

AGENDA

PLAN COMMISSION MEETING

Thursday – February 22, 2018 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – January 25, 2017, Plan Commission Meeting.
3. Concept Plan – Storage Buildings – Dittmar Realty.
4. Planned Unit Development Amendment – Final Plat – Bielinski Homes Inc. – Laurel Springs Addition #1.
5. Planned Unit Development Amendment – Final Engineering and Development Agreement – Bielinski Homes Inc. – Laurel Springs Addition #1.
6. Concept Plan – Two-Family Condominiums – Bielinski Homes Inc.
7. Planned Unit Development Amendment – U-Haul Co. of Wisconsin
8. Citizens to Address the Plan Commission.
9. Adjourn.

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting. It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – January 25, 2018 – 7:00 pm
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037**

- 1. Call to Order & Roll Call.**
Pres. Schwab called the meeting to order at 7:00 p.m.
Members present: Peter Habel, Tr. Kruepke, Steve Schoen, Jon Weil, and Tr. Emmrich.
Members Absent: Jeff Dalton (excused).
Staff Present: Brian Kober, Jim Micech, and John Walther.
Others Present: Tr. Kurtz.
- 2. Minutes – December 28, 2017 Plan Commission Meeting.**
Motion by Peter Habel, second by Tr. Emmrich to approve the minutes of the December 28, 2017 meeting.
Vote: 6 ayes, 0 nays. Motion carried.
- 3. Planned Unit Development Amendment – Oversized Garage – Lakeside Contracting – Jason Rose – English Oaks.**
Motion by Peter Habel, second by Steve Schoen to recommend to the Village Board approval of the PUD amendment for the oversized garage, per staff comments.
Vote: 6 ayes, 0 nays. Motion carried.
- 4. Concept Plan – Cobblestone Builders – Single Family Homesites.**
Dirk Wildt from Cobblestone Builders was present to describe the concept plan for twenty-two single family homesites on the 8.59 acre site north of his original condo development east of South Glen Brooke Drive. Motion by Pres. Schwab, second by Peter Habel, to recommend to the Village Board approval of the concept plan per the presentation and subject to staff comments. After discussion, Pres Schwab amended his motion to include photocell-controlled coach lamppost lighting. The second concurred with the amendment.
Vote: 6 ayes, 0 nays. Motion carried.
- 5. Planned Unit Development Amendment – Sign – Schensema, CPA.**
Motion by Peter Habel, second by Jon Weil, to recommend to the Village Board the approval of the PUD Amendment for the sign, per staff comments.
Vote: 6 ayes, 0 nays. Motion carried.

6. **Planned Unit Development Amendment – Sign – Bartlein Barrels.**
Motion by Peter Habel, second by Tr. Emmrich to recommend to the Village Board the approval of the PUD Amendment for the sign, per staff comments.
Vote: 6 ayes, 0 nays. Motion carried.
7. **Citizens to Address the Plan Commission.**
There were no citizens to address the Board.
8. **Adjourn.**
Motion by Peter Habel, second by Tr. Emmrich to adjourn.
Vote: 6 ayes, 0 nays. Meeting adjourned at 7:32 p.m.

Respectfully submitted by John M. Walther, Administrator.

Memorandum

To: Village of Jackson

From: Dittmar Realty, Inc.

Re: Project Description (Concept Review)

Date: January 25, 2018

Dittmar Realty, Inc., as agent for owner, proposes to construct four buildings (numbered 1-4 on site plan) containing a total of approximately 14,400 rentable square feet on a 1.12 acre site, as follows:

Building 1: 4,200 s.f. of climate controlled space (Plan A1.1)

Building 2: 4,200 s.f. of cold storage space (Plan A1.2)

Building 3: 3,000 s.f. of space (undetermined) (Plan A1.3)

Building 4: 3,000 s.f. of space (undetermined) (Plan A1.4)

The most "visible" building at the corner of Tower and Industrial Drive (Building 1) will have an enhanced 2-story entry feature with decorative architectural elements, including a masonry belt line, vinyl shakes, rooftop cupola, windows (closed) with metal awnings, roof gables and decorative "goose-neck" lighting. There will be no doors facing Industrial or Tower Drive, except a 3-foot man-door facing Industrial Drive. Building 1 will contain the only climate controlled self-storage space available in the Village, with access by a central corridor and doors facing the interior of the site.

Building 2 and 3 will be similar to each other with doors on both long sides, except the west end of Building 2 facing Industrial Drive will have brick, shakes and a window/awning feature.

Building 4, with the long side facing Tower Drive, will have decorative features similar to Building 1, including a masonry beltline, decorative gables, window/awning features and rooftop cupolas.

Buildings 3 and 4 will be cold storage or climate-controlled depending upon demand for space in Buildings 1 and 2, but the exteriors will remain the same.

The site will have one entrance from Tower Drive at or near its existing location. Self-storage facilities generate extremely low traffic volume as most visits are limited to the time of moving in and out of the facility. We anticipate the assessed fair market value for the project will be in the range of \$425,000 - \$500,000.

Thank you for your consideration.



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

Name of Applicant Dittmar Realty, Inc.
 Contact Kevin S. Dittmar Address/ZIP PO Box 99, Menomonee Falls, WI 53052 Phone #414-870-5810
 E-mail cdunn@drilots.com Fax # 262-251-4401 where Agenda/Staff comments are to be faxed
 Name of Owner J&K Ministorage, LLP Address/PO Box 99, Menomonee Falls Phone #262-251-5800
 Owner Representative/Developer Dittmar Realty, Inc.
 Proposed Use of Site Self-Storage Present Zoning Industrial

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages) 2) Describe what you intend to do (paragraph)		XXX XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') * 4) Owner acknowledgement of the request	Labels* 1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement 6) Location Map		XXX XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan 8) Preliminary Plat		XXX XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat 10) Certified survey Map		XXX XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition 12) Annexation Map	1	XXX XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan 14) Landscape Plan	4 (24x36)	XXX XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan 16) Water / Sewer / Storm Sewer Plans	4 (24x36) 4 (24x36)	XXX XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	17) Street / Right of Way cross sections 18) Erosion Control Plan	4 (24x36) 4 (24x36)	XXX XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	19) Proposed colors / materials 20) Developers Agreement		XXX 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 Kevin S. Dittmar Signature [Signature] Date 1/25/18

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

Dittmar Realty, Inc.
VOFJACK Village Of Jackson

Payment Number
016262

Check Date
01/25/2018

Check Number
017433

Invoice Number	Invoice Date	Description
TOWER DR	01/25/2018	Concept Plan

Net Check Amt
\$50.00

\$50.00

Dittmar Realty, Inc.
VOFJACK Village Of Jackson

Payment Number
016262

Check Date
01/25/2018

Check Number
017433

Invoice Number	Invoice Date	Description
TOWER DR	01/25/2018	Concept Plan

Net Check Amt
\$50.00

\$50.00

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

Dittmar Realty, Inc.

P.O. Box 99
Menomonee Falls, WI 53052

First Bank Financial Centre
940 Bell Avenue
Hartford, WI 53027

017433

075902421

Pay **Fifty Dollars and 00 Cents**

DATE
Jan 25, 2018

AMOUNT
\$50.00

to the Order of:

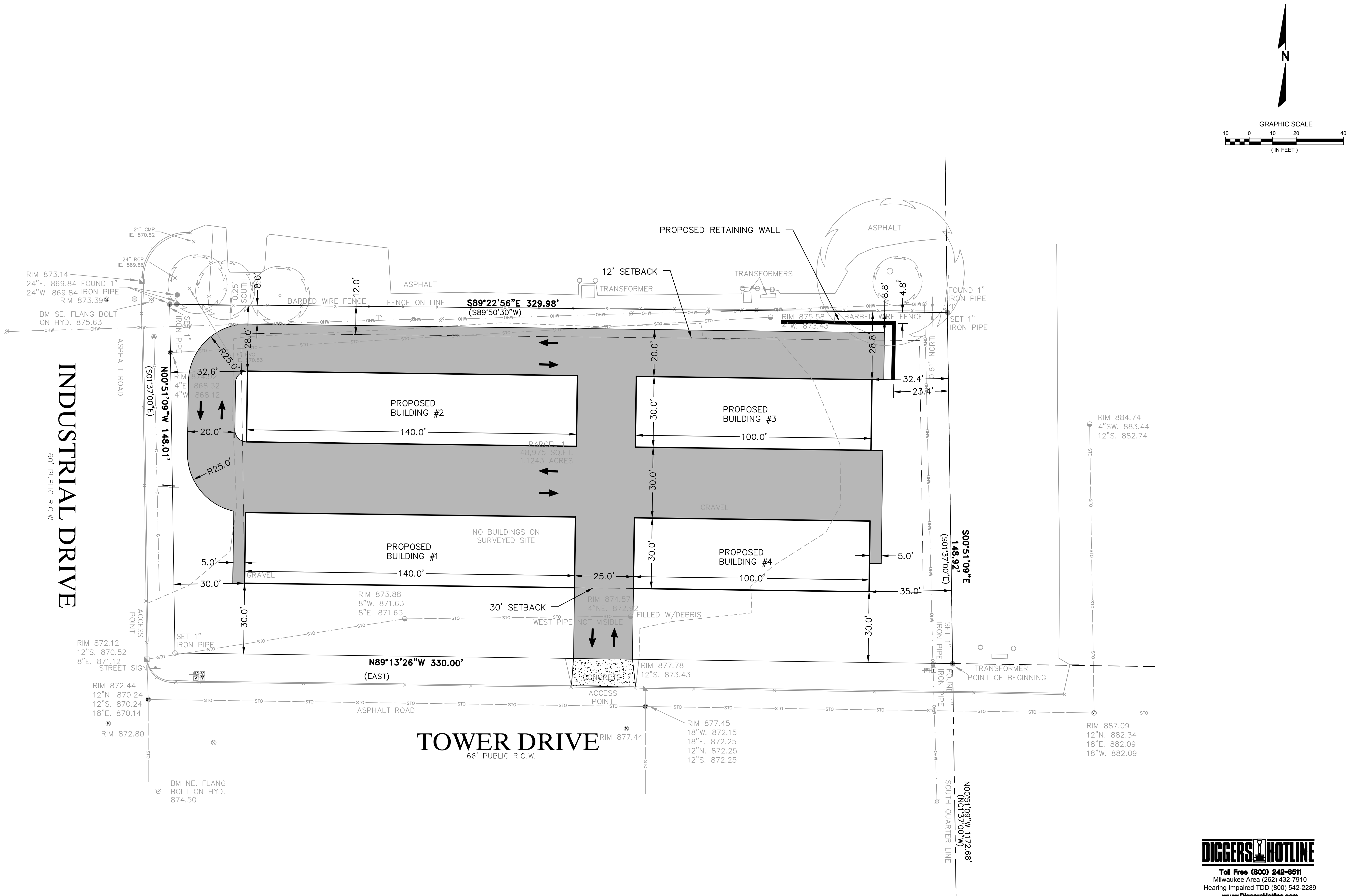
Village Of Jackson

P.O. Box 637
Jackson, WI 53037



⑈017433⑈ ⑆075902421⑆ 3758967⑈

P:\3180007\Drawg\Sheets\3180007SP.dwg, SITE PLAN, 1/18/2018 7:25:49 AM, dpm



SITE DATA TABLE

PROPOSED DEVELOPMENT	
PROPOSED BUILDING	= 14,400 SF (29.4%)
PROPOSED PAVEMENT	= 17,583 SF (35.9%)
PROPOSED GREEN SPACE	= 16,992 SF (34.7%)
TOTAL SITE AREA	= 48,975 SF (100.0%)

EXISTING TOPOGRAPHY OBTAINED
BY R.A.SMITH INC., DATED:
DECEMBER 13, 2017

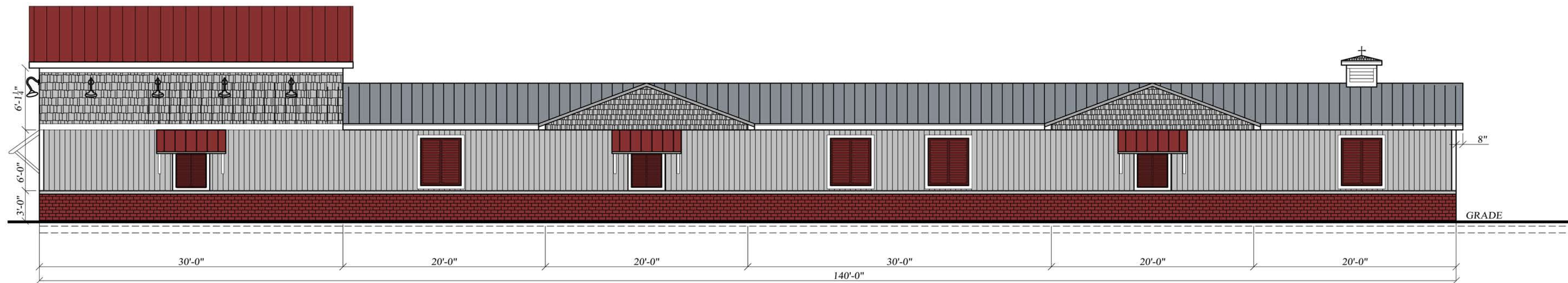
THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS
SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY
BE OTHER UNDERGROUND UTILITY INSTALLATIONS
WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



Toll Free (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

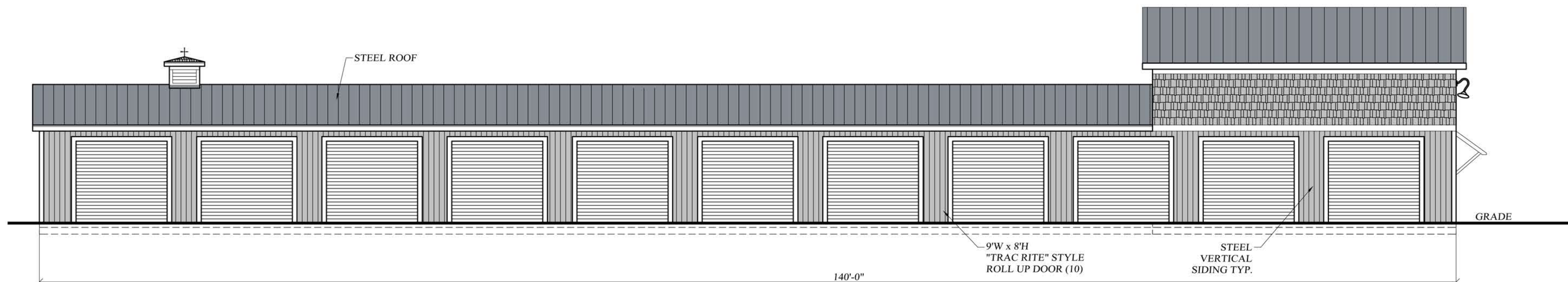
R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR
DAMAGES, LIABILITY OR COSTS RESULTING FROM
CHANGES OR ALTERATIONS MADE TO THIS PLAN
WITHOUT THE EXPRESSED WRITTEN CONSENT OF
R.A.SMITH, INC.

DESCRIPTION	
DATE	
raSmith CREATIVITY BEYOND ENGINEERING rasmith.com	
TOWER STORAGE VILLAGE OF JACKSON, WI	
CONCEPT SITE PLAN	
PRELIMINARY NOT FOR CONSTRUCTION	
© COPYRIGHT 2018 R.A. Smith, Inc.	
DATE: 01/18/2018	
SCALE: 1" = 20'	
JOB NO. 3180007	
PROJECT MANAGER: DANIEL J. MAZURKIEWICZ, P.E.	
DESIGNED BY: DJM	
CHECKED BY: RJH	
SHEET NUMBER	
C100	

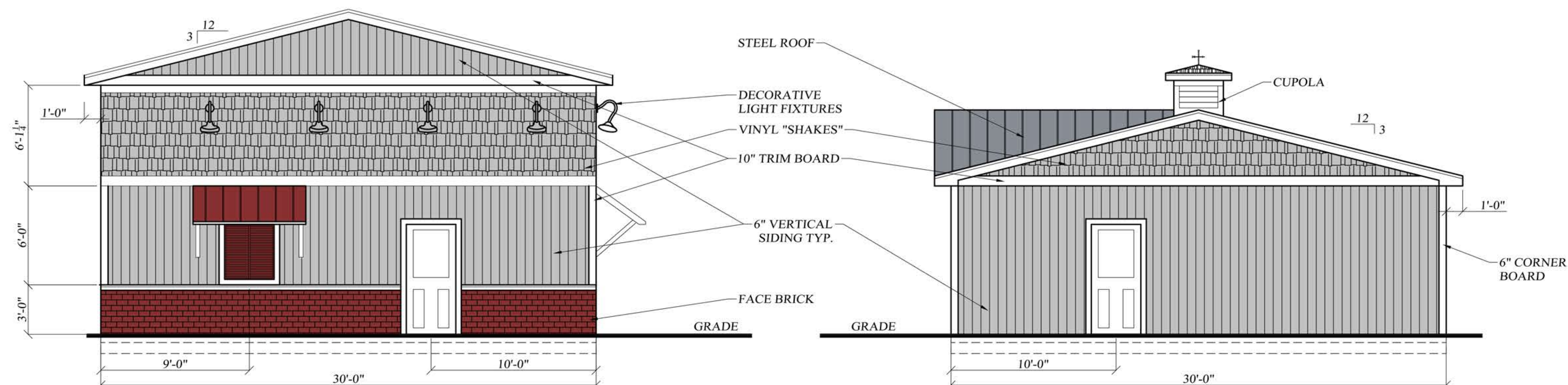


SOUTH (STREET FACADE) ELEVATION
3/16" = 1'-0"

NOTE: BUILDINGS WILL VARY IN
LENGTH; SEE SITE PLAN FOR
ACTUAL BUILDING LENGTHS



NORTH (INTERNAL FACADE) ELEVATION
3/16" = 1'-0"



WEST (STREET FACADE) ELEVATION
1/4" = 1'-0"

EAST (INTERNAL FACADE) ELEVATION
1/4" = 1'-0"

OWNERSHIP OF DOCUMENTS
This document, and the ideas and design incorporated herein as an instrument of professional service, is the sole property of Koz-i-tec-ture and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of Koz-i-tec-ture.

NEW BUILDING FOR
TOWER DRIVE STORAGE
TOWER DRIVE & INDUSTRIAL DRIVE
VILLAGE OF JACKSON, WISCONSIN

Sheet Title
**BUILDING 1
CLIMATE
CONTROLLED
STORAGE UNITS**

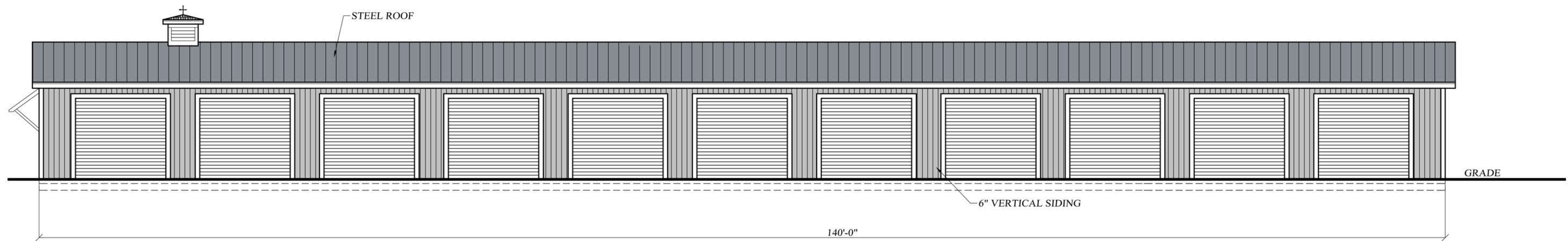
Revisions

Date: 01/15/2018

Job NO.: 18-100

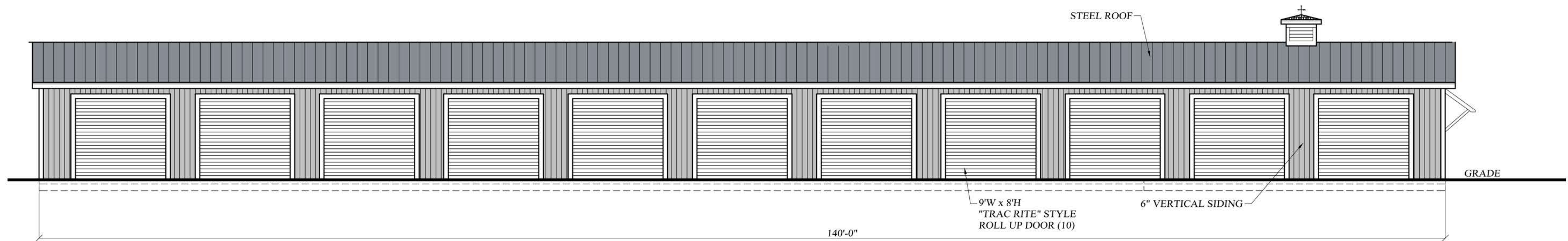
Sheet No.

A1.1

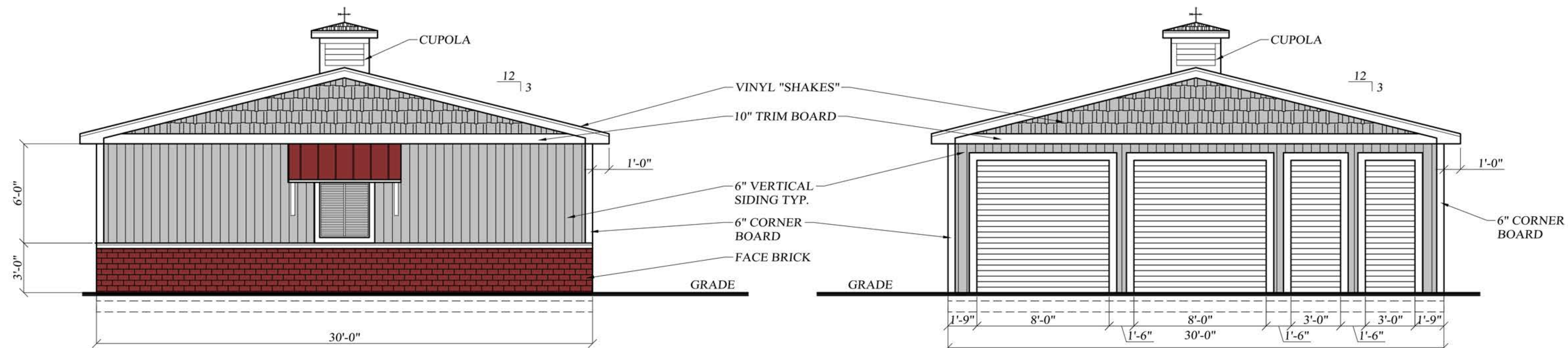


SOUTH (INTERNAL FACADE) ELEVATION
3/16" = 1'-0"

NOTE: BUILDINGS WILL VARY IN LENGTH; SEE SITE PLAN FOR ACTUAL BUILDING LENGTHS



NORTH ELEVATION
3/16" = 1'-0"



WEST (STREET FACADE) ELEVATION
1/4" = 1'-0"

EAST (INTERNAL FACADE) ELEVATION
1/4" = 1'-0"



David J. Koscielnick AIA ALA Cell: (414) 303-8489
12310 West Waterford Avenue Email: koz@kozitecture.com
Greenfield, Wisconsin 53228 www.kozitecture.com

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Project NEW BUILDING FOR

TOWER DRIVE STORAGE

TOWER DRIVE & INDUSTRIAL DRIVE
VILLAGE OF JACKSON, WISCONSIN

Sheet Title
**BUILDING 2
COLD STORAGE
UNITS**

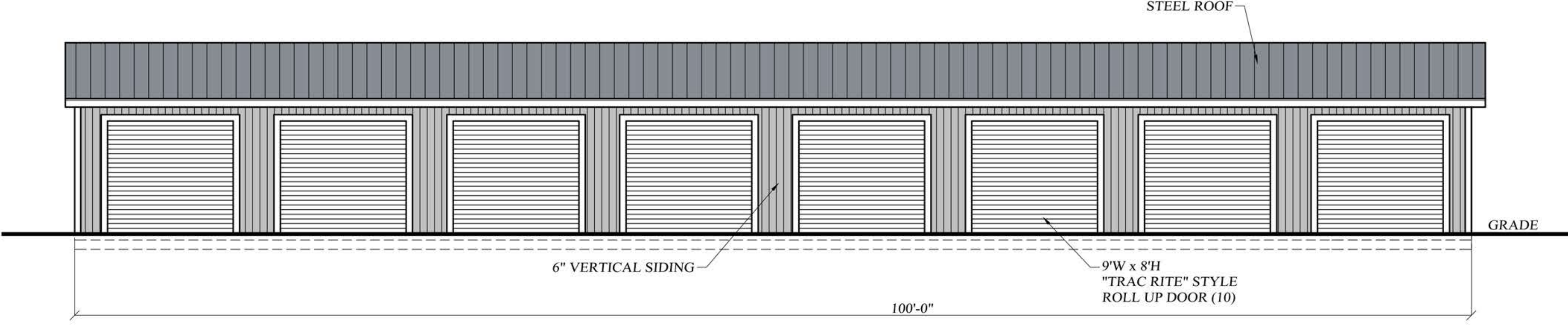
Revisions

Date: 01/15/2018

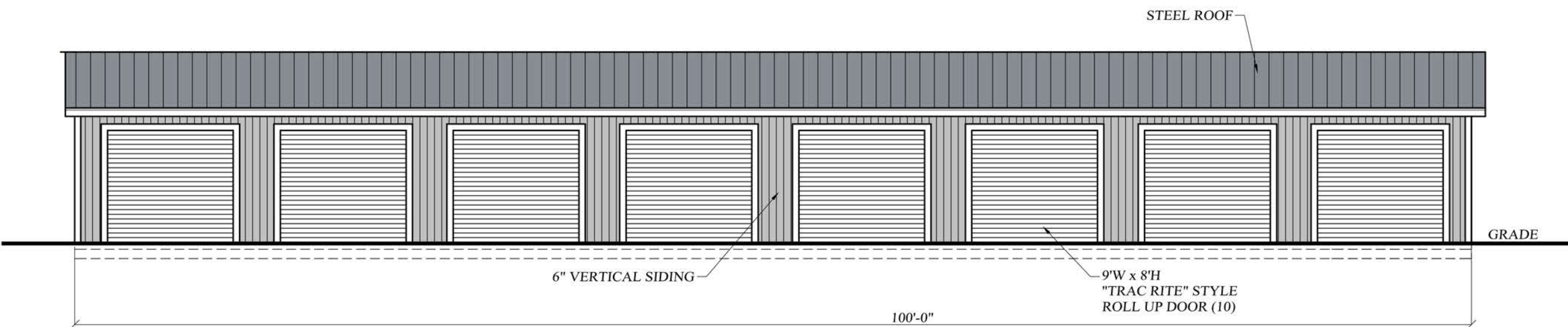
Job NO.: 18-100

Sheet No.

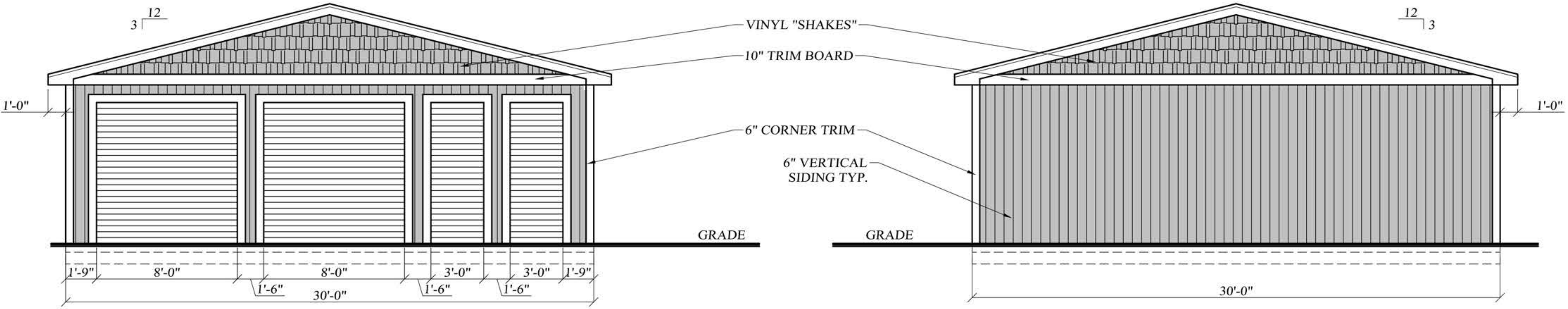
A1.2



SOUTH (INTERNAL FACADE) ELEVATION
3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"



WEST (INTERNAL FACADE) ELEVATION
1/4" = 1'-0"

EAST ELEVATION
1/4" = 1'-0"



It's not simply Architecture, it's Koz-i-tec-ture

David J. Kosielnick AIA ALA
12310 West Waterford Avenue
Greenfield, Wisconsin 53228

Cell: (414) 303-8489
Email: koz@kozitecture.com
www.kozitecture.com

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Project

NEW BUILDING FOR

TOWER DRIVE STORAGE

TOWER DRIVE & INDUSTRIAL DRIVE
VILLAGE OF JACKSON, WISCONSIN

Sheet Title
**BUILDING 3
COLD STORAGE
UNITS**

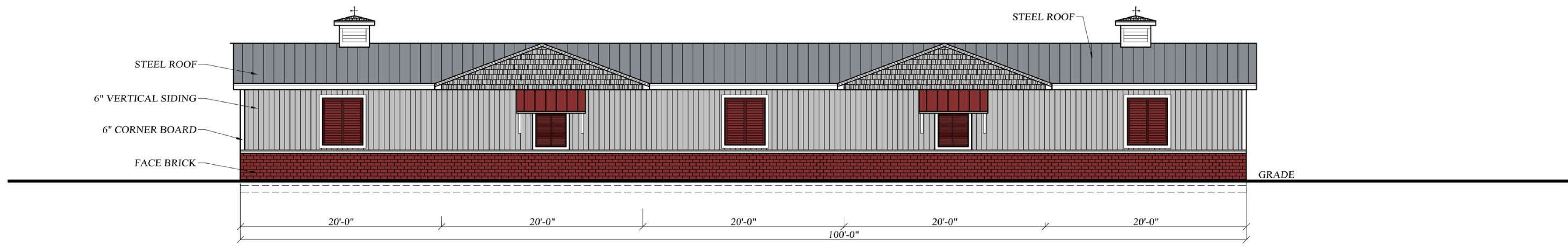
Revisions

Date: 01/15/2018

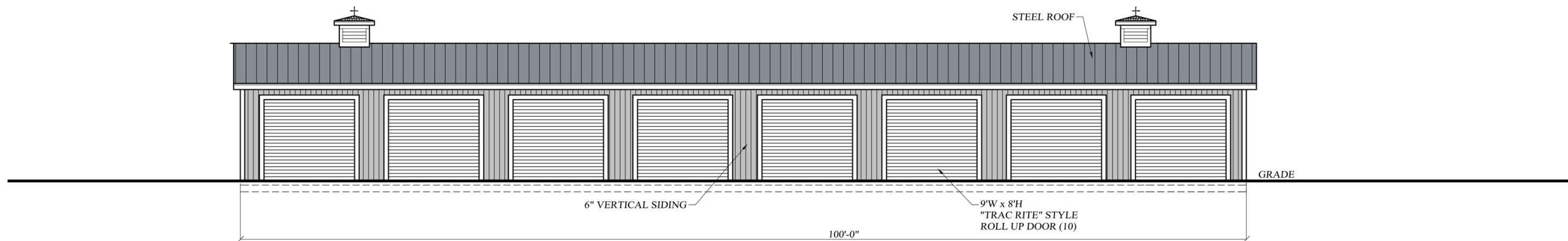
Job NO.: 18-100

Sheet No.

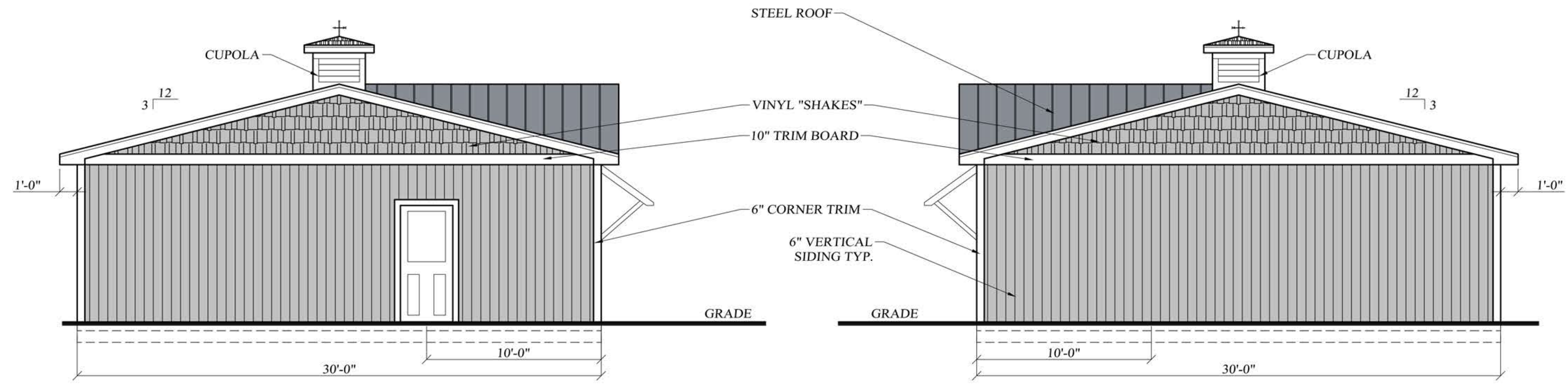
A1.3



SOUTH (STREET FACADE) ELEVATION
3/16" = 1'-0"



NORTH (INTERNAL FACADE) ELEVATION
3/16" = 1'-0"



WEST (INTERNAL FACADE) ELEVATION
1/4" = 1'-0"

EAST ELEVATION
1/4" = 1'-0"



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NEW BUILDING FOR
TOWER DRIVE STORAGE
TOWER DRIVE & INDUSTRIAL DRIVE
VILLAGE OF JACKSON, WISCONSIN

Sheet Title
**BUILDING 4
CLIMATE
CONTROLLED
STORAGE UNITS**

Revisions

Date: 01/15/2018
Job NO.: 18-100
Sheet No.
A1.4

LAUREL SPRINGS ADDITION NO. 1

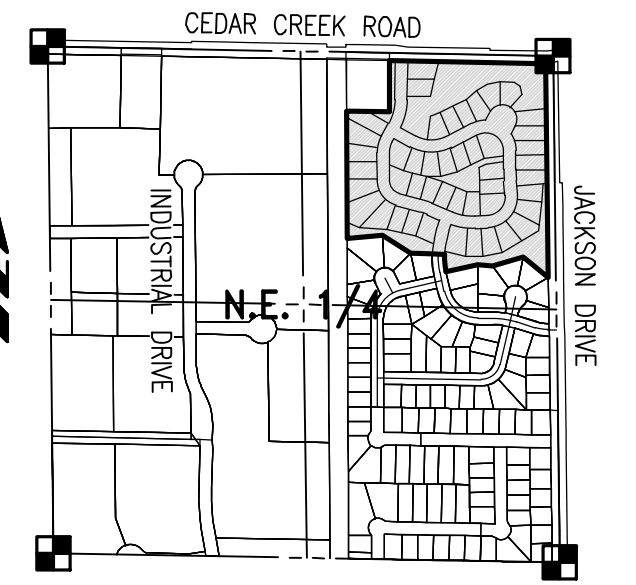
BEING A REDIVISION OF LOTS 9-46, LOTS 60-68, OUTLOTS 1-4 AND DISCONTINUED ROADS BY RESOLUTION DOC.
NO. _____ DATED _____ BEING A PART OF LAUREL SPRINGS SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4
OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON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

LOT 1 C.S.M. #5169

UNPLATTED LANDS

TOWN OF JACKSON
VILLAGE OF JACKSON

N.E. CORNER,
SEC. 18-10-20
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 493,175.09 E 2,489,013.57



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

SCALE: 1" = 60'

0 60 120

GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4,303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1,502 lbs. per lineal foot.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to the grid north of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the East line of the N.E. 1/4 of Section 18, T. 10 N., R. 20 E., is taken to bear North 00°46'47" West.
- The Public Storm Sewer and Drainage Easements, Public Watermain Easement and Public Sanitary Sewer Easement are herein granted to the Village of Jackson.
- The "Laurel Springs" Subdivision Home Owners Association shall own all Outlots in this Subdivision. Washington County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities are located on Outlots 1, 2 and 5 of this Subdivision. The "Laurel Springs" Subdivision Home Owners Association shall be liable for the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the "Laurel Springs" Subdivision Home Owners Association.
- Outlot 3 contains open space.
- Outlot 4 contains open space and a Wetland Preservation Area.
- Wetland Preservation Areas shown on Outlots 1, 2 and 4 were field delineated by TRC and reference in their January 12, 2017 report and were field located by Trio Engineering, LLC on October 7, 2016.
- Lots 107 thru 111, Lot 119 and Outlots 1, 2 and 3 are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any land lying within the right-of-way of "Jackson Drive" and "Cedar Creek Road"; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the Village of Jackson.

EASEMENT LEGEND:

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

ZONING DATA:

CATEGORY - "R-S" (PUD)
Minimum Lot Area = 8,000 S.F.
Minimum Lot Width = 70 ft. • FSB
Minimum Building Setbacks:
Front Setback/Street 20 ft.
Front/Collector Street 30 ft.
Side Yard 8 ft.
Rear Yard 25 ft.

VISION CORNER EASEMENT DETAIL (V.C.E.)

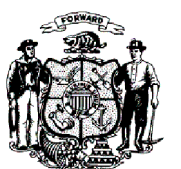
V.C.E. APPLIES TO:

Lots 100, 109, 110, 111, 114, 115, 119, 129, 139 and Outlots 2 and 3 are herein subject to a Vision Corner Easement as shown on this plat in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

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

Certified _____, 20____

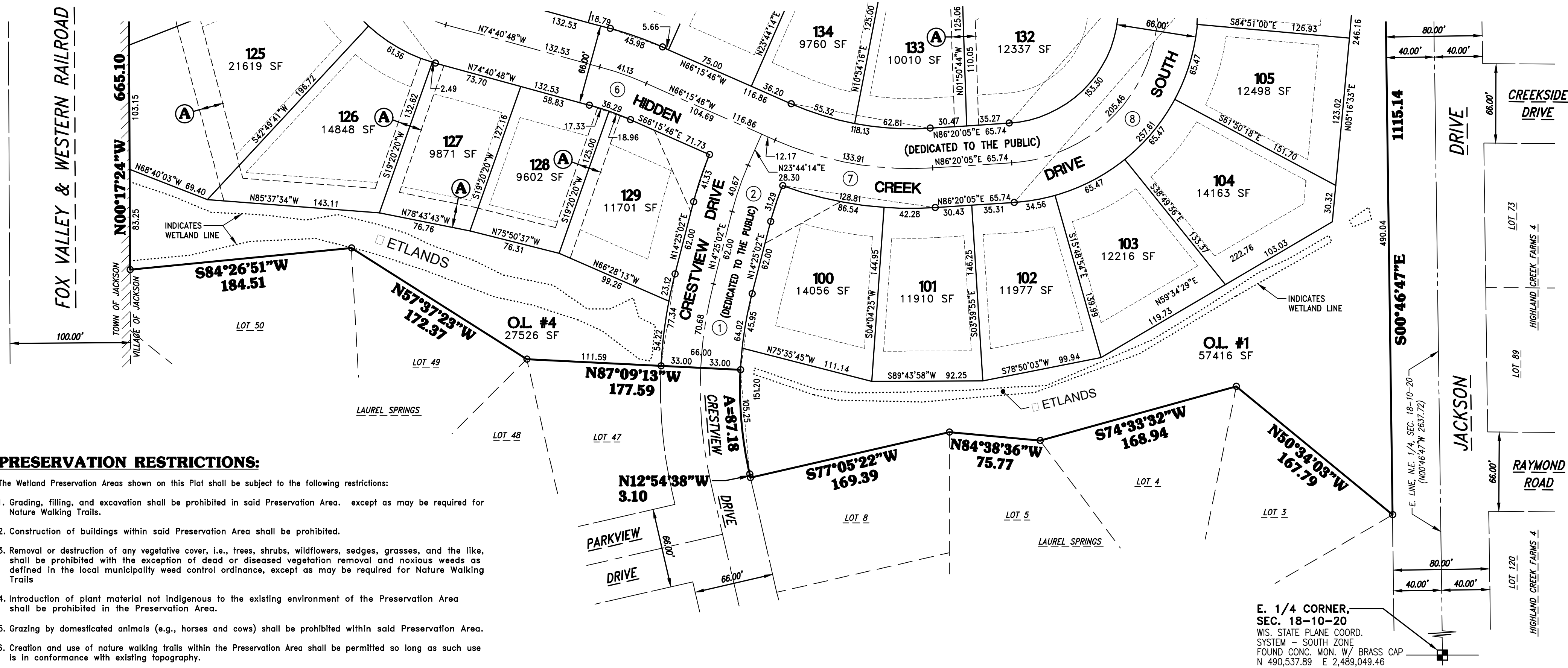
Department of Administration



FOX VALLEY & WESTERN RAILROAD

LAUREL SPRINGS ADDITION NO. 1

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



PRESERVATION RESTRICTIONS:

The Wetland Preservation Areas shown on this Plat shall be subject to the following restrictions:

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

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	C/L	350.00	11°34'14"	70.68	70.56	S08°37'55"W	S14°25'02"W	S02°50'48"W
	EAST	317.00	27°19'40"	151.20	149.77	S00°45'12"W	S14°25'02"W	S12°54'38"E
	EXTERIOR	317.00	15°45'26"	87.18	86.91	S05°01'55"E	S02°50'48"W	S12°54'38"E
	R.O.W. EAST	317.00	11°34'14"	64.02	63.91	S08°37'55"W	S14°25'02"W	S02°50'48"W
	OUTLOT 1	317.00	19°01'23"	105.25	104.77	S03°23'57"E	S06°06'45"W	S12°54'38"E
	100	317.00	8°18'17"	45.95	45.91	S10°15'53"W	S14°25'02"W	S06°06'45"W
	WEST	383.00	11°34'14"	77.34	77.21	S08°37'55"W	S14°25'02"W	S02°50'48"W
	OUTLOT 4	383.00	8°06'43"	54.22	54.18	S06°54'09"W	S10°57'31"W	S02°50'48"W
	129	383.00	3°27'31"	23.12	23.12	S12°41'16"W	S14°25'02"W	S10°57'31"W
2	C/L	250.00	9°19'12"	40.67	40.62	S19°04'38"W	S23°44'14"W	S14°25'02"W
	EAST	217.00	8°15'42"	31.29	31.26	S18°32'53"W	S22°40'44"W	S14°25'02"W
	WEST	283.00	8°22'03"	41.33	41.29	S18°36'03"W	S22°47'05"W	S14°25'02"W
3	C/L	300.00	27°35'48"	144.50	143.10	N14°53'46"E	N28°41'40"E	N01°05'52"E
	EAST	333.00	25°46'20"	149.79	148.53	N13°59'02"E	N26°52'12"E	N01°05'52"E
	WEST	267.00	27°35'48"	128.60	127.36	N14°53'46"E	N28°41'40"E	N01°05'52"E
4	C/L	150.00	28°59'30"	75.90	75.09	S14°11'55"W	S28°41'40"W	S00°17'51"E
	EAST	117.00	28°59'30"	59.20	58.57	S14°11'55"W	S28°41'40"W	S00°17'51"E
	WEST	183.00	28°59'30"	92.60	91.61	S14°11'55"W	S28°41'40"W	S00°17'51"E
	120	183.00	0°08'30"	0.45	0.45	S28°37'25"W	S28°41'40"W	S28°33'10"W
	121	183.00	20°21'11"	65.01	64.67	S18°22'34"W	S28°33'10"W	S08°11'58"W
	122	183.00	8°29'49"	27.14	27.11	S03°57'04"W	S08°11'58"W	S00°17'51"E

CURVE TABLE: (Cont.)

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
5	C/L	100.00	74°22'57"	129.82	120.90	S37°29'19"E	S00°17'51"E	S74°40'48"E
	NORTHEAST	67.00	74°22'57"	86.98	81.00	S37°29'19"E	S00°17'51"E	S74°40'48"E
	SOUTHWEST	133.00	74°22'57"	172.66	160.79	S37°29'19"E	S00°17'51"E	S74°40'48"E
	124	133.00	21°06'33"	49.00	48.72	S10°51'07"E	S00°17'51"E	S21°24'24"E
	125	133.00	25°45'55"	59.81	59.31	S34°17'21"E	S21°24'24"E	S47°10'19"E
	126	133.00	26°26'06"	61.36	60.82	S60°23'22"E	S47°10'19"E	S73°36'25"E
	127	133.00	1°04'23"	2.49	2.49	S74°08'36"E	S73°36'25"E	S74°40'48"E
6	C/L	280.00	8°25'02"	41.13	41.10	N70°28'17"W	N66°15'46"W	N74°40'48"W
	NORTH	313.00	8°25'02"	45.98	45.94	N70°28'17"W	N66°15'46"W	N74°40'48"W
	SOUTH	247.00	8°25'02"	36.29	36.25	N70°28'17"W	N66°15'46"W	N74°40'48"W
	128	247.00	4°01'08"	17.33	17.32	N72°40'14"W	N70°28'17"W	N74°40'48"W
	129	247.00	4°23'53"	18.96	18.96	N68°27'43"W	N66°15'46"W	N70°28'17"W
7	C/L	280.00	27°24'08"	133.91	132.64	S79°57'50"E	S66°15'46"E	N86°20'05"E
	NORTH	247.00	27°24'08"	118.13	117.01	S79°57'50"E	S66°15'46"E	N86°20'05"E
	134	247.00	12°49'58"	55.32	55.21	S72°40'45"E	S66°15'46"E	S79°05'44"E
	133	247.00	14°34'10"	62.81	62.64	S86°22'49"E	S79°05'44"E	N86°20'05"E
	SOUTH	313.00	23°34'46"	128.81	127.90	S81°52'32"E	S79°05'44"E	N86°20'05"E
	100	313.00	15°50'27"	86.54	86.26	S78°00'22"E	S79°05'44"E	S85°55'35"E
	101	313.00	7°44'19"	42.28	42.24	S89°47'45"E	S85°55'35"E	N86°20'05"E

CURVE TABLE: (Cont.)

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
8	C/L	130.00	90°33'09"	205.46	184.73	N41°03'31"E	N86°20'05"E	N04°13'04"W
	NORTHWEST	97.00	90°33'09"	153.30	137.84	N41°03'31"E	N86°20'05"E	N04°13'04"W
	SOUTHEAST	163.00	90°33'09"	257.61	231.63	N41°03'31"E	N86°20'05"E	N04°13'04"W
	102	163.00	12°08'59"	34.56	34.50	N80°15'36"E	N86°20'05"E	N74°11'06"E
	103	163.00	23°00'42"	65.47	65.03	N62°40'45"E	N74°11'06"E	N51°10'24"E
	104	163.00	23°00'42"	65.47	65.03	N39°40'03"E	N51°10'24"E	N28°09'42"E
	105	163.00	23°00'42"	65.47	65.03	N16°39'21"E	N28°09'42"E	N05°09'00"E
	106	163.00	9°22'04"	26.65	26.62	N00°27'58"E	N05°09'00"E	N04°13'04"W
9	C/L	800.00	4°13'15"	58.94	58.92	S02°06'26"E	S00°00'12"W	S04°13'04"E
	EAST	767.00	4°13'15"	56.50	56.49	S02°06'26"E	S00°00'12"W	S04°13'04"E
	107	767.00	4°08'13"	55.38	55.37	S02°08'57"E	S00°04'50"E	S04°13'04"E
	108	767.00	0°05'02"	1.12	1.12	S00°02'19"E	S00°00'12"W	S00°04'50"E
	WEST	833.00	4°13'15"	61.37	61.35	S02°06'26"E	S00°00'12"W	S04°13'04"E
	131	833.00	1°01'20"	14.86	14.86	S03°42'24"E	S03°11'44"E	S04°13'04"E
	130	833.00	3°11'55"	46.50	46.50	S01°35'46"E	S00°00'12"W	S03°11'44"E
10	C/L	125.00	11°07'39"	255.53	213.31	N58°33'38"W	N00°00'12"E	S62°52'32"W
	C/L SOUTHEAST	125.00	61°37'53"	134.46	128.07	N30°48'45"W	N00°00'12"E	N61°37'41"W
	C/L NORTHWEST	125.00	55°29'47"	121.07	116.40	N89°22'34"W	N61°37'41"W	S62°52'32"W
	EAST 109+110	158.00	33°17'33"	91.81	90.52	N16°38'35"W	N00°00'12"E	N33°17'22"W
	109	158.00	18°53'20"	52.09	51.85	N09°26'28"W	N00°00'12"E	N18°53'08"W
	110	158.00	14°24'13"	39.72	39.62	N26°05'15"W	N18°53'08"W	N33°17'22"W
	NORTH 114+115	158.00	27°09'27"	74.89	74.19	S76°27'16"W	N89°58'01"W	S62°52'32"W
	114	158.00	17°07'01"	47.20	47.03	S81°28'29"W	N89°58'01"W	S72°54'58"W
	115	158.00	10°02'26"	27.69	27.65	S67°54'58"W	S72°54'58"W	S62°52'32"W
	SOUTHWEST	92.00	11°07'39"	188.07	156.99	N58°33'38"W	N00°00'12"E	S62°52'32"W

CURVE TABLE: (Cont.)

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
11	TOTAL	75.00	180°00'00"	235.62	150.00	N61°37'41"W	N28°22'19"E	S28°22'19"W
	110	75.00	2°09'44"	2.83	2.83	N27°17'22"E	N28°22'19"E	N26°12'35"E
	111	75.00	60°27'30"	79.14	75.52	N04°01'10"W	N26°12'35"E	N34°14'55"W
	OUTLOT 2	75.00	23°04'26"	30.20	30.00	N45°47'08"W	N34°14'55"W	N57°19'21"W
	112	75.00	41°37'21"	54.48	53.29	N78°08'01"W	N57°19'21"W	S81°03'18"W
12	113	75.00	43°40'26"	57.17	55.79	S59°13'05"W	S81°03'18"W	S37°22'53"W
	114	75.00	9°00'34"	11.79	11.78	S32°52'36"W	S37°22'53"W	S28°22'19"W
	C/L	200.00	55°49'07"	194.84	187.23	S89°12'54"E	S61°18'20"E	N62°52'32"E
	NORTH	167.00	55°49'07"	162.69	156.34	S89°12'54"E	S61°18'20"E	N62°52'32"E
	117	167.00	34°16'13"	99.89	98.40	N80°00'39"E	S82°51'15"E	N62°52'32"E
	OUTLOT 2	167.00	21°32'55"	62.81	62.44	S72°04'48"E	S61°18'20"E	S82°51'15"E
	SOUTH	233.00	55°49'07"	226.99	218.12	S89°12'54"E	S61°18'20"E	N62°52'32"E
	143	233.00	2°20'00"	9.49	9.49	N64°02'32"E	N65°12'32"E	N62°52'32"E
	142	233.00	17°09'57"	69.81	69.55	N73°47'31"E	N82°22'29"E	N65°12'32"E
	141	233.00	16°29'26"	67.06	66.83	S78°22'48"E	S81°08'05"E	N82°22'29"E
	140	233.00	17°05'30"	69.51	69.25	S82°50'20"E	S64°02'35"E	S27°18'05"W
	139	233.00	2°44'15"	11.13	11.13	S62°40'28"E	S61°18'20"E	S64°02'35"E

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LAUREL SPRINGS ADDITION NO. 1

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

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

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

That I have surveyed, divided and mapped a redivision of Lots 9-46, Lots 60-68, Outlots 1-4 and Discontinued Roads by Resolution Doc. No. _____, dated _____, being a part of "Laurel Springs" Subdivision, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast corner of the said Section 18; Thence North 88°54'08" West and along the North line of the said Northeast 1/4 Section and the centerline of "Cedar Creek Road", 40.02 feet to a point; Thence South 00°46'47" East, 40.02 feet to a point where the North Right-of-Way line of said "Cedar Creek Road" meets the West Right-of-Way line of "Jackson Drive", said point being the place of beginning of lands hereinafter described;

Continuing thence South 00°46'47" East and along the said West Right-of-Way line being parallel to and at a right angle distance of 40.00 feet from the East line of the said Northeast 1/4 Section, 1115.14 feet to a point; Thence North 50°34'03" West and along the Northeast line of Lot 3 of said "Laurel Springs" Subdivision, 167.79 feet to a point; Thence South 74°33'32" West and along the North line of Lot 4 of said "Laurel Springs" Subdivision, 168.94 feet to a point; Thence North 84°38'36" West and along the North line of Lot 5 of said "Laurel Springs" Subdivision, 75.77 feet to a point; Thence South 77°05'22" West and along the North line of Lot 8 of said "Laurel Springs" Subdivision, 169.39 feet to a point on the East Right-of-Way line of "Crestview Drive"; Thence North 12°54'38" West and along the said East Right-of-Way line, 3.10 feet to a point of curvature; Thence Northwesterly 87.18 feet along the said East Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 317.00 feet, whose central angle is 15°45'26", and whose chord bears North 05°01'55" East, 86.91 feet to a point; Thence North 87°09'13" West and along the North line of Lot 47 of said "Laurel Springs" Subdivision and the Easterly extension thereof, 177.59 feet to a point; Thence North 57°37'23" West and along the Northeasterly line of Lot 49 of said "Laurel Springs" Subdivision, 172.37 feet to a point; Thence South 84°26'51" West and along the North line of Lot 50 of said "Laurel Springs" Subdivision, 184.51 feet to a point on the East Right-of-Way line of the "Fox Valley & Western Railroad"; Thence North 00°17'24" West and along the said East Railroad Right-of-Way line, 665.10 feet to a point; Thence South 88°54'08" East and along the South line of Unplatted Lands, 223.59 feet to a point; Thence North 00°16'25" West and along the East line of said Unplatted Lands, 266.15 feet to a point on the said South Right-of-Way line of "Cedar Creek Road"; Thence South 88°54'08" East and along the said South Right-of-Way line being parallel to and at a right angle distance of 40.00 feet from the said North line of the said Northeast 1/4 Section, 813.96 feet to the point of beginning of this description.

Said Parcel contains 992,017 Square Feet (or 22.7736 Acres) of land, more or less.

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

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

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

Dated this _____ Day of _____, 20 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

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

BIELINSKI HOMES, INC., Grantor, to

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

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

TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantee

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

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

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

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

APPROVING AGENCIES:

- Village of Jackson

AGENCIES WHO MAY OBJECT:

- State of Wisconsin, Department of Administration
- Washington County Planning & Parks Commission

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

BIELINSKI HOMES, INC.

STATE OF WISCONSIN)
) SS
COUNTY OF)

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

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

CONSENT OF CORPORATE MORTGAGEE:

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

BANK

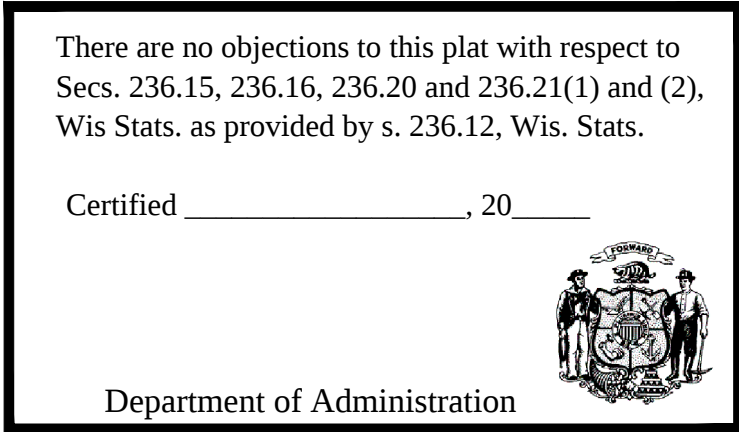
STATE OF WISCONSIN)
) SS
COUNTY OF)

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

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



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



CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WASHINGTON)

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

Dated this _____ Day of _____, 20 ____.

Jane Merten, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WASHINGTON)

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

Dated this _____ Day of _____, 20 ____.

Deanna Boldrey, Village Treasurer

VILLAGE BOARD APPROVAL:

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

Mike Schwab, Village President

Deanna Boldrey, Village Clerk

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

Name of Applicant Bielinski Homes, Inc.
 Contact John Donovan Address/ZIP 1930 Meadow Ln. Pawaukee, WI 53072 Phone # 262-548-5570
 E-mail Address jdonovan@bielinski.com Fax # where Agenda/Staff comments are to be faxed 262-547-6697
 Name of Owner Frank & Harry Bielinski Address/ZIP Same as Above Phone# 262-542-9494
 Owner Representative/Developer Bielinski Homes, Inc., John Donovan, Dev. Manager
 Proposed Use of Site Single Family, Laurel Springs Addition No. 1 Present Zoning Single Family

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
			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 John Donovan Signature [Signature] Date 2/1/18

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

VILLAGE OF JACKSON

☐ Special Use ☐ Conditional Use ☒ Planned Unit Development

Permit # _____

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

Permit to:

Name of Business/Applicant: Bieliński Homes, Inc

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

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

For (land use, activity, sign, site plan, other): Laurel Springs Addition No. 1
Final Plat.

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

Hours of Operation: 24/7

Comprehensive/Master Plan Compatibility: see previously submitted
Planned Unit Development Amendment.

Building Materials (type, color): _____

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

Screening/Buffering: _____

Landscape Plan (sizes, species, location): _____

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

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

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

VILLAGE OF JACKSON

☐ Special Use ☐ Conditional Use ☒ Planned Unit Development

Permit # _____

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

Permit to:

Name of Business/Applicant: Bielinski Homes

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

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

For (land use, activity, sign, site plan, other): Single Family Subdivision

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

Hours of Operation: 24 | 7

Comprehensive/Master Plan Compatibility: Consistent - being a subdivision of prior platted lots

Building Materials (type, color): _____

Setbacks from rights-of-way and property lines: Front = 25' Collector Street = 30' Rear = 25'
Side = 8'

Screening/Buffering: _____

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

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): Standard public urban street - 66' R.O.W.
32' pavement, 30" curbs, 5' wide sidewalks (both sides of road)

Storm-water Management: On-site storm water management conforming to Village and WDNR requirements is provided. Practices include (2) wet ponds and (2) biofiltration / rain gardens

Erosion Control: To be provided per Village and WDNR requirements

Fire Hydrant Location(s): Per plan and Village requirements (within public road)

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

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: N/A Wetland boundaries are accommodated with the new site plan

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

Tree and shrub preservation: N/A

Setbacks/height limitations: N/A

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

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

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.



Laurel Springs

Welcome home to Laurel Springs
nestled in the quaint village
of Jackson ...

Laurel Springs embodies the friendly,
open personality associated with the
Midwest. From the safe, family-fun
convenience of village parks to the green
space that flanks many of the lots, Laurel

Springs is ideal for new home
buyers intent on building a
secure and memorable future.

The neighborhood is well-
designed – roads meander
through nearly 45 acres.

Wetlands and streams are
integral to the landscape while trees
accent the perimeter.

Laurel Springs – a place you'll enjoy
coming home to ...

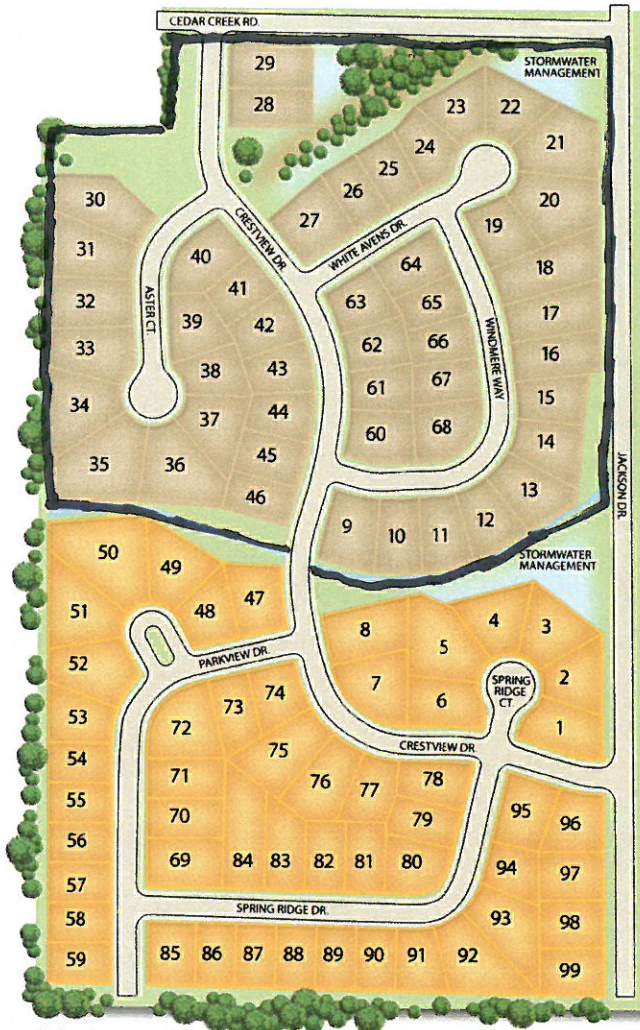
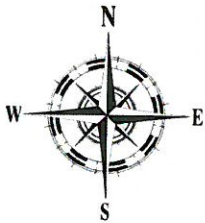
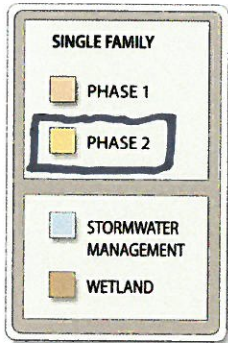


LAUREL SPRINGS

IN JACKSON

Add. No. 1

46 Single Family
Lots



For illustrative purposes only.
Please see your New Home Consultant
for detailed information.

Laurel Springs is a highly desirable well-designed neighborhood with roads that meander through nearly 45 acres. Wetlands and streams are integral to the landscape while trees accent the perimeter.

Home & Lot Packages

from the mid \$220s

- More than 30 lifestyle-driven home plans that can be customized to fit your client's needs



Directions to Laurel Springs

Hwy 45 to Hwy 60, east on Hwy 60,
north on Jackson Dr, left on Crestview Dr,
right on Spring Ridge Ct.

Model Home Center Hours

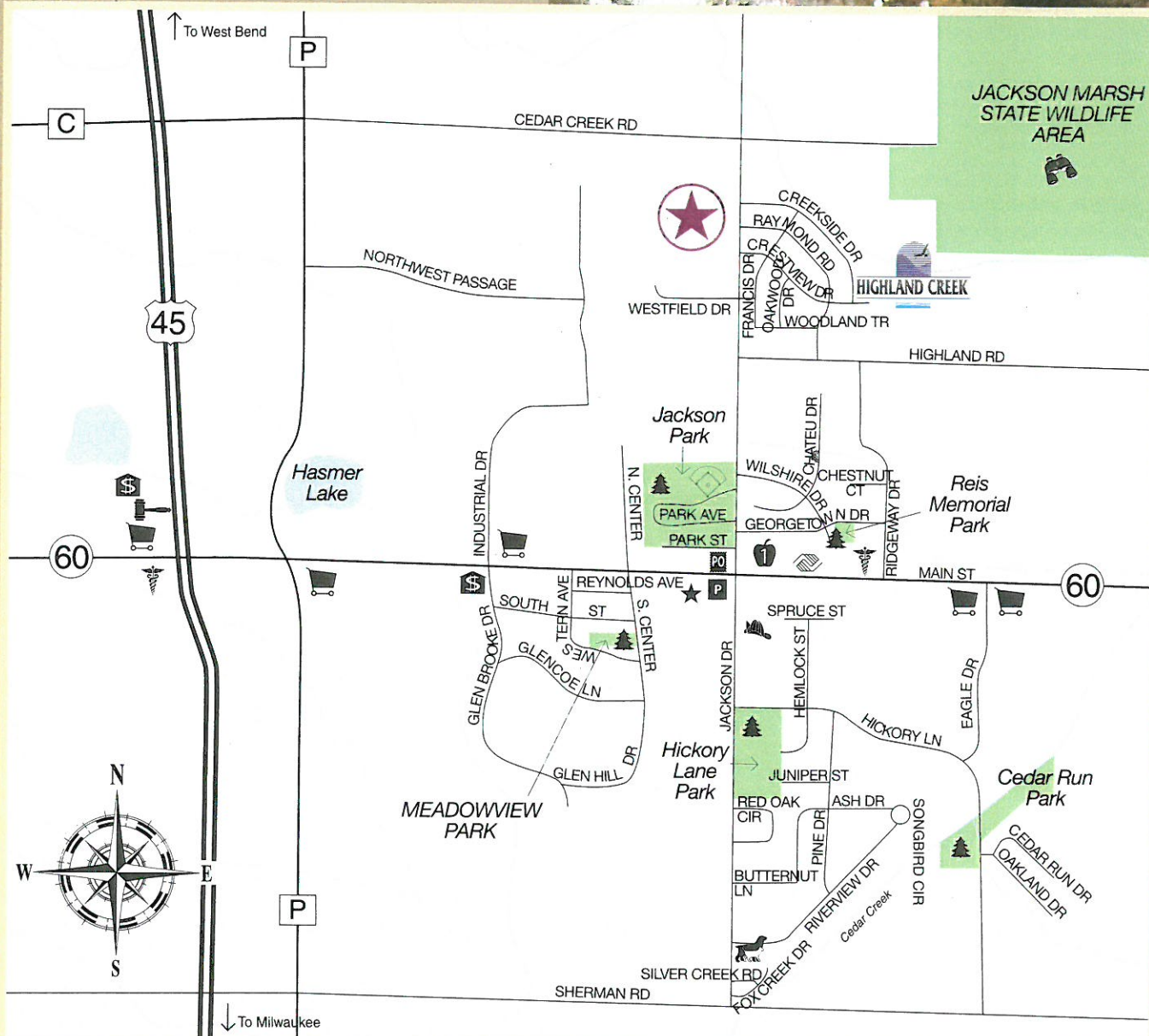
Mon & Tue 12 to 5 pm
Fri, Sat & Sun 12 to 5 pm
Or By Appointment



262.677.3188

bielinski.com

Prices are subject to change without notice. Please see New Home Consultant for more information.



N16 W23377 Stone Ridge Drive
Waukesha, Wisconsin 53188-1108
262.542.9494 • 888.542.9494
bielinski.com

AREA AMENITIES

- Municipal Court
- Village Hall
- Post Office
- Police Department
- Fire Department
- Clinic
- Veterinarian
- Bank
- Shopping
- Park

- Baseball Diamond
- Wildlife/Nature Viewing Area
- Boys and Girls Club

Schools

- 1 Elementary School
~ Jackson Elementary School
- 2 Middle School
~ Badger Middle School (West Bend)
- 3 High School
~ West Bend East or
West Bend West High School

Laurel Springs ~ Jackson

Directions: Hwy 45 to Hwy 60, east on Hwy 60 to Jackson Drive, north (left) on Jackson Dr. to Laurel Springs.



o-Brokers Welcome

October 4, 2017

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



Attn: Plan Commission

RE: **Impact Statement**
Laurel Springs Addition No. 1

Dear Plan Commission,

This submittal proposes modifying the layout for the north half of Laurel Springs to accommodate expanded wetlands and new WDNR Stormwater regulations. The original approved PUD proposed 47 lots; this revised plan proposes 46 lots to accommodate the aforementioned objectives. The result of this modification is a reduction of 1 lot which lessens the overall impact of the development.

The specific information on the impact the proposed addition will have on the community is as follows:

- A. Annual water consumption estimate (100% occupancy and build-out)
 - 109,500 gal/year = 1 RU (residential unit)
 - 109,500 gal/yr x 46 lots = **5,037,000 gal/year**
- B. Annual sewage generation estimate (100% occupancy and build-out)
 - 109,500 gal/year = 1 RU (residential unit)
 - 109,500 gal/yr x 46 lots = **5,037,000 gal/year**
- C. Vehicle trip generation (trips per day per unit x number of units)
 - 10 trips/day x # of lots
 - 10 trips/day x 46 = **460 trips/day**
- D. Estimated number of vehicles and recreational vehicles to be stored and/or parked on site = **None**
- E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - **Temporary marketing sign to be moved to this phase of development.**
- F. General hours of operation
 - **24 hours/day, 7 days/week**
- G. Anticipated user profiles (for residential developments)
 - **Single-Family residential home lots**
- H. Proposed dates of construction and completion
 - Start of construction: **Summer 2018**
 - Completion of construction: **Fall 2018**

L:\LOBBYS\WPDOCS\DOCUMENT\96616029-017-Misc Correspondence\Impact Statement_2017-10-4.docx

I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.)

- N/A

I trust that this information fulfills the requirement for submission. If any additional information is required or to ask questions about the proposed development, please feel free to contact me or our team.

Sincerely,

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

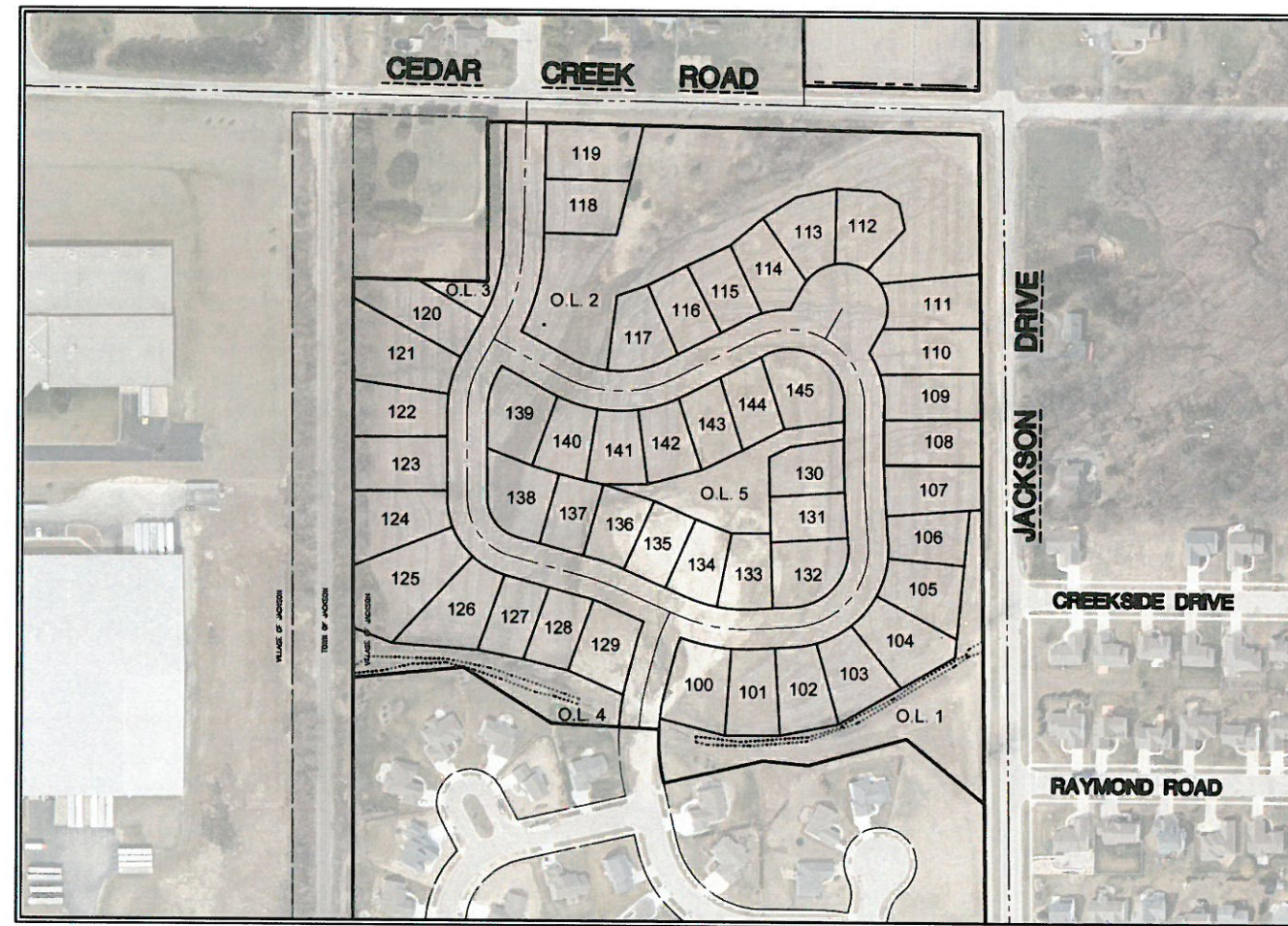
GENERAL NOTES

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

LAUREL SPRINGS ADDITION NO. 1

SINGLE FAMILY SUBDIVISION SITE DEVELOPMENT PLANS

VILLAGE OF JACKSON, WISCONSIN



SITE PLAN
SCALE: 1" = 150'



LOCATION MAP
NOT TO SCALE

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

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

REVISION HISTORY	
DATE	DESCRIPTION
07/29/2016	INITIAL SUBMITTAL

DATE:
JANUARY 26, 2018

JOB NUMBER:
16029

DESCRIPTION:
COVER SHEET

SHEET

T1



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

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



creekside villas

Lancel
springs
add
no. 1

Google Earth

43°20'06.29" N 88°09'48.22" W elev 899 ft eye alt 9157 ft

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

Name of Applicant Bielinski Homes, Inc
 Contact John Donovan Address/ZIP 1830 Meadow Ln, Ste A, Pew. WI Phone # 262-548-5570
 E-mail Address jdovovan@bielinski.com Fax # where Agenda/Staff comments are to be faxed 262-547-6697
 Name of Owner Bielinski Investments, LLC Address/ZIP same Phone# 262-542-9494
 Owner Representative/Developer John Donovan, Dev. Manager Bielinski Homes, Inc.
 Proposed Use of Site Two Family Condominiums R-6 Present Zoning ?

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)		XXX
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	4) Owner acknowledgement of the request	1	
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
			Engineering Review - Infrastructure		
			15) Grading/Drainage Plan	4 (24x36)	XXX
			16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
			18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
			20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
			22) other -		XXX
			If not included with submittal & prepared by the Village.		

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

Name John Donovan Signature [Signature] Date Feb. 2nd 2018

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

VILLAGE OF JACKSON

☐ Special Use ☐ Conditional Use ☒ Planned Unit Development

Permit # _____

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

Permit to:

Name of Business/Applicant: Bielinski Homes, Inc

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

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

For (land use, activity, sign, site plan, other): Two Family Condominiums

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

Hours of Operation: 24/7

Comprehensive/Master Plan Compatibility: Consistent with the surrounding Area.

Building Materials (type, color): see attached Plans.

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

Screening/Buffering: Nature screening to the north with wetlands + creek. Landscape Berms on south. Fully grown tree line to the west border of property.

Landscape Plan (sizes, species, location): street Trees on East side of property

Signage (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): Private street with utility easements. 28' wide pavement.

Storm-water Management: on-site storm water Management conforming to Village and W DNR requirements. Practice include (2) wet ponds + (2) rain gardens.

Erosion Control: To be provided per Village and W DNR requirements

Fire Hydrant Location(s): per plan + Village requirements.

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

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: Wetland boundaries are accommodated with the site plan.

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

Tree and shrub preservation: N/A

Setbacks/height limitations: N/A

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.
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 - F. General hours of operation
 - G. Anticipated user profiles (for residential developments)
 - H. Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of the curb line, sidewalks (existing and proposed), footprints of the structure, drives, parking spaces and fencing, locations of accessory uses, dimensions, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. Plat Map: Prints of the preliminary and final (recordable plat), with proper signature blocks.
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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.

2017 Property Record | Washington County, WI

*Assessed values not finalized until after Board of Review
Property information is valid as of 1/31/2018 10:29:06 AM*

Owner Address BIELINSKI INVESTMENTS LLC, 1830 MEADOW LN STE A PEWAUKEE, WI 53072	Owner BIELINSKI INVESTMENT																																													
Property Information <u>Parcel ID:</u> T7-015200C <u>Document #</u> 895401 <u>Tax Districts:</u> WEST BEND SCHOOL JACKSON FIRE	Property Description <i>For a complete legal description, see recorded document.</i> PT OF SE SE DOC 895401 SEC 7-10-20 5.94 AC <u>Municipality:</u> T7-TOWN OF JACKSON <u>Property Address:</u> CEDAR CREEK RD																																													
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*No data found for Special Assessment Detail, Delinquent Tax Summary, Payment History in 2017





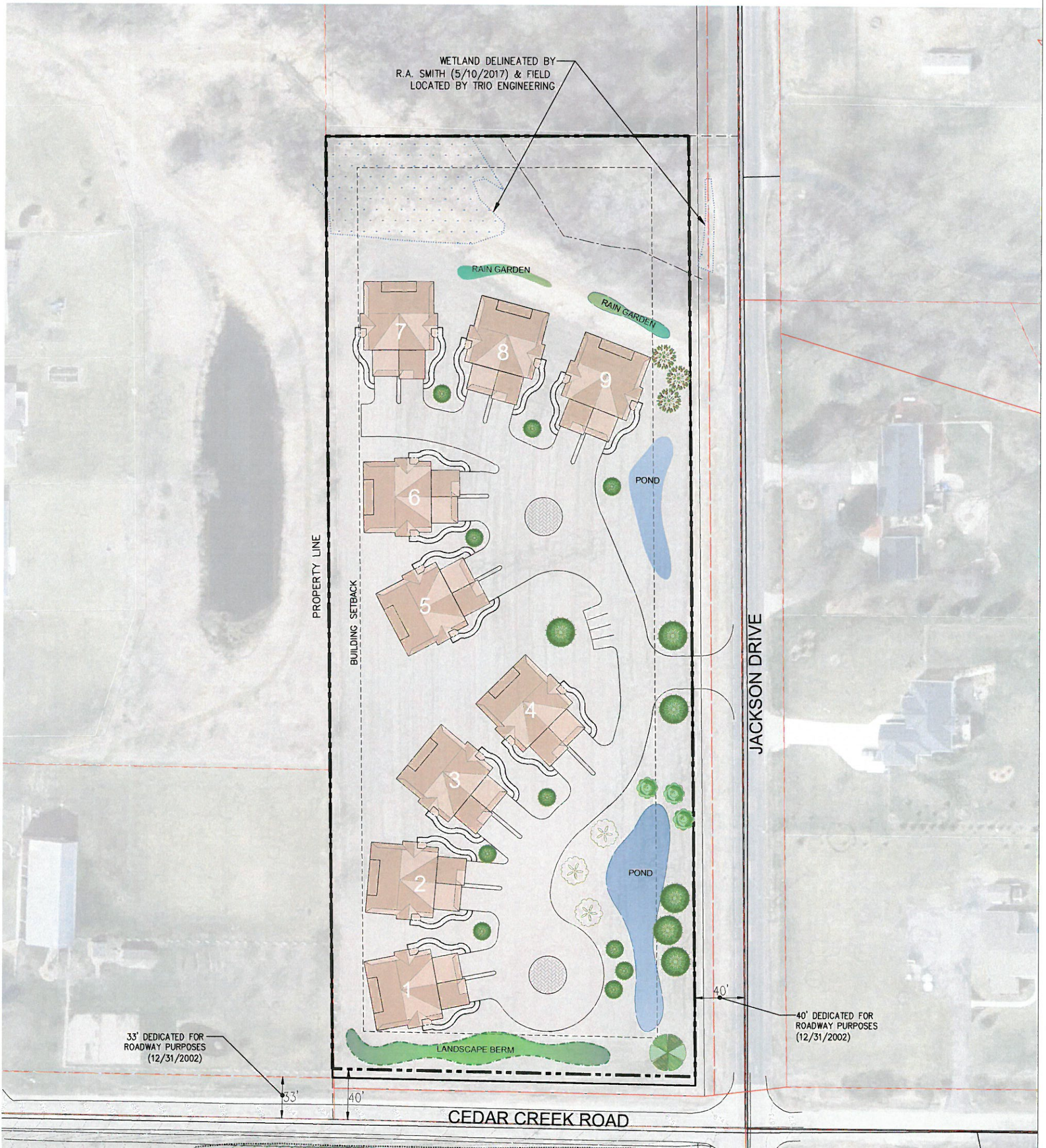
SITE PLAN

CREEKSIDE VILLAS
VILLAGE OF JACKSON, WI

DEVELOPED BY:
BIELINSKI
HOMES

12660 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

BEING A PART OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 7
T10N, R20E, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN



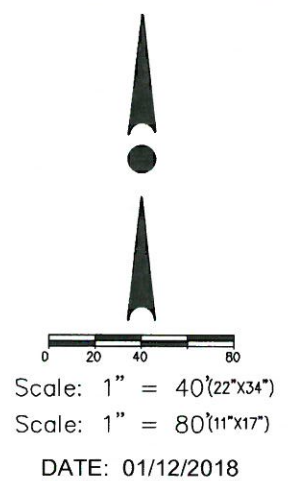
ZONING INFORMATION

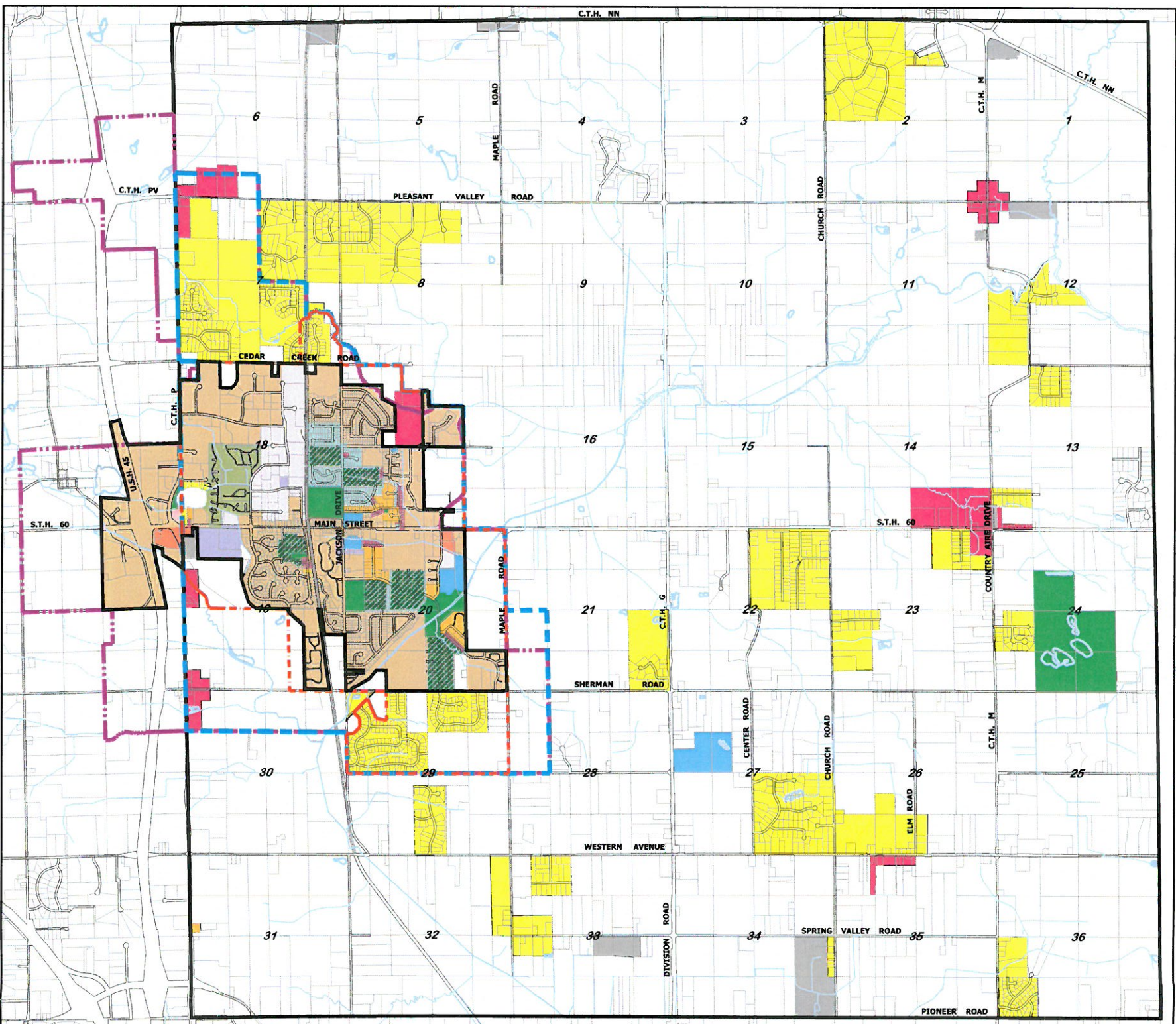
Proposed Zoning: R-6
Design Criteria:
Lot Area= 12,000 s.f. (Min.)
Lot Width = 85'

Setbacks:
Front = 25'
Collector Street = 30'
Side = 15'
Rear = 25'

DEVELOPMENT SUMMARY

Proposed Site:
Total Area - 215,500 sq. ft.
4.95 acres
Proposed Zoning: R-6
Density: 3.64 units/acre





ZONING DISTRICTS (VILLAGE)

	PUD - PLANNED UNIT DEVELOPMENT		B1 - COMMUNITY BUSINESS
	R1 - SINGLE-FAMILY RESIDENTIAL		B2 - DOWNTOWN BUSINESS
	R2 - SINGLE-FAMILY RESIDENTIAL		M1 - LIMITED MANUFACTURING
	R3 - SINGLE-FAMILY RESIDENTIAL		M2 - GENERAL MANUFACTURING
	R4 - SINGLE-FAMILY RESIDENTIAL		I1 - INSTITUTIONAL & PUBLIC SERVICE
	R5 - SINGLE-FAMILY RESIDENTIAL		A1 - AGRICULTURAL
	R6 - TWO-FAMILY RESIDENTIAL		P1 - PARK & RECREATION
	R8 - MULTI-FAMILY RESIDENTIAL		
	R9 - MOBILE HOME RESIDENTIAL		

- VILLAGE/TOWN LIMITS**
- 2015 - MAXIMUM VILLAGE LIMITS WITHIN JACKSON TOWNSHIP**
- 2030 - MAXIMUM VILLAGE LIMITS WITHIN JACKSON TOWNSHIP**
- SANITARY SEWER SERVICE AREA**

ZONING DISTRICTS (TOWN)

	A1- AGRICULTURE/RURAL RESIDENTIAL
	R1 - SINGLE-FAMILY RESIDENTIAL
	R3 - MULTI-FAMILY RESIDENTIAL
	B2 - HIGHWAY BUSINESS
	M1 - LIMITED MANUFACTURING
	I1 - INSTITUTIONAL
	P1 - PARK

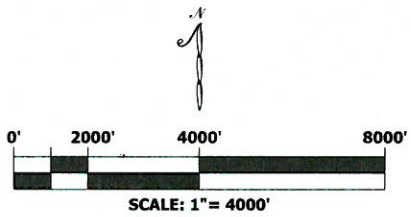


EXHIBIT 8.2

GENERALIZED ZONING

SOURCE: VILLAGE OF JACKSON, TOWN OF JACKSON, AND WASHINGTON COUNTY

BIELINSKI[®]

HOMES

SITE PLAN

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

DEVELOPMENT SUMMARY

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

Summary:

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

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

Proposed Condominiums:

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

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

The Carnation ——— *Condominium*

PLAN #1412

Ranch | 1,412 sq ft | 2 Bedroom | 2 Bath



Classical



Traditional

BIELINSKI™
— HOMES —

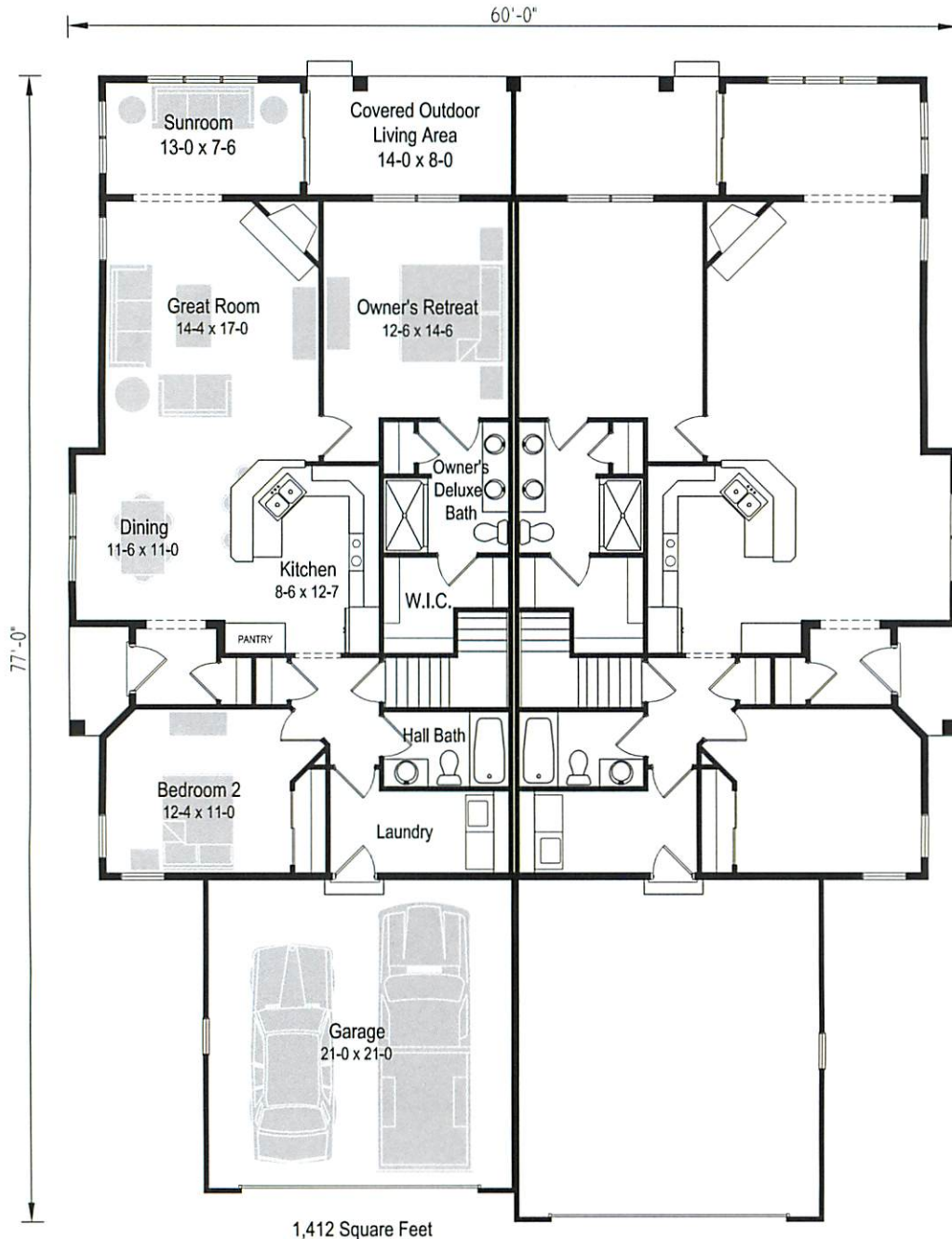
262.542.9494 • bielinski.com

The Carnation

Condominium

PLAN #1412

Ranch | 1,412 sq ft | 2 Bedroom | 2 Bath



focus on energy™
The power is within you.



All dimensions are approximate. Builder reserves the right to make changes without notice or obligation. Features shown may not be included in price.
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BIELINSKI™
HOMES

262.542.9494 • bielinski.com

January 5th / Feb 13th Village Board Meeting

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

Name of Applicant Wharf Company of Wisconsin, Inc
 Contact Joseph Hansen Address/ZIP 500 East Capitol Drive, Milwaukee, WI 53204 Phone # 414-739-6784
 E-mail Address _____ Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Eugene Scheuermann Address/ZIP 1168 W 200th Minn St, Jackson, WI 53037 Phone# 262-677-3691
 Owner Representative/Developer _____
 Proposed Use of Site Commercial 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) 2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') * 4) Owner acknowledgement of the request	Labels* 1	XXX
* PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement 6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan 8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	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 15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans 17) Street / Right of Way cross sections	4 (24x36) 4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan 19) Proposed colors / materials	4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement 21) Annexation Agreement (includes pre-annex agreements)		XXX
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 Joey Hansen Signature [Signature] Date 1/4/2018

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: SCHUEMANN Appliance & TV / UHAWL Co. of Wisc.

For a property located at (address): 1168 W 20069 Main Street

Phone number of Business/Applicant: 262-677-3691

For (land use, activity, sign, site plan, other): Approval for business use to include Uhaul dealership

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

Hours of Operation: _____

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): NONE

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: Joseph Hansen - 414-779-6784

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: N/A

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

Tree and shrub preservation: Existing

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 ~~periodic~~ 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 _____

 _____

Joseph Hansen _____ agent
Please print name ~~Chenier~~

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) - *weekly Rentals*
 - D. Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site. - *5 small trucks & trailers*
 - E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - F. General hours of operation - *Sunday by appointment*
 - G. Anticipated user profiles (for residential developments) - *not*
 - H. Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of the curb line, sidewalks (existing and proposed), footprints of the structure, drives, parking spaces and fencing, locations of accessory uses, dimensions, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. Plat Map: Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. Certified Survey Map: A recordable instrument showing the legal and mapped description of the land division.
11. Annexation Petition/Attachment Request: Shows owner is supporting the annexation.
12. Annexation Map: A recordable map having the legal and mapped description of the parcel to be annexed.
13. Sketch Plan: An informal drawing depicting the proposal for discussion purposes.
14. Landscape Plan: Shows location, size, type, botanical name & common name of proposed trees & shrubs. Also calls out surface treatments. Shows walls, fences & details.
15. Grading/Drainage Plan: Shows original & proposed grades & runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (storm sewer system, ditches, culverts, etc.)
16. Water/Sewer/Storm Sewer Plans: Shows size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer collection system with gradient profiles and invert elevations; shows the proposed storm drainage system as in 15.
17. Street Crossing Sections: Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. Erosion Control Plan: A map of existing site conditions on a scale of at least 1 inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. Proposed Colors and Materials: Submit samples of exterior colors and materials.
20. Improvement Agreement: An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. Annexation Agreement.

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

LETTER OF INTENT -

TO RELOCATE DEALERSHIP FROM PREVIOUS LOCATION OF TENNIES ACE HARDWARE
TO THE NEW LOCATION SCHEUNEMANN APPLIANCE AND T.V.

IMPACT STATEMENT -

TRIP GENERATION - 156 TRIPS AVERAGE EACH 30 DAY MONTH

AMOUNT OF PARKED - 3 ASSIGNED TRUCKS TO LOCATION, TRUCKS MAY VARY DUE
TO RETURNS AFTER HOURS. 2 TRAILERS, MAY VARY DUE TO RETURNS.

HOURS OF OPERATION - MONDAY THRU FRIDAY - 9AM-5:30PM/ SATURDAY - 9AM-12PM

PROPOSED DATES OF CONSTRUCTION AND COMPLETION - UPON VILLAGE BOARD
APPROVAL.

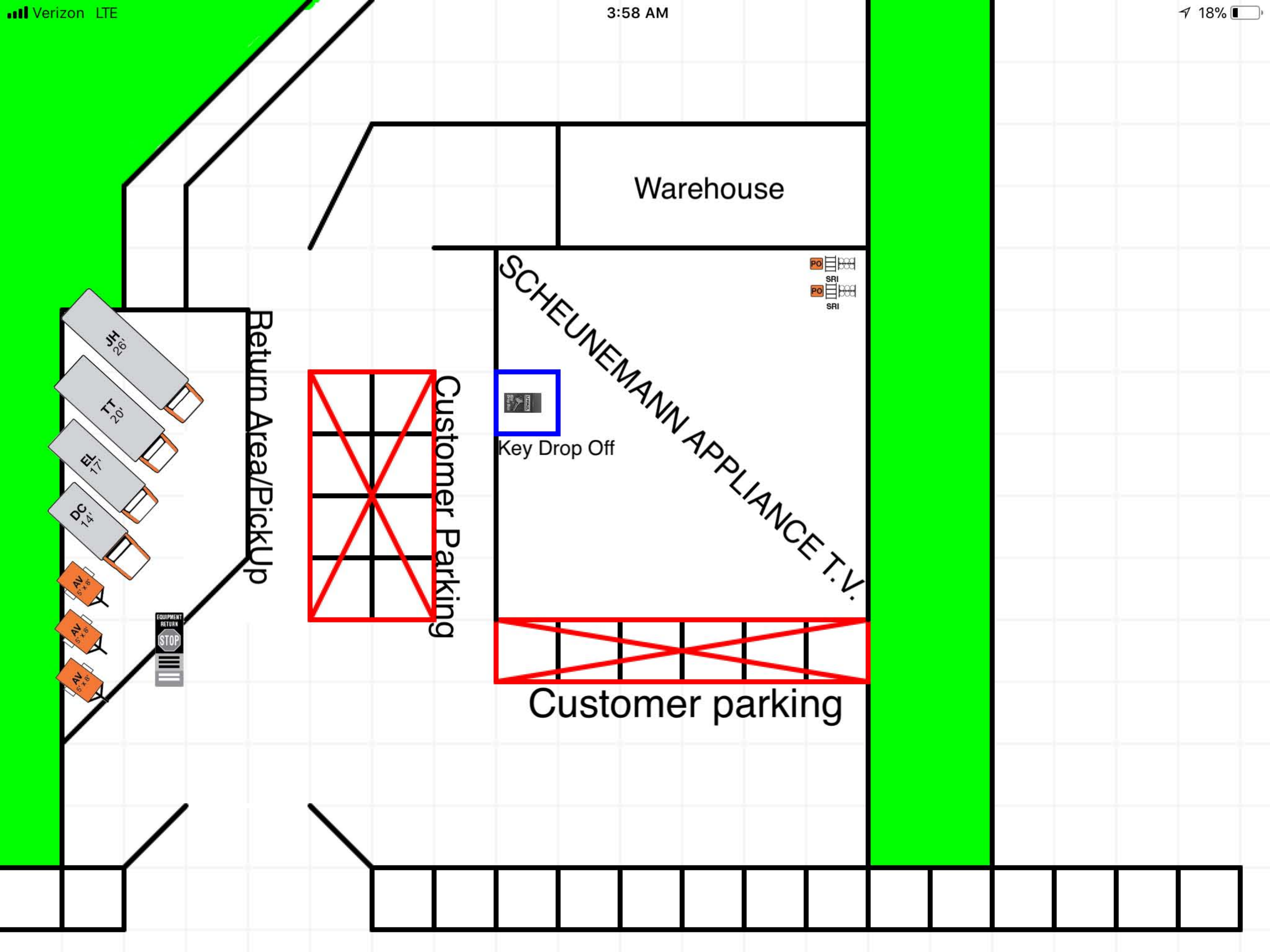
SIGNAGE - 1 SIGN WILL BE LOCATED ON THE INSIDE OF THE WINDOWS.

UNUSUAL CONDITIONS - N/A

ANNUAL SEWAGE GENERATION - N/A

ANNUAL WATER CONSUMPTION - N/A





VILLAGE OF JACKSON

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 198594

Date: 1/24/2018

Check

RECEIVED
FROM UHAUL

\$175.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	175.00
	PUD/U-HAUL/SCHEUNEMAN	

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

Receipt Memo: PUD/CK#0750-19048

STAFF REVIEW COMMENTS
Plan Commission Meeting – February 22, 2018

1. Concept Plan – Storage Buildings – Dittmar Realty

Building Inspection

- No outside storage shall be permitted in this development.
- Recommend exterior lighting on all of the exterior surfaces of the buildings.
- How will the grade be handled along the east side of the property with the hill? A partial retaining wall is shown only at the northeastern corner of the property.

Public Works/Engineering

- The proposed storage buildings located at this site would be an improvement to what currently exists. The property is no longer in a TIF District, so there is no restriction on meeting a higher tax value. Recommend approval to proceed with the PUD Amendment application.
- If the plan is not to use the existing sewer and water laterals onsite, then the laterals shall be disconnected at the mains.

Police Department

- This type of facility is an attractive burglary target. The only lighting portrayed right now is above the office entrance of Building #1. However, this is only the concept plan. I will be looking for adequate exterior lighting if a detailed plan follows later.

Fire Department

- This works for me. All we require is enough clearance for our fire engines to pass through and make the turn on the ends. Fire Hydrants within 250 ft.

Administrative/Planning

- This is now an appropriate use for that corner.
- Recommend Approval.

2. Planned Unit Development Amendment – Final Plat – Bielinski Homes Inc. – Laurel Springs Addition #1

Building Inspection

- Verify road names. Engineering Plans call for Laurel Springs Circle and Hidden Creek Road and the Final Plat calls for Hidden Creek Circle, Hidden Creek North and South.
- Recommend Approval.

Public Works/Engineering

- The standard front setback should be 25 ft on all streets. The recommend setbacks would be: 25 ft front and rear yard, and 8 ft side yard.
- On page 3 of 3, the proper names to be placed on the signage page will be researched since the Village currently does not have a Village Clerk and Treasurer.

Police Department

- The street names are not acceptable:
 1. The names “Hidden Creek Drive” and “Hidden Creek Circle” will be confused with the existing “Hidden Creek Court” to the north, and should not be used.

STAFF REVIEW COMMENTS
Plan Commission Meeting – February 22, 2018

2. “Hidden Creek Drive North” will be confusing because it’s actually south of Hidden Creek Court. People don’t take notice of “Court” vs. “Drive”; all they see is the main street name.
3. “Hidden Creek Drive South” isn’t a logical name, because it runs through the west, east, and south sides of the neighborhood.

The street layout will be confusing no matter what, but changing the names will help a little.

Fire Department

- If no multi family is in this subdivision, the hydrants can be 500 ft. apart according to 18-113.

Administrative/Planning

- Issues with the street names need to be cleared up.
- Recommend Approval.

3. Planned Unit Development Amendment – Final Engineering and Development Agreement – Bielinski Homes Inc. – Laurel Springs Addition #1

Building Inspection

- Recommend front and rear set-backs at 25’-0” min. and side yard set-backs at 8’-0” min.
- Sump pump discharge shall be hooked up to storm sewers.
- Recommend Approval.

Public Works/Engineering

- A separate review letter is being created and sent to the Developer and Design Engineer for the necessary changes to the plan set to achieve approval.
- A development agreement has not been received by the Village for review. Also, a number of items need to be worked out with the Developer and Village on water main installation, and roadway improvements.

Police Department

- No additional comments.

Fire Department

- No comments.

Administrative/Planning

- No proposed development agreement has yet been submitted to the Village for review.

4. Concept Plan – Two-Family Condominiums – Bielinski Homes Inc.

Building Inspection

- Recommend a PUD Zoning Classification for this development
- Adequate parking is provided with overflow area. Each unit can handle 4 cars per unit or 8 per building (2 in garage and 2 in driveway area per unit). This development density is less than the Cedar Creek Condo development on Jackson Drive and Sherman Road.
- The layout is very well done and warrants only one access.

STAFF REVIEW COMMENTS
Plan Commission Meeting – February 22, 2018

- A separate Sign Permit will be required for the installation of a future subdivision sign.
- Recommend Approval.

Public Works/Engineering

- The proposed development is similar to the development Bielinski Homes Inc. created on south Jackson Drive near Sherman Road.
- Since, the development of Laurel Springs Subdivision, this property has been proposed to have two family condominium units.
- The property would be subject to annexation in order to receive Jackson Sewer and Water.

Police Department

- No additional comments.

Fire Department

- I would like to see two ways in and out but it is a small subdivision and will be difficult to get out on Cedar Creek road. Hydrants need to be 250 ft. according to code 18-113

Administrative/Planning

- No additional comments.
- Recommend Approval.

5. Planned Unit Development Amendment – U-Haul Co. of Wisconsin

Building Inspection

- This is required to come before the board due to a change of use for this business. The U-Haul rental dealership originally approved at the Ace Hardware location will be relocated to Scheuneman TV & Appliance.
- All service work required on the trucks shall be made off site.
- Recommend approval.

Public Works/Engineering

- No comments.

Police Department

- No additional comments.

Fire Department

- This works for me. All we require is enough clearance for our fire engines to pass through and make the turn on the ends. Fire Hydrants within 250 ft.

Administrative/Planning

- As this business is now proposing to relocate to “on Main St,” it should be encouraged to arrange the trailers and vehicles using the orderly scheme diagrammed to the Commission.