

REVISED AGENDA

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.
2. Minutes – January 26, 2017, Plan Commission Meeting.
3. Planned Unit Development Amendment – Anvil LLC North Center Street - Addition.
4. Planned Unit Development Amendment – Three Dogs – Mary Frank – Ash Drive.
5. Planned Unit Development Amendment –ComForCare – Sign – Delaney Court.
6. Certified Survey Map – Ehlke – Sherman Road, Extraterritorial.
7. Recommendation to the Village Board regarding action on annexation petition filed by Paloroma Farms, LLC, including temporary zoning designation of subject property.
8. Recommendation to the Village Board regarding action on annexation petition filed by Twin Creeks Associates, LLC, including temporary zoning designation of subject property.
9. Citizens to address the Plan Commission.
10. Adjourn.

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

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – January 26, 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, Peter Habel, and Tr. Kruepke.

Members Absent: Greg Winn

Also Present: Tr. Kurtz.

Staff present: Jim Micech.

2. Minutes – January 5, 2017, Plan Commission Meetings.

Motion by Peter Habel, second by Tr. Emmrich to approve the minutes of January 5, 2017.

Vote: 6 ayes, 0 nays. Motion carried.

3. Conditional Use – Kurtz – Three Dogs – Wilshire Dr.

Debra Kurtz was present and had received staff comments. Motion by Peter Habel, second by Tr. Emmrich to recommend approval the Conditional Use for Kurtz for Three Dogs on Wilshire Dr. on an on-going basis. Jeff Dalton questioned if this is temporary as questioned in staff comments. Debra Kurtz commented she would like to keep the conditional use available after the present dog passes.

Vote: 6 ayes, 0 nays. Motion carried.

4. Citizens to address the Plan Commission.

Gloria Teifke reminded everyone of the upcoming Monte Carlo night on February 4th. Gloria questioned the status of the chicken ordinance. Pres. Schwab commented that staff is looking into it. Jim Micech commented he received another request for chickens and one for honey bees.

Tr. Kruepke commented that the West Bend news is covering surrounding areas except for Jackson.

5. Adjourn.

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

Vote: 6 ayes, 0 nays. Meeting was adjourned at 7:07 p.m.

Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer

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

PROJECT TEAM

**OWNER
ANVIL LLC**

1963 BELMONT DRIVE
CEDARBURG, WI 53012
PHONE: 414-587-6360

PROJECT CONTACT: MARK KOHLWEY
EMAIL ADDRESS: mark@anvil-llc.net

**TENANT
BARTLEIN BARRELS, INC**

W208N16939 N CENTER STREET
JACKSON, WI 53037

GENERAL CONTRACTOR
TBD

PHONE: PROJECT CONTACT:
FAX: CELL PHONE:
EMAIL ADDRESS:

**TOPOGRAPHY WORK
HOMELAND SURVEYING, LLC**

2079 COLD SPRINGS ROAD
SAUKVILLE, WI 53080
PHONE: (844) 804-3619

PROJECT CONTACT: DAVE LEININGER
DIRECT PHONE: (262) 689-6885
EMAIL ADDRESS: homeland2079@gmail.com

**ARCHITECTURAL / STRUCTURAL
AMERICAN ARCHITECTURAL GROUP, INC.**

3350 S. RIVER ROAD
WEST BEND, WI 53095
PHONE: (262) 334-3811
FAX: (262) 334-4990

PROJECT CONTACT: ROGER SCHREGARDUS
CELL PHONE: (920) 948-7975
EMAIL ADDRESS: roger@teamaag.net

SHEET INDEX		
SHEET	DESCRIPTION	VILLAGE SUBMITTAL
G-100	TITLE SHEET, PROJECT DATA	2/2/2017
G-202	TECHNICAL INFORMATION	
CIVIL ENGINEERING		
C-101	SCHEMATIC SITE PLAN	2/2/2017
ARCHITECTURAL		
A-100	FLOOR PLAN	2/2/2017
A-200	EXTERIOR BUILDING ELEVATIONS	2/2/2017
A-201	PERSPECTIVE ELEVATIONS	2/2/2017
A-300	BUILDING SECTIONS	
A-400	WALL SECTIONS	
A-600	DOOR & WINDOW SCHEDULES	
A-601	ROOM FINISH SCHEDULE, ENLARGED FRONT RECEPTION, WALL TYPES	
STRUCTURAL ENGINEERING		
S-100	FOUNDATION PLAN, DETAILS, DESIGN LOADS	

PROJECT DATA:

BUILDING CODE:
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2003 AMERICAN NATIONAL STANDARDS (ICC/ANSI A117.1-2003)

PLUMBING CODE:
WISCONSIN COMMERCIAL BUILDING CODE CHAPTER 81-84

MECHANICAL CODE:
2009 INTERNATIONAL MECHANICAL CODE

ELECTRICAL CODE:
NEC 2008

FIRE / LIFE SAFETY CODE:
NFPA-1 2009

<u>BUILDING SIZE:</u>	
EXISTING BUILDING FOOTPRINT:	12,840 sqft
EXISTING BUILDING, WEST OF FIREWALL:	8,160 sqft
NEW ADDITION FOOTPRINT:	3,816 sqft
TOTAL BUILDING FOOTPRINT (W OF FIREWALL):	11,976 sqft
TOTAL BUILDING FOOTPRINT (E OF FIREWALL):	4,680 sqft
PER TABLE 503 ALLOWABLE AREA:	15,500 sqft (2 STORIES USING F-1 OCCUPANCY)

<u>BUILDING DATA:</u>	
COUNTY LOCATION:	WASHINGTON
PROJECT TYPE:	BUILDING ADDITION / LEVEL 2 ALTERATION
REQUIRED SEPARATION:	EXISTING 3-HR FIRE WALL

CONSTRUCTION CLASSIFICATION:
PER IBC 602 -
EXISTING BUILDING / NEW ADDITION: TYPE IIB - METAL FRAME W/ NON-COMBUSTIBLE
INTERIOR & EXTERIOR FRAMING, 1 STORY WITHOUT SPRINKLER SYSTEM

OCCUPANCY CLASSIFICATION:
PER IBC 311 -
BUILDING - F-1 FACTORY, S-1 STORAGE, B BUSINESS (ACCESSORY USE)

EXIT DISTANCE:
 PER IBC TABLE 1016.1 - 200 FT. DISTANCE (NON-SPRINKLERED BUSINESS / S-1 STORAGE)
 IBC 1014.3 COMMON PATH OF TRAVEL - 75'-0" (NON-SPRINKLERED BUSINESS / S-1 STORAGE)
 IBC 1018.4 DEAD ENDS - 25'-0" (NON-SPRINKLERED BUSINESS / S-1 STORAGE)

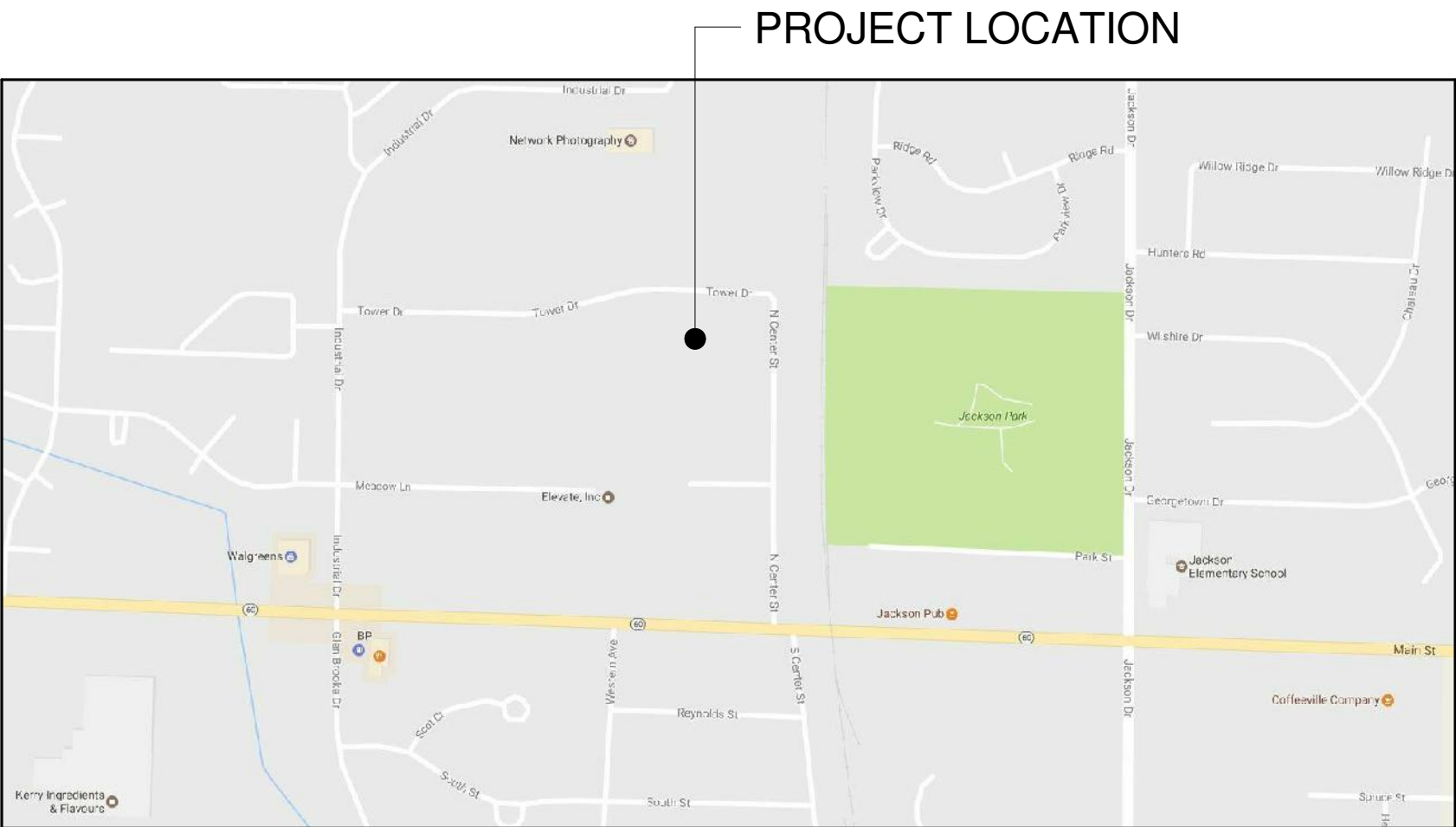
ENVELOPE COMPLIANCE ENERGY CODE USED:
90.1 (2007) ASHRAE STANDARD
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

EXISTING TOILETS:

UNI-SEX -	(2) WC	(2) LAV
NEW UNISEX -	(1) WC	(1) LAV

1 EXISTING MOP SINK
EXISTING DRINKING FOUNTAINS

LOCATION MAP



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:

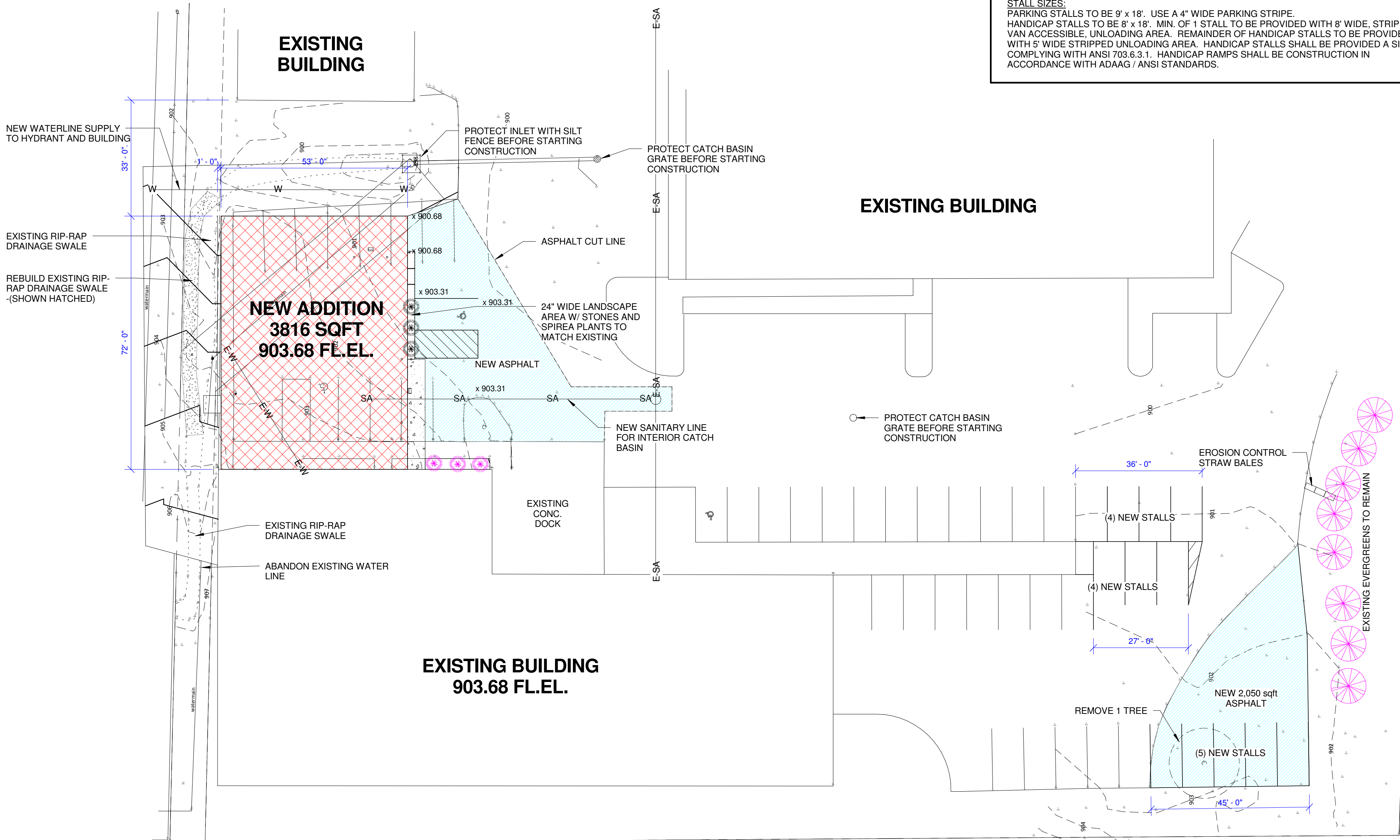
Project Number:
16057

Sheet Title:
TITLE SHEET,
PROJECT DATA

Sheet Number:

G-100

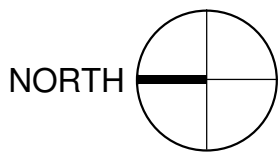
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- GENERAL SITE PLAN NOTES:**
- A. EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS & ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND 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:

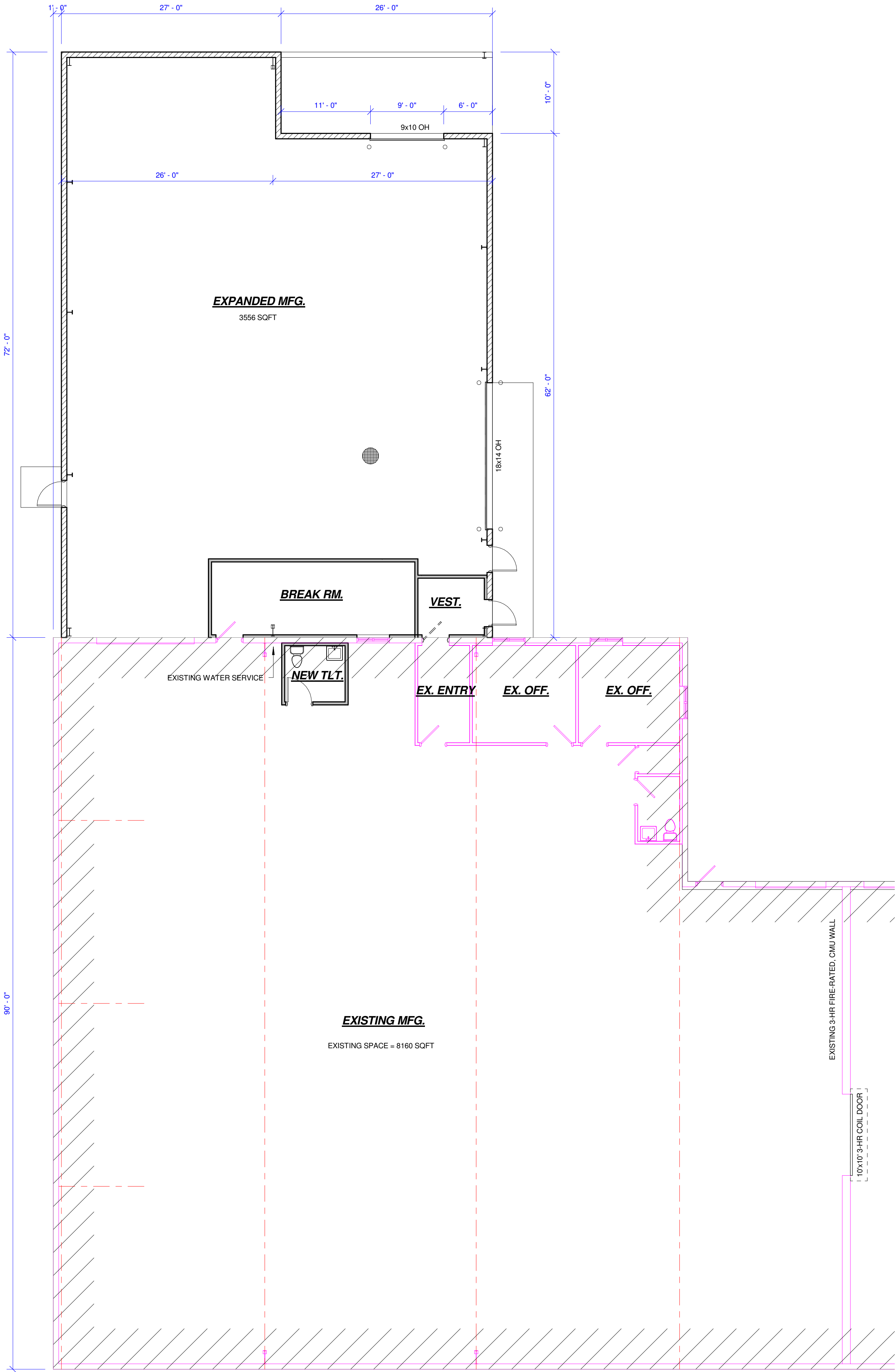
Project Number:
16057

Sheet Title:
SCHEMATIC SITE
PLAN

Sheet Number:

C-101

2/2/2017 10:19:04 AM



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

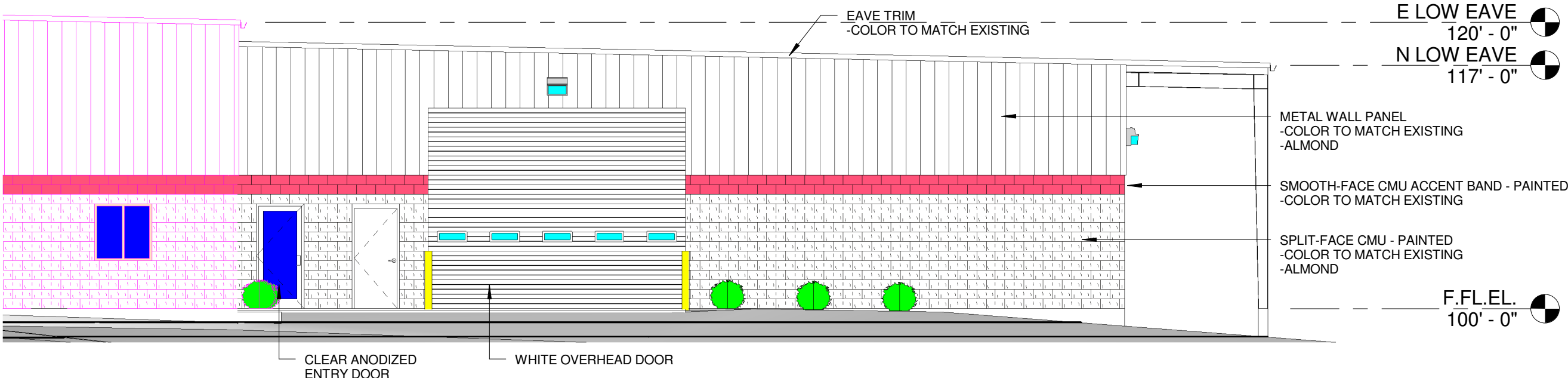
Document Date:

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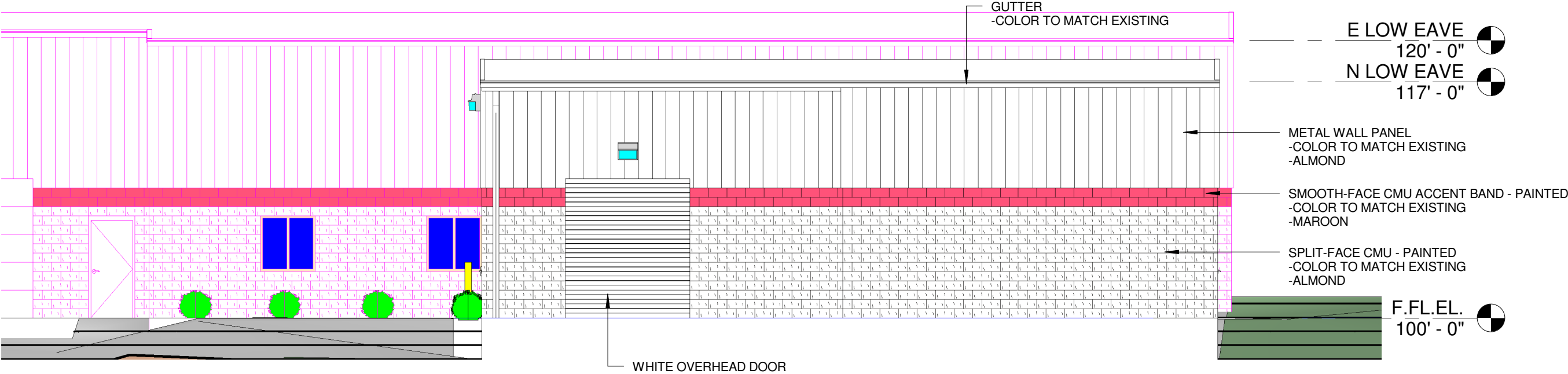
Sheet Title:
FLOOR PLAN

Sheet Number:

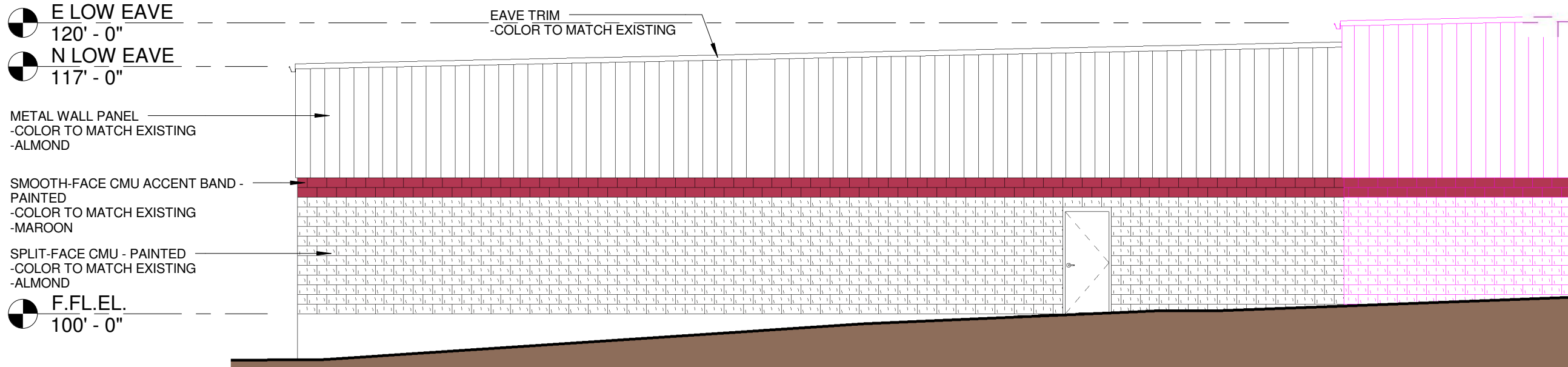
A-100



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



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



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

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



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*	
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	1	XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	12) Annexation Map	4 (24x36)	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 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

, Owner

Please print name

John Walther, Administrator

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

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

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

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

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

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





Gary Semerad
Exit Realty XL

Selected Listing

1 listings



W157N1583 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

Jimbo

Owned By

Mary & Richard

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



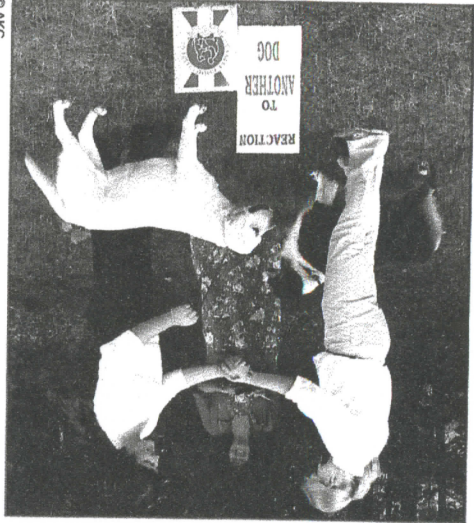
AKC Canine Good Citizen (CGCSM) Program

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.

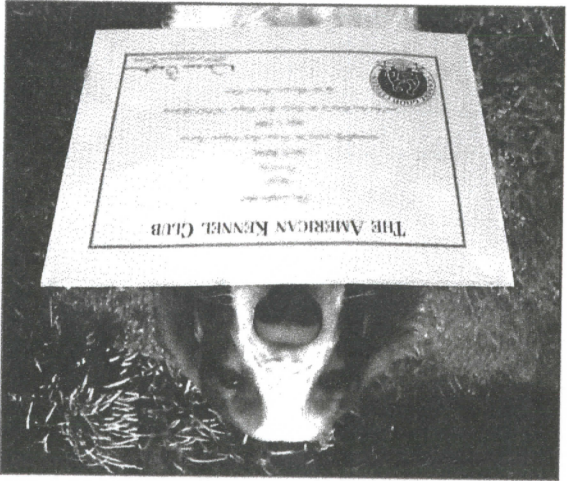
The AKC's Canine Good Citizen Program is designed to recognize dogs who have good manners at home and in the community. This rapidly growing nationally recognized program stresses responsible dog ownership for owners and basic training and good manners for dogs. All dogs who pass the 10 step CGC test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

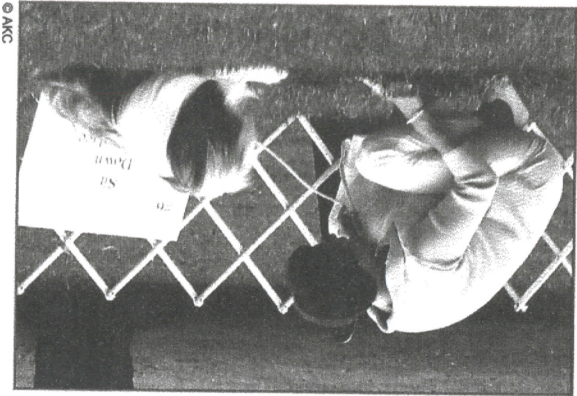
You can attend a basic training or CGC class to teach your dog the CGC behaviors, or if you have the skills and knowledge, you can teach your dog the CGC skills.

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, on 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 501 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

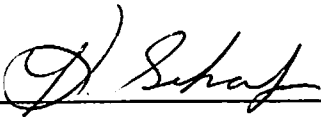
Wastewater Usage Projected: N/A for sign gal/year Water Usage Projected: N/A for sign gal/year

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

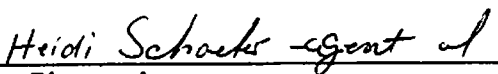
TERMS OF THIS PERMIT

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

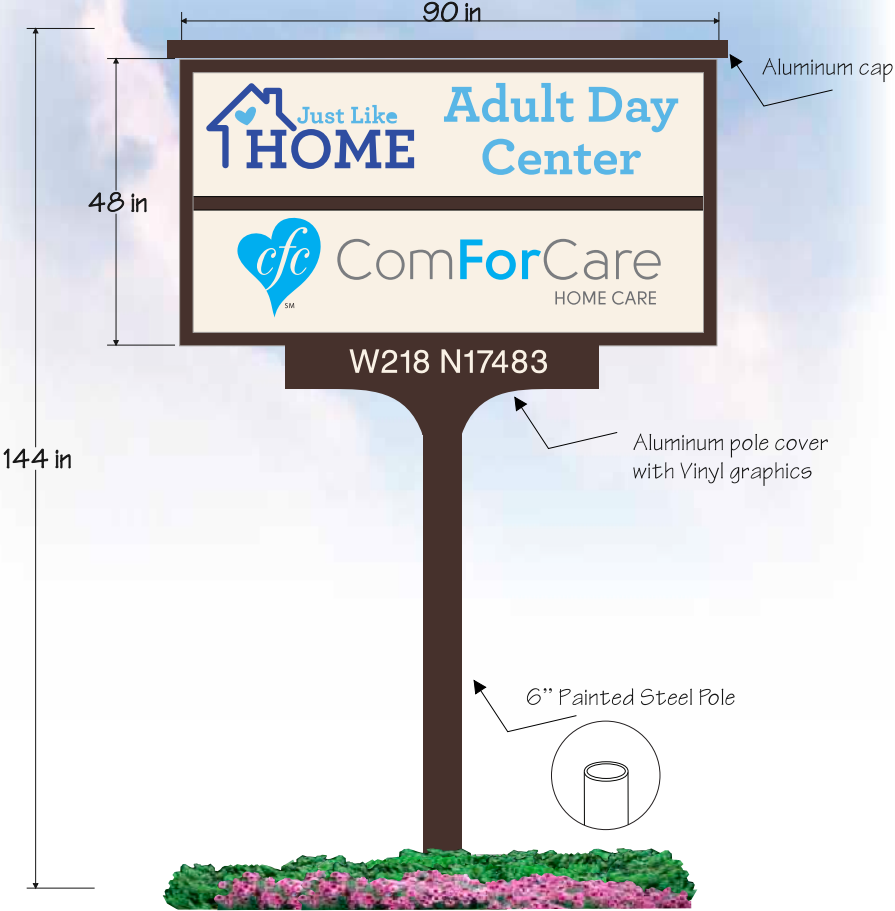
ComForCare Sign Application

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.

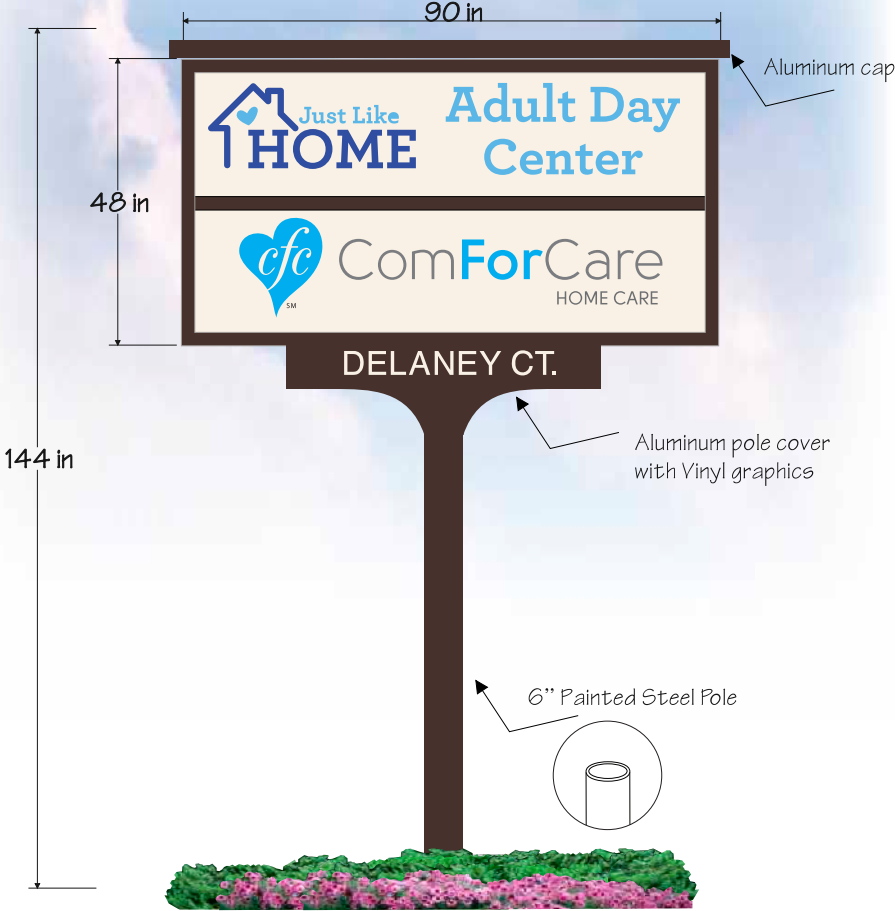


3939 County Rd N
Hartford, WI 53027
43.334256, -88.184503

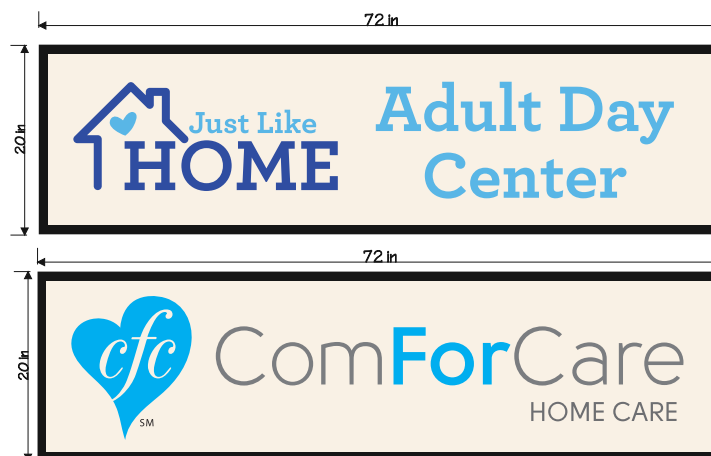
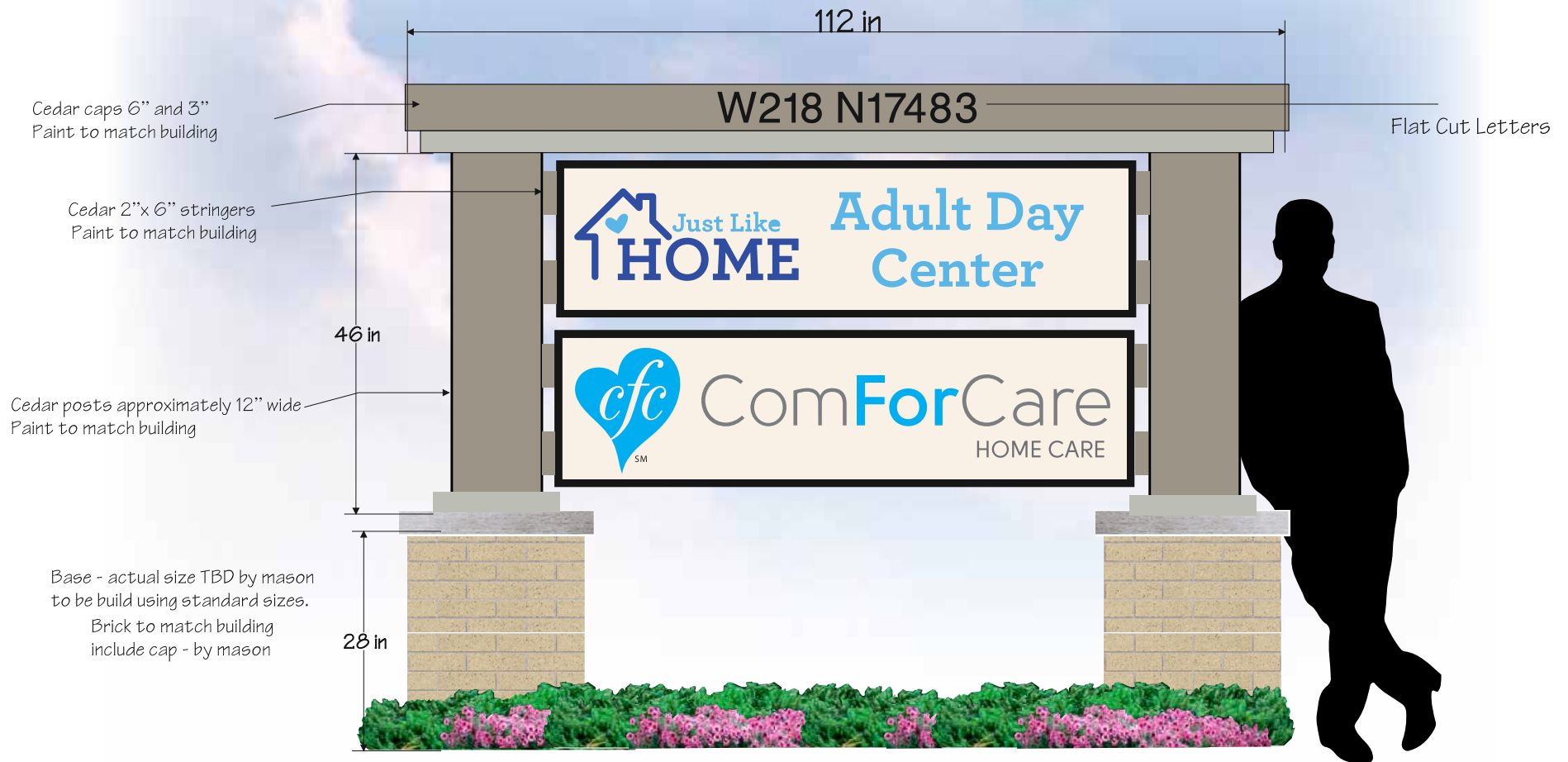
Option A



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 # 16-20584

JACKSON

Electrical Permit

Owner COMFORT CARE

Job Address _____

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. 246-574

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.

\$40,000-

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 11/7/16

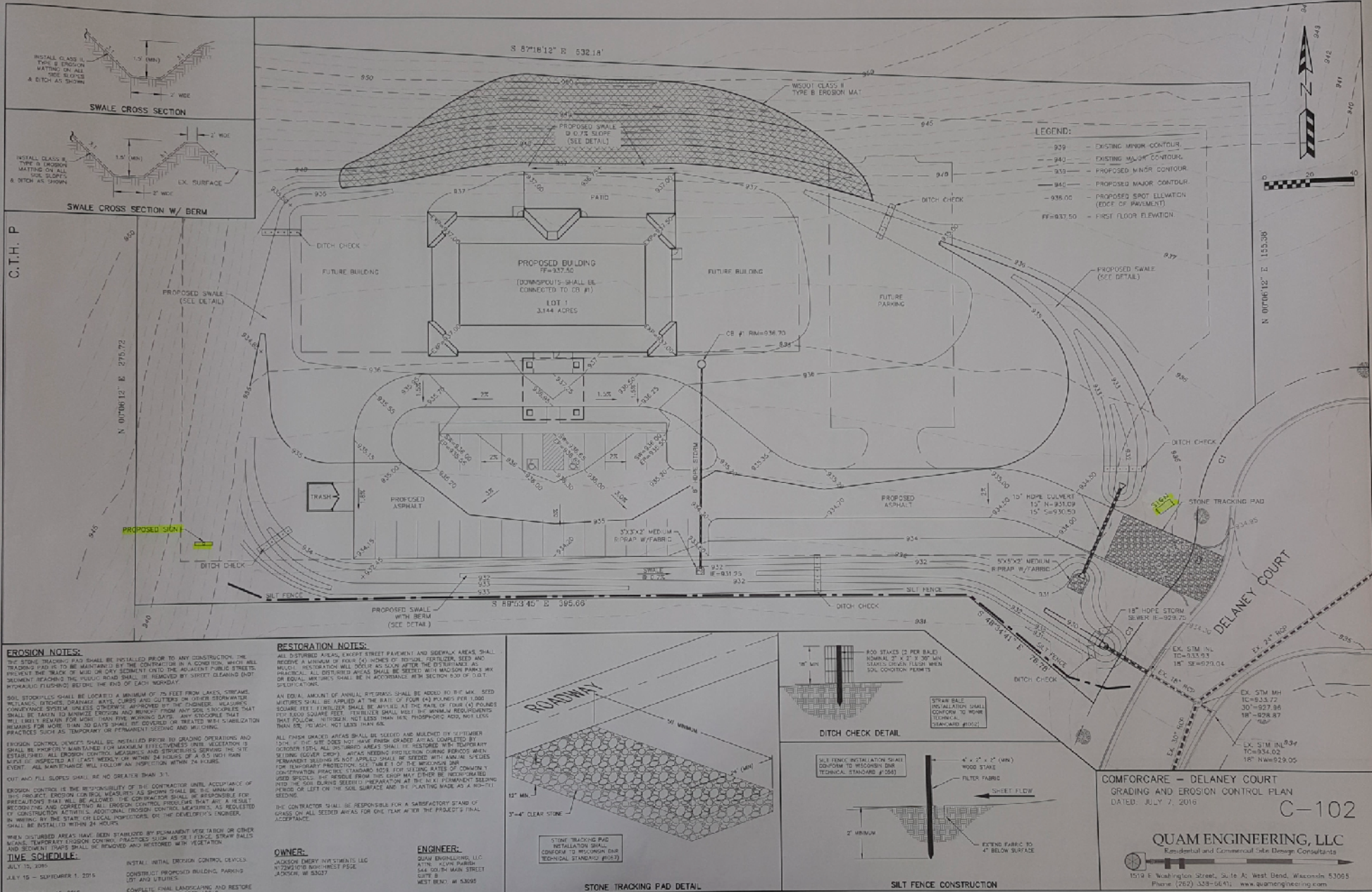
BY [Signature]

AMOUNT PAID \$ 513.50

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



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

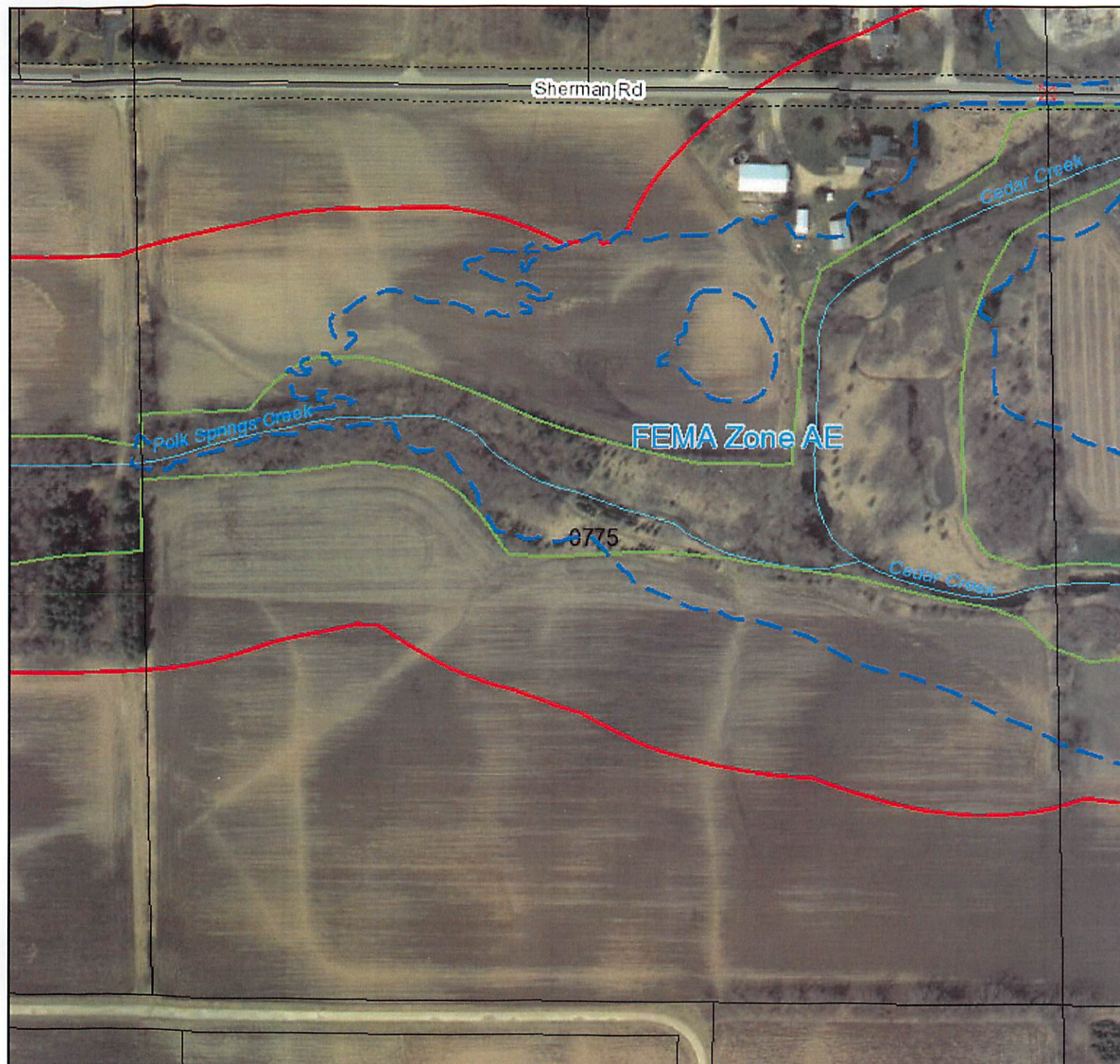
-  Eisenbahn State Trail
-  State Owned
-  Parcel
-  Tax Parcel TaxKey
-  Tax Parcel Dimension
-  Parcels to be Retired
-  Current Parcel
-  Lot Number
-  Right-of-Way
-  Right-of-Way Dimension
-  Label Leader Line
-  Landhook
-  Meander Line
-  Parcel Note
-  PLSS Monument
-  Tax Parcel Annotation-West 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

Legend

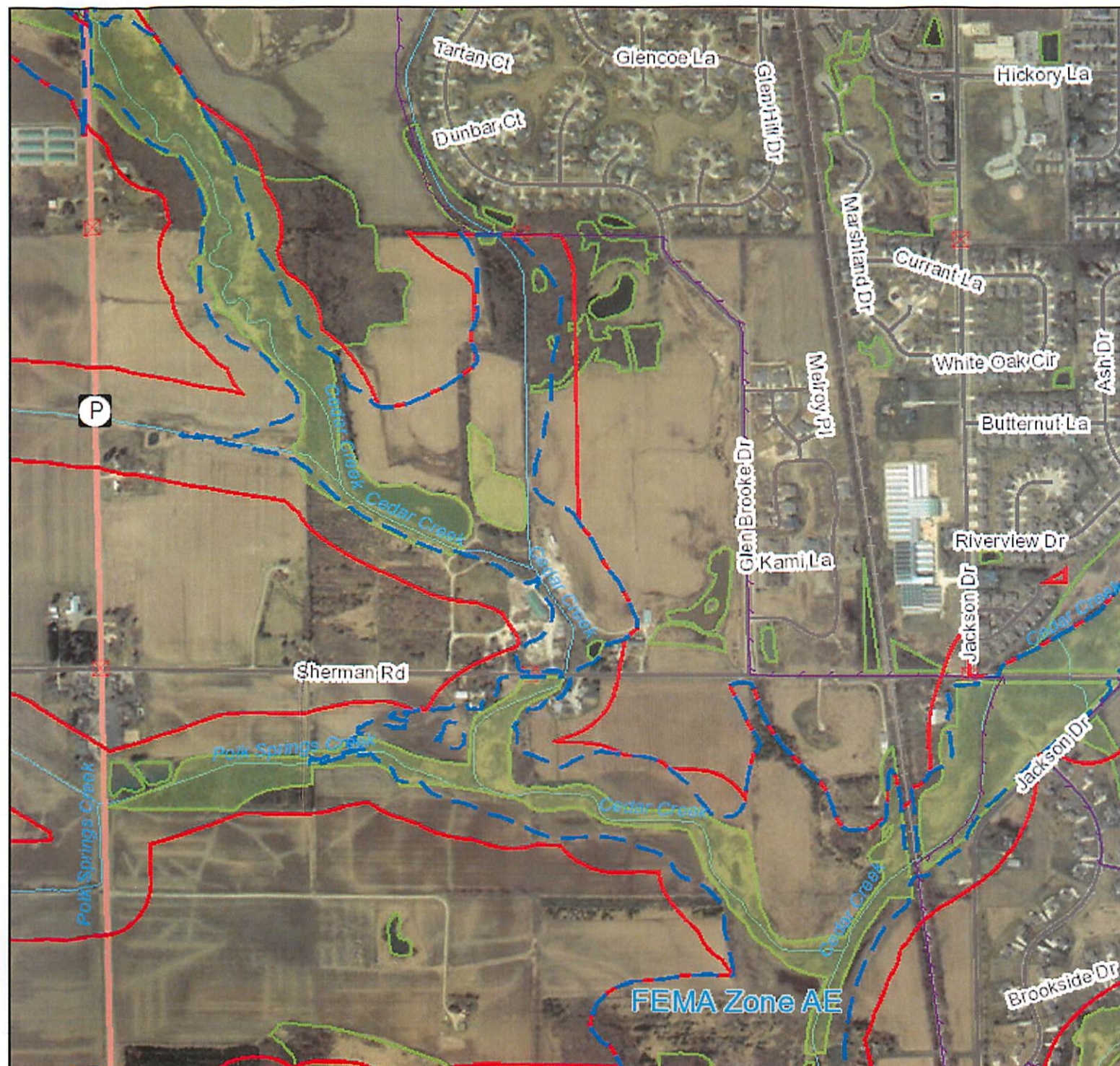
- Parcel
- Current Parcel
- PLSS Monument
- Rivers and Streams
- Census Urban Areas
- Floodplain
- Floodway
- Flood Storage
- Shoreland District
- Intermittent District
- NNAG District
- County Regulated Wetlands
- All Wetlands
- US Highways
- State Highways
- County Highways
- Local Roads
- Railroads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

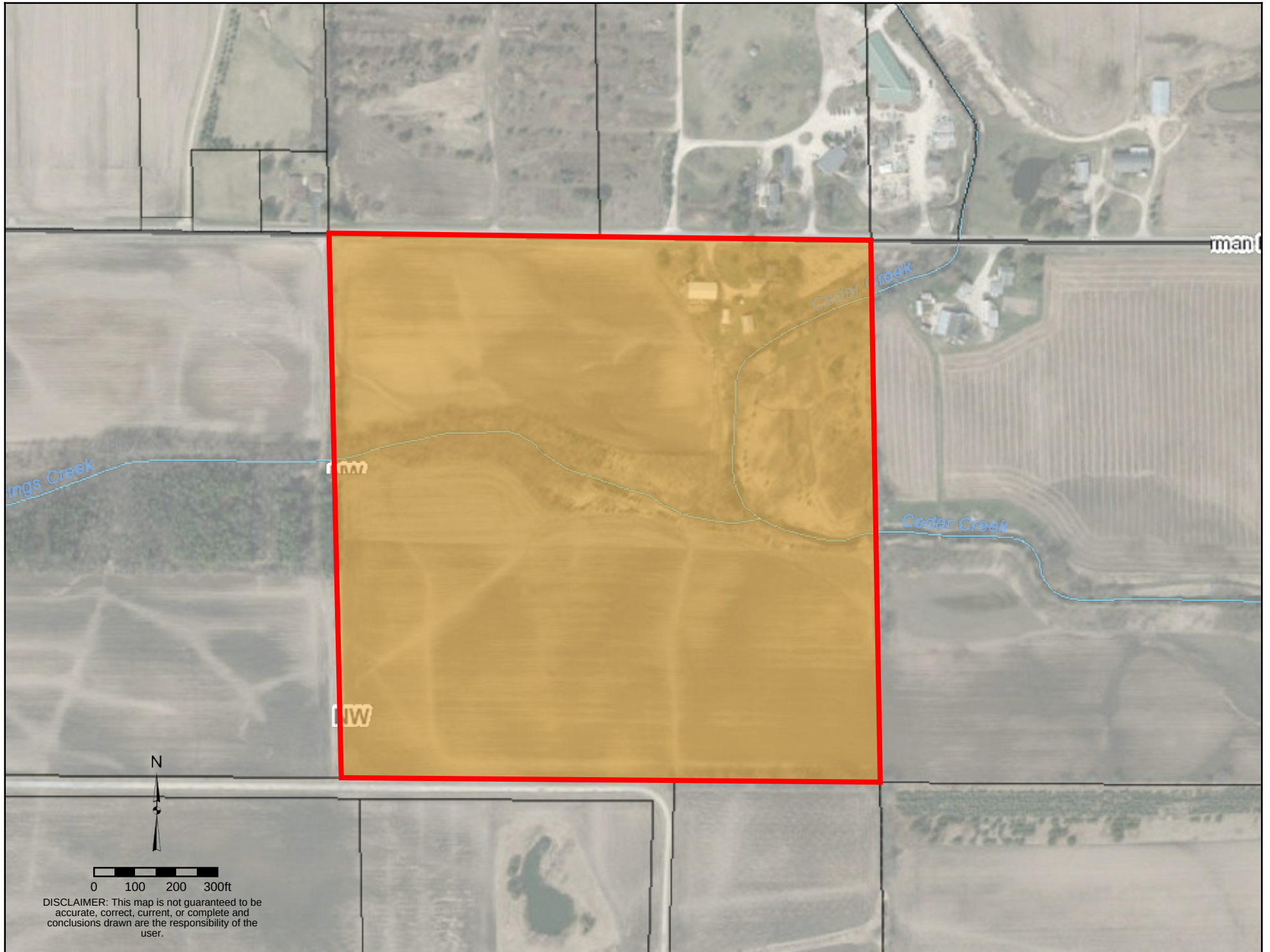


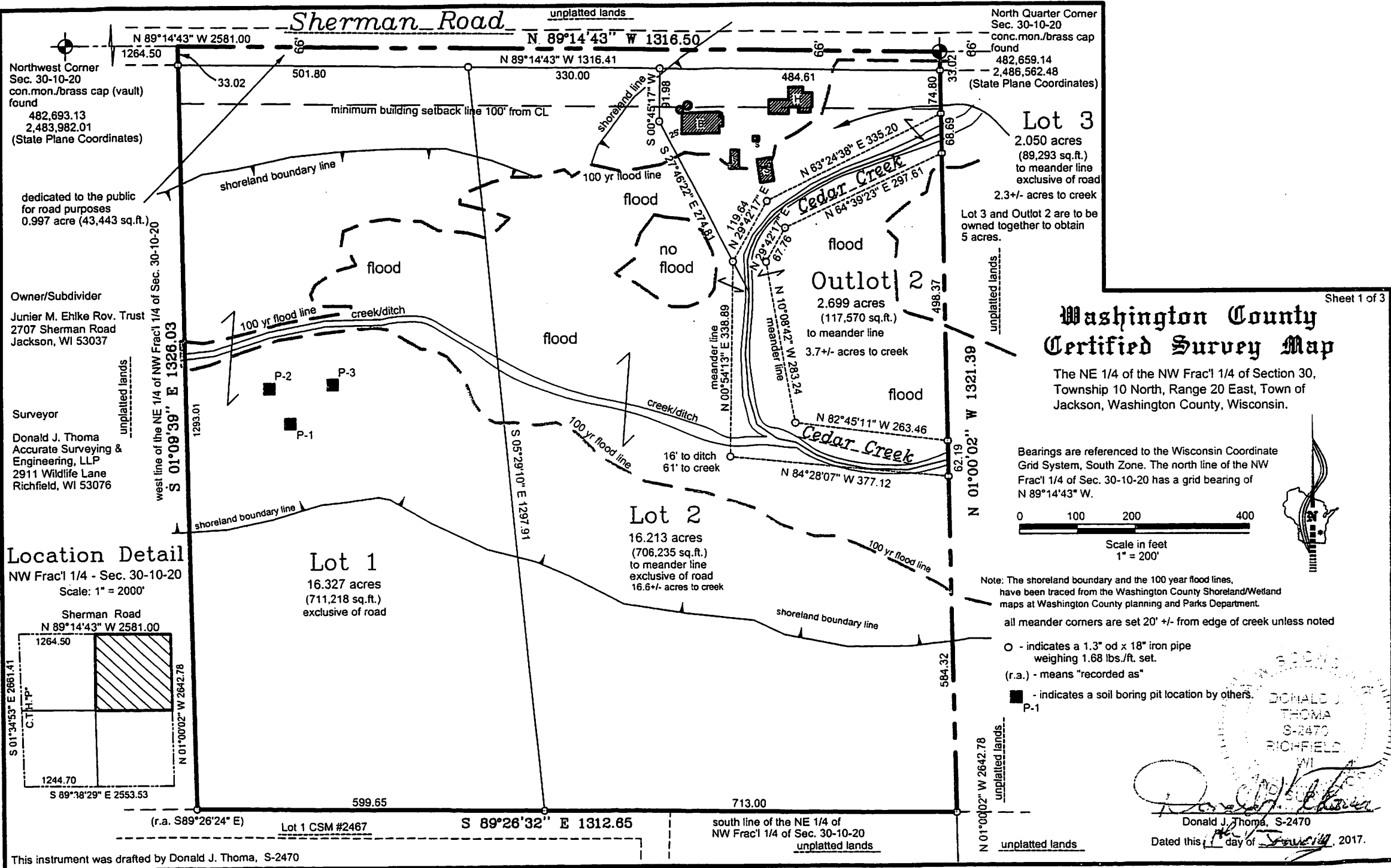
0 500 1000 1500ft

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:	





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:

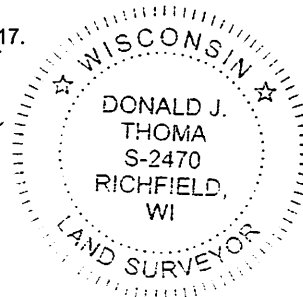
Beginning at the North quarter corner of said Section 30; thence N 89°14'43" W along the north line of said NW Fractional 1/4, 1316.50 feet, to the northwest corner of said NE 1/4 of the NW Fractional 1/4; thence S 01°09'39" E, along the west line of said NE 1/4 of the NW Fractional 1/4, 1326.03 feet, 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

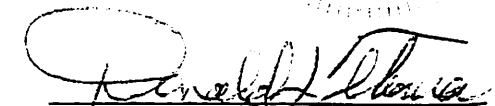
Village of Jackson Plan Commission Approval:

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.

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 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 Steve McChesney, 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.

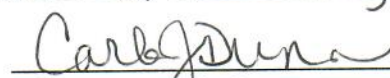
We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexations, incorporations, or consolidations proceedings, if any.

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.

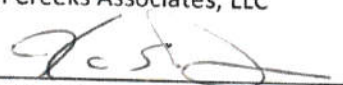
Sincerely,

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.

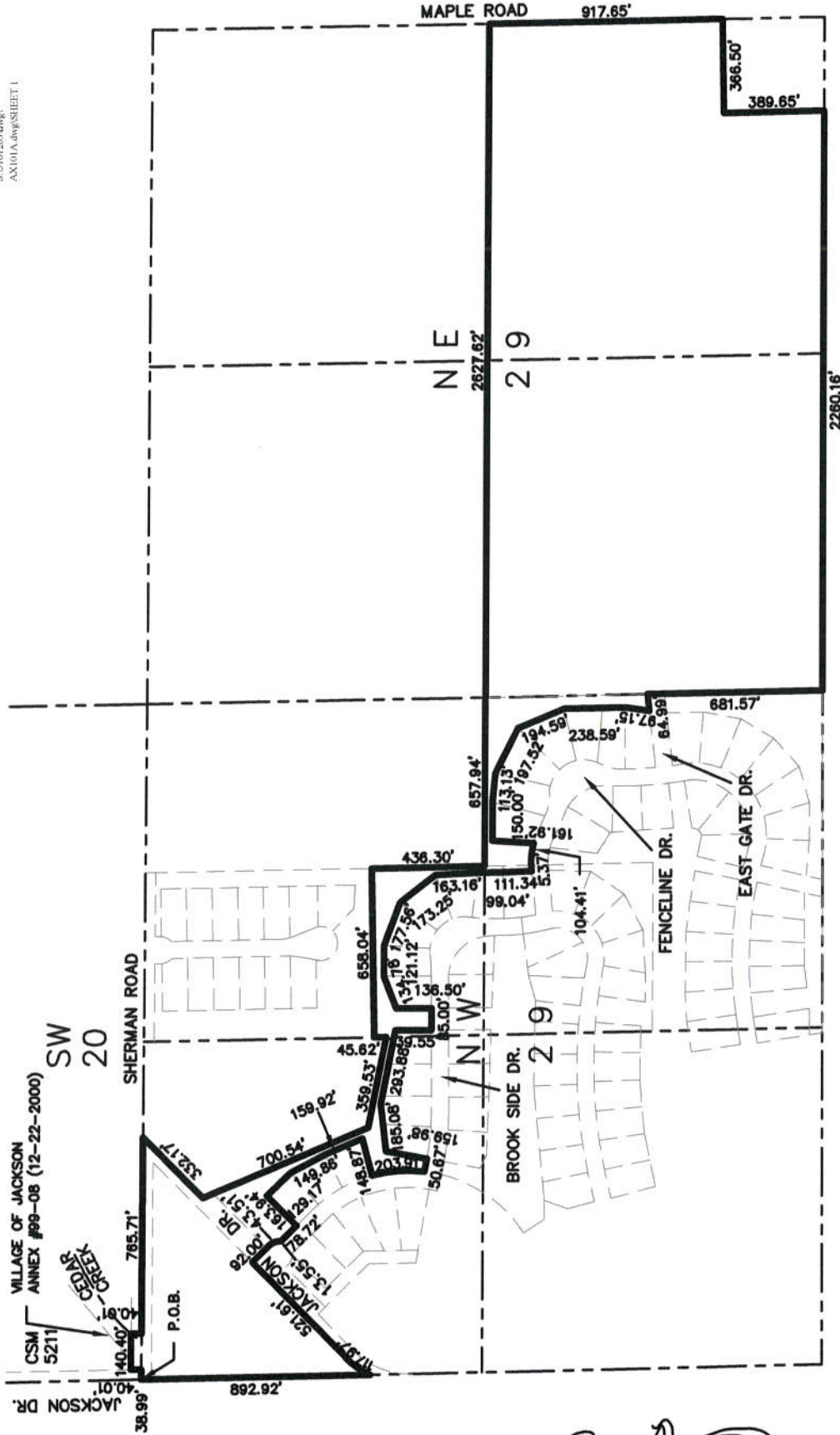
ANNEXATION EXHIBIT

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



**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.

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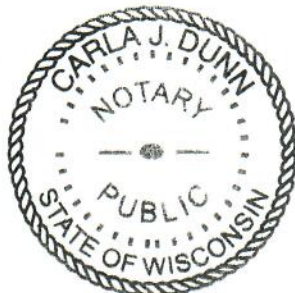
The current population of the Parcel is 0.

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

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January 31, 2017

Dittmar Realty

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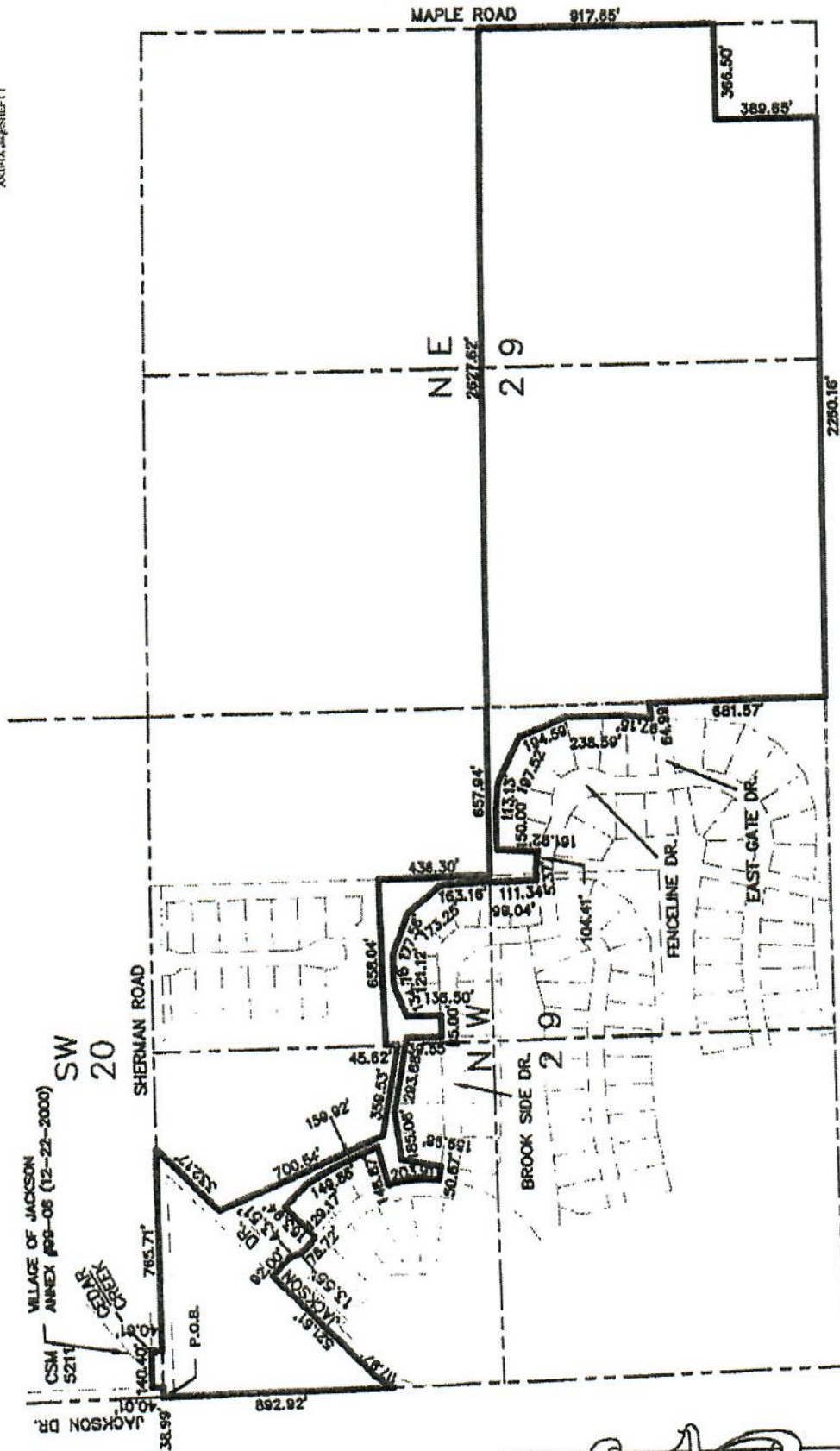
ANNEXATION EXHIBIT

R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

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

8/15/04 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.

Winter S. Hess
3239 Twin Creeks Road
Jackson, WI 53037
262-674-1025
ws Hess@charter.net



BY:

Village of Jackson
Attn: Mr. Brian Emmrich
N168W20733 Main Street
Jackson, WI 53037-0637

February 21, 2017

Re: Planning Commission Agenda February 23, 2017

Dear Mr. Emmrich:

Kevin Dittmar is petitioning the Village for annexation of a development located in the Town of Jackson. Mr. Dittmar claims he is doing this under the authority of Wisconsin Statute 66.0217(2). A portion of this statute states in part "No territory may be annexed by a city or village under this subsection unless the territory to be annexed is contiguous to the annexing city or village". In an attempt to satisfy this mandate, Mr. Dittmar has alleged Paloroma Farms LLC is the sole owner of the land to be annexed. If you look closely at the petition, you will notice that the petitioner has meandered his way from Paloroma Farms/Maple Wood Farms in the Town of Jackson, through Twin Creeks to the Village boundary via the Twin Creeks' outlots. The outlots are property owned by Twin Creeks Associates LLC, not Paloroma Farms LLC. In this petition it appears as if Paloroma Farms is contiguous to the Village and thus eligible for immediate annexation. More recently, Mr. Dittmar has tried to correct this misrepresentation by filing his "consent" on behalf of the Twin Creeks' outlots.

The outlot land within Twin Creeks is dedicated to the lots owners within Twin Creeks Subdivision via the subdivision covenants - we pay for it! I, for one, do not consent to annexation and it is believed that the entire subdivision will not consent. It is outrageous that a developer would attempt to consent on our behalf. And it highlights the blatant inappropriateness of this proposed annexation. Moreover, the irregular gerrymandered shape of the territory to be attached is directly contrary to the public interest requirements in Wisconsin Statute 66.0217.

I could be wrong, but I cannot imagine Mr. Dittmar came up with this idea alone. In light of the mediation/negotiations between the Village, Town and JTRAA, I want to be sure you as a member of the Village Planning Commission and Board know what is occurring. It is apparent that the Village Administration is insisting on annexation for Mr. Dittmar's subdivision even though it does not have to. And it is also suspected that it is doing so to try to impact the ongoing negotiations between the Village and Town and other parties to the litigation, including myself. The Village did not disclose that this annexation was already in process as part of negotiating the new cooperative boundary agreement. This tactic has created a very adverse and contentious situation and is entirely the fault of the Village. Even though I am not a Village resident, I am interested in your views on this regarding whether you view this as good faith negotiation. I cannot view it as such. I await any action by the Village Planning Commission or

Village Board and hope you and they will pause to truly consider what they have been doing and are doing to their neighbors.

Sincerely,



Winter S. Hess

cc: Village President Michael Schwab
→ Village Administrator John Walther
Joseph Cincotta
Kevin Dittmar by email