

Agenda
Village Board Meeting – in conjunction with
Special Plan Commission Meeting
Tuesday, March 14, 2017 at 7:30 p.m.
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037

1. Call to Order and Roll Call.
2. Pledge of Allegiance.
3. Any Village Citizen Comment on an Agenda Item (Please sign in).
4. Public Hearing:
Planned Unit Development Amendment – Anvil LLC North Center Street - Addition.
5. Public Hearing:
Planned Unit Development Amendment – Three Dogs – Mary Frank – Ash Drive.
6. Public Hearing:
Planned Unit Development Amendment –ComForCare – Sign – Delaney Court.
7. Recess Village Board Meeting for the purpose of Convening a Special Plan Commission Meeting for the Presentation of the Village of Jackson Redevelopment Plan – Vandewalle & Associates.
 - Call to Order and Roll Call of Plan Commission.
 - Presentation of the Village of Jackson Redevelopment Plan – Vandewalle & Associates.
 - Possible Recommendation from Plan Commission to Village Board.
 - Adjournment of Special Plan Commission Meeting.
8. Reconvene into Regular Village Board Meeting with Possible Action on Village of Jackson Redevelopment Plan – Vandewalle & Associates.
9. Consent Agenda:
 - Approval of Minutes for the Village Board Meeting of February 14, 2017.
 - Licenses.
Operator Licenses:
Village Mart: Elizabeth McDougall; James Hornung; Joshua Manley
East Side Mart: Ashley Schulthess, Brianna Haefflinger
Walgreens: Nancy Lawrence
10. Budget & Finance Committee.
 - Playground Presentation for Hickory Lane, Northland Recreation.
 - Review of Bids for Chateau Drive Reconstruction Project.
 - Resolution 17-05 Special Assessment Area Chateau Dr. Reconstruction Project.

- Mid Moraine Water Quality Collective Contract.
11. Plan Commission.
 - Certified Survey Map – Ehlke – Sherman Road, Extraterritorial.
 12. Ordinance 17-02 – An Ordinance Adopting and Enacting a New Code of Ordinances for the Village of Jackson, Wisconsin.
 13. Casey Latz – Appointment to the Park & Recreation Committee.
 14. Recognition of Three Rivers for their Contribution toward the Fire Department Ambulance Computer Software.
 15. Departmental Reports.
 - Certification of CORE Standards Verification Award – Jackson Police Department.
 16. Washington County Board Report.
 17. West Bend School District Liaison Report.
 18. Greater Jackson Business Alliance Report.
 19. Mid-Moraine Legislative Committee/Mid-Moraine Municipal Report.
 20. Citizens to Address the Village Board.
 21. Closed session pursuant to Wis. Stats. § 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The topics are matters relating to the Village-Town Revenue Sharing Agreement and Cooperative Boundary Plan; Jackson Properties LLC; and Paloroma Farms LLC – Pending Annexation.

Reconvene into Open Session with possible action.

22. Ordinance 17-03 – Annexation of Paloroma Farms, LLC
23. Adjourn.

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

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

Name of Applicant American Architectural Group, Inc
Contact Roger Schregardus Address/ZIP 3350 South River Road, West Bend, WI 53095 Phone # 262-334-3811
E-mail Address roger@teamaag.net Fax # where Agenda/Staff comments are to be faxed _____
Name of Owner Anvil LLC Address/ZIP 1963 Belmont Drive, Cedarburg, WI 53012 Phone# 414-587-6360
Owner Representative/Developer Mark Kohlwey
Proposed Use of Site _____ Present Zoning PUD

<u>ACTION REQUESTED</u>	<u>FEE</u>	<u>SUBMITTAL REQUIREMENTS</u>	<u>TYPE OF INFORMATION DESCRIBED</u> (See page 5)	<u>PAPER COPIES</u>	<u>CD</u>
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
			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	1,2,6,10,20	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	<u>Engineering Review - Infrastructure</u>		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal & prepared by the Village.		

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

Name Roger Schregardus Signature _____ Date _____

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

VILLAGE OF JACKSON

☐ Special Use ☐ Conditional Use ☐ Planned Unit Development Permit # _____

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

Permit to:

Name of Business/Applicant: Anvil LLC

For a property located at (address): W208 N16939 North Center Street

Phone number of Business/Applicant: 414-587-6360

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

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

Hours of Operation: Start Monday around 4 am, and run 24 hours/day until 5 pm on Friday.

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): masonry bottom 9'-4" colors to match existing. Metal wall panel above - color to match existing.

Setbacks from rights-of-way and property lines: 0

Screening/Buffering: _____

Landscape Plan (sizes, species, location): Spirea's to match existing

Signing (dimensions, colors, lighting, location): none

Lighting (wattage, style, pole location and height, coverage): no new pole lighting. Only building lighting. Style, wattage to match existing

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

Storm-water Management: n/a

Erosion Control: see plan. silt fence around culvert endwall. Erosion control bales at ground swale

Fire Hydrant Location(s): _____

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: no existing knox box. Will plan to install knox box at new front entry

Hazardous Material Storage: none

Alarm Systems: none

Site Features/Constraints: _____

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

Tree and shrub preservation: will relocate existing shrubs removed for new addition

Setbacks/height limitations: _____

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

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

TERMS OF THIS PERMIT

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

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

John Walther, Administrator

_____, Owner

Please print name

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

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

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

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

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

AMERICAN ARCHITECTURAL GROUP, INC.



February 2, 2017

TO: VILLAGE OF JACKSON
N168 W20733 Main Street
Jackson, WI 53037

RE: SITE PLAN SUBMITTAL (Parcel 004700E)
Anvil LLC – Building Expansion at Bartlein Barrels, Inc.
W208 N16939 North Center Street
Jackson, WI 53037

The current parcel area has a total of 3.385 acres. This parcel is zoned as a PUD. There are a total of 3 buildings on this parcel.

The existing building we are proposing a new 3,816 sqft addition onto, is in the Northwest corner of the lot. This building has 1 tenant. This addition will come off the east side of the existing lowside wall, and will extend into the existing asphalt pavement. There is an existing rip-rap swale that runs alongside the north wall of this existing building/new addition, into a shallow pond. We will need to rework this swale so water will not enter the new addition via a walk door we have on the north side. The existing building has gutters and drain tile that lead to this pond. The new addition will also have gutters that will discharge in this pond as well.

The 10 parking stalls we are losing will be relocated to the South-west corner of the lot. In this corner we are proposing to add 2,050 sqft of new asphalt, and adding a total of 14 parking stalls. This area currently is surface flowed to the east. This area is the only new non-permeable surface area we are creating.

Respectfully,

Roger Schregardus
Project Manager

AMERICAN ARCHITECTURAL GROUP, INC.



February 2, 2017

TO: VILLAGE OF JACKSON
N168 W20733 Main Street
Jackson, WI 53037

RE: SITE PLAN SUBMITTAL (Parcel 004700E)
Anvil LLC – Building Expansion at Bartlein Barrels, Inc.
W208 N16939 North Center Street
Jackson, WI 53037

Impact Statement

- A. With this addition, the additional annual water consumption is minimal. We are only adding a toilet room and a sink within the new breakroom.**
- B. The annual sewage generation is minimal.**
- C. With this addition, the company is adding an additional 4 employees. This will increase the vehicle trip generation by 8.**
- D. There are no company vehicles stored onsite.**
- E. There is no planned building signs.**
- F. The general hours of operation start at around 4:00 am on Monday, and run all day, 24 hours, until 5:00 pm on Friday.**
- G. n/a**
- H. We anticipate construction to start in beginning of May, with a construction period of around 3 months.**
- I. There is no unusual conditions for this project.**

Respectfully,

Roger Schregardus
Project Manager

February 2, 2017

**Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037
262-667-9001**

Re: Anvil LLC – Building expansion for Bartlein Barrels, Inc

The current parcel area has a total of 3.385 acres. This parcel is zoned as a PUD. There are a total of 3 buildings on this parcel.

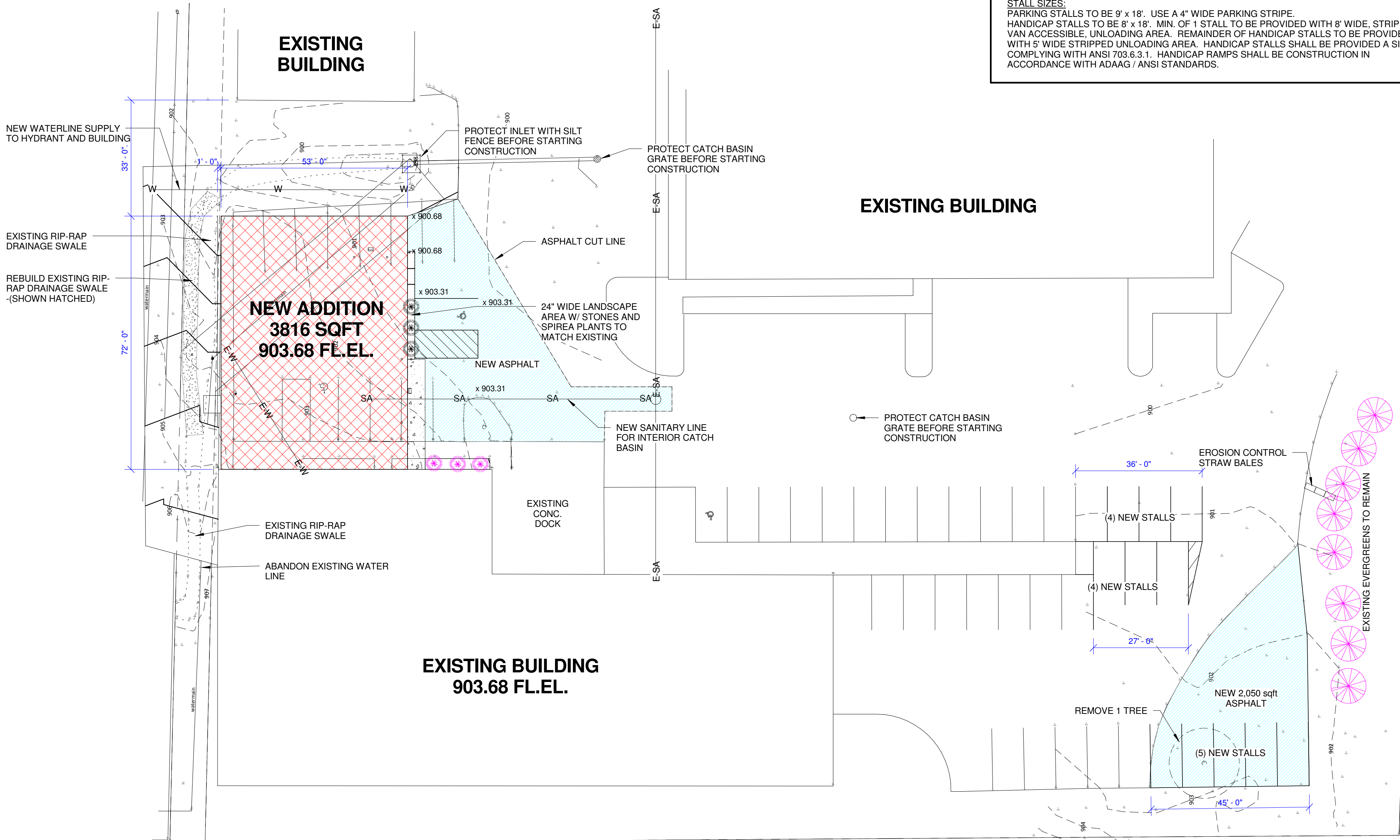
The existing building we are proposing a new 3,816 sqft addition onto, is in the Northwest corner of the lot. This building has 1 tenant. This addition will come off the east side of the existing lowside wall, and will extend into the existing asphalt pavement. There is an existing rip-rap swale that runs alongside the north wall of this existing building/new addition, into a shallow pond. We will need to rework this swale so water will not enter the new addition via a walk door we have on the north side. The existing building has gutters and draintile that lead to this pond. The new addition will also have gutters that will discharge in this pond as well.

The 10 parking stalls we are losing will be relocated to the South-west corner of the lot. In this corner we are proposing to add 2,050 sqft of new asphalt, and adding a total of 14 parking stalls. This area currently is surface flowed to the east. This area is the only new non-permeable surface area we are creating.

Thank you.

Roger Schregardus

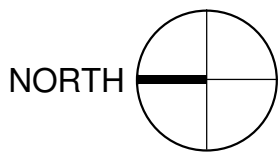
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- GENERAL SITE PLAN NOTES:**
- A. EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS & ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE PROPERTY OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY THE PROPERTY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION. CONTACT DIGGER'S HOTLINE (1-800-242-8511) FOR EXACT UTILITY LOCATIONS.
 - B. UPDATED SURVEY AND TITLE SEARCH HAVE NOT BEEN AUTHORIZED AND THE BOUNDARY AND EASEMENTS SHOWN MAY BE INACCURATE OR INCOMPLETE.
 - C. SILT FENCE AND TRACKING PAD SHALL CONFORM TO TECHNICAL STANDARDS 1056 & 1057 RESPECTIVELY.
 - D. TOPSOIL STOCKPILES SHOULD BE SURROUNDED BY SILT FENCE AND STABILIZED IF NOT TO BE USED WITHIN 30 DAYS. ANY DISTURBED AREA WHICH REMAINS INACTIVE GREATER THAN SEVEN (7) DAYS SHALL BE STABILIZED, CONFORMING TO TECH. STD. 1059.
 - E. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES AS SHOWN, PURSUANT TO NR216 & NR151. AT A MINIMUM, INSPECTIONS SHALL BE PERFORMED WEEKLY AND WITHIN 24 HOURS OF EVERY 0.5" RAINFALL EVENT. REPAIRS ARE REQUIRED WITHIN 24 HOURS OF DOCUMENTING ISSUE IN THE INSPECTION REPORT OR OTHERWISE NOTIFIED BY THE DNR. EROSION CONTROL MEASURES MUST BE IMPLEMENTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - F. ALL EROSION CONTROL DEVICES, SHALL BE INSTALLED PRIOR TO COMMENCING MASS GRADING OR UTILITY CONSTRUCTION.
 - G. UPON COMPLETION OF THE WORK AS SPECIFIED, RESPREAD FOUR (4") OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS AND PROVIDE SEED, FERTILIZER, AND MULCH PER THE STANDARD SPECIFICATIONS.
 - H. TRACKING OF MUD ON EXISTING STREETS SHALL BE CLEANED UP DAILY.
 - I. VEGETATION BEYOND SLOPES SHALL REMAIN.
 - J. THE CONTRACTOR SHALL MINIMIZE THE AREA DISTURBED BY CONSTRUCTION AS THE PROJECT IS CONSTRUCTED.
 - K. ROOFS GUTTERS SHALL DISCHARGE TO UNDERGROUND DRAIN PIPE TO FLOW TO EXISTING POND.
 - L. EXISTING UTILITIES AND SERVICE LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
 - M. ANY EXISTING SIDEWALK DAMAGED DURING CONSTRUCTION WILL BE REPLACED AS A PART OF THIS PROJECT.
 - N. THERE ARE NO KNOWN WETLANDS OR FLOODPLAIN LIMITS WITHIN THIS SITE BOUNDARY.
 - O. CONTRACTOR WILL PROVIDE DUMPSTERS FOR DISPOSAL OF CONSTRUCTION WASTE.
- STALL SIZES:**
PARKING STALLS TO BE 9' x 18'. USE A 4" WIDE PARKING STRIPE.
HANDICAP STALLS TO BE 8' x 18'. MIN. OF 1 STALL TO BE PROVIDED WITH 8' WIDE, STRIPPED VAN ACCESSIBLE, UNLOADING AREA. REMAINDER OF HANDICAP STALLS TO BE PROVIDED WITH 5' WIDE STRIPPED UNLOADING AREA. HANDICAP STALLS SHALL BE PROVIDED A SIGN, COMPLYING WITH ANSI 703.6.3.1. HANDICAP RAMPS SHALL BE CONSTRUCTION IN ACCORDANCE WITH ADAAG / ANSI STANDARDS.

SCHEMATIC SITE PLAN

SCALE: 1" = 20'-0"



NOT FOR CONSTRUCTION

AMERICAN
ARCHITECTURAL GROUP, INC.

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

PROPOSED BUILDING ADDITION FOR:
ANVIL LLC
BARTLEIN BARRELS, INC (TENANT)
W208 N16939 NORTH CENTER STREET
VILLAGE OF JACKSON, WISCONSIN

Issue:
2/2/2017

Document Date:

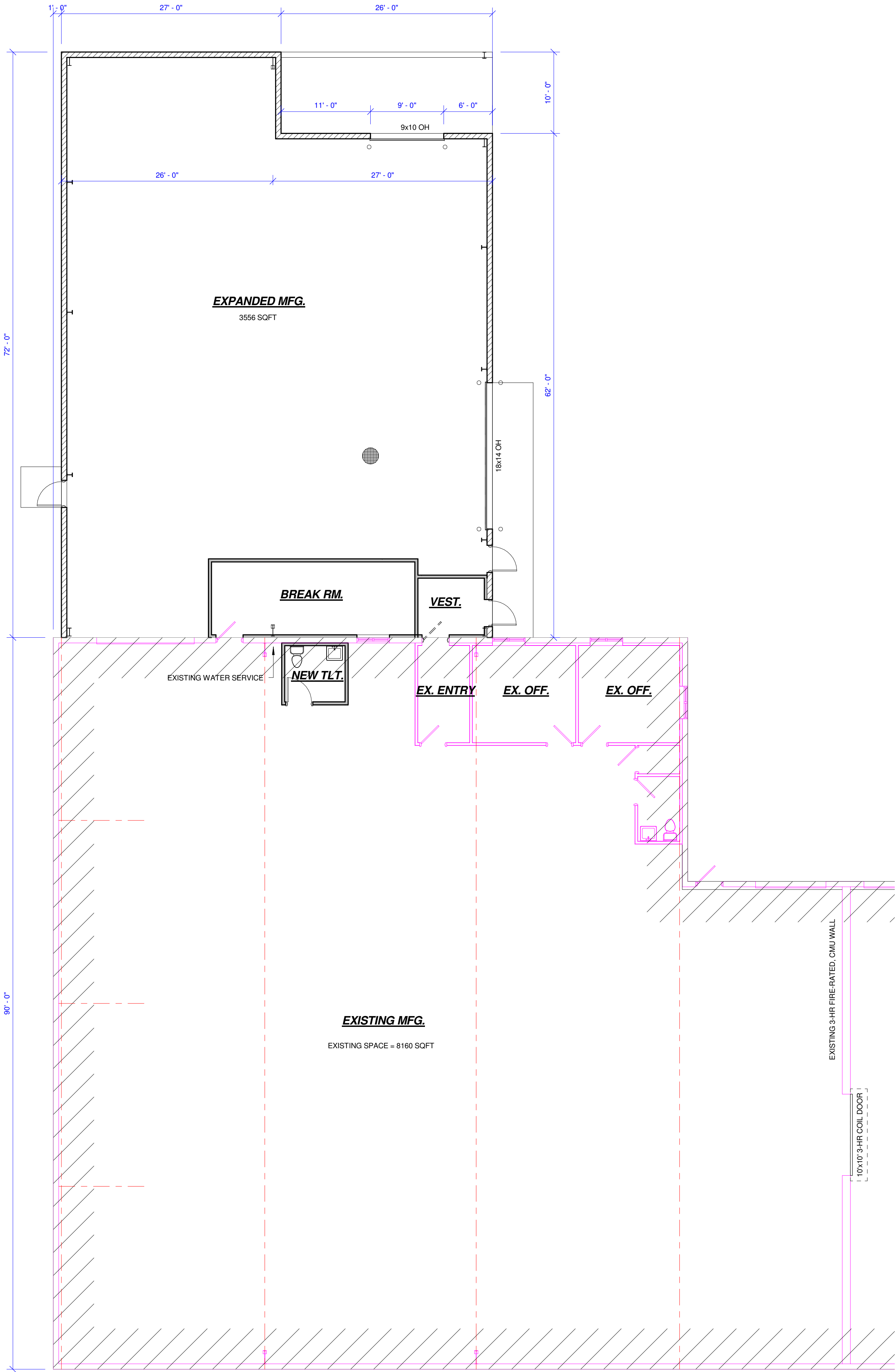
Project Number:
16057

Sheet Title:
SCHEMATIC SITE
PLAN

Sheet Number:

C-101

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

NOT FOR CONSTRUCTION

PROPOSED BUILDING ADDITION FOR:
ANVIL LLC
BARTLEIN BARRELS, INC (TENANT)
W208 N16939 NORTH CENTER STREET
VILLAGE OF JACKSON, WISCONSIN

Issue:
2/2/2017

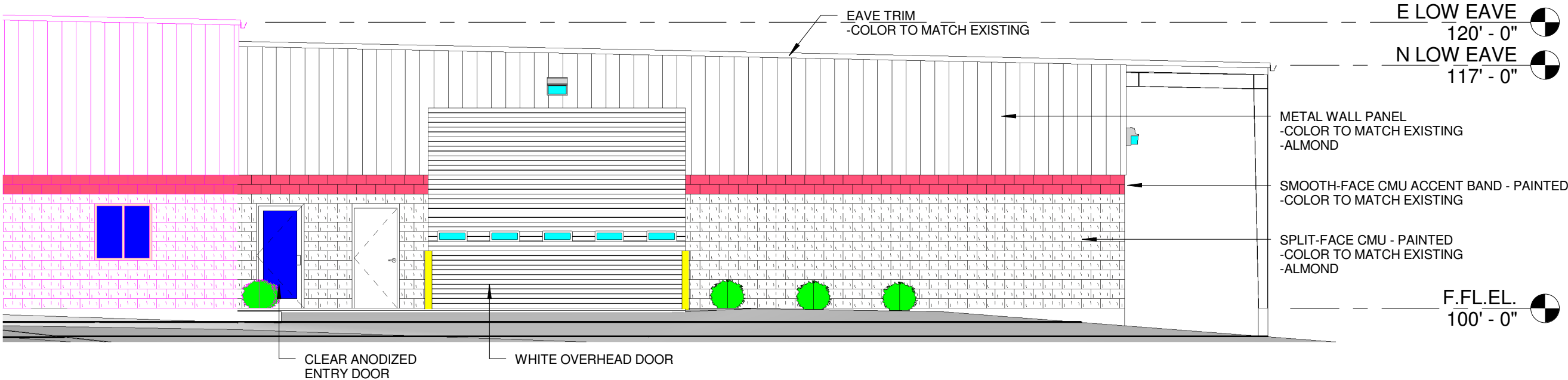
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Project Number:
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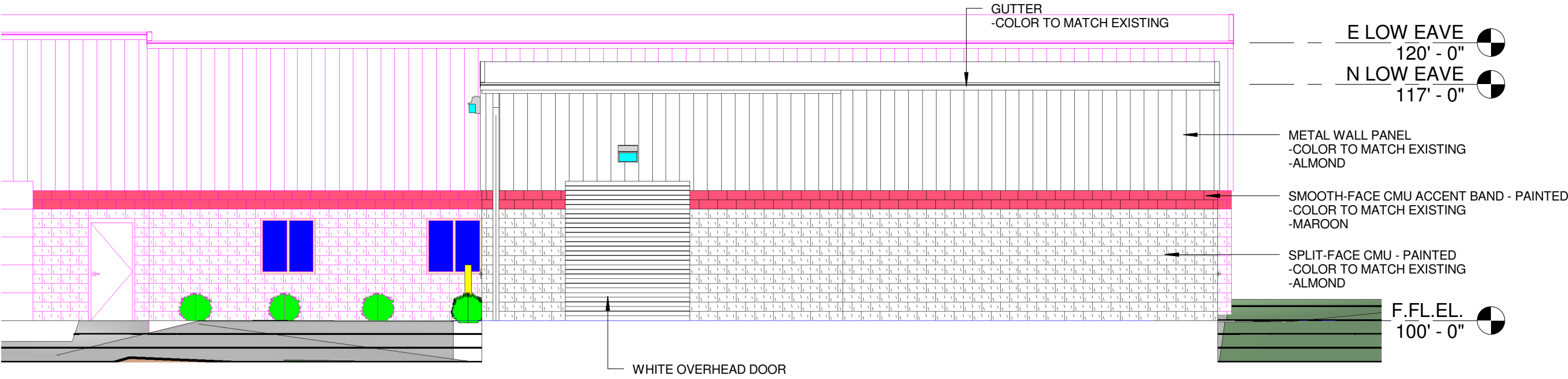
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FLOOR PLAN

Sheet Number:

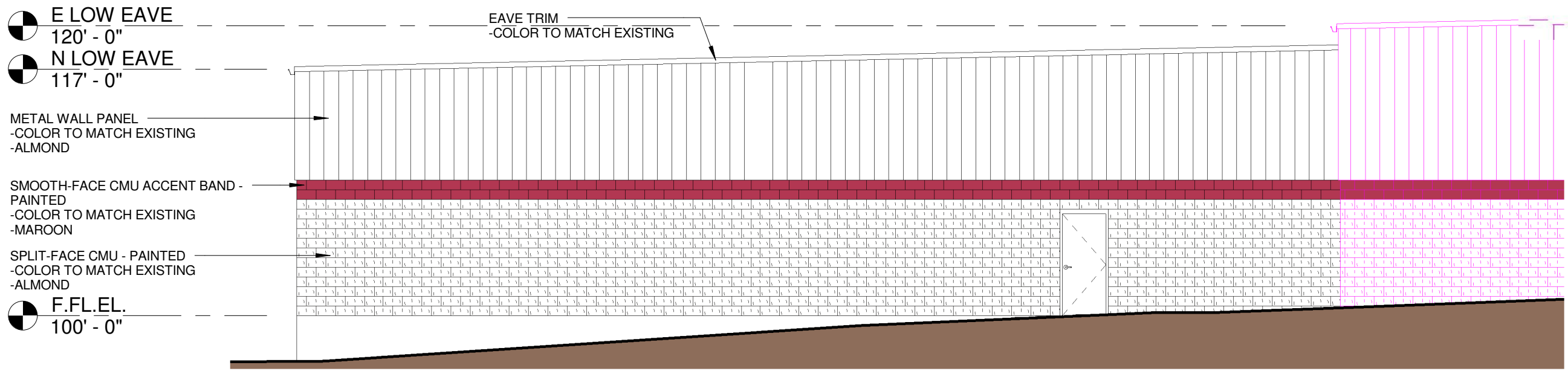
A-100



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



EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



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

NOT FOR CONSTRUCTION

PROPOSED BUILDING ADDITION FOR:
ANVIL LLC
BARTLEIN BARRELS, INC (TENANT)
W208 N16939 NORTH CENTER STREET
VILLAGE OF JACKSON, WISCONSIN

Issue:
2/2/2017

Document Date:

Project Number:
16057

Sheet Title:
EXTERIOR BUILDING
ELEVATIONS

Sheet Number:

A-200



NOT FOR CONSTRUCTION

PROPOSED BUILDING ADDITION FOR:
ANVIL LLC
BARTLEIN BARRELS, INC (TENANT)
W208 N16939 NORTH CENTER STREET
VILLAGE OF JACKSON, WISCONSIN

Issue:
2/2/2017

Document Date:

Project Number:
16057

Sheet Title:
PERSPECTIVE
ELEVATIONS

Sheet Number:

A-201

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

Name of Applicant Mary Frank
 Contact - same - Address/ZIP W201N16325 Ash Dr., Jackson 53037 Phone # (414) 491-5529
 E-mail Address maryefrank@yahoo.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Mary Frank Address/ZIP - same - Phone# - same -
 Owner Representative/Developer _____
 Proposed Use of Site residential Present Zoning Pud

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)		XXX
* PLANNED UNIT DEVELOPMENT	\$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*	
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CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	5) Impact Statement		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	6) Location Map		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	7) Development Plan / Site Plan		XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	8) Preliminary Plat		XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	9) Final Plat		XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	10) Certified survey Map		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	11) Annexation Petition		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	12) Annexation Map	1	XXX
VARIANCE	\$150	1,2,3,4,6,7	13) Sketch Plan		XXX
* Labels	\$25		14) Landscape Plan	4 (24x36)	XXX
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			18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
			20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
			22) other -		XXX
			If not included with submittal & prepared by the Village.		

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

Name Mary Frank Signature Mary Frank Date 2-1-17

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: Mary Frank

For a property located at (address): W201 N16325 Ash Dr., Jackson 53037

Phone number of Business/Applicant: (414) 491-5529

For (land use, activity, sign, site plan, other): approval of 3 dogs

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

Hours of Operation: 24/7

Comprehensive/Master Plan Compatibility: N/A

Building Materials (type, color): N/A

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

Screening/Buffering: N/A

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

Signing (dimensions, colors, lighting, location): N/A

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

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

Storm-water Management: N/A

Erosion Control: N/A

Fire Hydrant Location(s): Existing

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: Mary Frank
(414) 491-5529

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: N/A

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

Tree and shrub preservation: N/A

Setbacks/height limitations: Existing

Wastewater Usage Projected: N/A gal/year Water Usage Projected: N/A gal/year

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

TERMS OF THIS PERMIT

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

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

Mary Frank

Mary Frank

Please print name

, Owner

John Walther, Administrator

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

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

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

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

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

February 2, 2017

To Whom It May Concern,

I am currently in the process of purchasing a house in Jackson at N102W16325 Ash Drive, and I would like to request permission to have 3 dogs:

13 ½ yr old - German Shepherd Mix - 70 lbs (neutered male)

12 ½ yr old – Hound (?) Mix – 30 lbs (spayed female)

4 yr old – German Shepherd – 65 lbs (spayed female)

This is a “temporary” request as my oldest dog is failing due to age and health issues. I understand that this amendment would be continuous, however I do not plan to replace with a 3rd dog.

I feel that I am a very responsible dog owner as I give them ample exercise, do not leave them in the yard unattended, always clean up waste promptly (in yard and on walks), and respect neighboring boundaries. They are not nuisance barkers.

They are licensed and current on all vaccinations (copies attached). They have all had obedience training, and the large breed dogs have received their Canine Good Citizen Certificates (explanation of the canine good citizen program is also attached).

At the risk of sounding like a “crazy dog lady” these dogs are my family, and my sense of security. I would greatly appreciate your acceptance of this request.

Thank You!

Sincerely,

Mary Frank





1 listings

Gary Semerad
Exit Realty XL



WI57N11593 Fond Du
 Lac Avenue
 Germantown, WI 53022
 262-470-0272
 E-Mail
 Web Site

Lakeside Animal Hospital, Ltd.
211 West Bender Road
Milwaukee, WI 53217-4398
(414) 962-8040

Rabies Certificate

Client ID: 16521
Client Name: Mary & James Frank
Address: 10416 W Heather Drive
Mequon-Thiensville, WI 53097
Phone: (262)643-4741

Patient ID: 16521-1
Patient Name: Timber
Species: Canine
Breed: Mix, German Shepherd
Sex: Neutered Male
Color: Black/Tan
Markings: X-Ray #6977
Birthday: 05/01/2003
Weight: 71.80 pounds on 1/23/2015

Tag Number: 10373
Lot Number: 129874B
Rabies Vaccine 3 Year Booster
Producer: Zoetis
K / MLV / R: Killed Virus

Vaccination Date: 8/26/2016
Expiration Date: 8/26/2019

Staff Name: J. C. Frank, DVM
License Number: Wisconsin Lic 1915

Lakeside Animal Hospital, Ltd.
211 West Bender Road
Milwaukee, WI 53217-4398
(414) 962-8040

Rabies Certificate

Client ID: 16521
Client Name: Mary & James Frank
Address: 10416 W Heather Drive
Mequon-Thiensville, WI 53097
Phone: (262)643-4741

Patient ID: 16521-7
Patient Name: Tess
Species: Canine
Breed: Mix, German Shepherd
Sex: Spayed Female
Color: Black&tan
Markings:
Birthday: 10/01/2004
Weight: 37.00 pounds on 8/10/2009

Tag Number: 6259
Lot Number: S405042
Rabies Vaccine 3 Year Booster
Producer: Zoetis
K / MLV / R: Killed Virus

Vaccination Date: 2/13/2015
Expiration Date: 2/13/2018

Staff Name: J. C. Frank, DVM
License Number: Wisconsin Lic 1915

Lakeside Animal Hospital, Ltd.
211 West Bender Road
Milwaukee, WI 53217-4398
(414) 962-8040

Rabies Certificate

Client ID: 16521
Client Name: Mary & James Frank
Address: 10416 W Heather Drive
Mequon-Thiensville, WI 53097
Phone: (262)643-4741

Patient ID: 13119
Patient Name: Emma K
Species: Canine
Breed: German Shepherd
Sex: Spayed Female
Color: Black/Tan
Markings:
Birthday: 03/13/2013
Weight:
Microchip ID: A23570221

Tag Number: 6258
Lot Number: S405042
Rabies Vaccine 3 Year Booster
Producer: Zoetis
K / MLV / R: Killed Virus

Vaccination Date: 2/13/2015
Expiration Date: 2/13/2018

Staff Name: J. C. Frank, DVM
License Number: Wisconsin Lic 1915

Signature

Richard B. Jr. 4556

Organization

K-907C

CANINE GOOD CITIZEN TEST

American Kennel Club's

in recognition of
successful completion of the

on

October 16, 2004

and has been awarded this certificate

CANINE GOOD CITIZEN[®]

is a

Dog's Name

Jimmie

Owned By

Mary E. Bethel

THE AMERICAN KENNEL CLUB

This certifies that

EMMA

Owned by

MARY FRANK

successfully passed the Canine Good Citizen® Test on

DECEMBER 2, 2014

*and has been listed in the Canine Good Citizen Archives
by the American Kennel Club*

Mary R. Buck

Canine Good Citizen Director



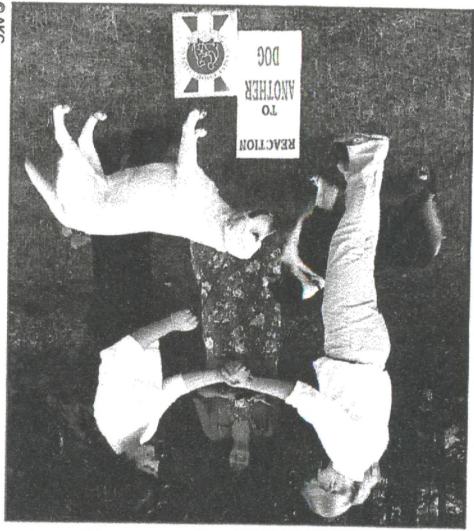
AKC Canine Good Citizen (CGCSM) Program

What is it?

AKC Canine Good Citizen (CGC) Program

At the American Kennel Club, we're not just champion dogs, we're the dogs' champion. We believe that all dogs deserve training and a responsible owner and our goal is to reward responsible dog ownership.

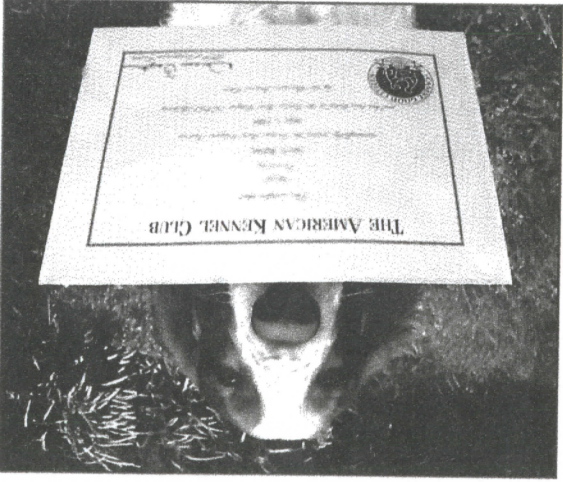
The AKC's Canine Good Citizen Program is designed to recognize dogs who have good manners at home and in the community. This rapidly growing nationally recognized program stresses responsible dog ownership for owners and basic training and good manners for dogs. All dogs who pass the 10 step CGC test may receive a certificate from the American Kennel Club.



© AKC

The Benefits of Training

The AKC CGC Program provides an excellent foundation for training in other fun activities such as Rally, Obedience, and Agility and results in a well-mannered dog who is a joy to live with. Some therapy dog groups require passing the CGC Test as a prerequisite, some insurance companies recommend CGC training, and an increasing number of apartments and condos are requiring CGC training for resident dogs.



© AKC

How it Works

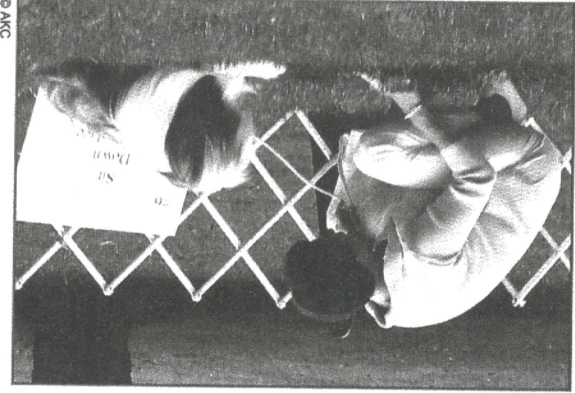
You can attend a basic training or CGC class to teach your dog the CGC behaviors, or if you have the skills and knowledge, you can teach your dog the CGC skills.

When your dog is ready, you'll sign up for a CGC test administered by an AKC Approved CGC Evaluator. Tests are held at AKC dog shows, at some training classes, at a number of pet super stores, or some evaluators will make an appointment to test your dog.

When your dog passes the CGC test, the evaluator will give you the paperwork to send to AKC to request the CGC certificate.

To find an evaluator near you, see:

http://www.akc.org/events/cgc/cgc_bystate.cfm



© AKC

AKC CGC RESPONSIBLE DOG OWNER'S PLEDGE

I will be responsible for my dog's health needs. These include:

- routine veterinary care including check-ups and vaccines
- adequate nutrition through proper diet, clean water at all times
- daily exercise and regular bathing and grooming

I will be responsible for my dog's safety.

- I will properly control my dog by providing fencing where appropriate, not letting my dog run loose, and using a leash in public.
- I will ensure that my dog has some form of identification when appropriate (which may include collar tags, tattoos, or microchip ID).
- I will provide adequate supervision when my dog and children are together.

I will not allow my dog to infringe on the rights of others.

- I will not allow my dog to run loose in the neighborhood.
- I will not allow my dog to be a nuisance to others by barking while in the yard, in a hotel room, etc.
- I will pick up and properly dispose of my dog's waste in all public areas such as on the grounds of hotels, sidewalks, parks, etc.
- I will pick up and properly dispose of my dog's waste in wilderness areas, on hiking trails, campgrounds and in off-leash parks.

I will be responsible for my dog's quality of life.

- I understand that basic training is beneficial to all dogs.
- I will give my dog attention and playtime.
- I understand that owning a dog is a commitment in time and caring.

A key component of the Canine Good Citizen Program is responsible dog ownership. At the CGC test, you'll be asked to sign the Responsible Dog Owner's Pledge before you and your dog go through the test. Responsibility should start the moment you decide to add a new dog or puppy to your family.

AKC CANINE GOOD CITIZEN TEST

The CGC TEST consists of 10 skills needed by all well-mannered dogs. All of the exercises are done on a leash.

- Test 1: Accepting a friendly stranger**
The dog will allow a friendly stranger to approach it and speak to the handler in a natural, everyday situation.
- Test 2: Sitting politely for petting**
The dog will allow a friendly stranger to pet it while it is out with its handler.

- Test 3: Appearance and grooming**
The dog will welcome being groomed and examined and will permit someone, such as a veterinarian, groomer or friend of the owner, to do so.
- Test 4: Out for a walk (walking on a loose lead)**
The handler/dog team will take a short "walk" to show that the dog is in control while walking on a leash.

- Test 5: Walking through a crowd**
The dog and handler walk around and pass close to several people (at least three) to demonstrate that the dog can move about politely in pedestrian traffic and is under control in public places.

- Test 6: Sit and down on command and Staying in place**
The dog will respond to the handler's commands to 1) sit, 2) down and will 3) remain in the place commanded by the handler (sit or down position, whichever the handler prefers).

- Test 7: Coming when called**
The dog will come when called by the handler. The handler will walk 10 feet from the dog, turn to face the dog, and call the dog.

- Test 8: Reaction to another dog**
To demonstrate that the dog can behave politely around other dogs, two handlers and their dogs approach each other from a distance of about 20 feet, stop, shake hands and exchange pleasantries, and continue on for about 10 feet.

- Test 9: Reaction to distraction**
To demonstrate the dog is confident when faced with common distracting situations, the evaluator will select and present two distractions. Examples of distractions include dropping a chair, rolling a crate dolly past the dog, having a jogger run in front of the dog, or dropping a crutch or cane.

- Test 10: Supervised separation**
This test demonstrates that a dog can be left with a trusted person, if necessary, and will maintain training and good manners. Evaluators are encouraged to say something like, "Would you like me to watch your dog?" and then take hold of the dog's leash. The owner will go out of sight for three minutes.

Equipment
You'll need to bring your dog's brush or comb to the CGC test. In the CGC test, dogs must wear a buckle collar or slip collar.

For details regarding equipment, expanded descriptions of the exercises above, and how the CGC Test is administered, see:

http://www.akc.org/events/cgc/training_testing.gfm

GK9GC1 (10/11)

American Kennel Club

AMERICAN
KENNEL CLUB®



The American Kennel Club is dedicated to upholding the integrity of its Registry, promoting the sport of purebred dogs and breeding for type and function. Founded in 1884, the AKC and its affiliated organizations advocate for the purebred dog as a family companion, advance canine health and well-being, work to protect the rights of all dog owners and promote responsible dog ownership.

American Kennel Club

8051 Arco Corporate Drive
Raleigh, NC 27617

www.akc.org
(919) 233-9767
info@akc.org

AKC Canine Good Citizen Program

cgc@akc.org

Photo by Mary Bloom



AKC® CANINE GOOD CITIZEN® PROGRAM

Sponsored by



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

Name of Applicant ComFor Care
 Contact Dave Morbeck Address/ZIP 4466 Hy P Jackson Phone # 262-674-1575
 E-mail Address dave.morbeck@comforcare.com Fax # where Agenda/Staff comments are to be faxed 262-673-0718
 Name of Owner Dave Morbeck Address/ZIP _____ Phone# _____
 Owner Representative/Developer Heidi Schaefer - Signworks 561 W. Sumner St. Hartford 53027 262-673-7318
 Proposed Use of Site Office / Adult Day Center Present Zoning _____

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

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

Name Heidi Schaefer Signature [Signature] Date 2-2-17

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: Com for Care

For a property located at (address): W218 N17483 Delaney Ct

Phone number of Business/Applicant: 262-674-1515

For (land use, activity, sign, site plan, other): The new location of ComForCare offices
and the new home of Just Like Home Adult Day Center

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

This business will have no significant effects on it's neighbors.
There will only be traffic of staff and clients to this property.

Hours of Operation: 6:00 am - 6:00 pm

Comprehensive/Master Plan Compatibility: yes - see plans

Building Materials (type, color): Mixed use of siding & brick

Setbacks from rights-of-way and property lines: see site plans

Screening/Buffering: West of property is a Natural hill as well as to the
North - South is open field - east is Road.

Landscape Plan (sizes, species, location): The Entrance sign will have low plantings
following the plan of spirea & creeping yew. Pole sign will also follow plan &
have matching plants with the addition of taller plants - burning bush.

Signing (dimensions, colors, lighting, location):

Entrance sign - ground lighting - size of each panel 20" x 72" - see map
Pole sign - internally illuminated - 48" x 96"

Lighting (wattage, style, pole location and height, coverage): 120 v. UL listed and approved

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s),
(sidewalk/pedestrian way width and material): max of additional 60 car per day to
new location

Storm-water Management: Civil plan by D2C

Erosion Control: See civil plan by D2C

Fire Hydrant Location(s): see set J plans submitted hydrants at both
Delany Ct & Hy P frontage

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

Hazardous Material Storage: none

Alarm Systems: sprinkler by others

Site Features/Constraints: none to my knowledge related to the sign

Parking (no. of spaces, handicapped parking, and dimensions): (28) 10 x 18 + (2) h/c
none will be effected by signage

Tree and shrub preservation: none existed

Setbacks/height limitations: see site plan + sketches

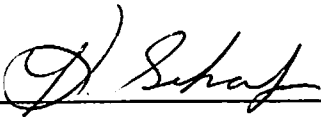
Wastewater Usage Projected: N/A for sign gal/year Water Usage Projected: N/A for sign gal/year

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):
none -

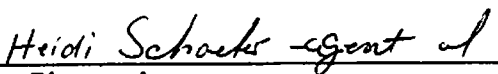
TERMS OF THIS PERMIT

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

ComForCare Sign Application

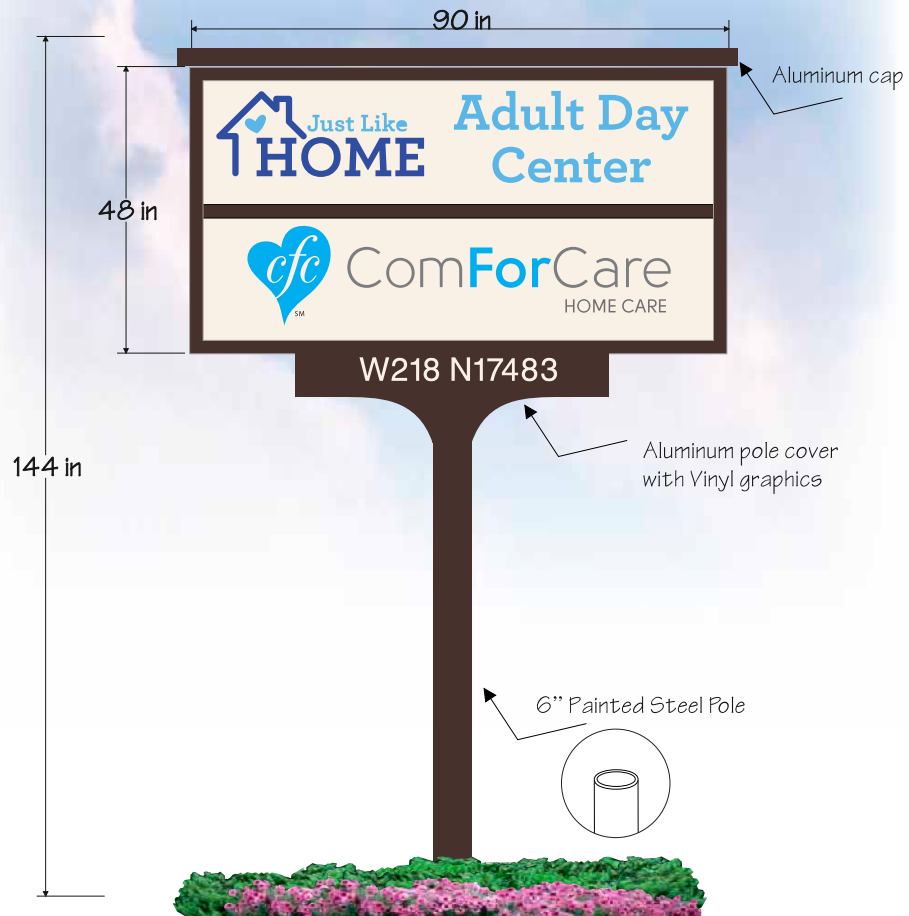
The Morbecks are looking to complete their building project by adding two signs to the property that will give them visibility for their business as well as the clients that use the business. The sign on Delaney Ct. will allow the client to identify the building entrance, while the sign on Hy P will identify the business location. Both signs will be done to enhance the property and their businesses image.



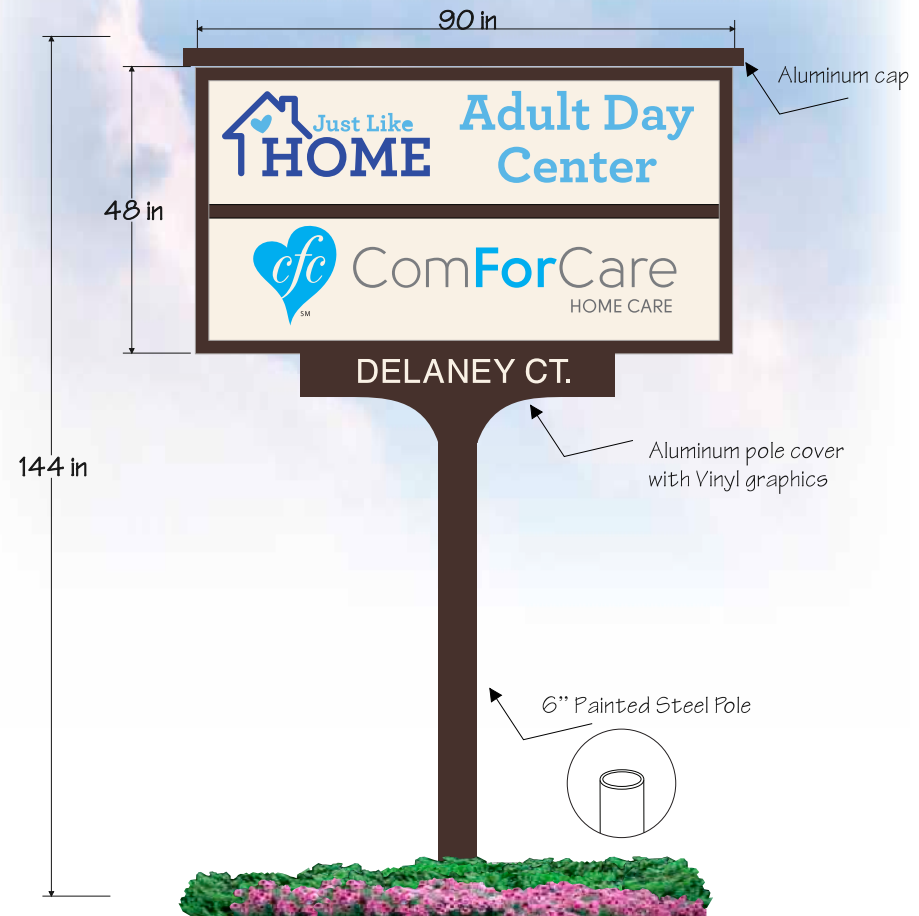
3939 County Rd N
Hartford, WI 53027
43.334256, -88.184503



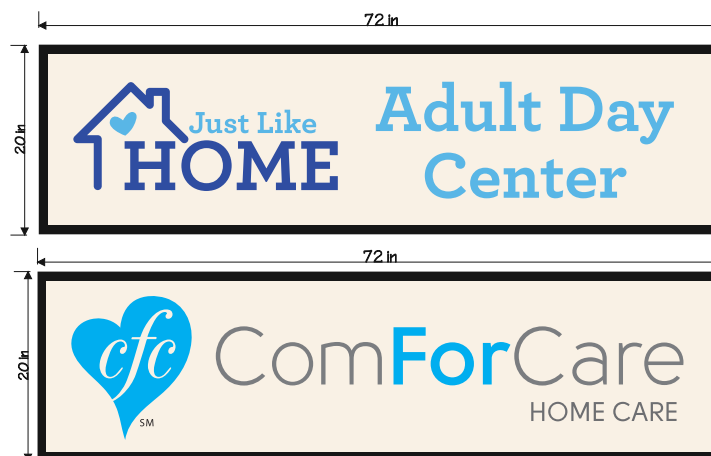
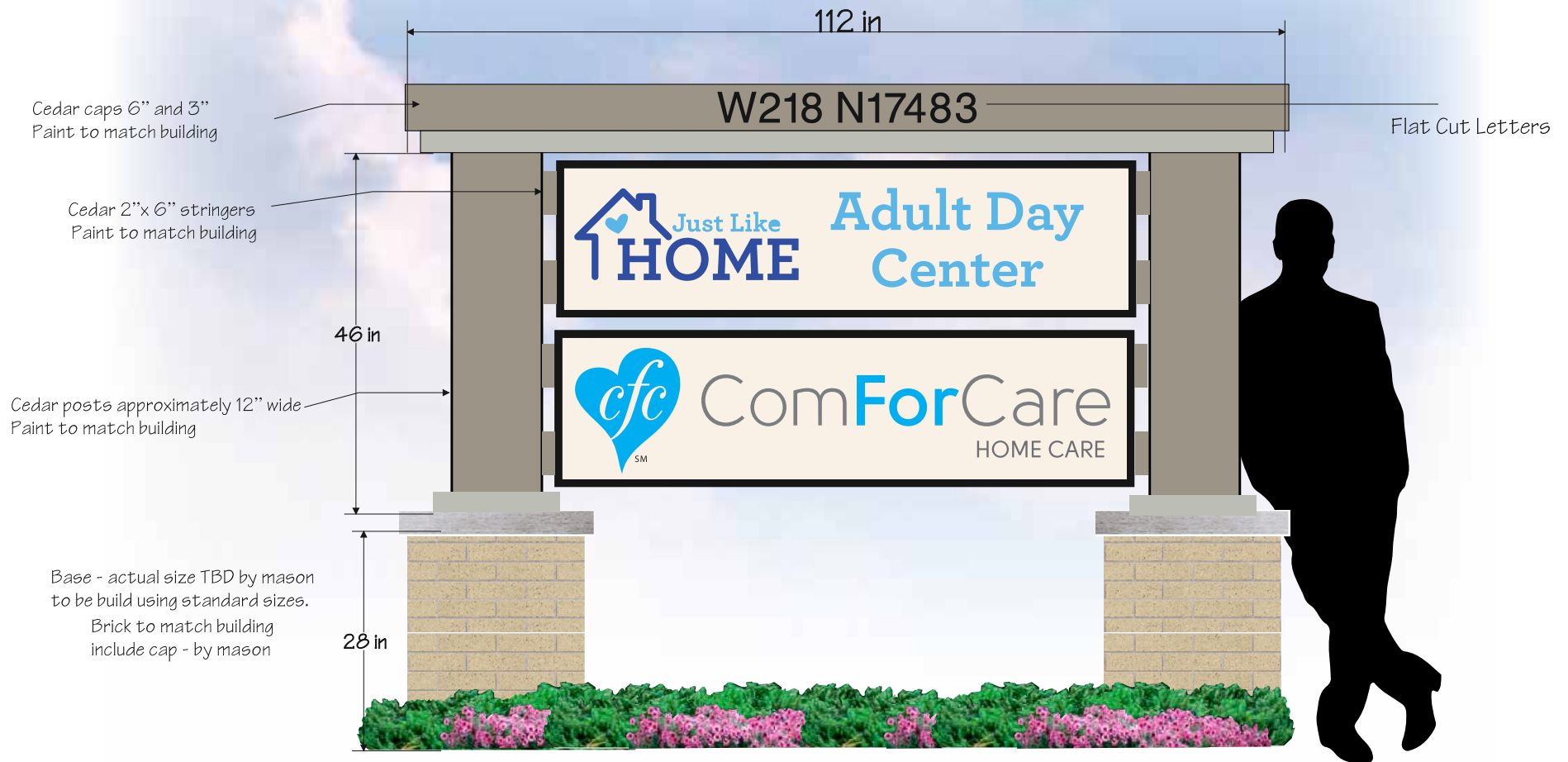
Option A



Option B







Sandblasted Cedar Signs
Brick columns and wood structure by others

Single Sided - Monument Sign





Village of Jackson
P.O. Box 637 • N168 W20733 Main Street • Jackson, WI 53037
Phone: (262) 677-9696 • Fax: (262) 677-9710

Permit # 116-20584

JACKSON

Owner COMFORT CARE

Job Address _____

Electrical Permit

Contractor JPD ELECTRIC

Contractor's Address N171 W2045 INTERIM DR.

JACKSON, WI 53037

Phone 262-677-4261

Signature of Supervising Electrician [Signature] Date 11-7-16 License No. 246-514

Use of Premise: ☐ 1 or 2 Family ☐ Multi-Family Res. ☐ Comm. Manuf. and/or Industrial	Class of Work: ☐ New ☐ Addition ☐ Remodel ☐ Repair ☐ Orders or Occupancy	Est. Cost of Constr. <u>\$40,000-</u>
--	--	--

NO.	DESCRIPTION	QTY.	RATE OF FEE	Amount
1	Service Switches, including alteration there to...each 100 amps or fraction thereof per switch <u>400 AMP</u>	1	100 Amp service \$40.00 \$10/100 A over 100 A.	70 -
2	Temp. Services & Wiring installation (i.e. construction, fire damage, etc.)		\$25.00 each 100 A.	
3	Feeders & sub-feeders.....each 100 amps or fraction thereof		\$25.00 each 100 A.	
4	Wireways, busways, under floor raceways or aux. gutters		\$1.00 foot	
5	Generators, transf., reactors, rectifiers, cap., welders, converters, elec. furnaces or similar devices		\$50.00 each	
6	Commercial Comb., Heating & Air-Conditioning units		\$25.00 each	
7	Commercial Refrigeration or freezer units.....each motor compressor unit		\$15.00 each	
8	Air-Conditioning units.....each motor compressor unit	37	\$20.00 each	60 -
9	Gas or Oil burners, residential electric furnaces, or conversion of (circle type unit)		\$20.00 each	
10	Electric space heating & base board systems....per zone control		\$7.00 each	
11	Electric appliances commercial and residential (i.e. range, oven, dryer, dishwasher, disposal, water heater)			
	Circle unit type(s) or indicate other		\$9.00 each	
12	Swimming Pools (includes assoc. wiring & grounding)		\$40.00 each	
13	Hydro-massage tubs, spas, hot-tubs, etc.....(circle or list type)		\$25.00 each	
14	Fuel dispensers for gasoline, oil, or similar units		\$20.00 each	
15	Moving picture, x-ray machine, therapeutic apparatus & similar equipment		\$20.00 each	
16	Lights, switches, and convenience outlets	126	\$7.50 each	945 -
17	Dimmers, Rheostats, Sensors, GFCL, AFCI, etc.		\$4.50 each	
18	Lighting fixtures - incandescent medium base, studded lights & festoon lighting	42	\$7.50 each	315 -
19	Tubular lamps (i.e. fluorescent, lumiline)	234	\$1.00 /tube	234 -
20	HID fixtures (i.e. mercury vapor, sodium, etc.)	4	\$5.00 each	20 -
21	Strip lighting, track lighting, plug-in strip, trolley wire or similar		\$1.00/ foot	
22	Audible or visual electric signal or communication devices (i.e. fire alarms, horns, exit lights, door bells etc.)		\$1.00 each	
23	Power receptacles over 150 volts		\$5.00 each	
24	Motor...each motor including exhaust, paddle & vent fans		\$5.00 each	
25	Signs - Electric illuminated (i.e. neon, fluorescent, incandescent, comb., or other)...each sign		\$30.00 each	
26	To change, alter, repair or correct an electrical installation where none of the above apply - (specify above)		\$65.00	
27	Re-inspection Fee - (First Re-inspection) (2nd Re-inspection \$100.00)		\$75.00	
28	Failure to call for inspection upon installation and/or final inspection before occupancy...per occurrence		\$75.00	
29	SUBTOTAL			
30	Work started before electrical permit issued.....Total permit fees double - \$100.00 minimum fee		Dbl. Line #29	
31	TOTAL PERMIT FEE.....MINIMUM CHARGE FOR ANY PERMIT \$65.00			513.50

ALL FEES PAYABLE TO: VILLAGE OF JACKSON

It is agreed between the undersigned, as owner or agent, and the Village of Jackson that in consideration of the issuance of a permit for the installation of electrical services as described above, to be issued and granted by the Electrical Inspector, that the work done thereon will be done in accordance with the Ordinances of the Village of Jackson, State Electrical Code and National Electrical Code and that all lawful order of the Electrical Inspector will be complied with. In the event of a re-inspection, a \$75.00 fee will be charged for each re-inspection, this fee must be paid before another electrical inspection will be made.

Signature [Signature]

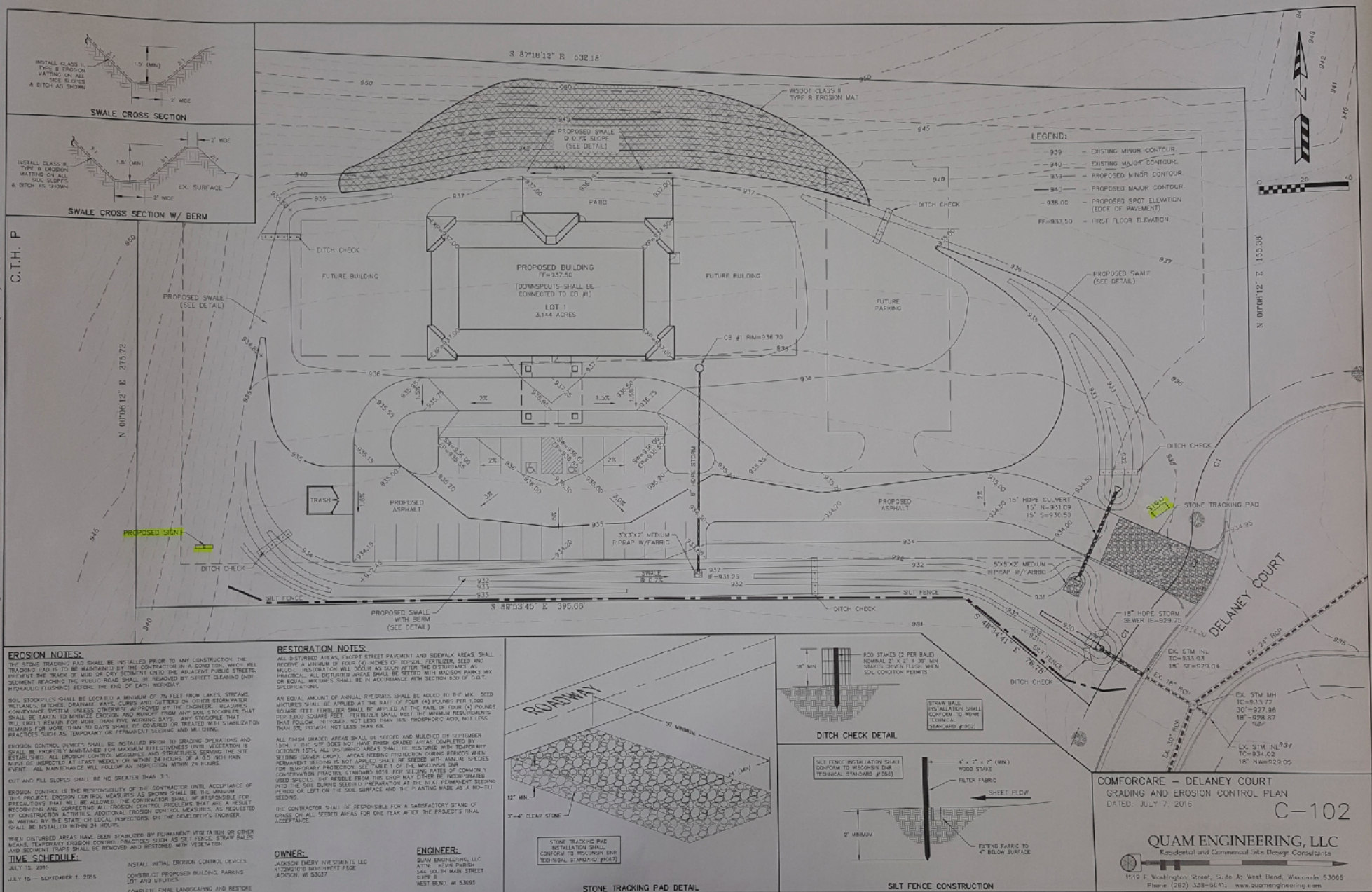
Date 11-7-16

FOR OFFICE USE: DATE RECEIVED <u>11/7/16</u>	BY <u>Can</u>	AMOUNT PAID <u>\$ 513.50</u>
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NOTICE: An Electrical Permit becomes null and void if work or construction authorized is NOT commenced within 120 days of issuance, or if construction work is suspended or abandoned for a period of 120 days at any time after work is commenced. Before such work can be recommended a new permit shall be obtained. A written request from the permit holder prior to termination may extend an electrical permit up to an additional 120 days. REFUND OF FEES: That portion in excess of \$65.00 is eligible to be refunded to a permit holder, if a request is made in writing, within 120 days of issuance of such permit.

RETURN ALL COPIES

Rev. 1/1/13



Washington County Site Redevelopment Program 2016

A U.S. Environmental Protection Agency
Brownfield Redevelopment Program



Business
Ready Wi.com
WASHINGTON COUNTY
SITE REDEVELOPMENT PROGRAM

Hear About the Exciting Plans for the Future!

Join us for:

Village of Jackson Redevelopment Plan March 14, 2017

Open House from 6:00-7:00pm
Presentation from 7:30-8:00pm

Jackson Village Hall
Board Room
N168 W20733 Main Street



Purpose of this event is to:

- 1 Showcase the final Plan to the public
- 2 Discuss next steps to implement the Plan
- 3 Advance the adoption of the Plan as an official village plan

The Site Redevelopment Program:

In 2014, the USEPA announced that Washington County was successful in securing a Countywide Coalition Brownfield Assessment Grant totaling \$600,000. The grant funds will be used to complete a community-wide inventory and prioritization of sites that have redevelopment potential within the County, perform Phase I and Phase II environmental site assessments on priority sites, complete remedial action plans and redevelopment plans for select sites and perform community outreach and education related to redevelopment opportunities. For more information, please visit: www.co.washington.wi.us/srp

As a Coalition member, the Village has received funding to complete a village-wide redevelopment plan. This analysis will provide a powerful tool for the Village to reuse land in the Village limits and overcome the challenges of redeveloping potential or actual brownfield sites.

For more meeting information please contact
John Walther, Village Administrator
Phone: 262-677-9001 • Email: jwalther@villageofjackson.com





Opportunity Analysis & Development Plan

Village of Jackson, Wisconsin
Draft: March 7, 2017



Washington County
Site Redevelopment Program 2016

A U.S. Environmental Protection Agency
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INTRODUCTION

Site Redevelopment Program Background

In 2013, Washington County formed a coalition with the City of Hartford, City of West Bend, Village of Jackson, Village of Richfield and Village of Slinger to apply for a U.S. Environmental Protection Agency (USEPA) Brownfield Coalition Assessment Grant for Hazardous Substance and Petroleum Brownfields. On May 28, 2014, the USEPA announced that Washington County was successful in securing a Countywide Coalition Brownfield Assessment Grant totaling \$600,000.

USEPA grant funds have been used to complete a community-wide inventory and prioritization of sites that have redevelopment potential within the County, perform Phase I and Phase II environmental site assessments on priority sites, complete remedial action plans and redevelopment plans for select sites and perform community outreach and education related to redevelopment opportunities. The Washington County Site Redevelopment Program (SRP) is led by a Site Redevelopment Committee (SRC) comprised of representatives from each of the participating communities. The SRC guides all decisions related to resource allocation, environmental assessment advancement, and redevelopment planning efforts.

Planning Purpose

As a partner in the Washington County Site Redevelopment Coalition, the Village of Jackson was allocated funds to conduct a Village-wide Opportunity Analysis & Redevelopment Plan. The purpose of this plan is to identify and highlight community assets and key redevelopment opportunities in order to enhance, accelerate, and increase economic activity in the Village and contribute to its future prosperity. The Redevelopment Plan is a living document that can be used as a tool to advance specific efforts including site redevelopment, implementation of community infrastructure including parks and pathways, and advancement of a community vision to create a sense of place in the traditional Main Street downtown area of Jackson.

Planning Process

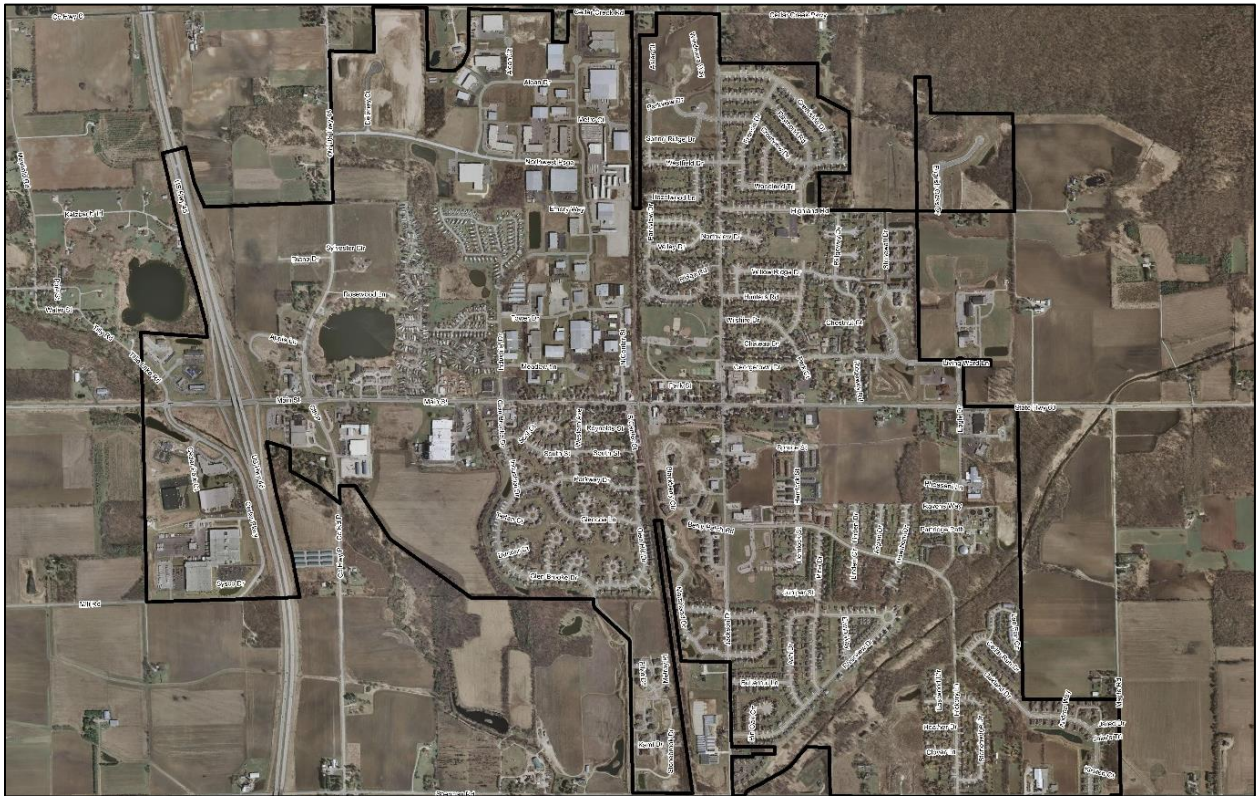
This Plan was developed with the assistance of the Village of Jackson Staff, the Washington County Site Redevelopment Program Project Management Team (PMT), and other community stakeholders between September 2016 and January 2017. As part of the planning process, Vandewalle & Associates, the SRP's urban planning and design consulting firm, led site visits, visual assessments, village staff meetings and stakeholder outreach to gauge local economic trends, private property concerns, and resident and business owner visions for the Village. Through this process, Vandewalle & Associates worked with the Village team to develop redevelopment recommendations and a next steps implementation strategy.

Vandewalle & Associates presented draft Plan materials to meetings of the Village Steering Committee, the PMT, and the Village Board. The steering committee, PMT, and additional Village Staff provided feedback on the Plan draft. A public meeting and open house was held in mid-November, and the Village Board formally adopted the Plan on March 14, 2017.

Redevelopment Study Area

The Opportunity Analysis & Redevelopment Plan considers the entire Village of Jackson's assets and opportunities. Community assets, as further described in this Plan, include place-based, economic, and demographic strengths. Assets can be capitalized on to advance redevelopment strategies in targeted areas. The Redevelopment Plan Study Area focuses on the downtown and civic core of the Village from approximately Industrial Drive in the west, Ridgeway Road to the east, Hunters Road to the north, and White Oak Circle to the south. The Study Area encompasses the commercial corridor along Main Street, major community points of interest at Jackson Park, Hickory Lane Park and the Jackson Area Community Center, two economic nodes at Main and Center Streets and Main Street and Jackson Drive, civic facilities such as the fire station, Village Hall, and Jackson School, and a mix of new construction single and multifamily housing.

The Highway 60/Main Street Corridor and in particular the traditional downtown area was identified as the highest priority for further study and planning as it is the historic core of the community and the area of the Village that has the most opportunity for redevelopment and the establishment of a community "sense-of-place." Within this area there are several areas to build on the existing commercial, civic, and community assets already in place.

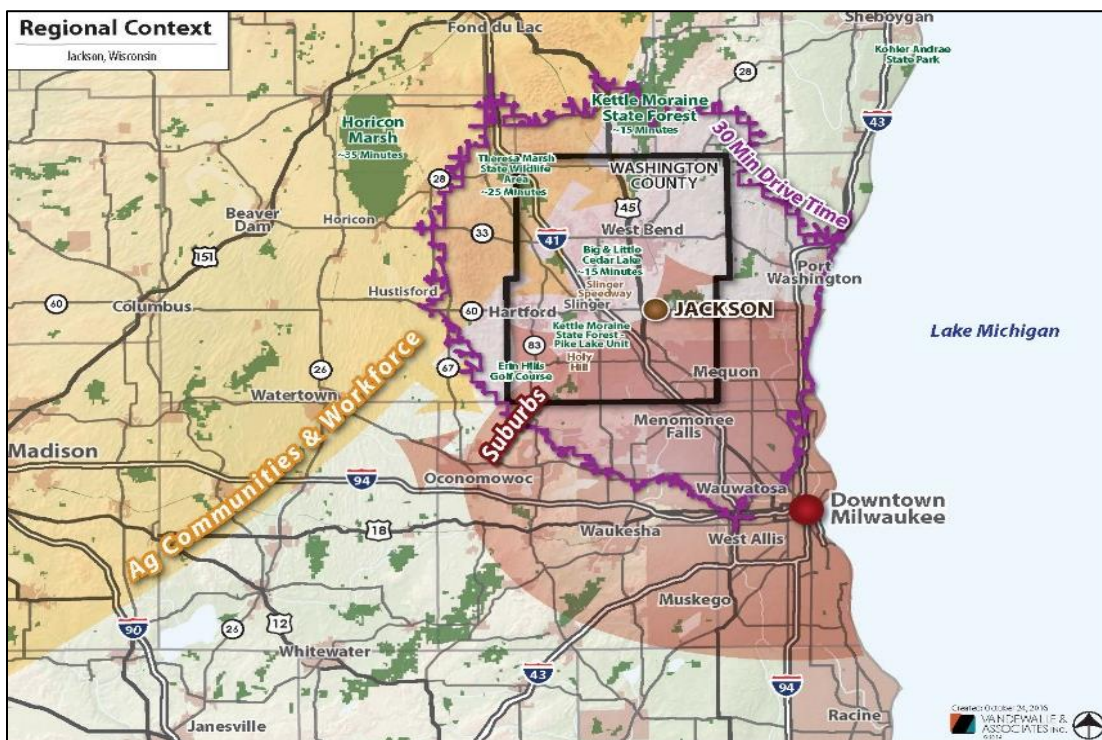


COMMUNITY ASSETS, MARKET OPPORTUNITIES, & POSITION

The Village of Jackson sits along State Highway 60 just northeast of the I-41/US-45 interchange providing outstanding access to the Milwaukee metropolitan area, the I-94 corridor, and the Fox Valley. Regionally considered a bedroom community, residents of Jackson typically work in Milwaukee, West Bend, Hartford, the Fox Valley, Waukesha, or points north and south of the Village. Residents choose the peaceful, rural living of the well-known and highly regarded community with all the conveniences families seek.

Development within Jackson is defined by a compact and efficient land use with a variety of community spaces and parks to host local youth and adult sports leagues as well as several community events and festivals throughout the year.

Village of Jackson Regional Context Map



The Village of Jackson is well-positioned within the region, with convenient access to many employment, commercial and entertainment centers that may draw Jackson residents in lieu of comparable offerings in or near the Village. Jackson is within 15 minutes of many of its Washington County peer communities, including Hartford, Slinger, Richfield and West Bend; within 30 minutes to northern Waukesha, Ozaukee and Milwaukee County suburban employment centers; and within 45 minutes of Fond Du Lac/Lake Winnebago, portions of Sheboygan, Dodge and Jefferson Counties, downtown Milwaukee, and Milwaukee's southern suburbs.

Over the last several years Jackson has seen steady growth in the single family and multi-family housing development and has added both national retail chains and local small businesses to its growing portfolio of commercial establishments. Recently, Jackson has seen an increase in interest for commercial developments. Just east of the I-41/US-45 interchange there is an average traffic count of 15,700 Average Daily Trips (ADTs) which drops to 8,300 at Maple Road at the eastern Jackson Limits.¹

¹ <http://wisconsin.gov/Pages/projects/data-plan/plan-res/default.aspx>

This would indicate that a large portion of the traffic is originating west of Jackson and is captured within the community before returning west – a common characteristic of workforce commuter traffic.

Demographics

The following table offers a brief snapshot of Jackson’s demographics compared to Washington County and Wisconsin as a whole. The community has a median household income on par with the state average, with high levels of homeownership and housing values suggest a stable, middle class populace.

With a higher proportion of children than the county and state, fewer seniors and a lower median age, but a smaller ratio of persons per household, Census data suggests that Jackson householders are more likely to include singles and middle-aged persons with children. However, with very low growth rates projected over the next five years (Applied Geographic Solutions [AGS] modeling projects less than 1% growth in total population growth through 2021), the median age of Jackson residents is expected to climb. As with many other semi-rural communities around the county, younger residents are beginning to trend toward higher density areas, but many longtime residents are choosing to “age in place.”

Given the fairly high density of the Village’s population (2,234 persons per square mile) relative to its rural setting, it would appear that there is a built-in customer base that could support businesses that reflect residents’ needs and interests, as well as opportunities to capture some commuter traffic from the I-41 corridor along the Village’s western edge. Generally speaking, Jackson residents are the most likely to patronize local businesses, including a mix of year-round convenience and destination retail that is “local” and/or boutique in character and does not repeat offerings such as traditional big-box chain retail and dining available in larger nearby communities in the suburban Milwaukee area.

Demographic Comparison Summary	Jackson	Washington County	Wisconsin
Population, 2015 estimate	6,859	133,674	5,771,337
Population, percent change - April 1, 2010 to July 1, 2015	1.20%	1.40%	1.50%
Persons under 18 years, percent, 2015	26.10%	22.70%	22.40%
Persons 65 years and over, percent, 2015	13.30%	16.30%	15.60%
Median Age	37.7	41.6	38.8
High school graduate or higher, percent of persons age 25+, 2010-2014	89.30%	92.80%	90.80%
Bachelor's degree or higher, percent of persons age 25+, 2010-2014	24.00%	27.90%	27.40%
Homeownership rate, 2010-2014	74.60%	78.00%	67.70%
Median value of owner-occupied housing units, 2010-2014	\$180,100	\$217,900	\$165,900
Persons per household, 2010-2014	2.38	2.5	2.43
Median household income, 2010-2014	\$53,212	\$67,650	\$52,738

Interstate 41/US Highway 45 Access

US-45 intersects the community at Highway 60 on the western boundary of the community. To the north, US-45 connects Jackson with the City of West Bend and to the South the I-41 and the Milwaukee Metropolitan Area – both major employment centers and laborsheds for the region. US-45 provides businesses and industry access to a major transportation network to both move goods to markets to the north, south, and west as well as receive the essential supplies and inputs to production within minutes of entering the Jackson Village Limits. Access provided by US-45 is desirable to businesses attracted to highway frontage or proximity. With daily traffic counts (measured using Average Daily Trips or ADTs) to the north and south of the interchange averaging almost 32,000 ADTs and counts entering and exiting at the interchange averaging almost 4,000 ADTs, the US-45 interchange has significant market bandwidth to develop additional highway-oriented commercial businesses to serve the needs of passing motorists and draw more money into the community.



Employment

While often referred to as a bedroom community, Jackson also boasts an impressive employment base with many expanding homegrown businesses and large multi-national corporations choosing to locate in one of two rapidly growing business parks adjacent to I-41/US-45.

There are 255 establishments within the Village's ZIP code, employing about 3,400 people. The vast majority of these firms in the Village may be categorized as small businesses, with nearly 75 percent employing less than 10 people. These employers provide over 6 percent of the total jobs in Washington County. Since a large proportion of Jacksonians work outside the community – predominantly in metro Milwaukee and West Bend – employers rely on access to blue-collar labor markets to the east and a white-collar labor force to the south as shown in the Village of Jackson Regional Context



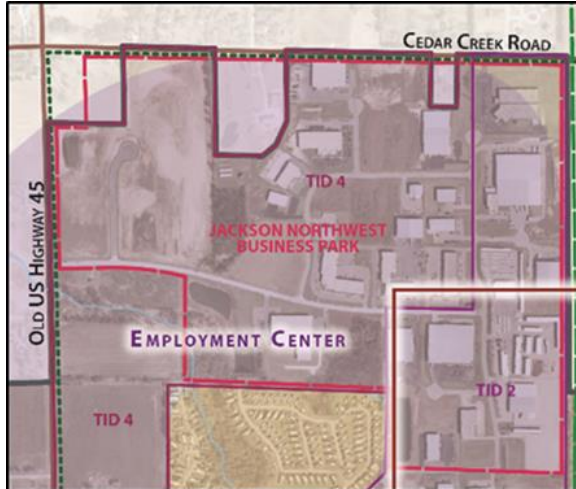
Map.² This assumption is supported by workforce survey data and traffic counts along Highway 60. There are also several large employers, the Cabela's sporting goods store near the junction of I-41 and US-45 and St. Joseph's Hospital, that each employ several hundred people and lay just outside the Village limits. Leading industry sectors in the immediate area include retail trade (23.3% of total employment), health care (21%), manufacturing (18.1%) and construction (6.4%). About 58% of total

² <http://businessreadywi.com/washington-county-profile/communities/jackson/>

employment may be considered “white-collar” information and service positions, vs. 42% of “blue-collar” positions in production, building trades and similar sectors.³

Jackson Northwest Industrial Park

Despite a relatively small geographic area, the Village of Jackson has a large amount of employment base concentrated primarily in two business parks. The Jackson Northwest Industrial Park is situated at the northwest of the Village adjacent to the US-45 corridor. The Industrial Park has two Tax Increment



Districts –TID 2 and TID 4 to finance improvements and expansion. Jackson Northwest Industrial Park has experience rapid growth over the last several years with a number of medium and small size lots available to the east and potential room for large lot expansions to the west.

Notably, major local employers have facilities in the Northwest Industrial Park including: Adaptive Micro Systems, JRB Electric, Design 2 Construct, Quincy Resource Group, Midwest Building Systems, Supply One, Moraine Park Technical College (MPTC), and more.

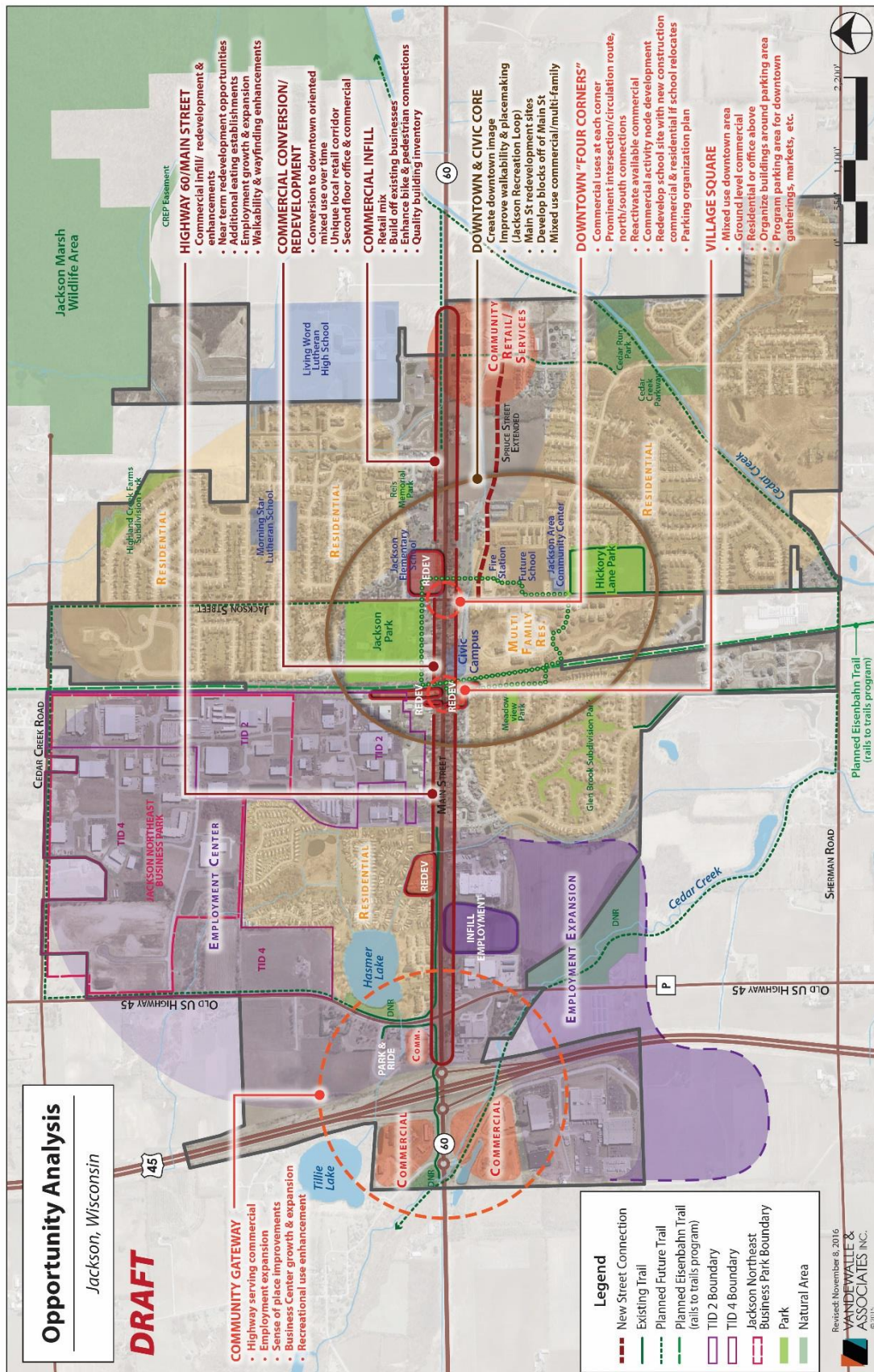
Cedar Creek Business Center

The second of the major employment centers in Jackson is the Cedar Creek Business Center. The Business Center is located on the southwest edge of the Village straddling the US-45 corridor on the east and west sides. Home to a number of major national and international businesses, the Business Center is characterized by relatively large parcels and land optioned or owned by current tenants for future expansion. The two largest employers in Jackson, Sysco and Kerry Corporation are the major anchor tenants of the Business Center. Additional businesses in the Cedar Creek Business Center include: The Jackson Clinic, Willer Tool Corp, and Rytec Corp. Available warehouse space and light industrial space offer specific opportunities for additional employment base growth in addition to future expansions by existing employers. Vacant or underutilized space in the Business Center, especially to the east, presents opportunities for redevelopment as interests and use mixes change along the Highway 60 corridor.



³ AGS, 2016

Village Wide Opportunity Analysis Map



Main Street Commercial Nodes

Highway 60 (Main Street) is Jackson's main corridor with commercial development as a prominent feature from the west to east end of the community. Commercial development is most heavily concentrated in three separate nodes located at the west, center, and east areas of Hwy 60/Main Street.

Development at the west commercial node is defined by highway-oriented characteristics serving both passing US-45 traffic and Jackson residents. Commercial development in this area includes convenience retail, fast food restaurants, automotive sales, and visitor retail.

The "center" area between the intersection of Main Street and N Center Street and just east of Jackson Drive and Main Street is the community's traditional downtown commercial center. The presence of historic buildings, smaller parcels, and the majority of the civic functions all help create an atmosphere and a center on which additional investment and growth can be built. A recent example of high quality redevelopment injecting new life into the downtown node is Coffeerville Company. As identified in this Plan, the downtown commercial node has a number of key redevelopment opportunities which may reinvigorate and reposition underutilized properties. The highest concentration of potential brownfield sites identified by the SRP are also located in the oldest portion of the Village, along Main Street and N Center Street.



The third commercial node along Main Street is located at the eastern limit of the village at Main Street and Eagle Drive. This commercial strip center contains essential businesses including Piggly Wiggly, Tennies Ace Hardware, Jackson Vision Center, and the East Side Mart. Development in this area is neighborhood oriented to serve the needs of those living in the surrounding residential neighborhoods, as well as community-wide. The area is walkable from the south side of Highway 60 and with the recent addition of a walking path along the north side

of Highway 60, the connections for the northern neighborhoods has greatly improved.

As part of Plan development, a retail gap analysis was performed to determine what residents spend their money on and what types of additional businesses the community may be able to attract and/or support. This analysis revealed a number of spending categories where it appears there is surplus market demand through a data point known as leakage.⁴

⁴ A Retail Leakage and Surplus Analysis examines the quantitative aspect of the community's retail opportunities. It is a guide to understanding retail opportunities but it is not an analysis that indicates unconditional opportunities. The analysis is sometimes called "a gap analysis" or "a supply and demand analysis" and can aid in: Indicating how well the retail needs of local residents are being met; Uncovering unmet demand and possible opportunities; Understanding the strengths and weaknesses of the local retail sector, and; Measuring the difference between actual and potential retail sales.

The retail gap report projects at least some leakage in most major categories as indicated by the “retail gap” column in the chart below, but there may be market capacity (and disposable income) for high-quality, locally-serving specialty retailers. Using national industry standards as a baseline, the table shows what a typical store size would be and the sales per square foot to determine whether there is enough capacity in the market to support a new business. A mix of smaller, convenience-focused retail (hardware, auto parts, hair care and personal services) and specialty outlets (electronics, clothing, furniture), may be supported by local demand, as well as one or more full or limited-service casual restaurants.

Supportable Retail Square Footage and Estimated New Store Feasibility for Retail Sectors					
Industry Group	Retail Gap	Median Sales PSF	Supportable Sqaure Feet	Average Median SF	New Store Market Feasibility?
Automobile Dealers	\$22,307,547	-	-	-	Maybe
Auto Parts, Accessories & Tire Stores	\$1,722,196	\$192	8,974	6,944	Yes
Furniture & Home Furnishings Stores	\$3,586,000	\$291	12,323	5,767	Yes
Electronics & Appliance Stores	\$5,637,722	\$339	16,618	2,718	Yes
Bldg Materials & Supplies Dealers	\$1,534,812	\$160	9,573	6,800	Yes
Health & Personal Care Stores	\$1,284,257	\$370	3,475	10,123	No
Clothing & Clothing Accessories Stores	\$904,814	\$299	3,024	3,638	Maybe
Jewelry, Luggage & Leather Goods Stores	\$1,241,987	\$473	2,624	1,966	Yes
Sporting Goods/Hobby/Musical Instr. Stores	-\$2,737,466	\$132	(20,771)	3,172	No
Book, Periodical & Music Stores	\$701,374	\$393	1,784	7,692	No
Office Supplies, Stationery & Gift Stores	\$1,263,951	\$225	5,615	3,698	Yes
Food/Beverage Industries					
Full-Service Restaurants	\$5,563,963	\$496	11,225	5,354	Yes
Limited-Service Eating Places	\$2,566,331	\$419	6,123	4,231	Yes
Special Food Services	\$278,548	\$347	802	2,261	No
Drinking Places - Alcoholic Beverages	\$281,659	\$496	568	4,231	No
Grocery Stores	\$3,390,978	\$295	11,487	48,235	No
Specialty Food Stores	\$1,018,256	\$132	7,733	1,622	Yes
Beer, Wine & Liquor Stores	\$219,244	\$122	1,796	3,074	No

Source: ESRI Business Analyst; Dollars and Cents of Shopping Centers (Urban Land Institute)

Community Civic Center

Jackson is rich with community assets such as parks, passive recreation spaces, and community facilities. Many these assets are concentrated with the Downtown & Civic Core as identified on the Opportunity Analysis graphic. Community parks such as Jackson Park and Hickory Lane Park serve as programmable spaces for recreational sports leagues, family leisure, and community events such as the annual Action in Jackson summer festival. During the summer, Jackson Park serves as a lively activity center on weekends and provides opportunities for libation and celebration – highlighted in the summer of 2016 with the popular traveling beer garden. Hickory Lane Park provides opportunities for parents to take their young children



to utilize a shaded splash pad, well-maintained playground equipment and a paved walking loop. Additional activities, such as the summer farmers market held in the parking lot at Jimmy's Restaurant & Bar, provide daytime activities on the weekends and a point where neighbors can get together.

Beyond parks, Jackson also has opportunities to enjoy the outdoors in a quieter setting. Anglers can enjoy the passive inland fishing opportunities at Hasmer Lake – taking advantage of a WI DNR maintained boat launch and fishing pier. For those who enjoy getting closer to nature, the community's Cedar Run Park provides approximately 24 acres and a small network of wooded hiking and walking trails perfect for observing nature, dog walking, and jogging.

Jackson is part of the West Bend School District and has one school facility, Jackson Elementary School, located in the community. The Village has a first-class community center – the Jackson Area Community Center. The Community Center offers programming and services for youth, young adults, adults, and seniors and includes a gymnasium, meeting and game rooms, a workout facility, and arts and craft space. The Community Center provides a critical point of contact for visitors and residents to enjoy programming and to catch up with each other on the latest community news.

Residential

Jackson has a well-balanced housing inventory with single-family residential neighborhoods, condominiums, and rental housing. The housing stock in Jackson is comprised of 48.8% single family homes, 10.8% two family homes, 28% three families or more, and 12.4% mobile homes with a home ownership rate of 74%. This compares favorably with county, regional, and state averages.



Single family neighborhoods are well established with new home starts continuing – predominantly in the northeast area of the village as well as to the south of Hickory Lane Park.

Immediately adjacent to the Main Street corridor in the downtown and civic core area, several new market rate multifamily apartments continue to add housing opportunities for young working



professionals to enjoy easy access to commercial establishments and high finish living arrangements. This creates the potential to add additional commercial opportunities to meet their demands.

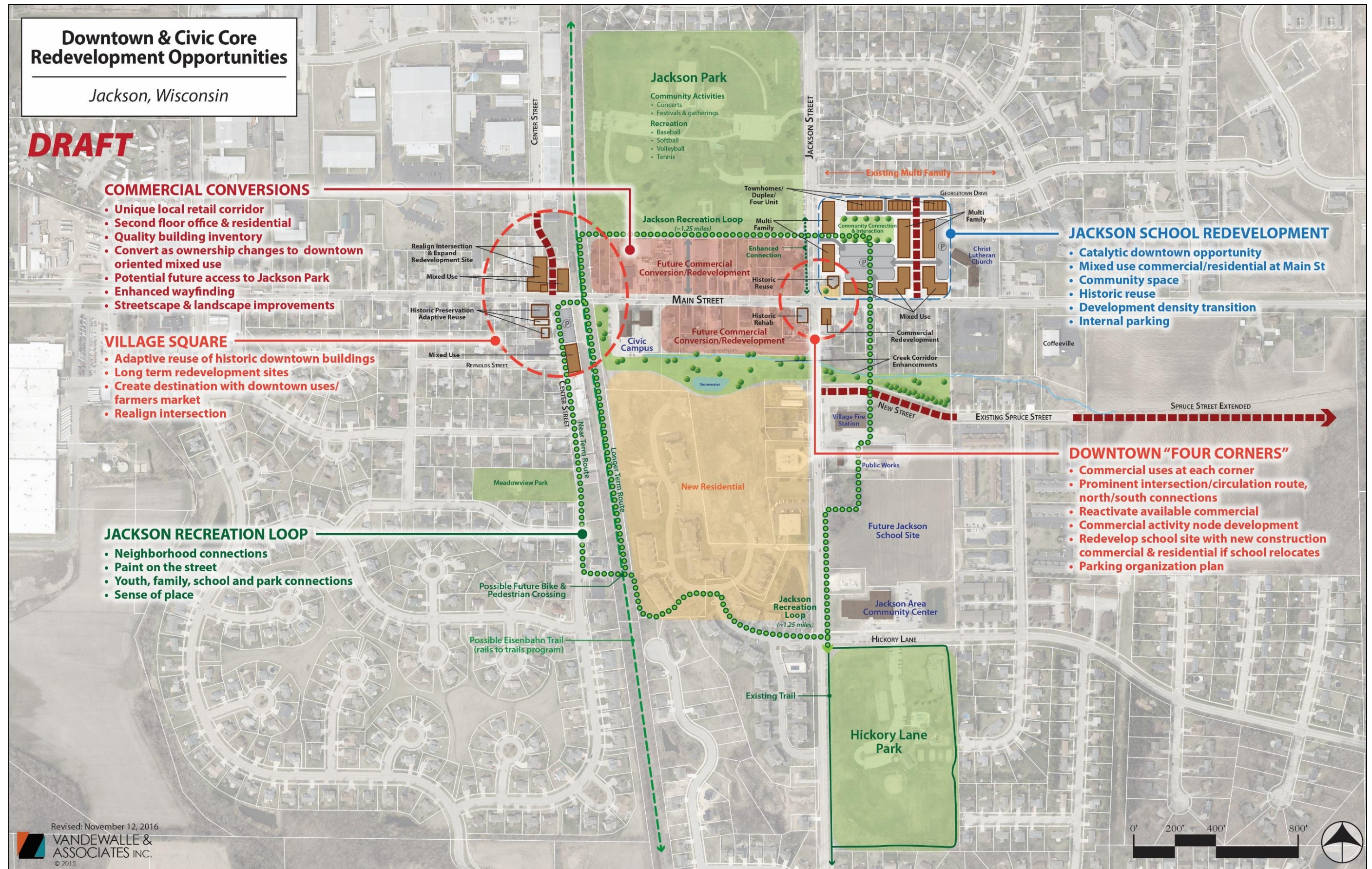
Residential development throughout the Village predominantly utilizes pedestrian facilities such as sidewalks and walking paths, but several opportunities to improve connectivity for both pedestrians and bicycles are identified in the Plan. The

recommended, Jackson Recreation Loop has the potential to deepen the connections by offering additional modes to reach destinations and enjoy recreational opportunities.

Existing residential development along Main Street between N Center Street and Jackson Drive is some of the oldest housing stock in the Village. These dwellings are well maintained and are built of quality construction. Some are owner occupied single family residences, while others have been converted into multi-family rental units. Over time, as the downtown corridor changes, some of the lower floors of these units may benefit from conversion to unique commercial spaces with residential and office space above to create a mixed-use corridor with a unique small town flavor. An existing Planned Unit Development (PUD) overlay provides flexible zoning regulations for this area.

Additional residential development may occur over time in the downtown and civic core area. Condominiums, apartments, and townhomes would all add the rooftops to allow for continued well planned growth and to provide customers for future commercial development.⁵

⁵ The term “retail follows rooftops” means that business owners want to know where they can find a sufficient amount of consumer spending and demand potential to meet the level of sales they deem necessary for their businesses to be successful. The “rooftops” refer to a defined geographical area within which the population would account for at least 70 to 80 percent of the retailer’s total sales, also known as the trade area. Higher density development puts more rooftops in a smaller geographic area, thus providing the potential customer base for new businesses.



REDEVELOPMENT PLAN RECOMMENDATIONS

The Village of Jackson Opportunity Analysis & Redevelopment Plan provides detailed recommendations based on an analysis of Jackson's community assets and market drivers, current market opportunities, redevelopment site opportunities, and community characteristics. The Plan and recommendations focus on the area referred to as the Downtown & Civic Core. The reason for this is that the vast majority of sites with the highest potential for redevelopment potential are located in this geographic area. Additionally, this older part of the Village contains a large cluster of critical community assets such as Village Hall and Jackson and Hickory Lane Parks. The Downtown & Civic Core redevelopment opportunities graphic illustrates locations for specific areas of focus and bulleted recommendations for areas of focus in each. These locations and areas of focus are explained in more detail in the following sections.



Downtown Jackson embodies the community's history and serves as Jackson's civic and cultural core. To inject energy and development interest, residential and commercial development should be encouraged through careful planning. This will not happen automatically. The community will need to set the stage for redevelopment through direct public investment including select public projects, private-public partnerships, and the possible acquisition of key properties.

The overall goal of the Plan is to capitalize on the momentum underway with recent developments and identify opportunities to position redevelopment sites for short and mid-term action. These actions should focus on creating a vibrant, sustainable downtown and civic core with a mix of uses that complement and help to grow downtown businesses and increase downtown connectivity to community amenities – in particular Jackson Park, Hickory Lane Park, and the Jackson Area Community Center.

The value of new development near downtown could be greatly enhanced by public improvements and investment in public art projects, park enhancements, cultural event programming, physical



infrastructure and connections, wayfinding, educational signage, and banners that thematically link downtown and civic core businesses and public spaces. Public projects will need to be coordinated with private development and phased in so that they can connect with all available resources including environmental site assessment and cleanup funds to ensure maximum return on investment and success. Village of Jackson staff and elected officials will need to actively engage with property owners and developers to advance the projects.

Key redevelopment recommendations for the downtown and civic core are described in the following section and correspond with the Downtown & Civic Core Redevelopment Opportunities graphic. These recommendations focus on providing a sustainable mix of uses to



stimulate new investment – predominantly at targeted areas along Main Street – to help the Village grow its tax base, expand its portfolio of local businesses, revitalize underutilized properties, and enhance the sense of place and community connectivity. The following sections move from a broad view of the Study Area to more specific site recommendations, first describing the major redevelopment areas depicted in the Plan; and finally, identifying specific priority redevelopment sites and additional recommendations within the downtown and civic core of the Village.

Village Square

The Village Square recommendations represent high priority reuse/redevelopment opportunities at the western entryway to the downtown corridor intended to create a unique retail, civic, and events focused activity node. The recommendations concentrate development on the frontage along Main Street as well as the properties to the north and south along the east and west sides of N Center Street. This concept is intended to create a destination with downtown uses and a point of interest for Village residents and visitors to enjoy Jackson. Redevelopment at this location helps by providing locations for unique storefronts and activities to pull people off the linear Main Street corridor – giving passersby an intriguing reason to stop.

The redevelopment concept recommends building on the existing adaptive reuse of the historic Hoge and Gumm building – a highly visible landmark building in the village which has seen significant recent investment. Adding additional residential developments and commercial tenants to the area will provide both the customer base and the attraction to draw people in. Adding a few additional commercial opportunities for local shops, can provide more unique shopping opportunities and will take advantage of plentiful parking at the municipal lot along Center Street. Additional historic buildings south along Center Street present reuse/renovation opportunities to add mixed use commercial/residential buildings with character that reflects the history of the Village – some may require some restoration for adaptive reuse.



The northwest and northeast corners of Main and N Center Street present two opportunities for long term commercial redevelopment of new construction commercial properties. New commercial storefronts are opportunities to add street level restaurants, offices, and retail locations or enhanced facilities for existing business along the Main Street corridor. The reconfiguration of the intersection of Center and Main Streets as part of the concept will provide optimized vehicular traffic flow and safety enhancements for bicycles and pedestrians. To facilitate the implementation of the Village Square concept, Jackson staff and elected leaders will need to coordinate with property owners to understand their long-term interests and opportunities for mutually beneficial outcomes.

The municipal parking lot just east of Center Street on the south side of Main Street is highly visible and provides a key asset to program with robust activities such as farmer's markets, craft fairs, popup markets, concert opportunities and more.

Main Street Commercial Conversions



commercial and office spaces over the long term to begin transitioning this critically important commercial frontage to a use more compatible with a main street commercial corridor. The conversions will serve to augment the more intense commercial development at the east and west end of Main Street and will provide the downtown experience for residents and visitors. The Downtown Main Street Corridor will also serve to stimulate travel between commercial nodes at the east and west ends of downtown by providing active uses and attractions for residents and visitors.

Capitalizing on these historic structures as unique assets will help define a strong sense of place and quaint attractive spaces for local artists, restaurateurs, and small business owners. Other small villages in southeastern Wisconsin and throughout the US have experienced great success

The properties on the north and south sides of Main Street from approximately Village Hall to Jackson Drive are generally well maintained single and multi-family residences of quality construction and materials. The short-term use for these properties should be to continue their current uses as residences. Over time and as the market allows, there is an opportunity to fill in a commercial downtown area by converting these units to mixed use commercial/residential properties – the trigger for which may be when the sites go on the market.

The commercial conversion concept recommends that ground levels in this corridor be converted to



An example of ground floor commercial conversion

utilizing this creative method to cultivate a brand and identity for their small, but powerful commercial engines.

A recently conducted study by Economic Development Washington County (EDWC) has identified



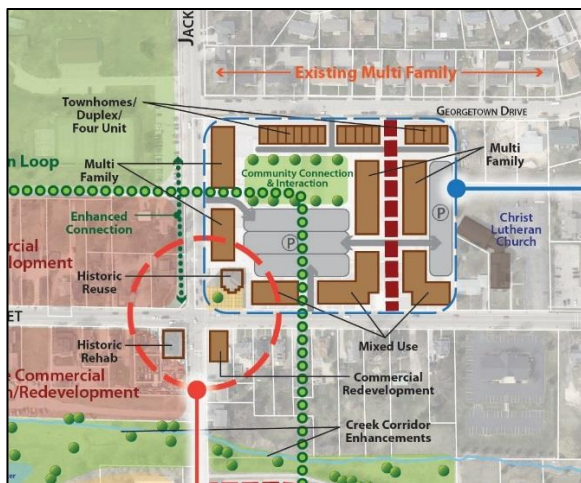
vacancy rates below 2.5% for office and commercial storefronts in several Washington County communities. While a low vacancy rate is a positive sign of a robust economy, it is also an important indicator that there is excess latent demand for additional retail and office spaces throughout the County. Simply put, there are not enough storefronts and offices to meet current demand. If the Village can identify opportunities to offer these types of spaces, there is a strong likelihood that there are tenants in search of space.

It is recommended to develop the short term, streetscape, landscape, and way finding enhancements aimed at defining downtown to develop a clear thematic and aesthetic foundation for the area, giving specific direction as redevelopment occurs. Important connections to the rest of the Village should be pursued to enhance connectivity and walkability such as pass throughs and pathway alignment for the Jackson Recreation Loop. Clear examples of these types of connections are indicated by the light grey lines in the Downtown & Civic Core Redevelopment Concept on page 12. Midblock pass throughs at the north side of Main Street to Jackson Park and at the Jackson School site redevelopment will provide direct access creating short distance and easily walkable connections in key areas of the corridor that link to the Jackson Recreation Loop.

Jackson School Redevelopment

The West Bend School District plans to develop a new elementary school to replace the existing Jackson Elementary School. Over the last several decades the school has seen multiple expansions and additions and the current space is not the best location for meeting the needs of a modern school. The current Jackson School site presents a catalytic redevelopment opportunity which may be capable of stimulating

a significant amount of investment in commercial mixed use redevelopment at the northeast intersection of Main Street and Jackson Drive. The





An example of the reuse of a historic school house for loft apartments

adaptive reuse of the historic school house for a brew pub, coffee house, or restaurant which capitalizes on a historic asset as a uniquely Jackson feature, much like Coffeetown has done with the historic log cabin. The frontage along Main Street may offer commercial storefronts with small-to-medium sized street level commercial spaces designed for small businesses and



An example of the reuse of a historic school house for loft apartments

scale is in keeping with the two-to-three story character of the existing buildings in the area and the development may provide an appealing and attractive place for young professionals or retirees looking for the perfect balance between the access to amenities of urban living and the quaintness, safety, and friendliness of a small town. These apartments will provide roof tops and density to support new commercial enterprises along the Main Street corridor.

Parking at the site would be internalized to screen it from streetview on Main Street, but still provides an access point. This will help add to and enhance the Main Street corridor's fabric as a commercial thoroughfare. Development on the northside of the site may be less dense with structures such as townhomes and duplexes to provide a diversity of living accommodations and cultivate a calmer street edge along Georgetown Drive. The site also offers a small green space accessible to the public as a point of community connection. This community facility may

concept may incorporate adaptive reuse of the historic school house and new construction on Main Street, Jackson Drive, and Georgetown Drive incorporating a blend of commercial and residential development. As the downtown's largest potential redevelopment site and a key anchor at the east end of downtown, the site presents an exciting opportunity to add valuable tax base and reposition the site for the future once Jackson School moves to a more appropriate facility for its needs.

Redevelopment of the school site can provide a unique



An example of new construction mixed-use development

one to two stories of residential above the commercial first floor with multiple high quality one-and-two bedroom apartment units. This

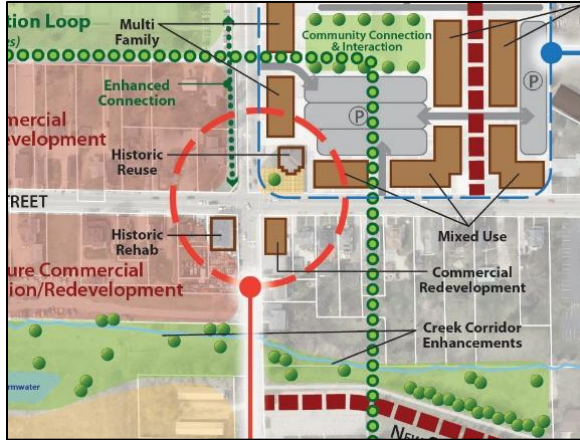


Options for a public space at the conceptual Jackson Elementary School redevelopment site

be programmed as a community garden, a gazebo, arboreteum, or another type of gathering space for cooking out and socializing. The planned Jackson Recreation Loop would pass through the space, further enhancing non-motorized connectivity in the community.

Downtown Four Corners

The intersection of Main Street and Jackson Drive will play a pivotal role in creating an eastern



development node intended to bookend the Village Square node to the west. It is recommended that all four quadrants of this intersection be used for commercial purposes – ideally dining or entertainment, building off the adaptive reuse of the historic Jackson School building. The proximity to the proposed Jackson School site redevelopment may provide a strong market and customer base living in the new residential developments there.

Near-term opportunities exist to reenergize the corner by pursuing a redevelopment project at the southeast corner of the intersection. Currently, the

former Marathon gas station sits vacant at this location. This site provides an intriguing redevelopment opportunity to either adaptively reuse the existing building – as in the example photo above – or to clear the site for new construction. Ideally, a future development at the site may cultivate a unique experience and aesthetic using the former gas station as a dining establishment, but a clean site may provide a better opportunity for a use more closely tailored to the specific needs of the community. New construction would also allow



An example of adaptive reuse of an old gas station for a restaurant



build out to the lot line and corner, strengthening the intensity of development at this node like the structure at the southwest corner. Parking at this location is also limited meaning a new parking plan for the area would be recommended to ensure adequate parking within a reasonable walking distance.



recreate with the same authenticity and precision. Further, the building is built to the lot line along both Main Street and Jackson Drive, providing a strong street corner at an important intersection. The property itself appears to have adequate space for on-site parking along Jackson Drive, which may also accommodate parking needs for the user at the southeast corner.

The northwest corner of the intersection is currently a single-family home with a substantial front and side yard setbacks. While there are no short to medium-term plans for redevelopment, the corner is an integral point for future commercial development along the Main Street corridor. The site can provide additional commercial frontage at the street side to help bolster the commercial activity in the area as well as provide opportunity for additional off street parking – an important consideration here as the state highway designation and width of the existing Main Street corridor prevent on street parking opportunities.



An example of an adaptive reuse of a former auto repair garage as a restaurant



The Jackson Recreation Loop

The Jackson Recreation Loop is a near-term implementation project. The Loop is an approximately 1.25-mile looping trail that connects all the major assets, attractions, amenities, institutional, and recreational spaces in the redevelopment area via a looping on and off road trail system. It provides connections to existing trail networks and opportunities for future expansion to additional trail networks such as the privately developed public use trails in the subdivisions on the north side of the Village.

The return on investment of constructing this loop will be significant as a bicycle and pedestrian facility upgrade and as a community amenity for current and future residents.

It is recommended that the trail be constructed off-road where possible – such as in areas along the rail corridor, through Jackson Park, and north of the Jackson Area Community Center and on-road where the conditions and traffic levels are low. By taking the trail off-road and putting it on low traffic volume streets, the Loop will be highly functional and useable by all members of the Jackson community due to safe conditions and clear trail designations.

As shown in the diagram above, the conceptual route for the Loop connects major existing residential neighborhoods with parks and schools. This route's alignment is intended to provide a safe and well known route for children and young families to walk or ride their bikes to the parks, school, and community center with peace of mind. By beginning to think about safe routes for children to bike and walk to school, the village is positioning itself to access state and federal funding for trail programs dedicated to encouraging biking and walking to and from school such as the Safe Routes to School Grant Program. The conceptual design for the route does not provide detailed recommendations for traffic calming and safety enhancements at the two Main Street (Highway 60) crossings – which will need to be



Safe routes for children to walk and bike to school and activity centers are key enhancements that positively impact a community's quality-of-life



A high quality multi-use path enhances community connectivity

the south side of Main Street.

In addition to providing a transportation facility, an amenity like the Jackson Recreation Loop provides a critical designated recreation space for exercise and healthy lifestyle activities. These considerations are becoming critically important for communities to attract and retain residents looking for opportunities to recreate close to home within their communities. As shown, the conceptual route connects both major village parks – Jackson Park and Hickory Lane Park to existing and proposed residential developments. This alignment provides the opportunity for additional facility upgrades in the parks that are related to trail uses such as parkour equipment, disc golf, and ultimate Frisbee fields, to name a few. Similar trails are frequently used by those with an active lifestyle to bike or run to their activity such as a volleyball or Frisbee league as an opportunity for additional exercise or to avoid the congestion in the on-site parking facilities.



Bicycle and pedestrian bridges provide connections in areas with specific challenges and opportunities such as rail corridors and busy streets

Landscaping and Streetscape Enhancements



To help beautify the corridor along Main Street and develop a theme in-line with the future vision for the area, the Village should undertake a planning exercise to create a landscaping and streetscaping master plan.

A master plan for the corridor may identify major and minor improvements and enhancements including:

- Sidewalk pavement enhancements
- Site furnishings enhancement
- Stormwater management strategies
- Street tree management/street tree planting
- Planting opportunities
- Enhancement of focal areas
- Identification of public art opportunities
- Material and furnishing alternatives

The master plan could then help guide the Village to determine the timing and to identify the necessary funding sources for proposed construction of planned improvements. This plan will develop a formalized methodology that can be used each fiscal cycle, over multiple fiscal years, and/or as redevelopment projects trigger larger improvement initiatives and projects. A master plan will also help the Village clearly identify the public and private responsibilities for landscaping and streetscaping improvements in the corridor.

Redevelopment of Potential Brownfield Sites

As a coalition member in the Washington County Site Redevelopment Program, the village is well positioned to utilize the SRP to bridge the resource gap, often a hurdle to making complex redevelopment projects happen. Brownfield redevelopment plays a critical role in not only promoting responsible land use, environmental stewardship, and tax base growth, but also creating a significant investment multiplier in the community.

While Jackson does not have many known or suspected brownfield sites, the majority of potential sites are concentrated along the oldest most historic section of the village along the Canadian National rail corridor, Center Street, and Main Street.

Many of these older industrial and commercial properties are nearing the end of their useful lives – putting them on the brink of redevelopment. Some of the existing uses may be inappropriate for the current conditions and future plans for the area.

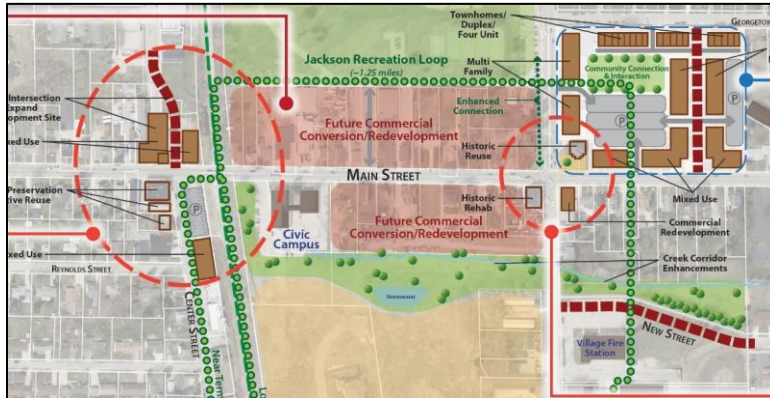


Often, due to the complexity and process, redevelopment projects take a significant amount of time and effort meaning it is never too early to begin planning and advancing redevelopment. The village may take a strong leadership role and work with their partners at the County Planning and Parks Department and Economic Development Washington County (EDWC) to advance redevelopment implementation.

By starting to address the brownfield considerations in the redevelopment area now, the community vision will be advanced.

Parking Enhancements and Organization

As a designated state highway, Highway 60/Main Street does not provide the option for on-street



parking. Given this constraint in overall parking options for downtown, it is critical for the village to develop a well thought out parking strategy for the redevelopment area to ensure adequate and affordable off-street parking for all new development and to accommodate an increase of visitors because of more commercial and entertainment offerings. A complete parking program

encourage village sponsored parking enhancements, encourage private investment in off-street parking, and foster joint ventures to pursue shared parking where possible. There are several existing and potential sites for parking that can adequately provide the necessary increase in parking that development interest will bring. Additionally, investing in off-street pedestrian connections and wayfinding signage can better help residents and visitors connect with parking that may not be visible from points of interest, but are within an acceptable walking distance.



The enhanced parking facilities at N Center Street provide critical downtown parking and a space for events

IMPLEMENTATION

The following implementation recommendations are a summary of the key next steps to begin attaining outcomes in-line with the Plan's recommendations for the downtown and civic core redevelopment area. The projects listed are priority next steps that will provide measurable positive progress toward achieving the Plan recommendations.

Targeted Redevelopment Efforts:

1. Village Square

- Conduct property owner interviews with owners along N Center Street and Main Street.
- Interview farmer's market to determine opportunities to relocate farmer's market back at the municipal lot in the future.
- Connect property owners interested in advancing redevelopment of their property with environmental assessment resources through the Washington County Site Redevelopment Program.
- Work with the Village Engineer to determine a schematic realignment of Center Street to create a safer intersection.
- Develop a conceptual plan for a Village Square to help guide future development efforts in the area.
- Identify one to two opportunities to program events at the municipal parking lot over the summer of 2017.

2. Jackson School Redevelopment

- Initiate a dialog with the West Bend School District to determine their future plans for Jackson School and school district property.
- Develop a detailed site redevelopment concept for the property to determine use mix, developable acreage, and redevelopment project costs. A reuse concept will also help position the site to market to potential developers.
- Conduct developer interviews to determine the viability of a project at the site.
- Create a tax increment district to support infrastructure and public improvement projects related to the redevelopment and other Four Corners initiatives.

3. Main Street Commercial Conversions

- Create a property inventory for the main street corridor that identifies use, occupancy, and current conditions to help aid long-term efforts for commercial conversions.
- Discuss redevelopment and reuse opportunities with existing commercial property owners in the corridor.
- Develop a long-range master plan for the corridor.
- Adopt the long-range master plan as an amendment to the Village's comprehensive plan to codify the long-term change of use.
- Reconcile the future land use map in the comprehensive plan update with the future conversions to commercial and mixed use.
- Review the existing planned unit development zoning classification for the corridor to determine if it meets the current and future needs of the Village as currently written.

4. The Jackson Recreation Loop

- Update the Village's Parks and Open Space Plan
- Identify the Jackson Recreation Loop as a priority development project in the updated Parks and Open Space Plan to position the project for state, federal, and private funding opportunities.

- Develop schematic design concepts and cost estimates for the development and construction of the Jackson Recreation Loop
- Coordinate with the County to advance the inclusion of the Jackson Recreation Loop in future bicycle and pedestrian planning and development efforts at the county level.
- Work with the county to discuss the future plans to extend the Eisenbahn State Trail to the Village and how the route can best be planned to connect to the Jackson Recreation Loop.
- Advance discussions with the Canadian National to explore the opportunity to use excess railway right-of-way for a portion of the Jackson Recreation Loop.
- Identify potential funding sources for trail design and construction such as Safe Routes to School and the WisDNR administered Recreational Trail Act Program.

5. Downtown Four Corners

- Conduct property owner outreach to determine the current and future plans of property owners at the quadrants of the intersection of Main Street and Jackson Drive.
- Explore the opportunity to utilize County Site Redevelopment Program funds to conduct phase I and/or II analysis of redevelopment sites that may advance through private sector acquisition.
- Meet with the West Bend School District to determine the future plans for Jackson School and the existing Jackson School property.
- Develop a conceptual site plan for the quadrants to show detailed future development potential.
- Engage the development community to test interest in any sites that are currently on the market or with owners expressing an interest in advancing redevelopment opportunities.

Redevelopment Focuses:

1. Landscaping and Streetscaping Improvements

- Enhance “sense of place” and establish downtown as a distinct destination through updated street amenities, wayfinding signage, art installations, gateway or arrival features, and pathways with interesting scenery.
- Determine potential for off street trail along the environmental corridor behind village hall and north of the Cranberry Creek Apartments.
- Develop a streetscape master plan for Main Street from Center Street to Jackson Drive.
- Implement additional landscaping projects as new development occurs.

2. Potential Brownfield Sites Redevelopment

- Update the inventory of known or potential brownfield sites in the redevelopment area annually.
- Identify known or potential brownfield sites in the redevelopment area that are ready for phase I or II assessment and connect with resources from the Washington County Site Redevelopment Program.
- Identify and inventory additional brownfield sites throughout the village. Provide these sites to the Washington County Site Redevelopment Program to add to the county-wide inventory.
- Continue to participate as a Washington County Site Redevelopment Program coalition member.
- Develop a checklist of redevelopment steps for known or perceived brownfield sites and adopt the checklist as a formal tool the village uses to help guide redevelopment and identify resources to bridge resource gaps.
- Create a village brownfield redevelopment toolbox as a resource for prospective developers and the community to connect with necessary resources for redevelopment projects.

3. Parking Enhancements and Organization

- Develop a parking plan to guide future development sites
- Determine if existing parking regulations need to be amended to fit the future parking needs of the corridor.
- Develop a signage program for the existing public parking to help direct residents and visitors to current parking opportunities.
- Conduct a survey of existing parking in or near the project area to determine overall count and distances from key destinations.

This Plan, will be adopted by the Village as part of the Comprehensive Plan update or through a resolution as an official plan for advancing redevelopment efforts in the general area and at the specific identified redevelopment sites. The following Implementation overview outlines a number of specific programmatic recommendations that may help guide redevelopment planning and implementation, including the establishment of new organizations or expansion of existing programs inclusive of the following specific actions:

1. Create a permanent implementation Project Management Team (PMT) to guide the redevelopment recommendations and initiatives in this plan document.
2. Develop an implementation framework complete with a detailed list of projects, subtasks, timing, partners, and resources to help guide and manage the PMT's implementation efforts.
3. Explore the possibility to strengthen the reach and membership of the Greater Jackson Business Alliance by working to secure the resources needed to fund an organization similar in mission and capacity to a chamber of commerce to advance businesses initiatives in all sectors of the local economy. The Alliance could play a role in helping to recruit new commercial and industrial businesses as well as to promote business opportunities in the Village to a broad audience, as well as lead other marketing, branding and programming efforts for the commercial areas along the Highway 60 corridor.
4. Develop design standards for the Main Street corridor –primarily for the area from Center Street to Ridgeway Drive to set the benchmark for what renovations, redevelopment, and new development in the corridor should strive to create. The existing Planned Unit Development (PUD) along the corridor contains a starting point for development of these standards, but should be revisited, reviewed, and revised accordingly to ensure a clear design direction matching the Village's vision for its top priority commercial area.
5. Develop a strategy to secure brownfield assessment funds through the Washington County Site Redevelopment Program as properties known to be or suspected to be brownfields garner redevelopment interest to ensure access to funding for phase I and II environmental assessments. Accessing grant funds through the program is essential to lowering the costs for development and advancing redevelopment. To ensure redevelopment occurs quickly and effectively all resources the program can provide or help direct should be utilized to the maximum effect.
6. Consider specific incentives to help recruit businesses to commercial nodes in Jackson and get them established by partnering with Economic Development Washington County (EDWC) and local lenders.
7. Explore the creation of a placemaking program that engages local artists, parents, and youth in activities such as arts/beautification projects and service opportunities aimed at capturing the spirit of Jackson – especially in the downtown and civic core and parks.

Existing organizations from the public, private and non-profit sectors should be consulted in the formation of specific programs, policies, organizations, and initiatives outlined above, and may include the following:

1. Engage local non-profits in public arts and events planning.
2. Consult public bodies such as the parks and recreation department, and expand upon momentum of other village supported and/or sponsored initiatives such as Action in Jackson, the Sprecher Traveling Beer Garden, recreational sports leagues, and the farmer's market.
3. Grow the Greater Jackson Business Alliance's role in promoting the village and continuing to sponsor events to attract development interest.

DRAFT MINUTES
Village Board Meeting
Tuesday, February 14, 2017 at 7:30 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call.

President Michael Schwab called the meeting to order at 7:30 p.m.

Members Present: Trustees Kruepke, Kufahl, Emmrich, Kurtz, Lippold, and Olson.

Staff present: John Walther, Kelly Valentino, Brian Kober, Jim Micech, and Duane Hafemeister.

2. Pledge of Allegiance.

President Schwab led the assembly in the Pledge of Allegiance.

3. Any Village Citizen Comment on an Agenda Item.

None.

4. Public Hearing: Conditional Use – Kurtz – Three Dogs – Wilshire Dr.

Pres. Schwab opened the Public Hearing. Debbie Kurtz was present and had received staff comments. The Plan Commission recommended approval of the item on an on-going basis. Motion by Tr. Lippold, second by Tr. Emmrich to approve the Conditional Use – Kurtz – Three Dogs – Wilshire Dr.

Vote: 6 ayes, 0 nays, 1 abstain (Tr. Kurtz). Motion carried.

5. Consent Agenda:

- Approval of Minutes for the Village Board Meeting of January 10, 2017.
- Licenses.

Operator Licenses:

East Side Mart: Mark Repka

Motion by Tr. Kufahl, second by Tr. Olson to approve the Consent Agenda items of the Village Board Minutes of January 10, 2017, and the Operator's License.

Vote: 6 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

6. Budget & Finance Committee.

Review of Rate Study Engineering Service Quotes for Jackson Sewer Utility.

The Board of Public Works and the Budget & Finance Committee recommended approval of the Rate Study Engineering Service Quote from Town & Country in an amount not to exceed \$4,000. Motion by Pres. Schwab, second by Tr. Kruepke to approve the Rate Study Engineering Service Quotes from Town & Country in an amount not to exceed \$4,000.

Vote: 7 ayes, 0 nays. Motion carried.

Review of Service Bids for SCADA System Upgrade Project.

The Board of Public Works and the Budget & Finance Committee recommended approval of the LW Allen quote for the SCADA System Upgrade Project in an amount not to exceed \$506,231. The project will be funded by the DNR Replacement fund and the Sewer Service Fee fund. Motion by Pres. Schwab, second by Tr. Olson to approve the LW Allen quote for the SCADA System Upgrade Project in an amount not to exceed \$506,231.

Vote: 7 ayes, 0 nays. Motion carried.

7. Park & Recreation Committee.

Park Rental Agreement – Washington County Humane Society – Walk for the Animals (Paws in the Park) – September 9, 2017.

Motion by Tr. Olson, second by Tr. Kufahl to approve the Park Rental Agreement – Washington County Humane Society – Walk for the Animals (Paws in the Park) – September 9, 2017.

Vote: 7 ayes, 0 nays. Motion carried.

8. Fundraiser Event at Fire Station-Andie Meidam – Fundraiser for Hayley Schramek.

Motion by Tr. Olson, second by Tr. Emmrich to approve the Fundraiser Event at Fire Station-Andie Meidam – Fundraiser for Hayley Schramek. Andie Meidam was at the meeting. The event is on March 25th and is a princess type dance.

Vote: 7 ayes, 0 nays. Motion carried.

9. Resolution 17-04 Honoring Sue Herther for Her Years of Service to the Village of Jackson.

Motion by Tr. Kufahl, second by Tr. Lippold to approve Resolution 17-04 Honoring Sue Herther for Her Years of Service to the Village of Jackson.

Vote: 7 ayes, 0 nays. Motion carried.

10. Ordinance 17-01 Sex Offender Residency Ordinance.

John Walther presented background information on the ordinance. A number of surrounding communities have this type of ordinance in place. The Village attorney furnished this ordinance. ACT 156 changed the laws in place and made it difficult to have an ordinance in place. John Walther read a memo from the attorney. John Walther displayed a map showing the set back of 1,500 foot radius which does leave some areas available without locking out the community.

Motion by Pres. Schwab, second by Tr. Emmrich to introduce Ordinance 17-01 Sex Offender Residency Ordinance with section 4 (a) at 1,500 feet.

Vote: 7 ayes, 0 nay. Motion carried.

Motion by Pres. Schwab, second by Tr. Emmrich to suspend the rules and allow the second vote this evening.

Vote: 7 ayes, 0 nay. Motion carried.

Motion by Pres. Schwab, second by Tr. Emmrich to approve Ordinance 17-01 Sex Offender Residency Ordinance with section 4 (a) at 1,500 feet.

Vote: 7 ayes, 0 nay. Motion carried.

11. Departmental Reports.

Kelly Valentino reported thank you to all that made Monte Carlo night a success. There were less attendees than last year but more spending. She gave a special thank you to Tr. Olson and his wife Stephanie for their assistance cleaning at the end of the event. Kelly thanked all sponsors and the corporate sponsors of Kerry Ingredients and Westbury Bank. Kelly reminded all that the Irish Dinner is on March 4th.

John Walther reported that the Jackson Area Community Center had damage on Sunday morning as a vehicle collided with the building.

Deanna reported that tax payments have been sent to the taxing jurisdictions such as the County, State, and the Schools. There is an election on February 21, 2017. Polls will be open from 7 a.m. – 8 p.m. This is a primary for the State Superintendent of Schools and West Bend School District.

Duane Hafemeister reported from the Fire Department. The 1261 and 1291 are having mechanical issues and are out of service. The computer installation is in process. Data entry into image trend continues. Froedtert is recognizing the Fire Department for their excellent report writing this past year. The Milwaukee Bucks filmed a video of the department that will be aired on March 11, 2017.

12. Washington County Board Report.

Tr. Kufahl reported that Supervisor Hartwig had called him and reported that the Reliever Route had been voted down.

13. West Bend School District Liaison Report.

No Report.

14. Greater Jackson Business Alliance Report.

Brian Heckendorf reported that they had the annual reorganizational meeting. The next meeting will be in April.

15. Mid-Moraine Legislative Committee/Mid-Moraine Municipal Report.

No Report.

16. Citizens to Address the Village Board.

None.

17. Adjourn.

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

Vote: 7 ayes, 0 nays. Motion carried. Meeting was adjourned at 8:07 p.m.

Respectfully submitted by Deanna L. Boldrey, Clerk/Treasurer

NAME

POLICE CHIEF
RECOMMENDATION

Operator's License Application:

Elizabeth McDougall	Village Mart	Approval
James Hornung	Village Mart	Approval
Joshua Manley	Village Mart	Approval
Ashley Schulthess	East Side Mart	Approval
Brianna Haefflinger	East Side Mart	Approval
Nancy Lawrence	Walgreens	Approval



Making Our Community A Place to Call HOME!

MEMO

To: Jackson Village Board
Cc: John Walther, Brian Kober
From: Kelly Valentino, Jackson Parks & Recreation Director
Date: March 14, 2017
RE: Hickory Lane Park Playground Proposal

Over the last several years it has been brought to the attention of the Village Board that the condition of the Hickory Lane Park Playground was going to need to be addressed. The playground was installed in 1998/1999. During our annual park inspections we have been using several methods of epoxy filling, duck taping and other things to keep the structures safe and useable. As previously stated at meetings, the time has come to replace this playground.

The Jt. Parks & Recreation Committee along with the "Friends of Jackson Jt. Parks & Recreation" have been working on what type of playground to install. At the December Village Board meeting a "Request for Quote" was presented to the Village Board. The requests were sent out to (11) potential vendors. We received proposals back from (7) vendors. The Parks & Recreation Committee along with the "Friends", reviewed and ranked the proposals.

The clear choice and recommendation was the proposal submitted by "Northland Recreation/Little Tikes". The funding for the playground will come from park impact fees (this is our first all-inclusive playground), capital projects and fundraising by the "Friends" group.

We are requesting the Board approves the project not to exceed \$300,000.00 which will cover the structure, the solid surfacing and the concrete needed to complete the project. The project would not begin until late summer of 2018.

Thank you for your consideration and dedication to the Jackson Community!

Kelly Valentino

JACKSON AREA
COMMUNITY CENTER

N165 W20330 Hickory Lane
Jackson, WI 53037
Phone: 262-677-9665
Fax: 262-677-9641

parkrec@villageofjackson.com

www.villageofjackson.com



REVISED QUOTATION

To:	Jackson Parks & Recreation Dept. N165 W20330 Hickory Lane Jackson, WI 53037	Date:	March 9, 2017
		Contact:	Kelly Valentino, CPRP
		Phone:	262-677-9665 x 103
		Cell:	
Project:	Hickory Lane Park Inclusive Playground Equipment	Fax:	262-677-9641
		Email:	KValentino@villageofjackson.com

We are pleased to provide the following quotation on items supplied by **Little Tikes Commercial Play Systems**

<u>Qty.</u>	<u>Item</u>	<u>Description</u>	<u>Pricing</u>
		Hickory Lane Park Inclusive Playground	
		Base Bid	\$268,620.00
1	Equipment	Two Beach Themed Play Structures Per the Attached Drawing --One 5-12 Year-Old Kid Builder Structure -Heavy Duty 13 gage 5" O.D. Galvanized Steel Uprights -Two 12' Long Double Wide Ramps with Two Large Pentagon Decks -One ADA Accessible Rock-N-Ship Glider -Large NuEdge Tower with decks at 24", 96" and 186" -One ADA Accessible Inclusive Revolution Spinner --One 2-5 Year-Old Play Builder Structure -Heavy Duty 13 gage 3.5" O.D. Galvanized Steel Uprights --BIBA- English and Spanish- New Digital Play --MaxPlay Swing Sets -First Bay Contains Two Tot Seats, The Second Bay Contains One Generation Swing, Third Bay Contains Two Belt Seats and the Forth Bay Contains One Inclusive Seat. --Two musical pieces from the Concerto line. -One Inclusive Flat Rainbow Chime -One Three Piece Bongo Tree --Installation of the Above-Mentioned Equipment Only	
1	Surfacing	--6,688 Square Feet of Poured in Place Surfacing. -All Surfacing Depths Will be Based on Structure Heights -Full Color Surface with Island/ Ocean Pattern shown on the plan --Installation of Above-Mentioned Surfacing along with Base Material	
4	Umbrellas	--Optional Umbrellas -Three Will be Installed Within the Concrete Seating Areas and One Will be Installed Near the Rock-N-Ship	\$12,815.00
5	Benches	--Optional Benches -Five Vinyl Covered Benches to provide seating around the playground	\$3,670.00

* Site preparation and restoration by others	Subtotal	\$285,105.00
*Excavation of playground area to proper depths, concrete sidewalk/ curbing and site preparation by others	Freight	Included
*Pricing based on 2018 estimated pricing	Tax	Exempt
		<u>\$285,105</u>

*Pricing is based on being tax except. Tax except forms are required to be submitted prior to purchase.

IMPORTANT INFORMATION:

- ◆ Quotation is valid for: See Above Details
- ◆ Freight based on shipment to Jackson WI
- ◆ Shipment can currently be made in 3 - 4 Weeks upon order entry
- ◆ Terms: 30 Days Net Invoice.
- ◆ Pricing based on above quantities – any changes may require a revised quotation.
- ◆ **Orders will be placed upon receipt of a Purchase Order or your signed acceptance of this quotation.**
- ◆ **Make Purchase Orders to PlayPower LT Farmington – P.O. Box 204713 – Dallas, TX 75320-4713**

Thank You!

Northland Recreation, LLC

Ericka (Thompson) Steltz
Project Manager

ACCEPTED BY: _____

DATE: _____

Little Tikes Commercial and Northland Recreation, LLC. greatly appreciates your consideration of our proposal. If it is your desire to purchase any or all of the items listed in this proposal, we kindly ask that you sign your acceptance on both pages of this quotation and complete the following information to insure timely and accurate order entry.

Bill to address: (if different from quote)

Ship to address: (if different from quote)

Delivery Contact:

Phone Number(s):

Desired Delivery Date: _____

- * Please Note: Many factors are involved in the manufacturer's actual ship dates. We will make every attempt to accommodate your preferred date.

Purchase Order # (if applicable): _____

- * Please Note: Purchase orders to be made out to **PlayPower LT Farmington, Inc.**

Is this project exempt from sales tax?

- * If YES, please include a completed **Certificate of Exemption**

Color Selections (if applicable):

Additional Comments:

Terms:

- I / We understand that all accounts are payable to PlayPower LT Farmington Inc. according to the terms shown on each invoice, and if not paid on or before said date, are then delinquent. I / We agree to pay any and all service charges added each month to past due invoices. Terms are Net 30 days upon delivery with approved credit.
- Unless notified in writing to the contrary, all charges are due and payable in full at:
PlayPower LT Farmington, Inc. – P.O. Box 204713 – Dallas, TX 75320-4713
- Credit approval may be required to complete this order.
- Additional charges may apply for applicable sales tax, extra unloading time, incorrect delivery addresses, and/or cancellation of delivery without 24 hours prior notice.
- The Terms and Conditions of this signed quotation shall prevail over any inconsistent terms and conditions of a purchase order, contract and / or confirmation related to this project.

ACCEPTED BY: _____

DATE: _____

This Quote shall not become a binding contract until signed and delivered by both Customer and PlayPower LT Farmington ("PPLT"). To submit this offer, please sign below and forward a complete signed copy of this Quote to Northland Recreation, LLC. or directly to PPLT Sales Administrator (fax: 573-760-7454 or outdoordes@ltcps.com). Upon acceptance, PPLT will return a fully-signed copy of the Quote to Customer via fax or email.

THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN. PPLT objects to any other terms proposed by Customer, in writing or otherwise, as material alterations, and all such proposed terms shall be void. Customer authorizes PPLT to ship the Equipment and agrees to pay PPLT the total amount specified. Shipping terms are FOB the place of shipment via authorized carrier designated by PPLT. Payment terms are Net-30 days from invoice date with approved credit and all charges are due and payable in full at **PlayPower LT Farmington, Inc. P.O. Box 204713 – Dallas, TX 75320-4713**, unless notified otherwise by PPLT in writing. Customer agrees to pay all additional service charges for past due invoices. Customer must provide proper tax exemption certificates to PPLT, and shall promptly pay and discharge all otherwise applicable taxes, license fees, levies and other impositions on the Equipment at its own expense.

CUSTOMER HEREBY SUBMITS ITS OFFER TO PURCHASE THE EQUIPMENT ACCORDING TO THE TERMS STATED IN THIS QUOTE AND SUBJECT TO FINAL APPROVAL BY PPLT.

----- Submitted by	----- Printed Name & Title	----- Date
-----------------------	-------------------------------	---------------

THE FOREGOING QUOTE AND OFFER ARE HEREBY APPROVED AND ACCEPTED BY PPLT.

----- Submitted by	----- Printed Name & Title	----- Date
-----------------------	-------------------------------	---------------

ADDITIONAL TERMS & CONDITIONS OF SALE:

1: Use & Maintenance: Customer agrees to regularly inspect and maintain Equipment, and to provide, inspect and maintain appropriate safety surfacing under and around the Equipment, in accordance with PPLT's product literature and the most current Consumer Product Safety Commission Handbook for Public Playground Safety.

2: Default, Remedies & Delinquency Charges: Customer's failure to pay any invoice when due, or its failure to otherwise comply with the Terms of this Quote, shall constitute a default under all unsatisfied invoices ("Event of Default"). Upon an Event of Default, PPLT shall have all remedies available to it at law or equity, including, without limitation, all remedies afforded a secured creditor under the Uniform Commercial Code. Customer agrees to assist its repossession of the Equipment and Customer expressly waives all rights to possess the Equipment after an Event of Default. All remedies are cumulative and not alternative, and no exercise by PPLT of a remedy will prohibit or waive the exercise of any other remedy. Customer shall pay all reasonable attorneys' fees plus any cost of collection incurred by PPLT in enforcing its rights hereunder. Subject to any limitations under law, Customer shall pay to PPLT as liquidated damages, and not as a penalty, an amount equal to 1.5% per month of any payment that is delinquent in such month and is not received by PPLT within ten (10) days after the date on which due.

3: Limitation of Warranty / Indemnity: PPLT MAKES NO EQUIPMENT WARRANTIES EXCEPT FOR THOSE STANDARD WARRANTIES ISSUED WITH THE EQUIPMENT, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE. PPLT SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. CUSTOMER AGREES TO DEFEND, INDEMNIFY AND SAVE PPLT HARMLESS FROM ALL CLAIMS OF ANY KIND FOR DAMAGES OF ANY KIND ARISING OUT OF A CUSTOMER'S ALTERATION OF THE EQUIPMENT, ITS FAILURE TO MAINTAIN THE EQUIPMENT, ITS FAILURE TO PROPERLY SUPERVISE EQUIPMENT USE, OR ITS FAILURE TO PROVIDE AND MAINTAIN APPROPRIATE TYPES AND DEPTHS OF SAFETY SURFACING BENEATH AND AROUND THE EQUIPMENT IN ACCORDANCE WITH PPLT'S INSTALLATION AND OWNERS'S MANUAL AND THE MOST CURRENT CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY.

4: Restrictions: Until all amounts due hereunder are paid in full, Customer shall not: (i) permit the Equipment to be levied upon or attached under any legal process; (ii) transfer title to the Equipment or any of Customer's rights therein; or (iii) remove or permit the removal of the Equipment to any location not specified in this Quote.

5: Purchase Money Security Interest: Customer hereby grants, pledges and assigns to PPLT, and PPLT hereby reserves a purchase money security interest in, the Equipment in order to secure the payment and performance in full of all Customer's obligations hereunder. Customer agrees that PPLT may file one or more financing statements, in order to allow it to perfect, acquire and maintain a superior security interest in the Equipment.

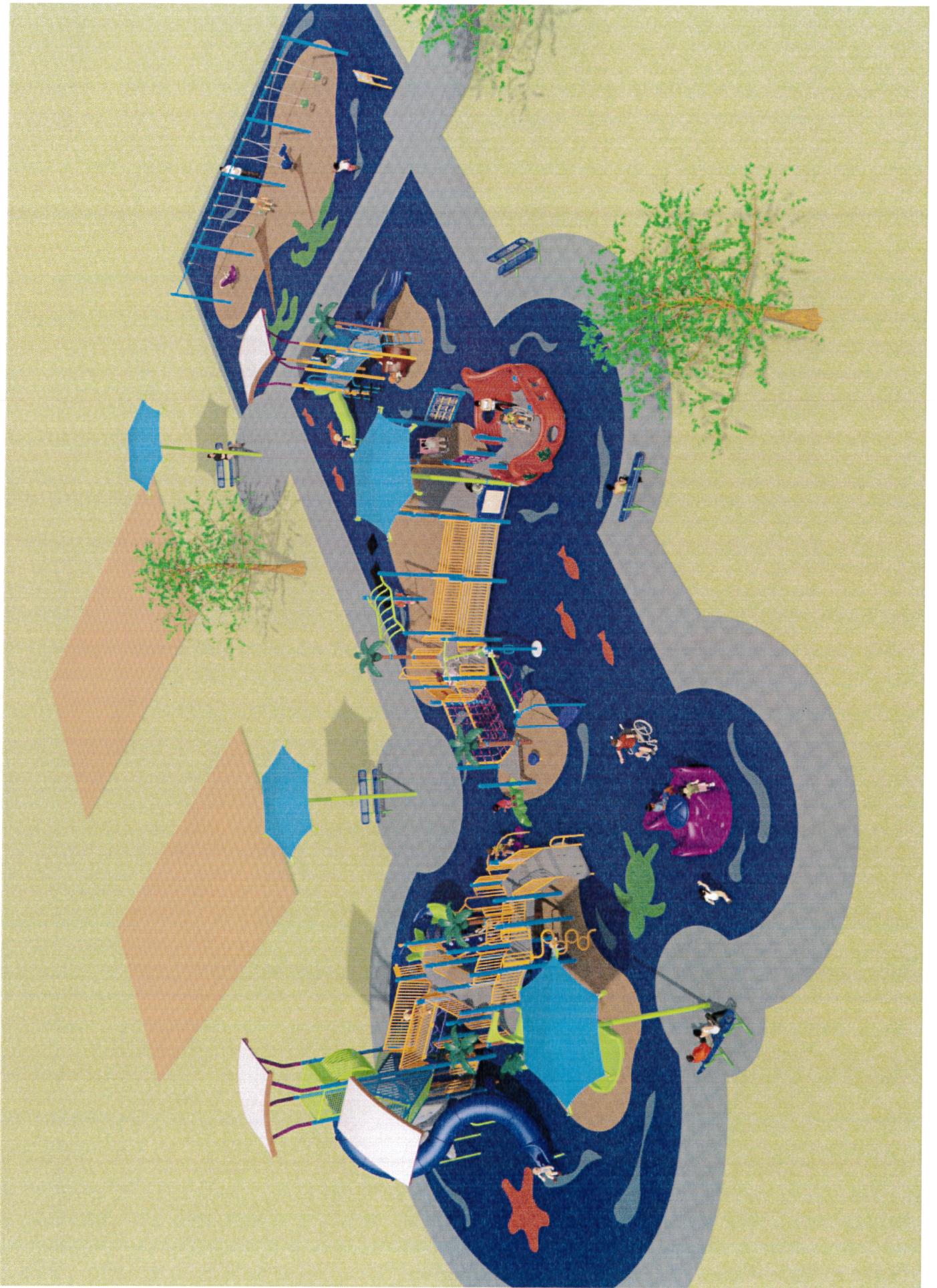
6: Choice of Law and Jurisdiction: All Agreements between Customer and PPLT shall be interpreted, and the parties' obligations shall be governed, by the laws of the State of Missouri without reference to its choice of law provisions. Customer hereby consents to the personal jurisdiction of the state and federal courts located in the city and county of St. Louis, Missouri.

7: Title; Risk of Loss; Insurance: PPLT Retains full title to all Equipment until full payment is received by PPLT. Customer assumes all risk of loss or destruction of or damage to the Equipment by reason of theft, fire, water, or any other cause, and the occurrence of any such casualty shall not relieve the Customer from its obligations hereunder and under any invoices. Until all amounts due hereunder are paid in full, Customer shall insure the Equipment against all such losses and casualties.

8: Waiver; Invalidity: PPLT may waive a default hereunder, or under any invoice or other agreement between Customer and PPLT, or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by PPLT. Any one waiver shall not constitute a waiver of other defaults or the same kind of default at another time, or a forfeiture of any rights provided to PPLT hereunder or under any invoice. The invalidity of any portion of this Quote shall not affect the force and effect of the remaining valid portions hereof.

9: Entire Agreement; Amendment; Binding Nature: This fully-executed Quote, as supplemented by Change Orders and invoices containing exact amounts of estimates provided herein, constitutes the complete and exclusive agreement between the parties. A Change Order is a written instrument signed by the Customer and PPLT stating their agreement as to any amendment in the Terms of this Quote. Customer acknowledges that Change Orders may result in delays and additional costs. The parties agree that all Change Orders shall include appropriate adjustments in price and time frames relating to any requested amendments. Upon full execution, this Quote shall be binding upon and inure to the benefit of the parties and their successors and assigns.

10: Counterparts; Electronic Transmission: This Quote, any invoice, or any other agreement between the parties, may be executed in counterparts, each of which shall constitute an original. The facsimile or other electronic transmission of any signed original document, and retransmission of any signed facsimile or other electronic transmission, shall be the same as the transmission of an original. At the request of either party, the parties will confirm facsimile or other electronically transmitted signatures by signing an original document.





DRAFT Jt. Park & Recreation Committee

Wednesday, February 22, 2017 – 6:30pm

Jackson Area Community Center

N165W20330 Hickory Lane

Jackson, WI 53037

1. Call to Order and Roll Call.

Doug Alfke called the meeting to order at 6:33pm.

Members present: Lisa Gillitzer, Bill Haese, Aaron Daul, and Renee Kreiter.

Beau Flitter has resigned, and Laurie McGraw was excused.

Staff present: Kelly Valentino and Renee Fisher.

2. Approval of Minutes – September 21, 2016, no meeting in October and no meeting due to lack of quorum in November & January.

Bill Haese made a motion to approve the September 21, 2016 minutes as presented. Aaron Daul seconded the motion. Vote: 5 ayes, 0 nays. The minutes were approved.

3. Budget – Distribute Stat Pack – year end estimate for 2016.

In reviewing the 2016 budget, everything is pretty much on target. For 2017, The Village has agreed to fund extra for the Jt. Park & Recreation Dept. to make up for the shortage from the Town of Jackson. The Department is approximately \$10,000.00 under budget for 2016. Congratulations to Kelly and the Staff for making this possible!

The 4K program has already started registration for the 2017/2018 school year. The morning program is almost full. There are some spots remaining in the afternoon. This has been a wonderful success.

Thank you to the teachers and staff who have worked so hard to make this work!

4. Directors Report & Upcoming Events.

➤ **MONTE CARLO NIGHT – Event Financials and Notes for 2018**

➤ **Upcoming Events: Irish Family Dinner Night & Community Easter Egg Hunt**

Thank you to the Community and all the Sponsors that helped make Monte Carlo Night a success! It was a great night, and helped the Jt. Park & Rec Dept. to the tune of \$16,543.00! The support is very much appreciated. Of course, there are things that were noted and can be improved. Some of these include getting another blackjack table and eliminating one of the Texas Hold'em tables, and working on improving the Silent Auction. Ideas were tossed around, but the evening was a success and enjoyed by all. This evening would not have been possible without the Volunteers that came to help. **THANK YOU.** Without you none of this would be possible.

Tickets are now on sale for Irish Family Dinner. The event will be Saturday, March 4, 2017. There will be music and Corned Beef and Cabbage (what else?). Get your tickets now for this fun event!

DRAFT Jt. Parks & Recreation Minutes-February 22, 2017

The Easter Egg Hunt will be Saturday, April 8, 2017. Thanks to the donation by the Jackson Pet Hospital/Deal Zone, the annual 'egg stuffing meeting' will not be needed this year. We will have pre-stuffed eggs. Donations are still needed for several larger items for several 'special price eggs' in each division.

Volunteers are always needed for ALL upcoming events. Come get involved in your Community!

5. FRIENDS OF JACKSON JT PARKS AND RECREATION – update.

The Jackson Park Beer Garden was such a success last year that it will be coming back. The week of June 14-18 will be the summer kickoff. AND Jackson Oktoberfest will be September 27-October 1. Yes, there will be a little bit of Germany in Jackson Park! More to come.

6. Review rankings for the Hickory Lane Park All-Inclusive Playground – recommendation to the Village Board.

While there was no formal meeting of the Committee in January, due to lack of quorum, the members that were there did look at the presentation boards provided by the vendors. Kelly handed out a rating sheet. It had all of the companies that had submitted proposals on it. She showed everyone the boards of the proposals, explained them, and answered any questions we had. She asked that we rate the entries based on different criteria. After looking at all the sheets, it was clear that Northland Recreation was the clear winner. Kelly did send questions that were raised to Erica Steltz, who is the representative she is working with. The questions were answered, and Erica will be giving a presentation to the Village Board at the March meeting. After further discussion, Renee Kreiter made a motion to recommend the Village Board move forward with the Hickory Lane Park All-Inclusive Playground proposal by Northland Recreation for a not to exceed amount of \$300,000.00. This amount includes the proposal, additional concrete and miscellaneous project costs. Lisa Gillitzer seconded the motion. Vote: 5 ayes, 0 nays. The motion passed.

7. Citizens/Committee Member Comments.

Casey Latz gave a big THANK YOU to the Park & Rec staff for the work they did for Monte Carlo night. People don't understand what they all do around here. Casey also showed the Dedicated Services & Philanthropic Fellowship Award she received at the 2016 Wisconsin Park & Rec Association conference that was held in November. Congratulations, Casey!

8. Adjourn.

Bill Haese made a motion to adjourn. Aaron Daul seconded the motion. Vote: 5 ayes, 0 nays. The meeting adjourned at 7:43pm.

Respectfully submitted by: Susan Rank

DRAFT Jt. Parks & Recreation Minutes-February 22, 2017



93 S. Pioneer Road
Suite 300
Fond du Lac, WI 54935
Phone (920) 924-5720
Fax (920) 924-5725

February 23, 2017

Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

Attention: Brian Kober
Director of Public Works

Subject: Chateau Drive
West of Wilshire Drive
Project No. 161031
Bid Review

Dear Mr. Kober:

We have evaluated the bids received on February 22nd, 2017 for the Chateau Drive reconstruction project west of Wilshire Drive.

Six bids were received and are shown below:

<u>Company</u>	<u>Bid Total</u>
Buteyn-Peterson Construction Co., Inc.	\$393,277.97
Advance Construction, Inc.	\$402,541.90
Wood Sewer & Excavating, Inc.	\$422,302.00
All-Ways Contractors, Inc.	\$469,428.00
Heartland Construction, Inc.	\$480,026.10
Genesis Excavators, Inc.	\$543,435.90

Buteyn-Peterson Construction Co., Inc. submitted the low bid in the amount of \$393,277.97. Buteyn-Peterson has been the prime contractor on previous projects within the Village of Jackson including the reconstruction of Wilshire Drive last year. Our evaluation of the experience, bid form, and bid bond for Buteyn-Peterson Construction Co., Inc. indicates that they are capable of completing the work required as shown in the contract documents. Therefore, if approved by the Board of Public Works and Village Board, we recommend the award of a contract for the Chateau Drive reconstruction project to Buteyn-Peterson Construction Co., Inc. in the amount of \$393,277.97.

Sincerely,

Jeffrey A. Chvosta, P.E.
Project Engineer
Gremmer & Associates, Inc.

Chateau Drive - Village of Jackson
 Bid Tabulation
 2/22/2017

				Buteyn Peterson		Advance Construction, Inc.		Wood Sewer & Excavating		All-Ways Contractors, Inc.		Heartland Construction, Inc.		Genesis Excavators	
Item No.	Description	Units	Total	Unit Price	Bid Total	Unit Price	Bid Total	Unit Price	Bid Total	Unit Price	Bid Total	Unit Price	Bid Total	Unit Price	Bid Total
ROADWAY ITEMS															
100.01	Removing Concrete	SY	880	\$2.50	\$2,200.00	\$4.00	\$3,520.00	\$4.00	\$3,520.00	\$4.25	\$3,740.00	\$5.00	\$4,400.00	\$12.60	\$11,088.00
100.02	Removing Curb & Gutter	LF	1300	\$2.75	\$3,575.00	\$3.50	\$4,550.00	\$4.00	\$5,200.00	\$2.45	\$3,185.00	\$3.00	\$3,900.00	\$4.85	\$6,305.00
100.03	Excavation Common	CY	1394	\$14.37	\$20,031.78	\$12.95	\$18,052.30	\$18.00	\$25,092.00	\$18.70	\$26,067.80	\$20.00	\$27,880.00	\$28.20	\$39,310.80
100.04	Base Aggregate Dense 3/4-Inch	TON	470	\$13.14	\$6,175.80	\$12.00	\$5,640.00	\$16.00	\$7,520.00	\$18.75	\$8,812.50	\$17.00	\$7,990.00	\$14.10	\$6,627.00
100.05	Base Aggregate Dense 1 1/4-Inch	TON	1850	\$10.64	\$19,684.00	\$11.00	\$20,350.00	\$13.00	\$24,050.00	\$16.45	\$30,432.50	\$15.00	\$27,750.00	\$15.20	\$28,120.00
100.06	Breaker Run	TON	100	\$14.39	\$1,439.00	\$11.00	\$1,100.00	\$18.00	\$1,800.00	\$26.30	\$2,630.00	\$18.00	\$1,800.00	\$17.40	\$1,740.00
100.07	Concrete Driveway 7-Inch	SY	865	\$40.60	\$35,119.00	\$32.85	\$28,415.25	\$34.00	\$29,410.00	\$32.85	\$28,415.25	\$32.85	\$28,415.25	\$46.10	\$39,876.50
100.08	HMA Pavement LT 58-28 S	TON	750	\$58.61	\$43,957.50	\$58.70	\$44,025.00	\$62.00	\$46,500.00	\$54.50	\$40,875.00	\$58.70	\$44,025.00	\$66.40	\$49,800.00
100.09	Asphaltic Surface Driveway	TON	9	\$179.11	\$1,611.99	\$82.65	\$743.85	\$180.00	\$1,620.00	\$175.00	\$1,575.00	\$82.65	\$743.85	\$213.00	\$1,917.00
100.10	Concrete Curb & Gutter 30-Inch Type D	LF	1320	\$11.45	\$15,114.00	\$12.40	\$16,368.00	\$13.00	\$17,160.00	\$12.40	\$16,368.00	\$12.40	\$16,368.00	\$13.00	\$17,160.00
100.11	Concrete Sidewalk 4-Inch	SF	4550	\$3.90	\$17,745.00	\$3.10	\$14,105.00	\$4.00	\$18,200.00	\$3.10	\$14,105.00	\$3.10	\$14,105.00	\$4.40	\$20,020.00
100.12	Lawn Restoration	SY	1950	\$6.25	\$12,187.50	\$4.50	\$8,775.00	\$5.00	\$9,750.00	\$4.95	\$9,652.50	\$5.00	\$9,750.00	\$5.60	\$10,920.00
100.13	Inlet Protection Type C	LS	10	\$50.00	\$500.00	\$45.00	\$450.00	\$75.00	\$750.00	\$50.00	\$500.00	\$50.00	\$500.00	\$68.10	\$681.00
100.14	Traffic Control	LS	1	\$3,000.00	\$3,000.00	\$12,000.00	\$12,000.00	\$2,900.00	\$2,900.00	\$1,460.00	\$1,460.00	\$300.00	\$300.00	\$809.00	\$809.00
100.15	Sawing Asphalt	LF	140	\$2.50	\$350.00	\$2.00	\$280.00	\$2.00	\$280.00	\$1.50	\$210.00	\$2.00	\$280.00	\$4.35	\$609.00
100.16	Sawing Concrete	LF	310	\$3.30	\$1,023.00	\$3.00	\$930.00	\$4.00	\$1,240.00	\$2.80	\$868.00	\$3.50	\$1,085.00	\$3.80	\$1,178.00
SUBTOTAL ROADWAY ITEMS					\$183,713.57		\$179,304.40		\$194,992.00		\$188,896.55		\$189,292.10		\$236,161.30
STORM SEWER ITEMS															
200.01	Removing Manholes	EACH	2	\$350.00	\$700.00	\$400.00	\$800.00	\$500.00	\$1,000.00	\$470.00	\$940.00	\$250.00	\$500.00	\$1,420.00	\$2,840.00
200.02	Removing Inlets	EACH	2	\$300.00	\$600.00	\$350.00	\$700.00	\$300.00	\$600.00	\$240.00	\$480.00	\$250.00	\$500.00	\$1,100.00	\$2,200.00
200.03	Removing Storm Sewer	LF	330	\$8.25	\$2,722.50	\$8.00	\$2,640.00	\$8.00	\$2,640.00	\$18.00	\$5,940.00	\$15.00	\$4,950.00	\$23.00	\$7,590.00
200.04	Storm Sewer Pipe PVC SDR-35 4-Inch	LF	1462	\$25.00	\$36,550.00	\$30.00	\$43,860.00	\$24.00	\$35,088.00	\$24.50	\$35,819.00	\$34.00	\$49,708.00	\$34.60	\$50,585.20
200.05	Storm Sewer Pipe Reinforced Concrete 12-Inch	LF	95	\$53.00	\$5,035.00	\$71.00	\$6,745.00	\$55.00	\$5,225.00	\$82.90	\$7,875.50	\$49.00	\$4,655.00	\$58.80	\$5,586.00
200.06	Storm Sewer Pipe Reinforced Concrete 15-Inch	LF	355	\$52.00	\$18,460.00	\$58.00	\$20,590.00	\$65.00	\$23,075.00	\$78.35	\$27,814.25	\$55.00	\$19,525.00	\$71.80	\$25,489.00
200.07	Storm Sewer Pipe Reinforced Concrete 18-Inch	LF	215	\$55.00	\$11,825.00	\$60.50	\$13,007.50	\$69.00	\$14,835.00	\$80.70	\$17,350.50	\$65.00	\$13,975.00	\$75.10	\$16,146.50
200.08	Catch Basins 2.5x3-FT w/ Casting	EACH	4	\$1,532.00	\$6,128.00	\$2,000.00	\$8,000.00	\$1,400.00	\$5,600.00	\$1,950.00	\$7,800.00	\$1,950.00	\$7,800.00	\$2,970.00	\$11,880.00
200.09	Manholes 4-FT Diameter w/ Casting	EACH	3	\$2,079.00	\$6,237.00	\$2,000.00	\$6,000.00	\$2,200.00	\$6,600.00	\$2,660.00	\$7,980.00	\$1,900.00	\$5,700.00	\$3,515.00	\$10,545.00
200.10	Manholes 5-FT Diameter w/ Casting	EACH	1	\$2,702.00	\$2,702.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$2,880.00	\$2,880.00	\$3,200.00	\$3,200.00	\$3,855.00	\$3,855.00
200.11	Concrete Collar	EACH	2	\$375.00	\$750.00	\$500.00	\$1,000.00	\$500.00	\$1,000.00	\$450.00	\$900.00	\$1,200.00	\$2,400.00	\$678.00	\$1,356.00
SUBTOTAL STORM SEWER ITEMS					\$91,709.50		\$106,342.50		\$98,663.00		\$115,779.25		\$112,913.00		\$138,072.70
SANITARY SEWER ITEMS															
300.01	Adjusting Sanitary Manhole	EACH	3	\$420.00	\$1,260.00	\$1,000.00	\$3,000.00	\$600.00	\$1,800.00	\$1,555.00	\$4,665.00	\$650.00	\$1,950.00	\$1,560.00	\$4,680.00
300.02	Remove & Replace Sanitary Manhole Bench	EACH	3	\$650.00	\$1,950.00	\$800.00	\$2,400.00	\$1,900.00	\$5,700.00	\$3,120.00	\$9,360.00	\$750.00	\$2,250.00	\$3,055.00	\$9,165.00
SUBTOTAL SANITARY SEWER ITEMS					\$3,210.00		\$5,400.00		\$7,500.00		\$14,025.00		\$4,200.00		\$13,845.00
WATER MAIN ITEMS															
400.01	Removing Hydrant	EACH	2	\$350.00	\$700.00	\$200.00	\$400.00	\$600.00	\$1,200.00	\$2,255.00	\$4,510.00	\$450.00	\$900.00	\$2,210.00	\$4,420.00
400.02	Abandoning Water Main	LS	1	\$450.00	\$450.00	\$1,200.00	\$1,200.00	\$1,600.00	\$1,600.00	\$4,690.00	\$4,690.00	\$1,500.00	\$1,500.00	\$4,590.00	\$4,590.00
400.03	Water Main Pipe HDPE 1 1/4-Inch	LF	750	\$66.00	\$49,500.00	\$73.00	\$54,750.00	\$63.00	\$47,250.00	\$93.70	\$70,275.00	\$90.00	\$67,500.00	\$97.50	\$73,125.00
400.04	Water Main Pipe PVC C-900 6-Inch	LF	36	\$48.00	\$1,728.00	\$71.25	\$2,565.00	\$79.00	\$2,844.00	\$73.20	\$2,635.20	\$150.00	\$5,400.00	\$76.20	\$2,743.20
400.05	Water Main Pipe PVC C-900 8-Inch	LF	625	\$73.50	\$45,937.50	\$58.00	\$36,250.00	\$81.00	\$50,625.00	\$72.20	\$45,125.00	\$120.00	\$75,000.00	\$75.30	\$47,062.50
400.06	Gate Valve 6-Inch	EACH	2	\$1,300.00	\$2,600.00	\$900.00	\$1,800.00	\$1,100.00	\$2,200.00	\$1,020.00	\$2,040.00	\$1,650.00	\$3,300.00	\$1,025.00	\$2,050.00
400.07	Gate Valve 8-Inch	EACH	1	\$1,740.00	\$1,740.00	\$1,277.00	\$1,277.00	\$1,500.00	\$1,500.00	\$1,385.00	\$1,385.00	\$1,950.00	\$1,950.00	\$1,395.00	\$1,395.00
400.08	Reducer 8-Inch x 6-Inch	EACH	1	\$350.00	\$350.00	\$240.00	\$240.00	\$400.00	\$400.00	\$319.00	\$319.00	\$300.00	\$300.00	\$319.00	\$319.00
400.09	Anchor Tee 8-Inch x 6-Inch	EACH	1	\$422.00	\$422.00	\$364.00	\$364.00	\$600.00	\$600.00	\$488.00	\$488.00	\$525.00	\$525.00	\$489.00	\$489.00
400.10	Tee 8-Inch x 6-Inch	EACH	1	\$436.00	\$436.00	\$377.00	\$377.00	\$600.00	\$600.00	\$460.00	\$460.00	\$450.00	\$450.00	\$461.00	\$461.00
400.11	Bend 11.25 Degree 8-Inch	EACH	2	\$324.00	\$648.00	\$262.00	\$524.00	\$300.00	\$600.00	\$342.00	\$684.00	\$350.00	\$700.00	\$342.00	\$684.00
400.12	Bend 22.5 Degree 8-Inch	EACH	1	\$334.00	\$334.00	\$271.00	\$271.00	\$400.00	\$400.00	\$351.00	\$351.00	\$350.00	\$350.00	\$351.00	\$351.00
400.13	Bend 45 Degree 8-Inch	EACH	1	\$338.00	\$338.00	\$274.00	\$274.00	\$400.00	\$400.00	\$354.00	\$354.00	\$350.00	\$350.00	\$354.00	\$354.00
400.14	Bend 90 Degree 6-Inch	EACH	1	\$286.00	\$286.00	\$229.00	\$229.00	\$400.00	\$400.00	\$308.00	\$308.00	\$350.00	\$350.00	\$307.00	\$307.00
400.15	Plug 6-Inch	EACH	1	\$129.00	\$129.00	\$110.00	\$110.00	\$200.00	\$200.00	\$227.00	\$227.00	\$350.00	\$350.00	\$225.00	\$225.00
400.16	Connect to Existing Water Main	EACH	2	\$824.00	\$1,648.00	\$1,700.00	\$3,400.00	\$1,500.00	\$3,000.00	\$3,400.00	\$6,800.00	\$3,800.00	\$7,600.00	\$3,335.00	\$6,670.00
400.17	Hydrant	EACH	2	\$3,632.00	\$7,264.00	\$3,700.00	\$7,400.00	\$3,600.00	\$7,200.00	\$4,930.00	\$9,860.00	\$3,500.00	\$7,000.00	\$4,950.00	\$9,900.00
400.18	Polystyrene Insulation 4-Inch	SF	32	\$4.20	\$134.40	\$2.00	\$64.00	\$4.00	\$128.00	\$6.75	\$216.00	\$3.00	\$96.00	\$6.60	\$211.20
SUBTOTAL WATER MAIN ITEMS					\$114,644.90		\$111,495.00		\$121,147.00		\$150,727.20		\$173,621.00		\$155,356.90
BID BOND / TOTAL				YES	\$393,277.97	YES	\$402,541.90	YES	\$422,302.00	YES	\$469,428.00	YES	\$480,026.10	YES	\$543,435.90
SUBMITTED TOTAL												\$480,526.10			

February 1, 2017

«Title» «First_Name» «Last_Name»
«Mailing_Address»
«City», «State» «ZIP_Code»

RE: Reconstruction Project of Chateau Drive – Wilshire Drive to West End

Dear «Title» «Last_Name»:

This letter is a notice for response of your property described with **Tax Key No.** «Tax_Key_No» and located at «**Physical_Address**», Jackson, WI.

The Village of Jackson has hired Gremmer & Associates, for the design of the Street Improvements for Chateau Drive from Wilshire Drive to West End. The project includes of the following items:

- Replacement of existing sanitary sewer and laterals
- Replacement of existing water main and service
- Installation of new storm sewer
- Provide storm sewer laterals for sump pump discharge, per Village Code
- Replacement and installation of new curb and gutter
- Installation of new sidewalk
- Resurface roadway

The Village of Jackson is conducting an informal meeting for the said construction project. The meeting is for discussion on scheduling, conflicts with utility location, and sharing of information. The Village of Jackson would like to take the opportunity to inform all parties involved with the reconstruction project:

**Chateau Drive Reconstruction Project
Informal Information Meeting
Village Hall Board Room
Tuesday, February 28, 2017
6:00 PM**

In order to finalize the design, the Jackson Sewer Utility will televise all sanitary laterals, and the sump pump discharge location will be verified prior to the start of construction. Also, during the onsite visit the Jackson Water Utility will replace the water meter. Please call 262-677-9001 Ext 23 to schedule an appointment.

If you have any questions of the project, and unable to attend the meeting please call me at 262-677-9001 Ext 14.

Sincerely,

Brian W. Kober

Brian W. Kober, P. E.
Director of Public Works

RESOLUTION 17-05

PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POLICE POWERS, UNDER SECTION 66.0703 OF THE WISCONSIN STATUTES

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin is pursuing the construction and reconstruction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks and the related improvements and expenses for the benefit of the properties described on Exhibit A hereto.

BE IT RESOLVED, by the Village Board of the Village of Jackson, Washington County, Wisconsin:

1. The Village Board hereby declares its intention to exercise its police power under **Section** 66.0703 of the Wisconsin Statutes to levy special assessments upon the properties described in Exhibit A hereto, for special benefits conferred upon such property by the construction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks and the related improvements and expenses.
2. The Village Board hereby determines that the construction of such improvements is in the best interest of, and for the health and welfare of the municipality and the property benefited by the improvements, and therefore constitutes an exercise of the police power.
3. The amount of such assessments shall be determined and levied upon completion of the construction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks and the related improvements and expenses.
4. The number of installments, rate of interest, and the terms of payment will be included in the Final Resolution after the Public Hearing; which will be held upon completion of the project, when final costs have been determined.
5. Every Special Assessment levied under this Resolution, shall be a lien against the property assessed, from the date of the Final Resolution of the Village Board determining the levy.
6. The Village Engineer shall prepare a report consisting of the following:
 - a. Preliminary of the final plans and specifications for the Public Works.
 - b. An estimate of the entire cost of the proposed improvements.
 - c. A schedule of the proposed properties against which the assessments are to benefit.
 - d. A statement that each property against which the assessments are proposed, has been inspected and is benefited, setting forth the basis of such benefit.
 - e. Upon completion of the report, the Village Engineer shall file a copy with the Village Clerk, and with the Village Treasurer.

7. The Village Clerk shall make a copy of the report available for public inspection.

Introduced by: _____

Seconded by: _____

Vote: ____ Aye ____ Nay

Passed and Approved: _____

Michael E. Schwab, Village President

Attest: _____
Deanna L. Boldrey, Village Clerk-Treasurer

Proof of Posting:

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

Village Official

Date

Village of Jackson

This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys and historical analyses of sites may differ from the maps.

W233 N2080 Ridgeview Parkway • Waukesha, WI 53188-1020 • Tel. (262) 542-5733

February 8, 2017

Mr. Brian Kober, P. E.
Director of Public Works
Village of Jackson
P.O. Box 637
Jackson, WI 53037

RE: Mid Moraine Water Quality Collective
Milwaukee River Watershed TMDL/NR 217

Dear Brian,

Ruekert & Mielke Inc., in partnership with GRAEF, formed the Mid Moraine Water Quality Collective in 2014 in response to the pending Total Maximum Daily Load (TMDL) rule making for the Milwaukee River Basin and more stringent limits on effluent from municipal wastewater treatment facilities (WWTFs). The new limits are outlined in Wisconsin Administrative Code (WAC) Chapter NR 217. From the beginning, the objectives of the group were identified as:

1. Improve water quality for storm water discharges and WWTF effluent.
2. Promote collaboration and resource sharing within the group.
3. Reduce the cost of compliance to rate payers.
4. Give each member community more political leverage through working in a larger group.

There is an opportunity for Jackson to potentially save a significant amount of money to comply with the TMDL and the phosphorus rule requirements by approaching these regulatory challenges in a unique way through the MMWQC. The potential cost savings are from two aspects:

1. Addressing the TMDL and the phosphorus rule at the same time. Some watershed activities to reduce runoff could help Jackson meet both regulations at the same time.
2. Working collaboratively with other municipalities in the watershed.

~40-10050 TMDL/NR 217 > 770 - Village of Jackson > Proposal > Kober-20170208-Milw River Watershed TMDL NR217~1.docx~

Mr. Brian Kober, P. E.
Village of Jackson
February 8, 2017
Page 2

As a review, the project group consists of the following municipalities:

- City of Cedarburg
- City of Mequon
- City of West Bend
- Village of Campbellsport
- Village of Fredonia
- Village of Grafton
- Village of Jackson
- Village of Kewaskum
- Village of Newburg
- Village of Saukville
- Village of Thiensville
- Town of Grafton

We anticipate adding several municipalities to the group in our geographic area in 2017.

The MMWQC also includes non-governmental organizations (NGOs). These are:

- Southeastern Wisconsin Watershed Trust, Inc. (SWEET WATER)
- Sand County Foundation
- Clean Wisconsin
- Milwaukee River Keeper

Ozaukee County and Washington County are also integral members of the MMWQC.

We are excited about the progress and activity completed to date for the MMWQC. In the initial planning phase, the following activities were completed:

1. Four meetings were held as a group. The meetings covered the purpose of the TMDL, general compliance strategies, collaboration strategies, NGO involvement, the workings of the Wisconsin Department of Natural Resources (WDNR) Clean Water Fund, and grant opportunities.
2. We secured a WDNR Urban Storm Water Non-Point Source Planning grant through Ozaukee County. A study is well underway to identify many potential trading sources in and around member communities for total phosphorus (TP) and total suspended solids (TSS) credits. This study is being completed at no cost to Jackson through the WDNR grant and the SWEET WATER matching funds.

Mr. Brian Kober, P. E.
Village of Jackson
February 8, 2017
Page 3

3. We coordinated with another grant program from the Natural Resource Conservation Service. This grant is the Regional Conservation Partnership Program. The focus of this program in our area is to promote filter strips on agricultural land thereby generating phosphorus reduction credits. Two member communities will likely use this program as a partial means of compliance.
4. We compiled river monitoring information from various member communities for TP. Maps showing the numerous monitoring locations were created. A chart was also created for the median TP value throughout the watershed.
5. We created a WWTF TMDL calculator at no charge. This calculator translates the TMDL monthly waste load allocations for each municipality with a WWTF to a concentration based on actual flows.

We are proposing a second planning phase with the MMWQC for 2017. Our scope of services includes:

- Organize an information sharing platform through Google Documents. This platform would only be available to members of the MMWQC. Information such as watershed maps, monitoring results and locations, and the Ozaukee County Urban Storm Water Planning grant potential trading locations would be available through this platform.
- Coordinate and investigate the possibility of a group-specific storm water permit for MS4s. Presently, the MS4s have individual general permits. The group permit would align better with the TMDL requirements compared to the typical general permit. In addition, the permit would promote the collaboration that is integral to a main objective of the MMWQC. The WDNR has provided positive feedback on the concept of the group-specific permit.
- Provide monitoring coordination. At the meeting on October 27, 2016, there was significant interest on better understanding the WDNR's recommended phosphorus monitoring methodology. We will hold a series of workshops where proper monitoring techniques will be covered. In addition, we will explain the WDNR's reasoning for using the data that was used in the draft Milwaukee River Basin TMDL allocations.
- Research and investigate grant opportunities. As grants opportunities are uncovered, we will investigate the feasibility of the grant. Our target program is the Fund For Lake Michigan. Potential activities that grants could support include Geographical Information System Development and standardization for ordinances for reduction in storm water pollutant discharges.

Mr. Brian Kober, P. E.
Village of Jackson
February 8, 2017
Page 4

- Planning and hosting three meetings. This would include administering the meetings in an organized, professional manner and issuing meeting notes.

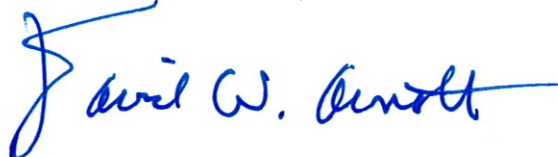
We propose to complete this work on an hourly basis to a maximum amount of \$5,000. This figure includes reimbursable expenses such as mileage and printing. Most of our costs will be split evenly among the participating municipalities. If there is work specifically for Jackson, the costs for this would be invoiced only to the Village. Although R/M and GRAEF have an agreement to approximately split the level of effort in this project, the invoices to Jackson will only come from R/M. R/M will be conducting all the invoicing for simplicity.

The above described professional services will be provided to you in accordance with the attached two page, **Standard Terms & Conditions** dated June 17, 2014, which are made part of this agreement by reference. Please indicate your acceptance of this agreement by having the appropriate authorized official(s) affix their signature(s) where indicated and return an executed copy to our office.

As always, please don't hesitate to call if you have any questions.

Very truly yours,

RUEKERT & MIELKE, INC.



David W. Arnott, P.E. (WI, IL)
Team Leader/Senior Project Manager
darnott@ruekert-mielke.com

DWA:sjs
Enclosure

cc: Matthew J. Bednarski, P. E., GRAEF
File

Mr. Brian Kober, P. E.
Village of Jackson
February 8, 2017
Page 5

CLIENT NAME:

Village of Jackson

By: _____

Title: _____

Date: _____

ATTEST:

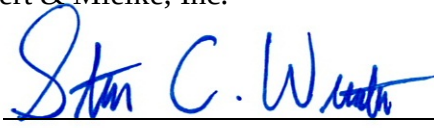
By: _____

Title: _____

Date: _____

ENGINEER:

Ruekert & Mielke, Inc.

By:  _____
Steven C. Wurster, P.E.Title: Senior Vice PresidentDate: February 8, 2017

Designated Representative:

Name: _____

Title: _____

Phone Number: _____

Facsimile Number: _____

Designated Representative:

Name: David W. Arnott, P.E.Title: Team Leader/Senior Project Manager

Phone Number: (262) 542-5733

Facsimile Number: (262) 542-5631

A. Standards of Performance

The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Engineer.

B. Authorized Representative

With the execution of this Agreement, Engineer and Owner shall designate specific individuals to act as Engineer's and Owner's representatives with respect to the services to be performed or furnished by Engineer and duties and responsibilities of Owner under this Agreement. Such individuals shall have authority to transmit instructions, receive information, and render decisions relative to the Assignment on behalf of the respective party whom the individual represents.

C. Payments to Engineer

Invoices will be prepared in accordance with Engineer's standard invoicing practices and will be submitted to Owner by Engineer monthly, unless otherwise agreed. Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Engineer for services and expenses within 30 days after receipt of Engineer's invoice therefore, the amounts due Engineer will be increased at the rate of 1.0% per month or the maximum rate of interest permitted by law, in less than said thirtieth day. In addition, Engineer may, after giving seven days written notice to Owner, suspend services under this Agreement until Engineer has been paid in full all amounts due for services, expenses, and other related charges.

D. Ownership and Reuse of Documents

All documents prepared or furnished by Engineer pursuant to this Agreement are instruments of service, and Engineer shall retain an ownership and property interest therein including the copyright and the right of reuse at the discretion of the Engineer whether or not the Project is completed. Engineer grants Owner a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all services relating to preparation of the documents. Such limited license shall not create any rights in third parties. Reuse of any documents pertaining to this Agreement by Owner shall be at Owner's sole risk and Owner agrees to indemnify, defend, and hold Engineer harmless from all claims, damages, and expenses including reasonable attorney's fees arising out of such reuse of documents by Owner or by others acting through Owner.

E. Construction Review

Engineer will observe the work as agreed to for general compliance with the construction documents. Engineer shall not at any time supervise, direct, control, or have authority over any contractor's work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a contractor to comply with Laws and Regulations applicable to that contractor's furnishing and performing of its work. Engineer shall not be responsible for the acts or omissions of any contractor. Engineer has no stop work authority.

F. Environmental

Engineer assumes no liability for the detection or removal of any hazardous substances found at or adjacent to the Project site.

G. Owner Provided Information

Engineer shall have the right to rely on the accuracy of any information provided by Owner. Engineer will not review this information for accuracy.

H. Permits and Approvals

It is the responsibility of the Owner to obtain all necessary permits and approvals for the Project. Engineer will assist the Owner in obtaining permits and approvals as mutually agreed to in writing.

I. Access

Owner shall arrange for safe access to and make all provisions for Engineer and Engineer's consultants to enter upon public and private property as required for Engineer to perform services under this Agreement.

J. Limit of Liability

To the fullest extent permitted by law, the total liability, in the aggregate, of Engineer and Engineer's officers, directors, partners, employees, agents, and consultants, or any of them to Owner and anyone claiming by, through, or under Owner, for any and all injuries, losses, damages and expenses, whatsoever arising out of or resulting from, or in any way related to this Agreement from any cause or causes including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract or warranty, express or implied, of Engineer or Engineer's officers, directors, partners, employees, agents, and consultants, or any of them, shall not exceed the total amount of \$2,000,000.

K. Insurance

Engineer will maintain insurance coverage for Workers' Compensation, General Liability, and Automobile Liability and will provide certificates of insurance to Owner upon request.

L. Termination of Contract

Either party may at any time terminate this Agreement with 7 days written notice or cause in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. Owner may terminate this Agreement for convenience with 30 days written notice, or the Project may be suspended by Owner with 30 days written notice. In the event of suspension or cancellation for convenience by Owner, Owner shall pay to Engineer all amounts owing to Engineer under this Agreement, for all work performed up to the effective date of notice.

M. Indemnification and Allocation of Risk

1. To the fullest extent permitted by law, Engineer shall indemnify and hold harmless Owner, Owner's officers, directors, partners, and employees from and against costs, losses, and damages including but not limited to reasonable fees and charges of engineers, architects, attorneys, and other professionals, and reasonable court or arbitration or other dispute resolution costs caused solely by the negligent acts or omissions of Engineer or Engineer's officers, directors, partners, employees, and consultants in the performance of Engineer's services under this Agreement.

2. To the fullest extent permitted by law, Owner shall indemnify and hold harmless Engineer, Engineer's officers, directors, partners, employees, and consultants from and against costs, losses, and damages including but not limited to reasonable fees and charges of engineers, architects, attorneys, and other professionals, and reasonable court or arbitration or other dispute resolution costs caused solely by the negligent acts or omissions of Owner or Owner's officers, directors, partners, employees, and consultants with respect to this Agreement.

3. To the fullest extent permitted by law, Engineer's total liability to Owner and anyone claiming by, through, or under Owner for any injuries, losses, damages and expenses caused in part by the negligence of Engineer and in part by the negligence of Owner or any other negligent entity or individual, shall not exceed the percentage share that Engineer's negligence bears to the total negligence of Owner, Engineer, and all other negligent entities and individuals.

4. The indemnification provision of paragraph M.1. is subject to and limited by the provisions agreed to by Owner and Engineer in paragraph "Limit of Liability," of this Agreement.

N. Independent Contractor

All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Owner or the Engineer. Engineer's services under this Agreement are being performed solely for the Owner's benefit, and no other entity shall have any claim against Engineer because of this Agreement or the performance or nonperformance of services hereunder. Owner agrees to include a provision in all contracts with contractors and other entities involved in this Project to carry out the intent of this paragraph.

O. Force Majeure

Engineer shall not be liable for any loss or damage due to failure or delay in rendering any service called for under this Agreement resulting from any cause beyond Engineer's reasonable control.

P. Severability and Waiver of Provisions

Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Engineer, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

Q. Dispute Resolution

Owner and Engineer agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in questions between them arising out of or relating to this Agreement or the breach thereof "disputes" to mediation as a condition precedent to litigation.

R. Public Records

Engineer agrees to comply with the requirements of Wisconsin Statutes Sections 19.32 to 19.39 and Sections 19.81 to 19.98 of Wisconsin Public Records Law and Open Meetings Law.

END OF DOCUMENT

DRAFT MINUTES

Board of Public Works Meeting

Tuesday, February 28, 2017 –7:00 p.m.

Jackson Village Hall

N168W20733 Main Street

1. Call to Order and Roll Call.

Chairman Tr. Don Olson called the meeting to order at 7:00 p.m.

Members present: Brian Heckendorf, Linda Granec, Tr. Jack Lippold, and Gloria Teifke.

Members absent: Scott Thielmann (excused), Tr. Kufahl (excused).

Staff present: John Walther and Brian Kober.

2. Approval of Minutes for January 31, 2017, meeting.

Motion by Tr. Olson, second by Linda Granec to approve the minutes of the January 31, 2017, Board of Public Works meeting with correction.

Vote: 5 ayes, 0 nays. Motion carried.

3. Review of Bids for Chateau Drive Reconstruction Project.

Brian Kober reviewed the Chateau Drive Reconstruction Project Bids. There were six bids received. The project came in \$100,000 under the engineer's estimate. Prior to the Board of Public Works meeting, Brian Kober held an informal informational meeting. Some residents do not want the sidewalk. The project may start as early as March. The local road improvement grant will be applied to the project. New poles will be installed and are available. By installing our own poles, the Village will see long-term savings with no pole rental.

Motion by Brian Heckendorf, second by Tr. Lippold to recommend approval of the Chateau Drive bid with Buteyn-Peterson Construction Co., Inc. in an amount not to exceed \$393,277.97.

Vote: 5 ayes, 0 nays. Motion carried.

4. Resolution 17-05 Special Assessment Area Chateau Dr. Reconstruction Project.

Motion by Tr. Olson, second by Linda Granec to recommend approval of Resolution 17-05 Special Assessment Area Chateau Dr. Reconstruction Project.

Vote: 5 ayes, 0 nays. Motion carried.

5. Spring Clean-Up Day Announcement.

Brian Kober reviewed the Spring Clean-Up Day and Yard Waste Brush Pick-Up Memo. April 29th will be the last Spring Clean-Up Day at the old building. Maps to the new location will be distributed. The bag system is working well for the pick-up.

6. Mid – Moraine Water Quality Collective Contract.

Brian Kober reviewed the Mid-Moraine Water Quality Collective Contract. This is a collaborative group of twelve municipalities that work together to improve the water quality for

storm water discharge. The group will meet at least four times. TMDL loading is also a point of discussion with the group. This has sparked another group of five local area farmers that meet. The costs will not exceed \$5,000. This is in the sewer budget. Tr. Lippold requested clarification of the costs by the board meeting.

Motion by Tr. Olson, second by Linda Granec to recommend approval of the Mid-Moraine Water Quality Collective Contract.

Vote: 5 ayes, 0 nays. Motion carried.

7. Director of Public Works report.

Brian Kober gave the report. Motion by Linda Granec, second by Brian Heckendorf to place the Director of Public Works report on file.

Vote: 5 ayes, 0 nays. Motion carried.

8. Citizens/Village Staff to Address the Board.

None.

9. Adjourn.

Motion by Linda Granec, second by Tr. Lippold to adjourn at 7:36 p.m.

Vote: 5 ayes, 0 nays. Motion carried.

Respectfully submitted by: Deanna L. Boldrey, Village Clerk-Treasurer

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

Name of Applicant Gerald Ehke Trustee of Junier Ehke Estate
 Contact Gerald Ehke Address/ZIP 1615 S. Indiana Ave West Bend 53095 Phone # 262-334-1158
 E-mail Address Linda Ehke @GMail.Com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Junier Ehke (Deceased) Address/ZIP 2707 Sherman Rd Jackson W. 53037 Phone# _____
 Owner Representative/Developer Gerald Ehke, Donald Ehke, Mikeal Ehke, Charles Ehke
 Proposed Use of Site Keep as Farm Land / or Possible Home site Present Zoning Farm Land Town of Jackson

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

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 Gerald Ehke Signature Gerald Ehke Date 2-7-17
Trustee

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: Gerald Ehlke, Don Ehlke, Mike Ehlke, Chuck Ehlke

For a property located at (address): 2707 Sherman Rd

Phone number of Business/Applicant: 262-334-1158 cell 262-707-6407

For (land use, activity, sign, site plan, other): Divideing up 40 Acre Family Farm into 3 Parcels
Per Deceased Parents wishes in there will

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

Hours of Operation: _____

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): _____

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

Screening/Buffering: _____

Landscape Plan (sizes, species, location): Farm Land

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

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

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

Storm-water Management: _____

Erosion Control: _____
Fire Hydrant Location(s): 1 at Farm House 2707 Sherman Rd

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

Hazardous Material Storage: _____
Alarm Systems: _____
Site Features/Constraints: _____

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

Tree and shrub preservation: _____

Setbacks/height limitations: _____

Wastewater Usage Projected: _____ gal/year Water Usage Projected: _____ gal/year
Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period): _____

TERMS OF THIS PERMIT

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

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

John Walther, Administrator

_____, Owner
Please print name

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

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

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

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

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

We are attempting to execute the farm plan according to the wishes of our parents, Junier and Beata Ehlke, which was decided when they were living, and which divides the family farm into three sections as set forth in their Revocable Living Trust:

Lot 1 to Donald Ehlke

Lot 2 to Gerald Ehlke

Lot 3 to Michael & Charles Ehlke



Gerald Ehlke, Trustee

Dated: 2-7-17

Washington County, WI

Legend

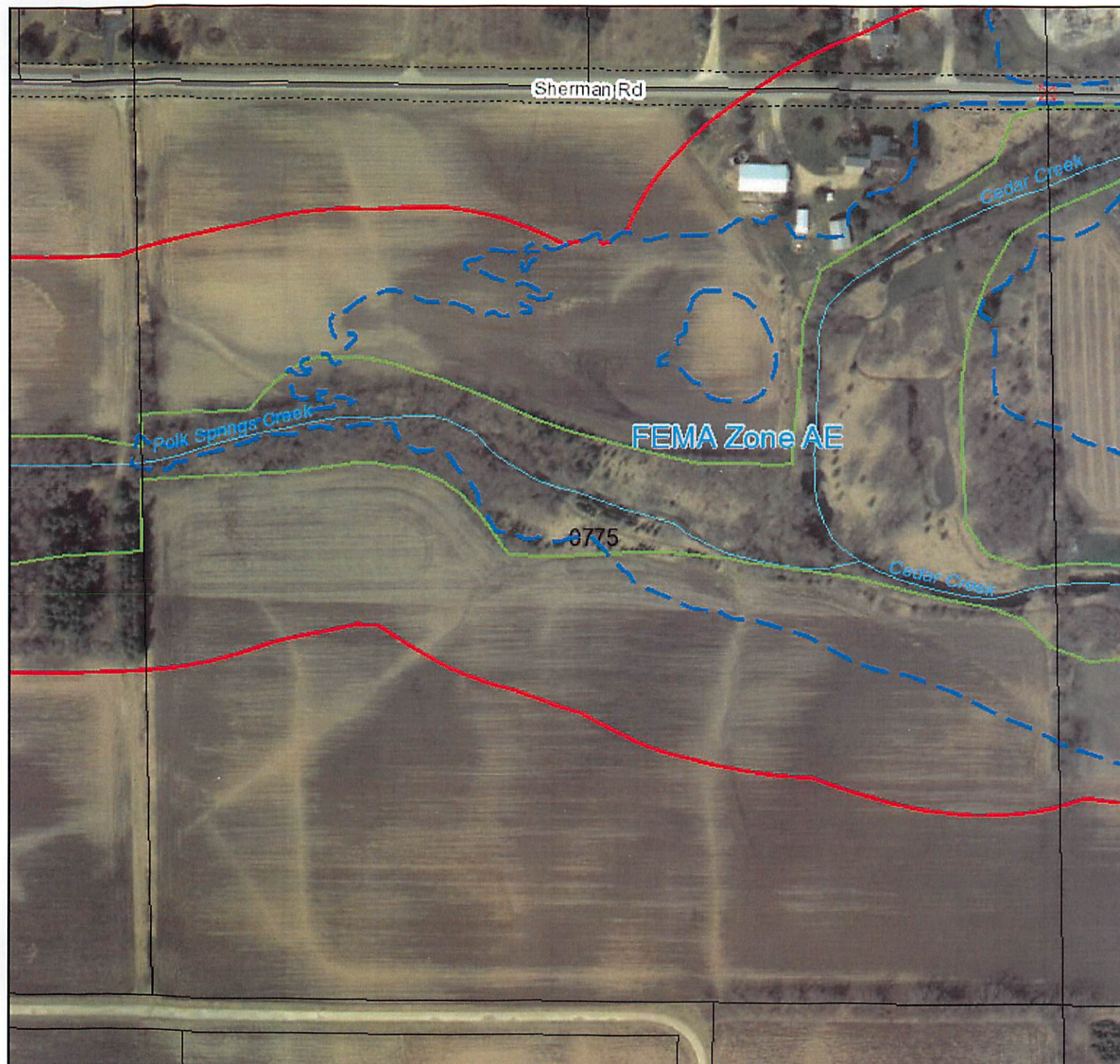
- Eisenbahn State Trail
- State Owned
- Parcel
- Tax Parcel TaxKey
- Tax Parcel Dimension
- Parcels to be Retired
- Current Parcel
- Lot Number
- Right-of-Way
- Right-of-Way Dimension
- Label Leader Line
- Landhook
- Meander Line
- Parcel Note
- PLSS Monument
- Tax Parcel Annotation-West Bend
- City Address Text
- Reserved Address Text
- Town Address Text
- Block Number Text
- Condominium Name Text
- CSM Lot Number Text
- CSM Number Text
- Local Name Text
- Municipality Name Text
- Parcel Area Text
- Parcel Dimension Text
- Parcel Note Text
- Private Road Name Text
- Right-of-way Dimension Text

0 100 200 300ft

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

City Tax Key Number Text	
Town Tax Key Number Text	
Author: Tie M	
Date Printed: 02/6/17 9:31 AM	
Source: River	
Floodplain	

Floodway



Washington County, WI

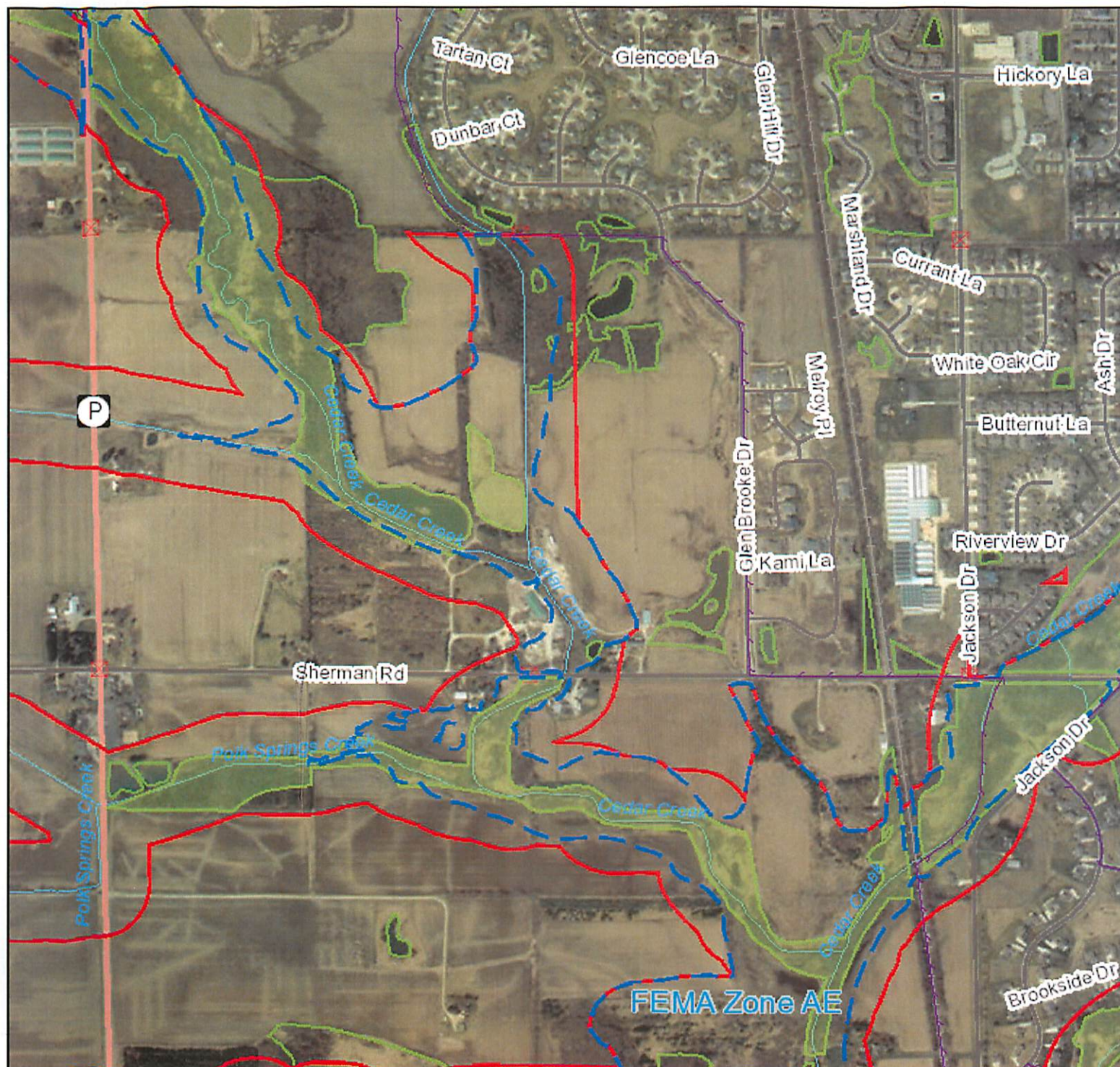
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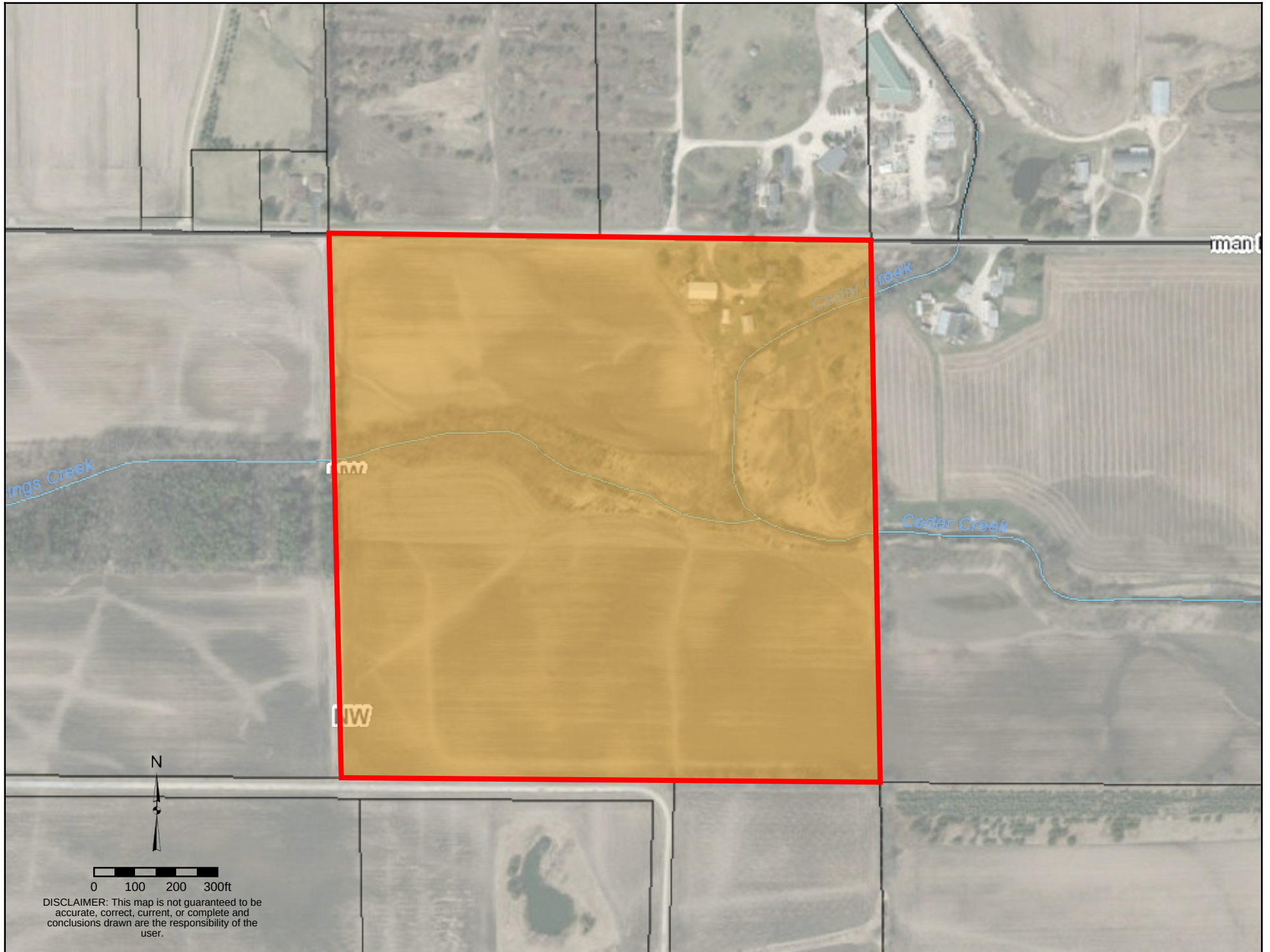
- Parcel
- Current Parcel
- PLSS Monument
- Rivers and Streams
- Census Urban Areas
- Floodplain
- Floodway
- Flood Storage
- Shoreland District
- Intermittent District
- NNAG District
- County Regulated Wetlands
- All Wetlands
- US Highways
- State Highways
- County Highways
- Local Roads
- Railroads
- 2015 Orthophotography
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



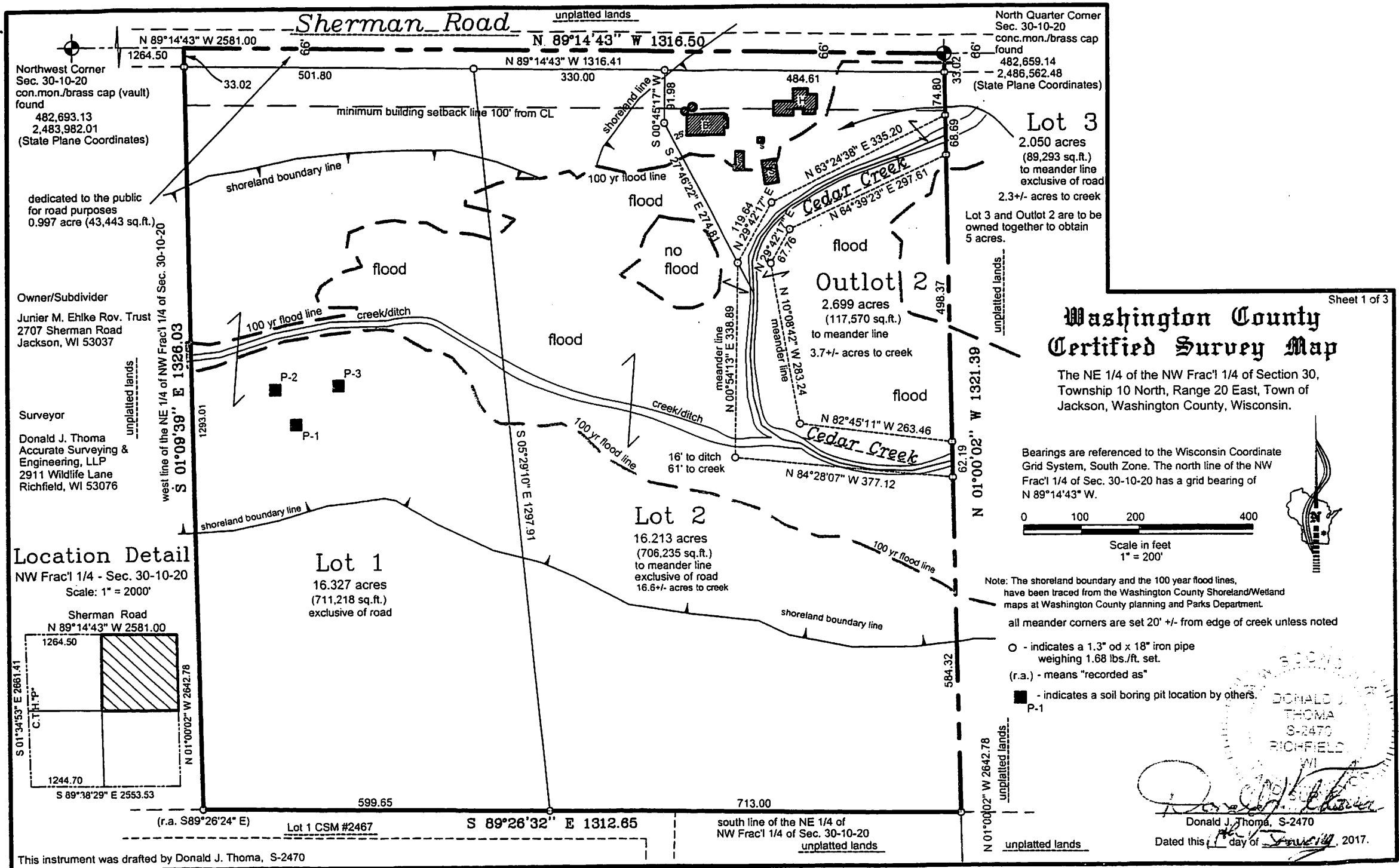
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed:	02/7/17 8:43 AM
Sources:	



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



Washington County Certified Survey Map

The Northeast 1/4 of the Northwest Fractional 1/4 of Section 30, Township 10 North, Range 20 East, in the Town of Jackson, Washington County, Wisconsin.

Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, I hereby certify that by the direction of Gerald Ehlke, I have surveyed, divided, and mapped this land shown hereon, being the NE 1/4 of the NW Fractional 1/4 of Section 30, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

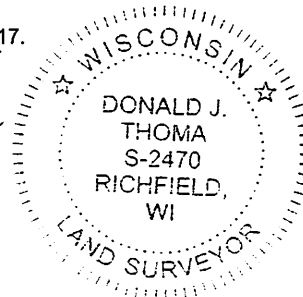
Beginning at the North quarter corner of said Section 30; thence N 89°14'43" W along the north line of said NW Fractional 1/4, 1316.50 feet, to the northwest corner of said NE 1/4 of the NW Fractional 1/4; thence S 01°09'39" E, along the west line of said NE 1/4 of the NW Fractional 1/4, 1326.03 feet, to the southwest corner of said NE 1/4 of the NW Fractional 1/4; thence S 89°26'32" E, along the south line of said NE 1/4 of the NW Fractional 1/4, 1312.65 feet, to the southeast corner of said NE 1/4 of the NW Fractional 1/4; thence N 01°00'02" W, along the east line of said NE 1/4 of the NW Fractional 1/4, 1321.39 feet to the point of beginning.

Containing 39.929 acres (1,739,311 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Town of Jackson Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 11th day of January, 2017.


Donald J. Thoma S-2470



Owner's Certificate:

As owner, I hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval:

Town of Jackson Plan Commission

Town of Jackson Town Board

Village of Jackson Plan Commission

Junier M. Ehlke Revocable Living Trust Dated March 17, 2010, Gerald Ehlke - Trustee

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 200__, the above named owners are to me known 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

Sheet 3 of 3

The Northeast 1/4 of the Northwest Fractional 1/4 of Section 30, Township 10
North, Range 20 East, in the Town of Jackson, Washington County, Wisconsin.

Town of Jackson Plan Commission Approval:

This land division is hereby approved by the Town of Jackson Park & Planning Commission this ____ day of _____, 201__.

Randy Vogel - Chairperson

Gordon C. Hoffmann - Zoning Administrator

Town of Jackson Town Board Approval:

This land division is hereby approved and road dedication is hereby accepted by the Town of Jackson Town Board
this ____ day of _____, 201__.

Raymond Heidtke - Chairperson

Julia Oliver- Clerk

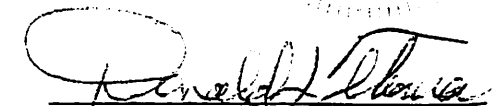
Village of Jackson Plan Commission Approval:

This land division is hereby approved by the Village of Jackson Plan Commission this ____ day of _____, 201__.

Michael E. Schwab - President

Deanna Boldrey - Clerk/Treasurer




Donald J. Thoma, S-2470

Dated this 11th day of January, 2017.

ORDINANCE #17-02

AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR THE VILLAGE OF JACKSON, WISCONSIN; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE

THE VILLAGE BOARD OF THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, does ordain as follows:

Section 1. The Code entitled the "Code of Ordinance of the Village of Jackson, Wisconsin," published by Municipal Code Corporation, consisting of chapters 1 through 48, each inclusive, is adopted.

Section 2. All ordinances of a general and permanent nature enacted on or before August 10, 2016, and not included in the Code or recognized and continued in force by reference therein, are repealed.

Section 3. The repeal provided for in section 2 hereof shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance that is repealed by this ordinance.

Section 4. Unless another penalty is expressly provided, every person convicted of a violation of any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be punished by a fine up to the maximum amount required or permitted by state law. Each act of violation and each day upon which any such violation shall continue or occur shall constitute a separate offense. The penalty provided by this section, unless another penalty is expressly provided, shall apply to the amendment of any Code section, whether or not such penalty is reenacted in the amendatory ordinance. In addition to the penalty prescribed above, the village board may pursue other remedies such as abatement of nuisances, injunctive relief and revocation of licenses or permits.

Section 5. Additions or amendments to the Code when passed in such form as to indicate the intention of the village board to make the same a part of the Code shall be deemed to be incorporated in the Code, so that reference to the Code includes the additions and amendments.

Section 6. Ordinances adopted after August 10, 2016, that amend or refer to ordinances that have been codified in the Code shall be construed as if they amend or refer to like provisions of the Code.

Section 7. This ordinance shall take effect from and after its passage and posting.

Introduced by: _____

Seconded by: _____

Passed and Approved: _____

Vote: _____ Aye _____ Nay

Michael E. Schwab, Village President

Attest: Deanna L. Boldrey, Village Clerk

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.

Dated: _____ Village Official: _____

I hereby certify that the foregoing is a true copy of the ordinance passed at the regular meeting of the village board, held on the _____ day of _____, ____.

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

Name of Applicant Newmann Developments, Inc.
 Contact Kevin Anderson Address/ZIP N27 W 24075 Paul Court Phone # 262-542-9300
 E-mail Address Kevin@newmanncompanies.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Dittmar Realty Address/ZIP N81 W 15111 Appleton Ave, Menomonee Falls, WI 53051 Phone# 362-251-5800
 Owner Representative/Developer Kevin Dittmar
 Proposed Use of Site Residential/PUD Present Zoning Agricultural

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

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

Name Steve DeChavez, Newmann Developments, Inc. Signature [Signature] Date 1/30/17

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

**PETITION FOR DIRECT ANNEXATION
PURSUANT TO SECTION 66.0217(2) WISCONSIN STATUTES**

We, the undersigned, constituting all the owners of the real property in which no electors reside in the following territory of the Town Jackson, Washington County, Wisconsin, lying contiguous to the Village of Jackson petition the Village Board of the Village of Jackson to annex the territory described below and shown on the attached scaled map (the "Parcel") to the Village of Jackson, Washington County, Wisconsin.

The Parcel includes Parcel Numbers T7-075200A, T7-0751, T7-0757135, T7-0757025, T7-0757028, and T7-0757029.

The Parcel includes all of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 29, Part of the Southwest 1/4 of the Southwest 1/4 of Section 20, Outlot 1, Outlot 4 and Outlot 5 of Twin Creeks, Outlot 10 of Twin Creeks – 3, Outlot 17 of Twin Creeks – 5, all being part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 29, including parts of Jackson Drive, Maple Road and Sherman Road, all in Town 10 North, Range 20 East, in the Town of Jackson, Washington County, Wisconsin, bounded and described as follows:

See Attached Legal Description for the Parcel.

The Parcel is as shown and dimensioned on the attached Annexation Sketch.

The Parcel contains 4,005,967 Square Feet (91.9643 Acres) of land more or less.

The current population of the Parcel is 0.

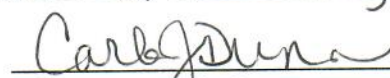
We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexations, incorporations, or consolidations proceedings, if any.

Signature of Petitioner	Date of Signing	Owner	Petition Address
	<u>2/14/17</u>	Paloroma Farms, LLC	N81 W15111 Appleton Ave
		By: Dittmar Realty, Inc., manager	PO Box 99
		By: Kevin S. Dittmar, President of the Manager	Menomonee Falls, WI 53052

STATE OF WISCONSIN)
)SS
COUNTY OF WASHINGTON)

This instrument was signed and sealed before me this 14th day of February, 2017.




Carla J. Dunn Notary Public
Waukesha County, Wisconsin
My Commission Expires: 8-24-18



February 2, 2017

Village of Jackson
N168 W 20733 Main Street
Jackson, WI 53037

Subject: Maplewood Farms Annexation Petition

On behalf of Neumann Developments, Inc., I am requesting annexation of approximately 92 acres of land into the Village of Jackson (the Property). The property is intended to be subdivided and developed into a 122 lot subdivision.

The property is owned by Paloroma Farms, LLC and is subject to purchase contract between the owner and Neumann Developments.

I have attached the following exhibits related to this Petition:

- An authorization form signed by Kevin Dittmar, owner of the land
- The legal description of the lands subject to this petition
- A map showing the lands subject to this petition

Please contact me to discuss this Petition, along with any other requirements necessary to complete this process.

Sincerely,

Steve DeCleene
Neumann Developments, Inc.

Dittmar

REALTY, INC.

February 2, 2017

Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

Subject: Maplewood Farms Annexation Authorization

Dear Mr. Walther

The undersigned are the owner of approximately 92 acres of land located in the Town of Jackson. The land is currently being considered for development as a 122 lot residential subdivision.

I consent to the submission of the annexation petition being submitted by Neumann Developments, Inc. to annex this property into the Village of Jackson.

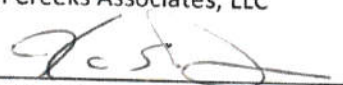
Sincerely,

Paloroma Farms, LLC

By: Dittmar Realty, Inc., Manager

By: 
Kevin S. Dittmar, President

Twin Creeks Associates, LLC


Kevin S. Dittmar, Managing Member



ANNEXATION EXHIBIT

All of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 29, Part of the Southwest 1/4 of the Southwest 1/4 of Section 20, Outlot 1, Outlot 4 and Outlot 5 of Twin Creeks, Outlot 10 of Twin Creeks - 3, Outlot 17 of Twin Creeks - 5, all being part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 29, including parts of Jackson Drive, Maple Road and Sherman Road, all in Town 10 North, Range 20 East, in the Town of Jackson, Washington County, Wisconsin, bounded and described as follows:

Beginning at the Northwest corner of the Northwest 1/4 of said Section 29; thence South 89° 44' 17" East along the North line of the Northwest 1/4 of said Section 29 and the centerline of Sherman Road 38.99 feet to a point; thence North 00° 15' 44" East 40.01 feet to a point in the North line of Sherman Road; thence South 89° 44' 16" East along said North line and the existing Village Limits 140.40 feet to a point; thence South 00° 15' 44" West 40.01 feet to a point in the aforesaid centerline of Sherman Road and the North line of the Northwest 1/4; thence South 89° 44' 17" East along said centerline and said North line 765.71 feet to a point the centerline of Jackson Drive; thence South 45° 15' 44" West along said centerline 332.17 feet to a point; thence South 23° 04' 17" East 700.54 feet to a point; thence South 79° 11' 17" East 359.53 feet to a point; thence North 01° 10' 01" West 45.62 feet to a point; thence North 88° 52' 08" East 658.04 feet to a point; thence South 01° 07' 51" East 436.30 feet to a point; thence South 89° 52' 43" East 657.94 feet to a point in the West line of the Northeast 1/4 of said Section 29; thence South 89° 57' 35" East 2627.62 feet to a point in the East line of the Northeast 1/4 of said Section 29 and the Centerline of Maple Road; thence South 01° 03' 31" East along said Centerline 917.65 feet to a point; thence South 88° 56' 29" West 366.50 feet to a point; thence South 01° 03' 31" East 389.65 feet to a point in the South line of the Northeast 1/4 of said Section 29; thence South 89° 57' 58" West along said South line 2260.16 feet to the Southeast corner of the Northwest 1/4 of Section 29; thence North 01° 05' 42" West along the East line of said Northwest 1/4 Section a distance of 681.57 feet to a point in the North line of East Gate Drive; thence South 83° 32' 11" West along said North line 64.99 feet to a point; thence North 07° 36' 35" East 97.15 feet to a point; thence North 01° 05' 42" West 238.59 feet to a point; thence North 22° 42' 05" West 194.59 feet to a point; 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Said land contains 4,005,967 square feet or 91.9643 acres.

January 31, 2017

Dittmar Realty

Drawing No. 161203-RMK

R.A. Smith National, Inc.

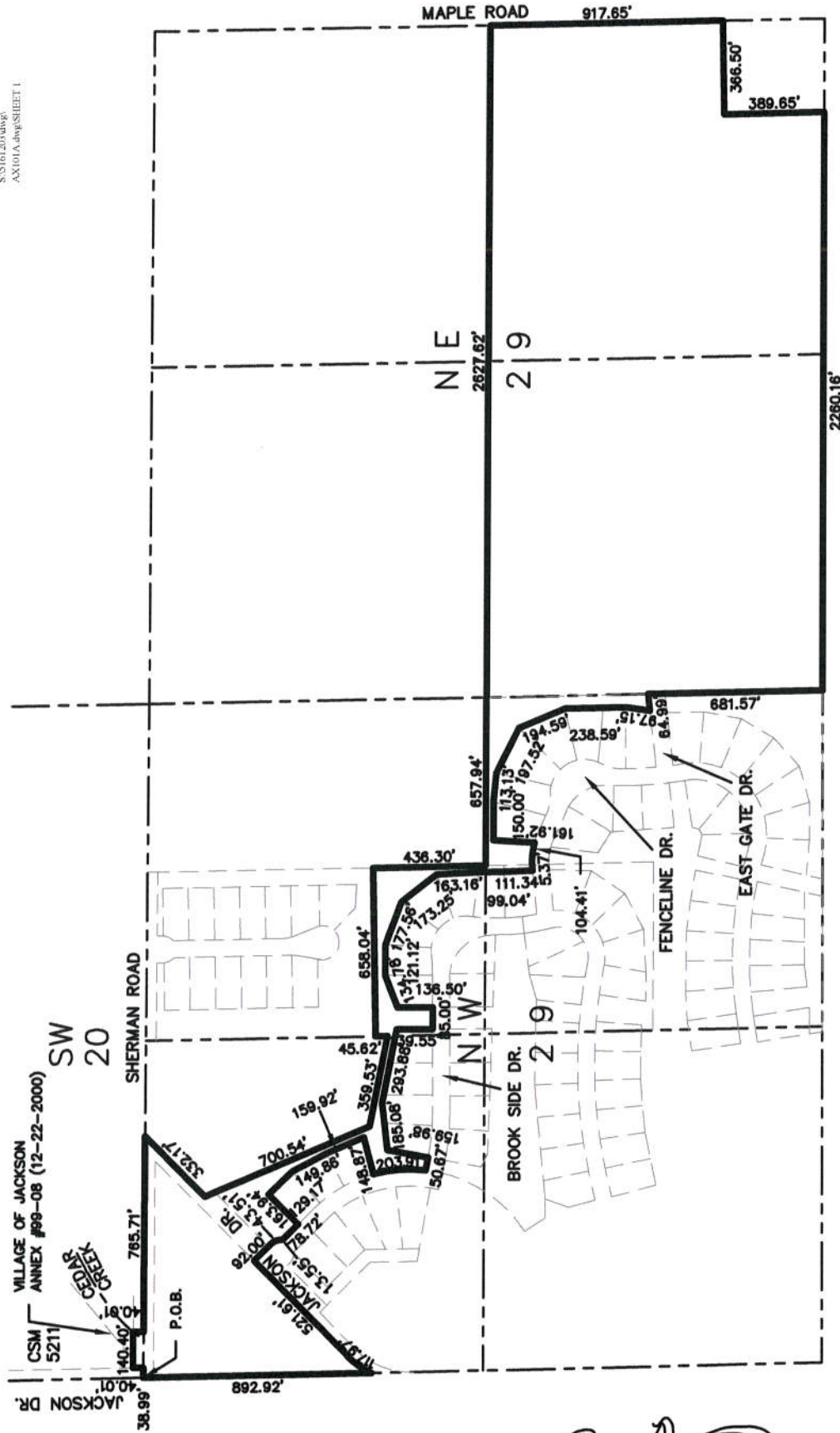
ANNEXATION EXHIBIT

R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

16745 W. Bluemound Road, Brookfield, WI 53005
262-781-1000 Fax 262-797-7373 www.ra-smithnational.com
Appleton, WI Irvine, CA Pittsburgh, PA

S:\516120\dwg\AX101A.dwg SHEET 1



GRAPHIC SCALE

**PETITION FOR DIRECT ANNEXATION
PURSUANT TO SECTION 66.0217(2) WISCONSIN STATUTES**

We, the undersigned, constituting all the owners of the real property in which no electors reside in the following territory of the Town Jackson, Washington County, Wisconsin, lying contiguous to the Village of Jackson petition the Village Board of the Village of Jackson to annex the territory described below and shown on the attached scaled map (the "Parcel") to the Village of Jackson, Washington County, Wisconsin.

The Parcel includes Parcel Numbers T7-075200A, T7-0751, T7-0757135, T7-0757025, T7-0757028, and T7-0757029.

The Parcel includes all of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 29, Part of the Southwest 1/4 of the Southwest 1/4 of Section 20, Outlot 1, Outlot 4 and Outlot 5 of Twin Creeks, Outlot 10 of Twin Creeks – 3, Outlot 17 of Twin Creeks – 5, all being part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 29, including parts of Jackson Drive, Maple Road and Sherman Road, all in Town 10 North, Range 20 East, in the Town of Jackson, Washington County, Wisconsin, bounded and described as follows:

See Attached Legal Description for the Parcel.

The Parcel is as shown and dimensioned on the attached Annexation Sketch.

The Parcel contains 4,005,967 Square Feet (91.9643 Acres) of land more or less.

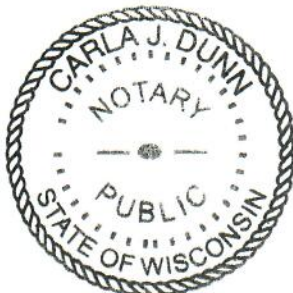
The current population of the Parcel is 0.

We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexations, incorporations, or consolidations proceedings, if any.

Signature of Petitioner	Date of Signing	Owner	Petition Address
	<u>2-20-17</u>	Twin Creeks Associates, LLC By: Kevin S. Dittmar, manager	N81 W15111 Appleton Ave PO Box 99 Menomonee Falls, WI 53052

STATE OF WISCONSIN)
)SS
COUNTY OF WASHINGTON)

This instrument was signed and sealed before me this 20 day of February, 2017.



Carla J. Dunn
Carla J. Dunn Notary Public
Waukesha County, Wisconsin
My Commission Expires: 8/24/18

ANNEXATION EXHIBIT

All of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 29, Part of the Southwest 1/4 of the Southwest 1/4 of Section 20, Outlot 1, Outlot 4 and Outlot 5 of Twin Creeks, Outlot 10 of Twin Creeks - 3, Outlot 17 of Twin Creeks - 5, all being part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 29, including parts of Jackson Drive, Maple Road and Sherman Road, all in Town 10 North, Range 20 East, in the Town of Jackson, Washington County, Wisconsin, bounded and described as follows:

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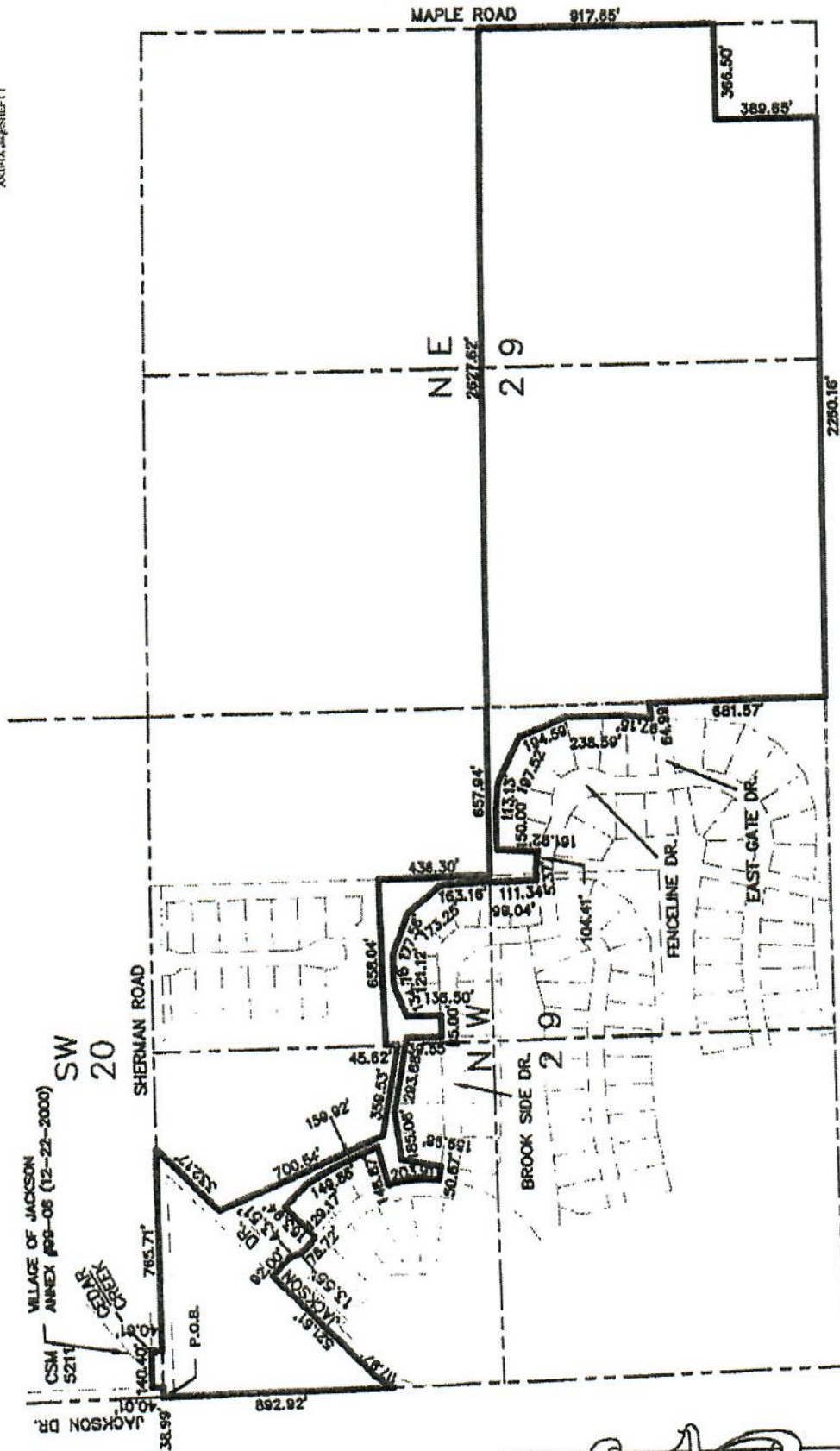
ANNEXATION EXHIBIT

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16745 W. Bluemound Road, Brookfield, WI 53005
262-781-1000 Fax 262-787-7373 www.raatnational.com
Appleton, WI Irvine, CA Pittsburgh, PA

8/5/04 10:54am
ANL1414.dwg (SIBT)



STAFF REVIEW COMMENTS
Plan Commission Meeting – February 23, 2017

1. Planned Unit Development Amendment– Anvil LLC – Addition - North Center Street.

Building Inspection

- State of Wisconsin Plan Review will be required for this addition.
- The three hour fire wall and fire rated door shall remain in place otherwise the building will need to be sprinklered.
- The existing water lateral to the building and existing fire hydrant shall be abandoned properly and new laterals will be installed from the water main directly.

Public Works/Engineering

- The Jackson Water Utility will allow the proper abandonment of the existing water lateral with the hydrant. The new hydrant lateral will be a live tap with a valve off of the twelve inch water main on the adjacent property. The six inch hydrant lateral could also be the water lateral to the building with proper valves.
- A sampling manhole will be required to be installed on the sanitary lateral for the building.
- The owner or designee shall provide the Village a review of the sites Storm Water Management Plan, and the written findings of the impact with the building addition.

Police Department

- No comments.

Fire Department

- No additional comments.

Administrative/Planning

- No additional comments.

2. Planned Unit Development Amendment– Three Dogs – Mary Frank – Ash Drive.

Building Inspection

- This is a Temporary approval per the applicant's submittal until the oldest dog passes and Ms. Frank will be back to two (2) total dogs.
- Recommend Approval

Public Works/Engineering

- Recommend approval with the requirement of the dog owner applying for and receiving Village dog licenses each year.

STAFF REVIEW COMMENTS
Plan Commission Meeting – February 23, 2017

Police Department

- The Frank's dogs haven't been a problem in Mequon, according to that police department. Consequently, we have no objection to the conditional use permit.

Fire Department

- If there is a medical call at her home, will the dogs be protective of her. We can make note of it with dispatch.

Administrative/Planning

- No additional comments.

3. Planned Unit Development Amendment– ComForCare – Sign – Delaney Court.

Building Inspection

- Recommend Option B for the Pylon/pole sign so there is no confusion with the addresses along Highway P.
- Both signs shall be located outside of the Public Right-of-way.
- A separate Sign Permit is required for the actual installations of the two signs.

Public Works/Engineering

- The pylon/pole sign is for advertisement and not direction. Recommend the address or Delaney Court should not be on the sign.

Police Department

- No comments.

Fire Department

- The Fire Chief recommends having the full address on the sign. This makes it easier to locate the business in an emergency. Ok with both signs in the locations on the map.

Administrative/Planning

- No additional comments.

4. Annexation – Maplewood Farms – Neumann Developments.

Building Inspection

- Recommend approval for the Annexation to the Village.

STAFF REVIEW COMMENTS
Plan Commission Meeting – February 23, 2017

Public Works/Engineering

- The petition is the next step in developing Maplewood Farms with Village-owned sewer and water.

Police Department

- No comments.

Fire Department

- The Fire Chief does not have a problem with the annexation.

Administrative/Planning

- Recommend approval of the annexation.

5. Certified Survey Map– Ehlke – Sherman Road – Extraterritorial.

Building Inspection

- No comments. Recommend approval.

Public Works/Engineering

- The land being subdivided is located in the sewer and water service area of the Village. Sewer and water utilities are readily available to serve the property along Sherman Road. The area of property being proposed for a single family residence is south of the creek and not readily accessible to be served by municipal sewer and water at the present time. The Village should not object to the land division, unless sewer and water is made available. If sewer and water connection is requested, then annexation of property would be required before sewer and water are allowed.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- No additional comments. Recommend approval.

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – February 23, 2017 – 7:00 pm
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037**

1. Call to Order & Roll Call.

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

Members present: Steve Schoen, Tr. Emmrich, Jeff Dalton, Greg Winn, Peter Habel, and Tr. Kruepke.

Members Absent: All Present.

Also Present: Tr. Kurtz, Tr. Lippold

Staff present: John Walther, Brian Kober, Jim Micech.

2. Minutes – January 26, 2017, Plan Commission Meetings.

Motion by Peter Habel, second by Tr. Emmrich to approve the minutes of January 26, 2017.

Vote: 7 ayes, 0 nays. Motion carried.

3. Planned Unit Development Amendment – Anvil LLC North Center Street - Addition.

Mark Kohlwey and Roger Schregardus were present and had received staff comments.

Motion by Pres. Schwab, second by Peter Habel to recommend approval of the Planned Unit Development Amendment – Anvil LLC North Center Street – Addition, per staff comments. There was a question on the drawings in regards to the truck dock. This is for a scrap metal dumpster.

Vote: 7 ayes, 0 nays. Motion carried.

4. Planned Unit Development Amendment – Three Dogs – Mary Frank – Ash Drive.

Mary Frank was present and had received staff comments. Motion by Pres. Schwab, second by Peter Habel to recommend approval of the Planned Unit Development Amendment – Three Dogs – Mary Frank – Ash Drive.

Vote: 7 ayes, 0 nays. Motion carried.

5. Planned Unit Development Amendment – ComForCare – Sign – Delaney Court.

Heidi Schaefer from Signworks was present and had received staff comments. Open discussion ensued whether or not to include the address on the sign by County Road P. The purpose of the sign is for advertising. The address will be on the sign adjacent to the driveway. ComForCare owner will work with the Village on the address requirements for the Village. Motion by Tr. Kruepke, second by Peter Habel to recommend approval of the Planned Unit Development Amendment – ComForCare – Sign – Delaney Court, without the address on the sign on County Road P and with the address on the sign on Delaney Court.

Vote: 7 ayes, 0 nays. Motion carried.

6. Certified Survey Map – Ehlke – Sherman Road – Extraterritorial.

Mr. Jerry Ehlke was present and had received staff comments. Motion by Peter Habel, second by Tr. Kruepke to recommend approval of the Certified Survey Map – Ehlke – Sherman Road – Extraterritorial.

Vote: 7 ayes, 0 nays. Motion carried.

7. Recommendation to the Village Board regarding action on annexation petition filed by Paloroma Farms, LLC, including temporary zoning designation of subject property.

Motion by Pres. Schwab, second by Peter Habel to recommend to the Village Board the approval of the annexation petition of the subject property filed by Paloroma Farms, LLC; to include a temporary zoning designation of Planned Unit Development (with underlying residential.) John Walther commented that this is the next step in the process. The Village has approved the concept plan. The petitioner wants Village Sewer and Water. The owner of Paloroma Farms, LLC also owns the outlots. Twin Creeks and Paloroma Farms, LLC are owned by the same entity.

Vote: 7 ayes, 0 nays. Motion carried.

8. Recommendation to the Village Board regarding action on annexation petition filed by Twin Creeks Associates, LLC, including temporary zoning designation of subject property.

Motion by Pres. Schwab, second by Greg Winn to recommend to the Village Board the approval of the annexation petition of the subject property filed by Twin Creeks Associates, LLC, to include a temporary zoning designation of Planned Unit Development (with underlying residential.)

Vote: 7 ayes, 0 nays. Motion carried.

9. Citizens to address the Plan Commission.

Winter Hess of Twin Creeks Subbdivision commented that he wanted to correct the statements of ownership. Mr. Hess claimed he owns 1/24th of the outlots and two properties for the annexation are not owned by the same entity.

Bob Seidel of Twin Creeks Subdivision commented that he formed the JTRAA. Mr. Seidel commented on the ownership of the lots and that the annexation is contiguous by about 100 feet. He claimed the Village is not bargaining in good faith; that it is a moral issue.

Jeff Dalton commented that the moral issue is the Town of Jackson backing out of the agreement from 1999, which both parties agreed to and signed in good faith.

10. Adjourn.

Motion by Peter Habel, second by Jeff Dalton to adjourn.

Vote: 7 ayes, 0 nays. Meeting was adjourned at 7:22 p.m.

Respectfully submitted by John M. Walther