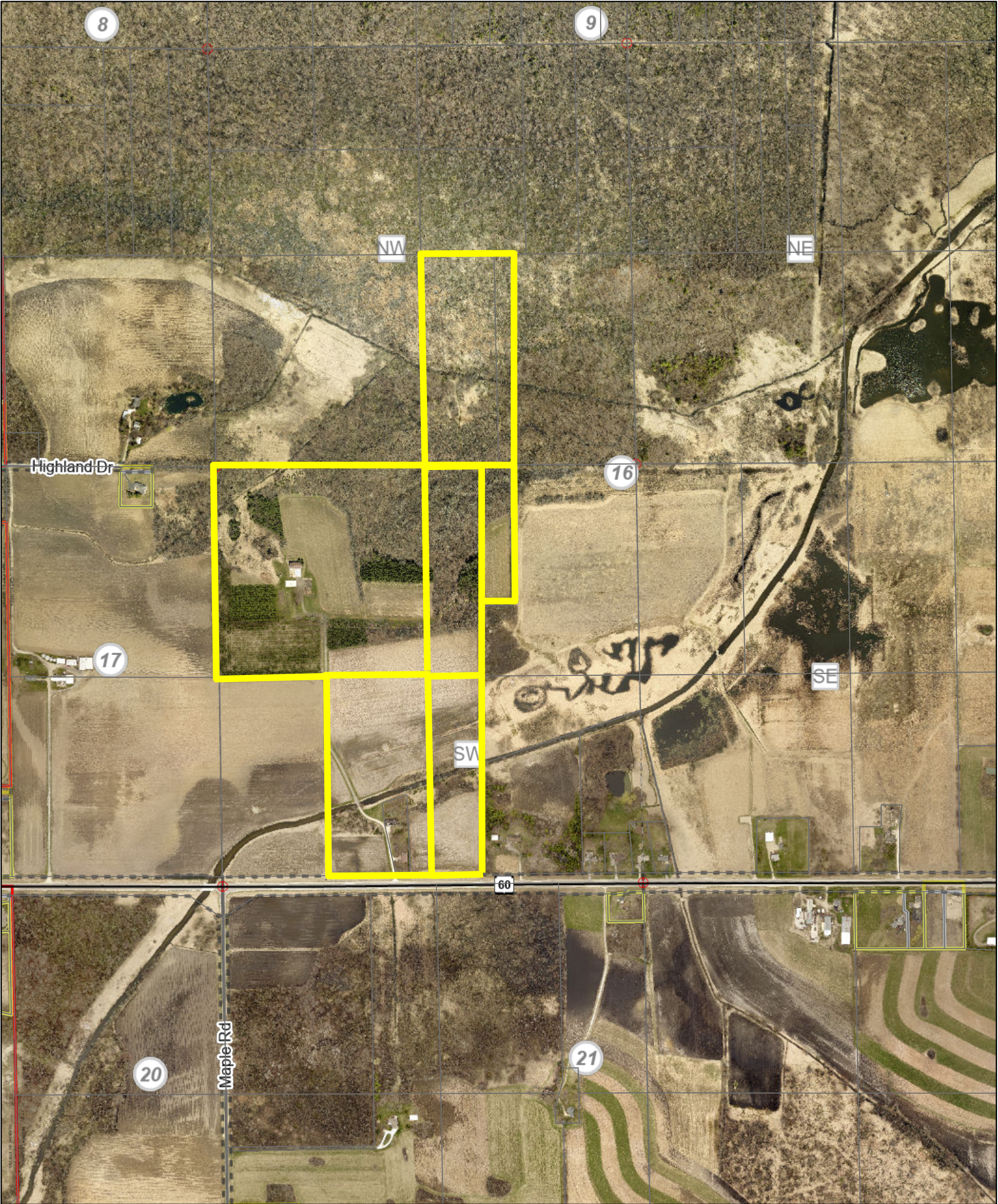
\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	150.00
	CSM - 2028 STATE ROAD 60	

TOTAL RECEIVED	150.00
----------------	--------

Receipt Memo: CSM - 2028 STATE ROAD 60/CK#2668

Goll Property - 2028 Hwy. 60



10/26/2023, 11:53:15 AM

- Override 1

Current Parcel

Road Centerline STH, CTH

State Highway

Address Point

Subdivision Name

Parcel Taxkey & Acreage

PLSS Boundary

PLSS Section

PLSS Quarter

Lot

Plat

Certified Survey Map

Assessor Plat; Cemetery Plat; Subdivision

Right-of-Way

Municipality

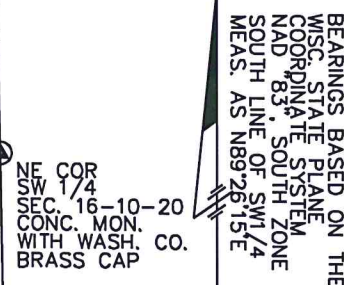
Local Road Labels

Local Road

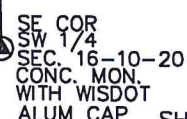
PLSS Monument
-
- Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau | Washington County GIS Page 168 of 174

THE WEST 16 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 16, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

NOTE 6:
WDOT ACCESS BY
CONTROLLED ACCESS PLAT
2370-07-29, PARCEL 52



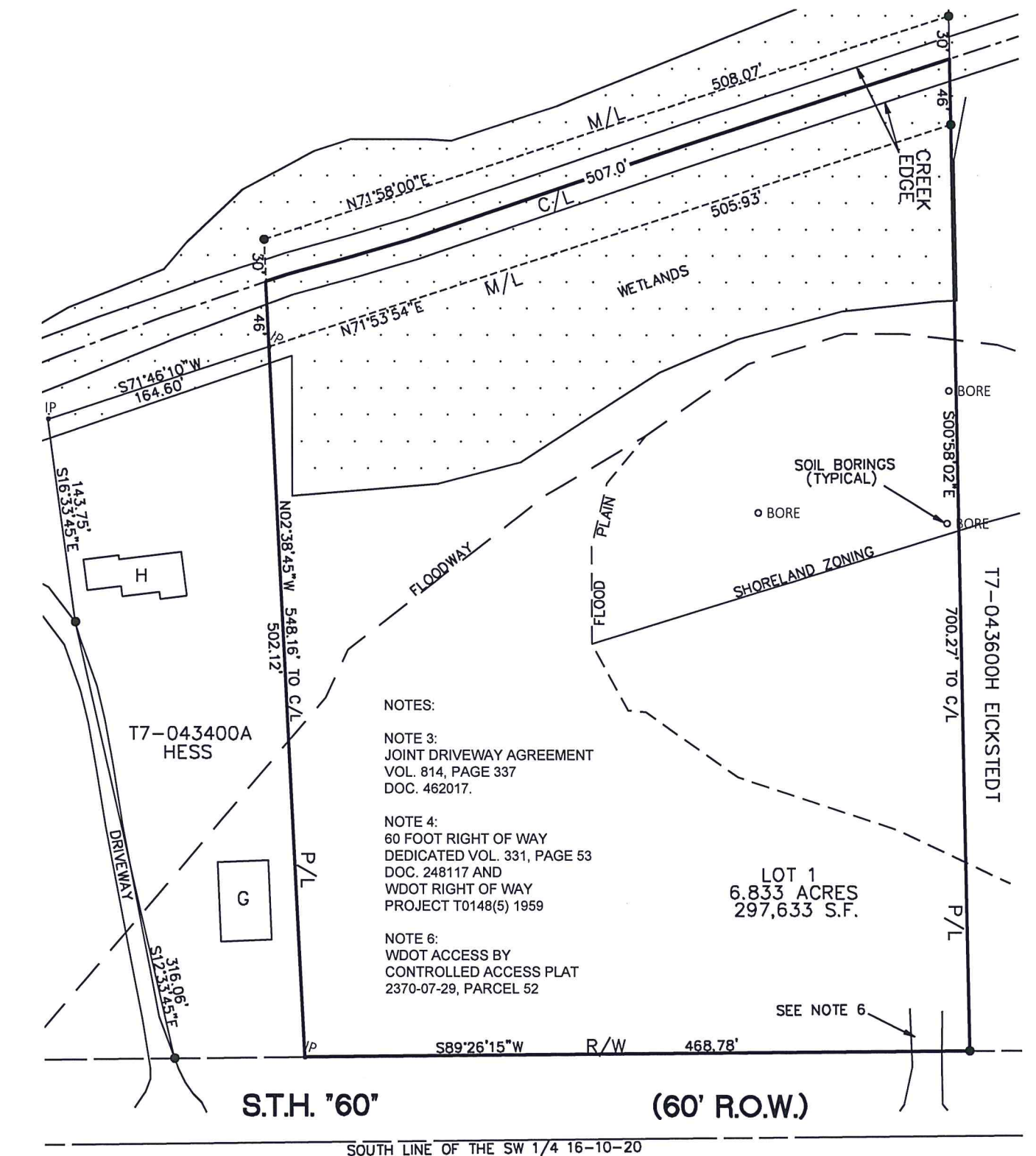
- SET 2"X36" LONG IP
UNLESS OTHERWISE
NOTED WEIGHING
1.502 LB/FT
- 3/4" REBAR (SET)
UNLESS OTHERWISE
NOTED WEIGHING
1.13 LB/FT



SHEET 1 OF 6
OVERALL MAP

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

THE WEST 16 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 16, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> SET 2"x36" LONG I.P. UNLESS OTHERWISE NOTED WEIGHING 1.502 LB/FT 3/4" REBAR (SET) UNLESS OTHERWISE NOTED WEIGHING 1.13 LB/FT | <ul style="list-style-type: none"> H HOUSE G GARAGE C/L CENTERLINE CREEK M/L MEANDER LINE P/L PROPERTY LINE R/W RIGHT OF WAY |
|---|---|

WETLANDS AS SHOWN ON WASH. CO. GIS SITE 9/25/23

BEARINGS BASED ON THE WISC. STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE SOUTH LINE OF SW1/4 MEAS. AS N89°26'15"E

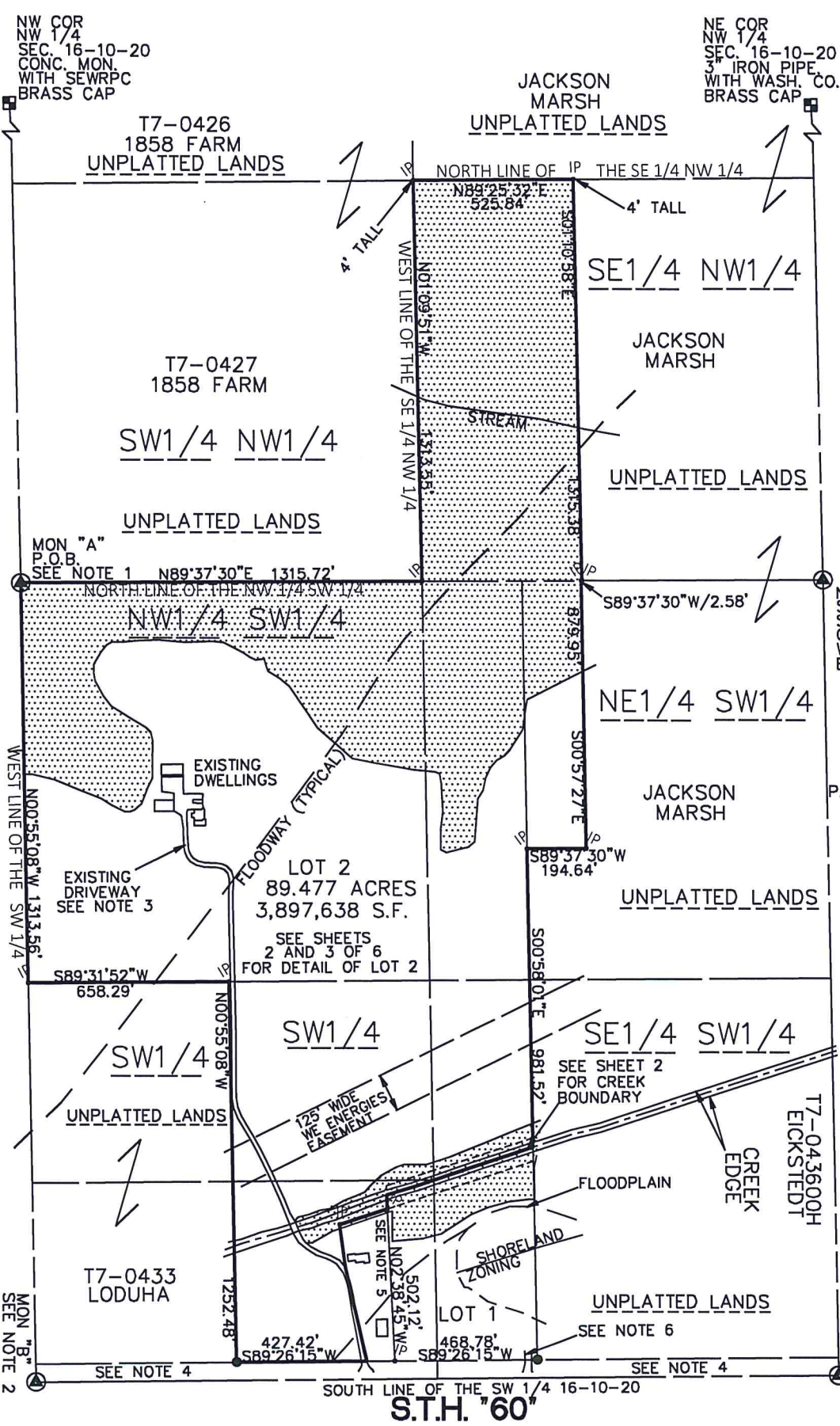
1 inch = 100 ft.

0 50 100

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

THE WEST 16 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 16, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

- NOTES:
- NOTE 1: MON "A"
NW COR OF THE SW 1/4
SEC. 16-10-20
CONC MON
WITH SEWRPC
BRASS CAP
- NOTE 2: MON "B"
SW COR OF THE SW 1/4
SEC. 16-10-20
CONC MON
WISDOT ALUM CAP
- NOTE 3:
JOINT DRIVEWAY AGREEMENT
VOL. 814, PAGE 337
DOC. 462017.
- NOTE 4:
60 FOOT RIGHT OF WAY
DEDICATED VOL. 331, PAGE 53
DOC. 248117 AND
WDOT RIGHT OF WAY
PROJECT T0148(5) 1959
- NOTE 5:
T7-043400A/ HESS
- NOTE 6:
WDOT ACCESS BY
CONTROLLED ACCESS PLAT
2370-07-29, PARCEL 52



BEARINGS BASED ON THE
WISC. STATE PLANE
COORDINATE SYSTEM
NAD 83, SOUTH ZONE
MEAS. AS N89°26'15\"/>

LEGEND

- P.O.B. POINT OF BEGINNING
- IP SET 2"X36" LONG IP
UNLESS OTHERWISE
NOTED WEIGHING
1.502 LB/FT
- 3/4" REBAR (SET)
UNLESS OTHERWISE
NOTED WEIGHING
1.13 LB/FT



SE COR
SW 1/4
SEC. 16-10-20
CONC. MON.
WITH WISDOT
ALUM CAP

SHEET 3 OF 6
DETAIL LOT 2

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

THE WEST 16 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 16, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I ANTHONY J. GROMACKI, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE WEST 16 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 16, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE N89°37'30"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, 1315.72 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE N01°09'51"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, 1313.55 FEET TO THE NORTH LINE OF THE SE 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE N89°25'32"E ALONG THE NORTH LINE OF THE SE 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, 525.84 FEET; THENCE S01°10'58"E 1315.38 FEET; THENCE S89°37'30"W 2.58 FEET; THENCE S00°57'27"E 879.95 FEET; THENCE S89°37'30"W 194.64 FEET; THENCE S00°58'01"E 1681.79 FEET TO THE NORTH RIGHT OF WAY LINE OF S.T.H. 60; THENCE S89°26'15"W ALONG THE NORTH RIGHT OF WAY LINE OF S.T.H. 60, 468.78 FEET; THENCE S71°46'10"W 164.60 FEET; THENCE S07°33'45"E 143.75 FEET; THENCE S12°33'45"E 316.06 FEET TO THE NORTH RIGHT OF WAY LINE OF S.T.H. 60; THENCE S89°26'15"W ALONG THE NORTH RIGHT OF WAY LINE OF S.T.H. 60, 427.42 FEET; THENCE N00°55'08"W 1252.48 FEET; THENCE S89°31'52"W 658.29 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE N00°55'08"W ALONG SAID WEST LINE 1313.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 96.310 ACRES, 4,195,270 S.F

THAT I HAVE MADE THIS SURVEY AND MAP BY THE DIRECTION OF JOHN A. AND DEBRA C. GOLL, CO-OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE PROVISIONS OF THE LAND DIVISION AND SUBDIVISION ORDINANCE FOR THE TOWN OF JACKSON IN SURVEYING, DIVIDING AND MAPPING THE SAID LAND. DATED THIS 25TH DAY OF SEPTEMBER, 2023

9/25/23
ANTHONY J. GROMACKI
PROFESSIONAL LAND SURVEYOR S-2090
WISCONSIN
LAND SURVEYOR

OWNERS'S CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND SHOWN AND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

TOWN OF JACKSON, PARKS AND PLANNING COMMISSION. TOWN OF JACKSON, TOWN BOARD.

JOHN A. GOLL

DEBRA C. GOLL

STATE OF WISCONSIN)
WASHINGTON COUNTY) s.s.
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023. THE ABOVE NAMED OWNERS ARE TO ME KNOW TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

(NOTARY SEAL)_____ NOTARY PUBLIC, _____, WISCONSIN.

MY COMMISSION EXPIRES_____

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

THE WEST 16 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 16, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

APPROVAL OF THE TOWN OF JACKSON, PARKS AND PLANNING COMMISSION

THIS CERTIFIED SURVEY MAP IN THE TOWN OF JACKSON,
JOHN A. AND DEBRA C. GOLL, CO-OWNERS OF SAID LAND.
IS HEREBY RECOMMENDED FOR APPROVAL BY THE TOWN OF JACKSON PLAN COMMISSION.

DATED: _____, 2023

SIGNED: _____
DAVE KLUG, PARKS AND PLANNING CHAIRMAN

DATED: _____, 2023

SIGNED: _____
JIM MICECH, ZONING ADMINISTRATOR

APPROVAL OF THE TOWN OF JACKSON, TOWN BOARD

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF JACKSON,
JOHN A. AND DEBRA C. GOLL, CO-OWNERS OF SAID LAND.
IS HEREBY APPROVED BY THE TOWN OF JACKSON BOARD.

DATED: _____, 2023

SIGNED: _____
ROBERT HARTWIG, TOWN CHAIRMAN

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF JACKSON.

DATED: _____, 2023

SIGNED: _____
BOB EICHNER, TOWN CLERK


SURVEYOR: ANTHONY J. GROMACKI P.L.S.
M SQUARED ENGINEERING
N19 W6719 COMMERCE COURT
CEDARBURG, WISCONSIN 53012
PHONE: (262) 376-4246

OWNERS:
JOHN A. AND DEBRA C. GOLL
2028 S.T.H. 60
JACKSON, WISCONSIN 53037

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

THE WEST 16 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 16, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS _____ DAY OF _____ 2023

BRIAN J. HECKENDORF, CHAIRMAN

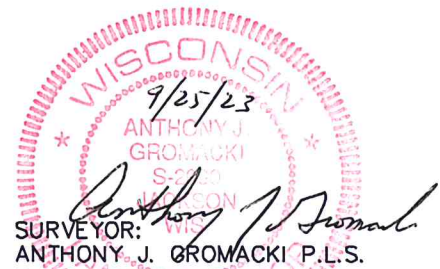
ANASTASIA GONSTEAD, CLERK

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS _____ DAY OF _____ 2023

BRIAN J. HECKENDORF, CHAIRMAN

ANASTASIA GONSTEAD, CLERK


SURVEYOR:
ANTHONY J. GROMACKI P.L.S.
M SQUARED ENGINEERING
N19 W6719 COMMERCE COURT
CEDARBURG, WISCONSIN 53012
PHONE: (262) 376-4246

OWNERS:
JOHN A. AND DEBRA C. GOLL
2028 S.T.H. 60
JACKSON, WISCONSIN 53037