

AGENDA

PLAN COMMISSION MEETING

Thursday – May 25, 2017 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – March 30, 2017, Plan Commission Meeting.
3. Planned Unit Development Amendment – Sign - Premier Real Estate on behalf of Cranberry Jackson LLC – Jackson Dr.
4. Planned Unit Development Amendment – Fence Height of Trash enclosure – ComforCare / Just Like Home – Delaney Court.
5. Citizens to address the Plan Commission.
6. 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 – March 30, 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 (excused)

Staff present: Jim Micech.

2. Minutes – February 23, 2017, Plan Commission Meetings.

Motion by Peter Habel, second by Jeff Dalton to approve the minutes of February 23, 2017, and March 14, 2017.

Vote: 6 ayes, 0 nays. Motion carried.

3. Planned Unit Development Amendment – Fechter, Fence Height – Currant Lane.

Discussion of the fence height ensued. This is for a 6 foot scalloped wooden fence with the scallop going down to 5 foot on a corner lot with plantings and bushes. There is an electrical easement and the recess for the vision triangle as shown in the drawing at a 45 degree angle for the site line. The neighbors have signed letters of support. The developer has also approved. The Fechter's do have a Goldendoodle dog.

Motion by Peter Habel, second by Tr. Emmrich to recommend approval of the Planned Unit Development Amendment – Fechter, Fence Height – Currant Lane, per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

4. Citizens to address the Plan Commission.

Gloria Teifke commented that Item #3 could set a precedent.

5. Adjourn.

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

Vote: 6 ayes, 0 nays. Meeting was adjourned at 7:11 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 Premier Real Estate Management LLC
 Contact Sarah Hillenbrand Address/ZIP 320 Gateway Rd, Brookfield. Phone # 262-790-4560
 E-mail Address Sarah@pre-3.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Chris Slater Address/ZIP Same Phone # 262-790-4560
 Owner Representative/Developer Sarah Hillenbrand from Premier Real Estate, LLC
 Proposed Use of Site Ground sign for apartment complex Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)		XXX
			3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
* PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	4) Owner acknowledgement of the request	1	
			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 Sarah Hillenbrand Signature [Signature] Date 5/5/17

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: Premier Real Estate Management LLC on behalf of TW Cranberry Jackson LLC and CS Cranberry Jackson LLC.

For a property located at (address): Cranberry Creek Phase 4 (apartment complex)

Phone number of Business/Applicant: 262-790-4560

For (land use, activity, sign, site plan, other): Installation of single sided ground signs located at north entrance and south entrance of Cranberry Creek luxury apartments

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): Aluminum Framed Cabinet

Setbacks from rights-of-way and property lines: In compliance

Screening/Buffering: N/A

Landscape Plan (sizes, species, location): See site plan for detail of plantings surrounding the signs

Signing (dimensions, colors, lighting, location): North sign: 72" x 36" sitting atop a 24" pedestal. South sign: 60" x 36" sitting atop a 24" pedestal. Both signs are 60" tall overall, will be unlit, color to match siding color with white wording.

Lighting (wattage, style, pole location and height, coverage): None

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: Onsite

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: Signs will be located outside of public right of way and will be no taller than 60".

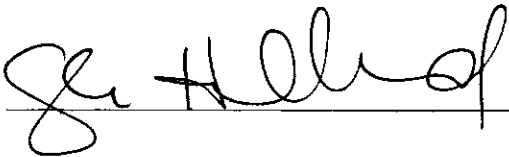
Wastewater Usage Projected: N/A gal/year Water Usage Projected: N/A gal/year

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 _____

 _____

John Walther, Administrator

Sarah Hillenbrand
Please print name

Owner Agent
of owner

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.

PRE/3 LLC

Real Estate

Investments

Development

Management

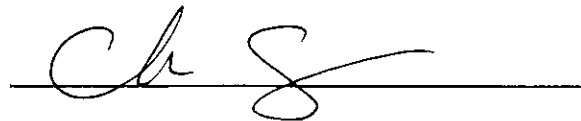
Letter of Intent

Premier Real Estate Management LLC is seeking approval for the installation of two single sided ground signs; one located at the north entrance and one at the south entrance of Cranberry Creek Luxury Apartments.

Impact Statement

- A. Annual water consumption estimate - N/A
- B. Annual sewage generation estimate - N/A
- C. Vehicle trip generation - N/A
- D. Estimated number of vehicles and recreational vehicles to be stored and or parked on site – N/A
- E. Proposed signs – 72" x 36" ground sign at north entrance and 60" x 36 " ground sign at south entrance, both sitting atop a 24" pedestal (60" tall overall).
- F. General hours of operation – 24/7
- G. Anticipated user profiles (for residential developments) – N/A
- H. Proposed dates of construction and completion – sign installation will be completed by 7/31/17
- I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc) – N/A

Owner Acknowledgement of the Request



Christopher Slater
Owner – CS Cranberry Jackson LLC



505 Lawrence Dr., De Pere, WI 54115
920-336-8900 greenbaysigns.com

CLIENT: PREMIER REAL ESTATE-CRANBERRY CREEK

LOCATION: W206 N15576 BLACKBERRY CR. JACKSON WI
DRAWN BY: MARCUS W
SALESPERSON: ANGIE B
DATE: 08/17/2016
DESIGN #: D10536
PAGE: 1

REVISION LOG:	INTL	DATE	DESCRIPTION
	NP	05/04/2017	HIEGHT/LOCATION
	NP	05/08/2017	S/F & COLOR

MONUMENT SIGN

QUANTITY: 1
SIDES: S/F
CABINET: FABRICATED ALUM (4" DEPTH)
LIGHTING: NON-LIT
FACES: .125 ROUTED / SHEETED ALUMINUM
FONT: LAVENDERIA, FRANKLIN
REVEAL: 2" HEIGHT

LETTERS: 1"D HDU (CRANBERRY CREEK)
1/4"D ACRYLIC (LUXURY APARTMENTS
& PHONE #)

MOUNTING: FLUSH TO CAB

GRAPHICS: CUT VINYL, 1ST SURFACE
(HOUSING LOGO)

PHOTO EYE: NO
MOUNTING: DIRECT EMBEDMENT

INSTRUCTION: PRODUCE AND INSTALL SIGN.

COLORS:

- ☐ P-1 MP27386 VERIZON WHITE
☒ P-2 MATCH PROVIDED SMAPLE
☐ V-3 ORACAL 751-010 WHITE VINYL

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

DATE

A LOCATION VIEW (AFTER)
1 SCALE: 3/16" = 1'

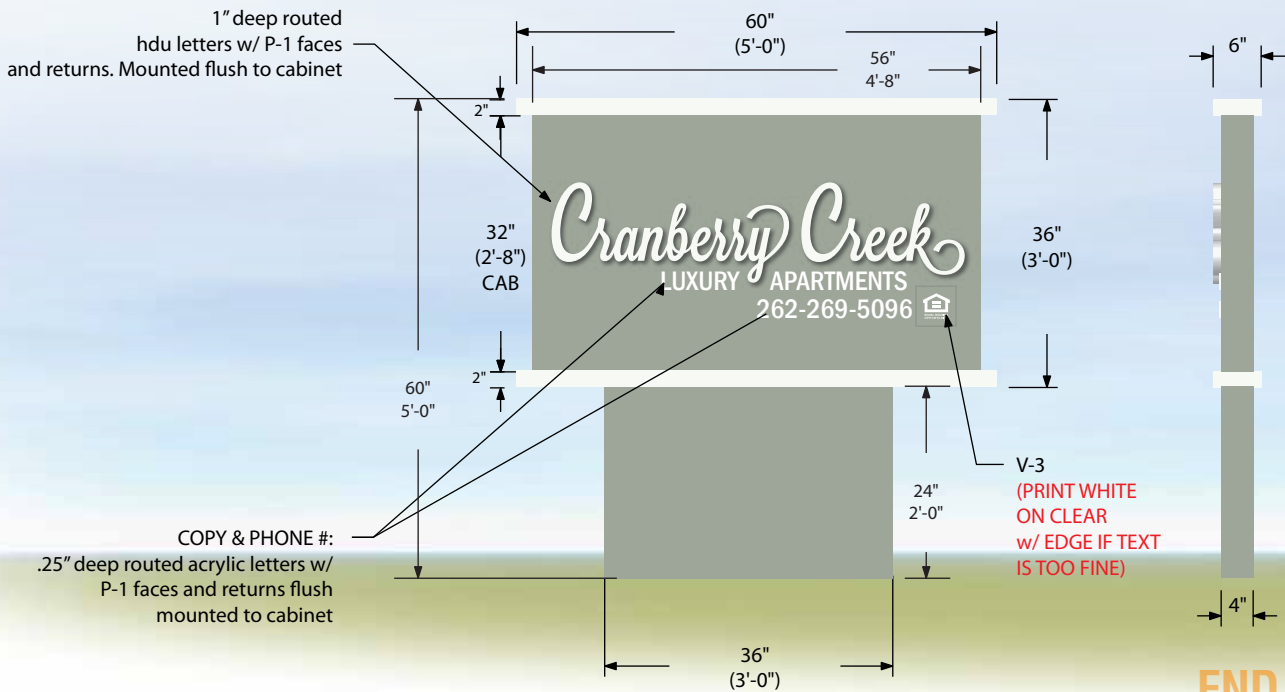


MONUMNET: CONDO ENTRANCE



A EXISTING VIEW
2 N.T.S.

A DETAIL VIEWS
4 SCALE: 1/2" = 1'



FRONT / BACK

END

CONCEPTUAL DRAWING ONLY - NOT FOR FABRICATION PURPOSES (SIZES ARE APROX)

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MATCH PROVIDED
SAMPLE



505 Lawrence Dr., De Pere, WI 54115
920-336-8900 greenbaysigns.com

CLIENT: PREMIER REAL ESTATE-CRANBERRY CREEK

LOCATION: W206 N15576 BLACKBERRY CR. JACKSON WI
DRAWN BY: NICOLE P
SALESPERSON: ANGIE B
DATE: 05/04/2017
DESIGN #: D10536
PAGE: 2

REVISION LOG:	INTL	DATE	DESCRIPTION
	NP	05/08/2017	S/F & COLOR

MONUMENT SIGN

QUANTITY: 1
SIDES: S/F
CABINET: FABRICATED ALUM (4" DEPTH)
LIGHTING: NON-LIT
FACES: .125 ROUTED / SHEETED ALUMINUM
FONT: LAVENDERIA, FRANKLIN
REVEAL: 2" HEIGHT

LETTERS: 1"D HDU (CRANBERRY CREEK)
1/4"D ACRYLIC (LUXURY APARTMENTS
& PHONE NUMBER)

MOUNTING: FLUSH TO CAB

GRAPHICS: CUT VINYL, 1ST SURFACE
(HOUSING LOGO)

PHOTO EYE: NO
MOUNTING: DIRECT EMBEDMENT

INSTRUCTION: PRODUCE AND INSTALL SIGN.

COLORS:

- ☐ P-1 MP27386 VERIZON WHITE
☒ P-2 MATCH PROVIDED SMPLE
☐ V-3 ORACAL 751-010 WHITE VINYL

CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

A LOCATION VIEW (AFTER)
1 SCALE: 3/16" = 1'

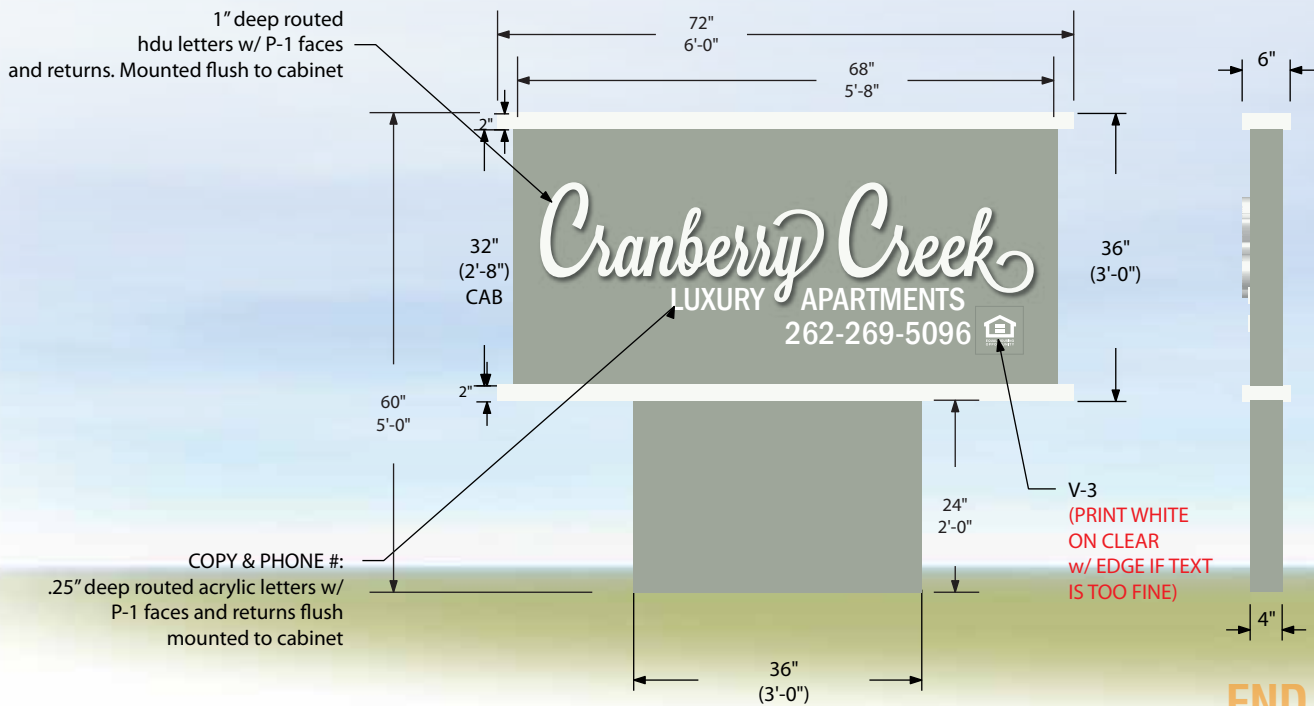


MONUMENT: JACKSON DRIVE ENTRANCE



A EXISTING VIEW
2 N.T.S.

A DETAIL VIEWS
4 SCALE: 1/2" = 1'



FRONT / BACK

END

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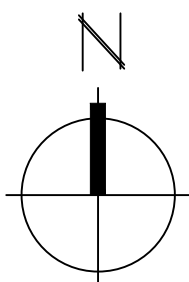
MATCH PROVIDED
SAMPLE

CRANBERRY CREEK ESTATES

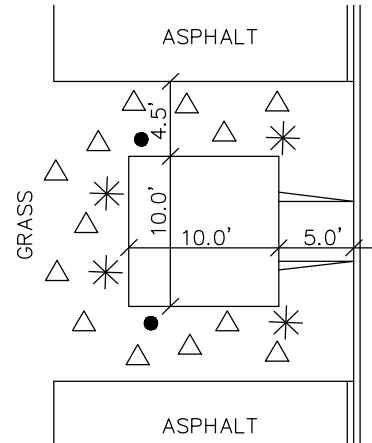
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

JACKSON DRIVE

PREMIER REAL ESTATE MANAGEMENT, LLC
19105 W. CAPITOL DR., STE. 200
BROOKFIELD, WISCONSIN 53045
(262) 790-4560



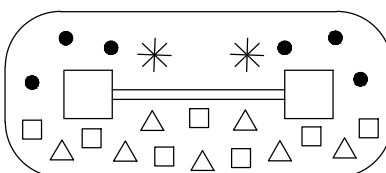
LANDSCAPE PLAN
SCALE 1" = 60'



1 MAILROOM PLANTING DETAIL
C4.0 N.T.S.

MAILBOX PLANT SCHEDULE

KEY	BOTANICAL NAME COMMON NAME	PLANT SIZE	QUANTITY
△	HEMEROCALLIS-DAYLILLY PARDON ME	1 GAL.	13
*	VIBURNUM DENTATUM 'CHRISTOM' BLUEMUFFIN ARROWWOOD VIBURNUM	5 GAL.	4
●	THUJA OCCIDENTALIS 'HETZ MIDGET' HETZ MIDGET ARBORVITAE	5 GAL.	2



2 PROJECT SIGN PLANTING DETAIL
C4.0 N.T.S.

PROJECT SIGN PLANT SCHEDULE

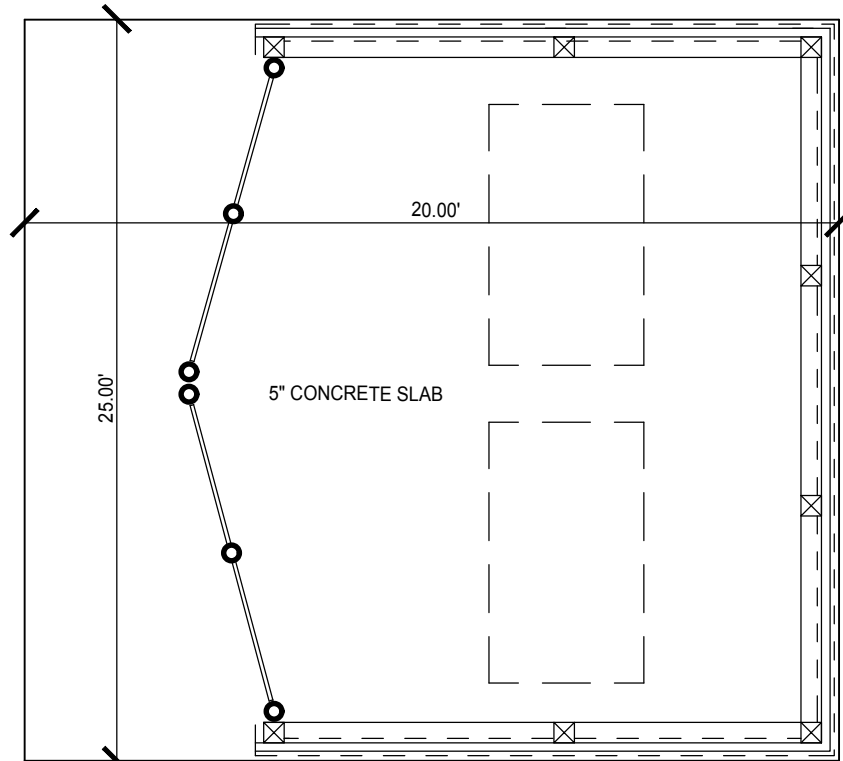
KEY	BOTANICAL NAME COMMON NAME	PLANT SIZE	QUANTITY
△	HEMEROCALLIS-DAYLILLY PARDON ME	1 GAL.	7
□	HEMEROCALLIS-DAYLILLY STELLA D'ORO	1 GAL.	7
*	VIBURNUM DENTATUM 'CHRISTOM' BLUEMUFFIN ARROWWOOD VIBURNUM	5 GAL.	2
●	THUJA OCCIDENTALIS 'HETZ MIDGET' HETZ MIDGET ARBORVITAE	5 GAL.	6

LANDSCAPE NOTES:

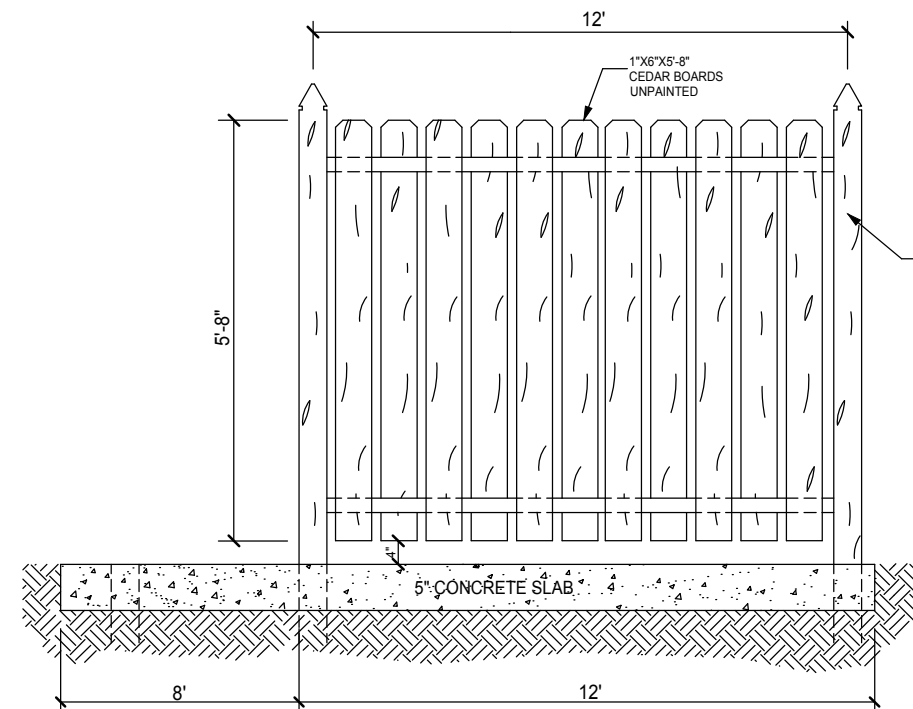
1. VERIFY UTILITIES BEFORE BEGINNING ANY WORK.
2. ALL PLANT BEDS SHALL HAVE 6" TOPSOIL, FABRIC WEED BARRIER AND 4" CONTINUOUS LAYER OF CEDAR HARDWOOD MULCH. ALL TREES AND LARGE SHRUBS IN LAWN AREAS AND BERMED PLANTING AREAS SHALL BE MULCHED WITH A 4" HARDWOOD MULCH RING. PROVIDE PLASTIC LANDSCAPE EDGING AROUND ALL PLANTING BEDS AS PER PLANS. PLASTIC EDGING SHALL BE LANDSCAPE CONTRACTOR GRADE OLY OLA BLACKJACK PLASTIC EDGING.
3. ALL TREES SHALL BE B&B, STAKED AND GUYED IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSEYMS STANDARDS.
4. NEW AND DISTURBED LAWN AREAS SHALL BE RESTORED WITH SEED AND MULCH OR HYDRO-SEEDING.
5. MODIFICATIONS TO PLANT SPACING MAY BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR. DESIGNER SHOULD BE NOTIFIED OF ANY PROPOSED CHANGES TO PLANT MATERIALS OR DESIGN.
6. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED SITE WORK. IN CASE OF DISCREPANCIES BETWEEN PLAN AND PLANT COUNTS, PLAN SHALL GOVERN.
7. ALL LANDSCAPING WITHIN THE FRONT YARD SETBACK SHALL HAVE THE FOLLOWING RESTRICTIONS: 1) SHRUBS SHALL BE MAINTAINED AT A HEIGHT OF NO GREATER THAN THREE (3) FEET; 2) TREES MUST HAVE A CLEARANCE FROM THE GROUND TO THE BOTTOM OF THE FIRST BRANCH OF A MINIMUM OF SIX (6) FEET.

PLANT SCHEDULE

EVERGREEN TREES		PLANT SIZE	MATURITY	QUANTITY / SPACING
PG	KEY	BOTANICAL NAME COMMON NAME		
PG		PICEA GLAUCA DENSATA BLACK 'HILLS' SPRUCE	6"	20'-40'
PP		PICEA PUNGENS COLORADO SPRUCE	4"	20'-40'
TREES		PLANT SIZE	MATURITY	QUANTITY / SPACING
RL	KEY	BOTANICAL NAME COMMON NAME		
RL		AMERCAVA REDMOND REDMOND LINDEN	2 1/2" CAL	50'
M		MALUS DONALD WYMAN CRABAPPLE	2" CAL	20'
MS		MALUS 'SARGENT' SARGENT CRABAPPLE	2" CAL	6"-10'

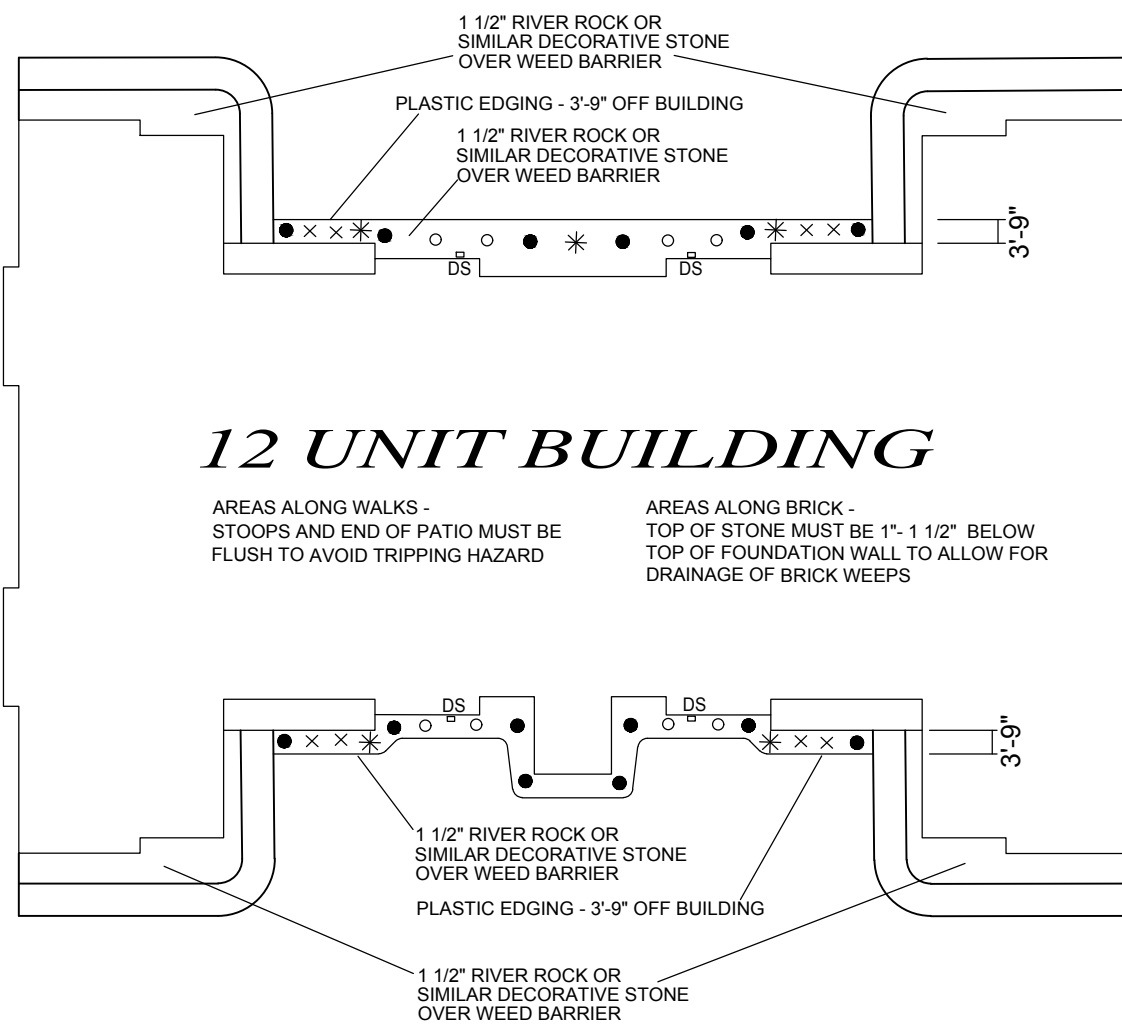


PLAN VIEW
N.T.S.



SIDE VIEW
N.T.S.

3 DUMPSTER ENCLOSURE DETAIL
C4.0 N.T.S.



12 UNIT BUILDING

AREAS ALONG WALKS - STOOPS AND END OF PATIO MUST BE FLUSH TO AVOID TRIPPING HAZARD

AREAS ALONG BRICK - TOP OF STONE MUST BE 1" - 1 1/2" BELOW TOP OF FOUNDATION WALL TO ALLOW FOR DRAINAGE OF BRICK WEEPS

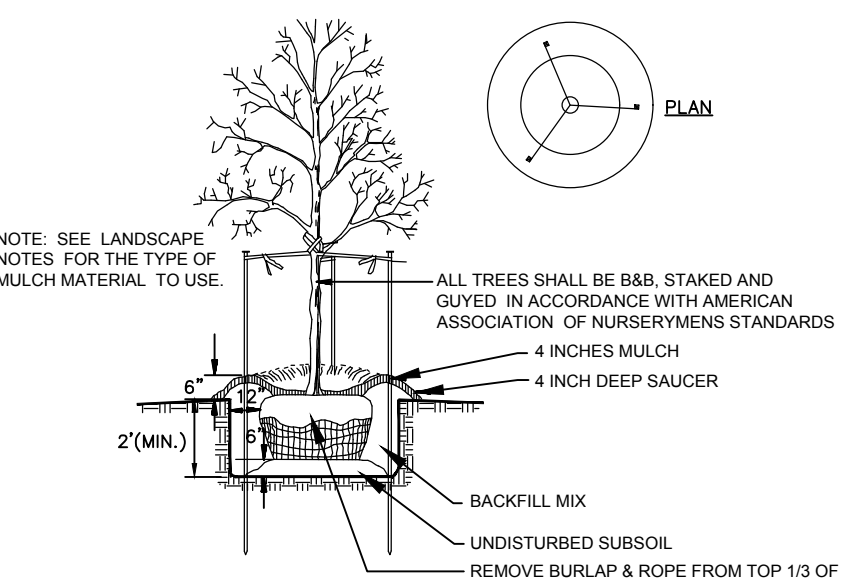
PLANT SCHEDULE (PER BUILDING)

KEY	BOTANICAL NAME COMMON NAME	PLANT SIZE	QUANTITY
○	POTENTILLA FRUCTICOSA 'GOLDFINGER' GOLDFINGER POTENTILLA	3 GAL.	8
●	THUJA OCCIDENTALIS 'HETZ MIDGET' HETZ MIDGET ARBORVITAE	5 GAL.	14
*	VIBURNUM DENTATUM 'CHRISTOM' BLUEMUFFIN ARROWWOOD VIBURNUM	5 GAL.	5
×	SPIREA x BUMALA 'GOLDFLAME' GOLDFLAME SPIREA	3 GAL.	8

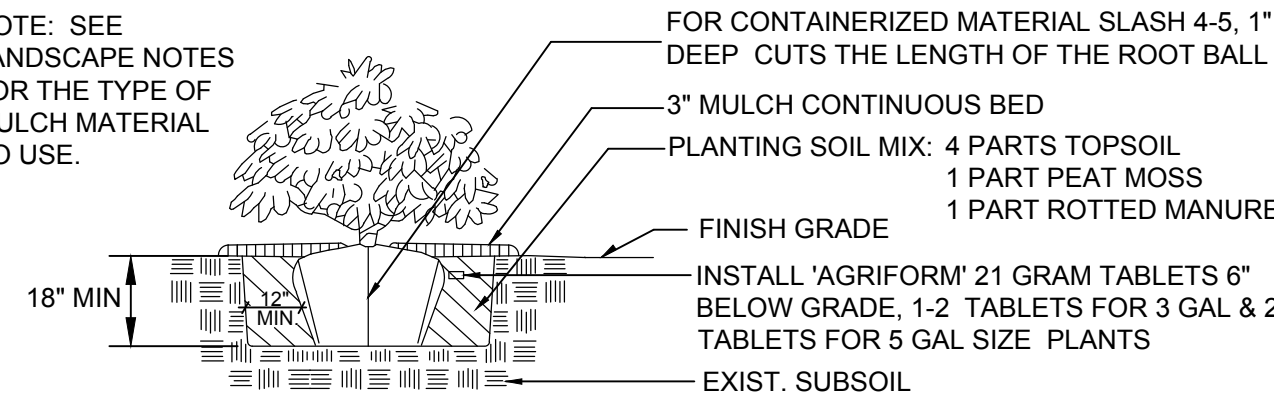
3 ROLLS 4x300' 3.2 OZ. WEED BARRIER, PER BUILDING

2 ROLLS OF 20' PROFESSIONAL GRADE BLACK EDGING WITH STAKES, PER BUILDING

4 BUILDING PLANTING DETAIL
C4.0 N.T.S.



5 TREE PLANTING DETAIL
C4.0 N.T.S.



6 SHRUB PLANTING DETAIL
C4.0 N.T.S.

2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS

PREMIER
REAL ESTATE MANAGEMENT, LLC

REV. NO.	DESCRIPTION	DATE	BY

PROJECT:	PREMIER CRANBERRY CREEK, LLC CRANBERRY CREEK ESTATES
LOCATION:	JACKSON STREET, VILLAGE OF JACKSON WASHINGTON COUNTY, WISCONSIN
DESCRIPTION:	LANDSCAPE PLAN & DETAILS

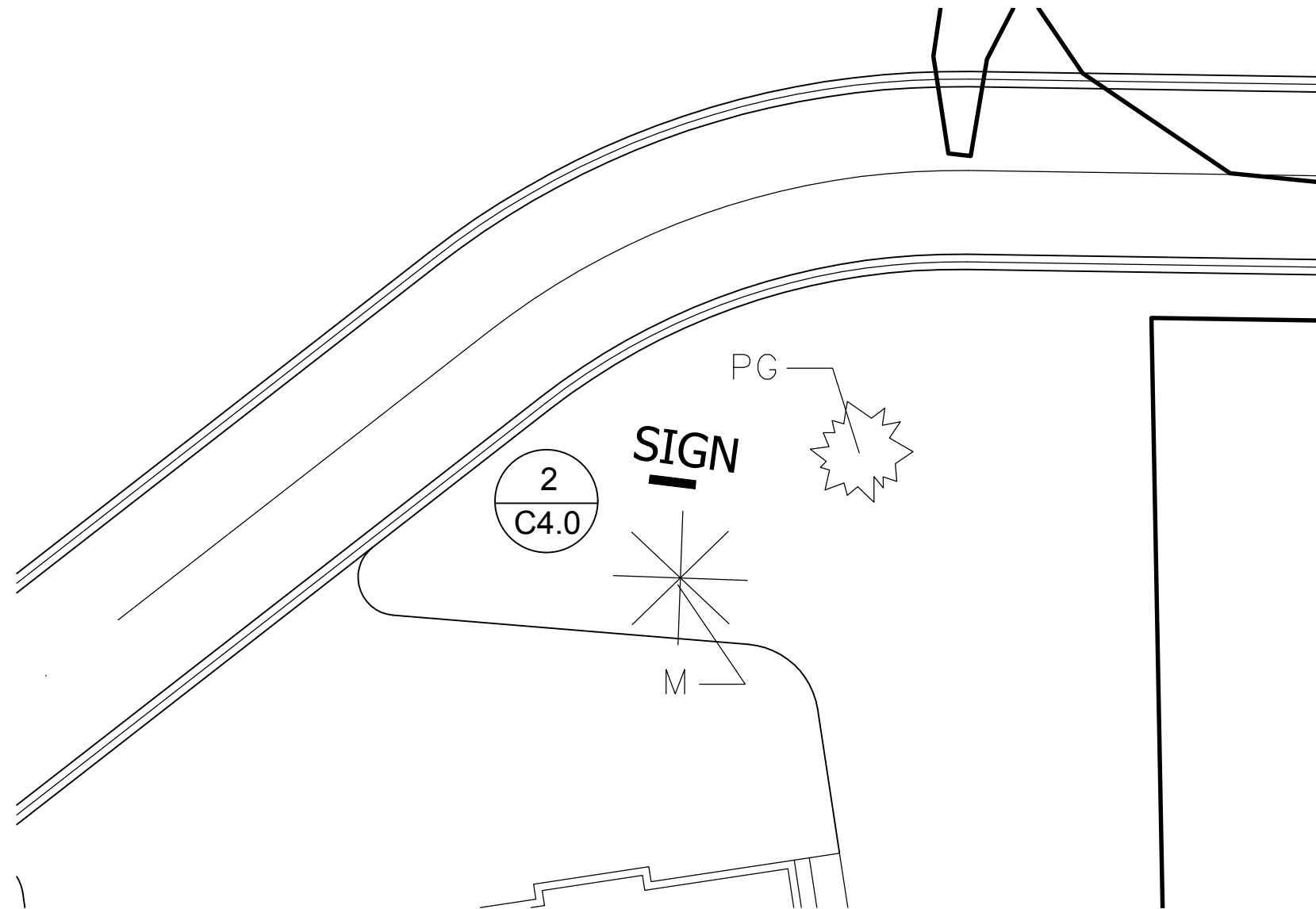
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TMW

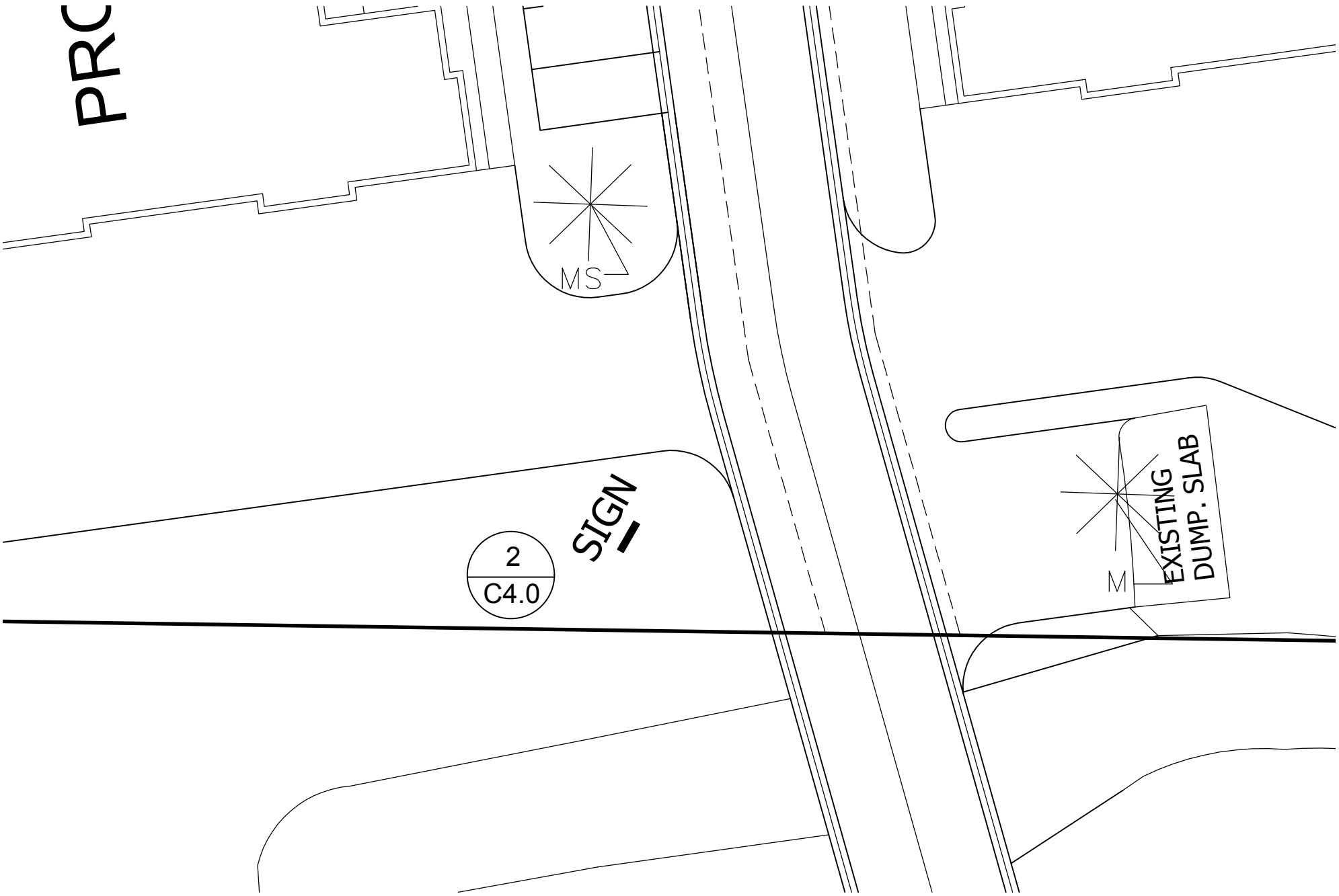
CHECKED BY:

DATE:
10/02/14

SHEET
C4.0

PROJECT-STATUS
7402



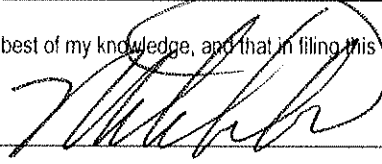


VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM
(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Design 2 Construct Address/ZIP N173W21010 Northwest Psge, 53037 Phone # 262-677-9933
 Contact Mark Hertzfeldt E-mail Address mhertzfeldt@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262-677-9934
 Name of Owner Dave Morbeck 4466 Highway P, Suite 205 53037 262-5674-1515
 Owner Representative/Developer _____
 Proposed Use of Site Office and senior care 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 Mark Hertzfeldt Signature  Date 05.10.2017

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: ComforCare / Just Like Home

For a property located at (address): Delaney Court

Phone number of Business/Applicant: 262-677-9933

For (land use, activity, sign, site plan, other): Office and Senior Care

Trash enclosure fencing to be 8'-0" tall rather than zoning height of 6'-0" tall

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

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

Comprehensive/Master Plan Compatibility: Yes

Building Materials (type, color): Building materials are masonry, siding and asphalt shingles

Trash enclosure gate is sealed cedar boards

Setbacks from rights-of-way and property lines: See site plan for location on site

Screening/Buffering: Tall evergreen landscaping, planted height typical 8'-0" or better

Landscape Plan (sizes, species, location): Please refer to new plan attached

Signing (dimensions, colors, lighting, location): Not applicable to this application

Lighting (wattage, style, pole location and height, coverage): Not applicable to this application

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s),
(sidewalk/pedestrian way width and material): See site plan for details

Storm-water Management: Not applicable to this application

Erosion Control: Not applicable to this application

Fire Hydrant Location(s): Existing

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

Hazardous Material Storage: None

Alarm Systems: None

Site Features/Constraints: Please refer to the enclosed site plan for details

Parking (no. of spaces, handicapped parking, and dimensions): No applicable to this application

Tree and shrub preservation: None

Setbacks/height limitations: zoning requirements for trash enclosure is 6'-0" - we are requesting permission for an 8'-0" enclosure

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):

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

Dave Morbeck, Owner

Please print name



N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

May 10, 2017

Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

Re: Comfor Care Application

Dear Plan Commissioners,

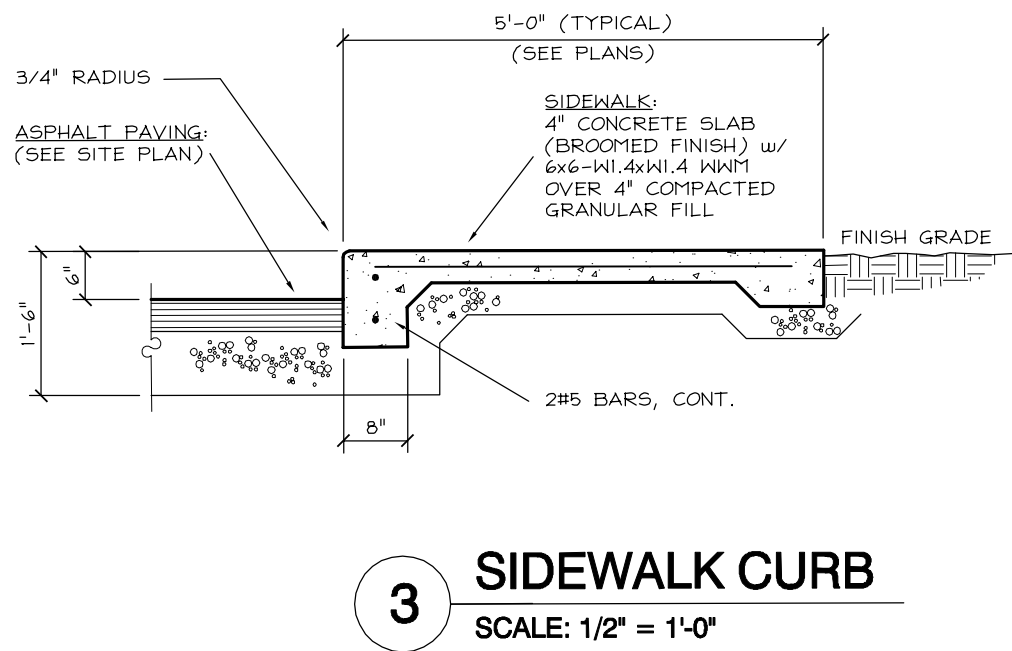
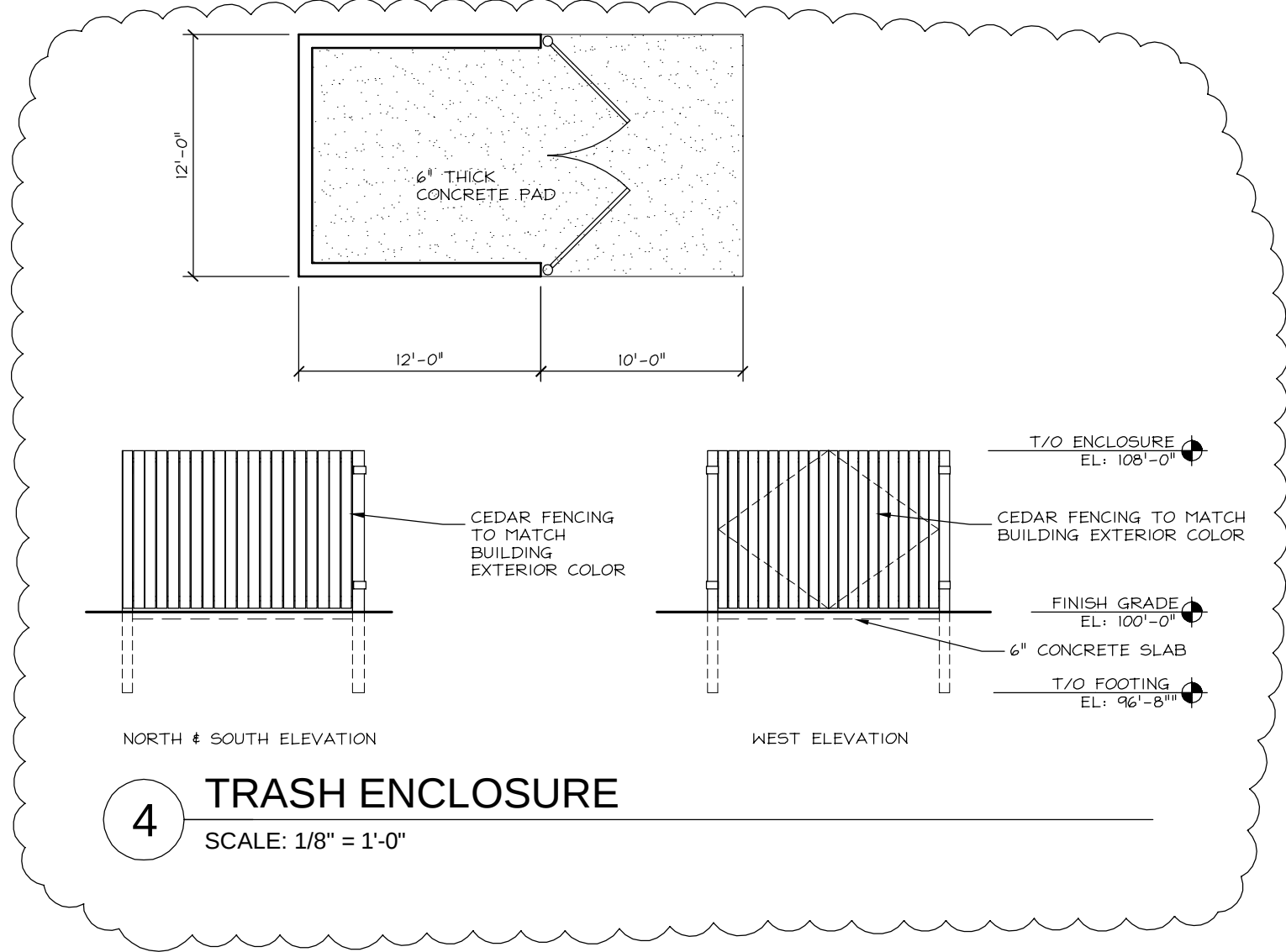
When the original review for this project was heard by you there were questions about the trash enclosure construction for this project. Specifically the height of the fence enclosure was not called out. Unfortunately the fence was constructed prior to this issue being resolved with Village Staff. Our application to you is a request to keep the fencing installed as is.

The original intent for the enclosure was to be 8'-0" tall. This height is 2'-0" taller than permitted by the Village of Jackson zoning code. We believe that this height variance is advantageous due to the height differential from our site to Highway "P". Highway "P" is approximately 11'-0" above our site where the trash enclosure is constructed. The additional height will help screen the trash bins. In addition to the taller fence we will also be planting Arborvitae evergreens around the enclosure which will be approximately 25'-0" tall at maturity to help screen the trash bins.

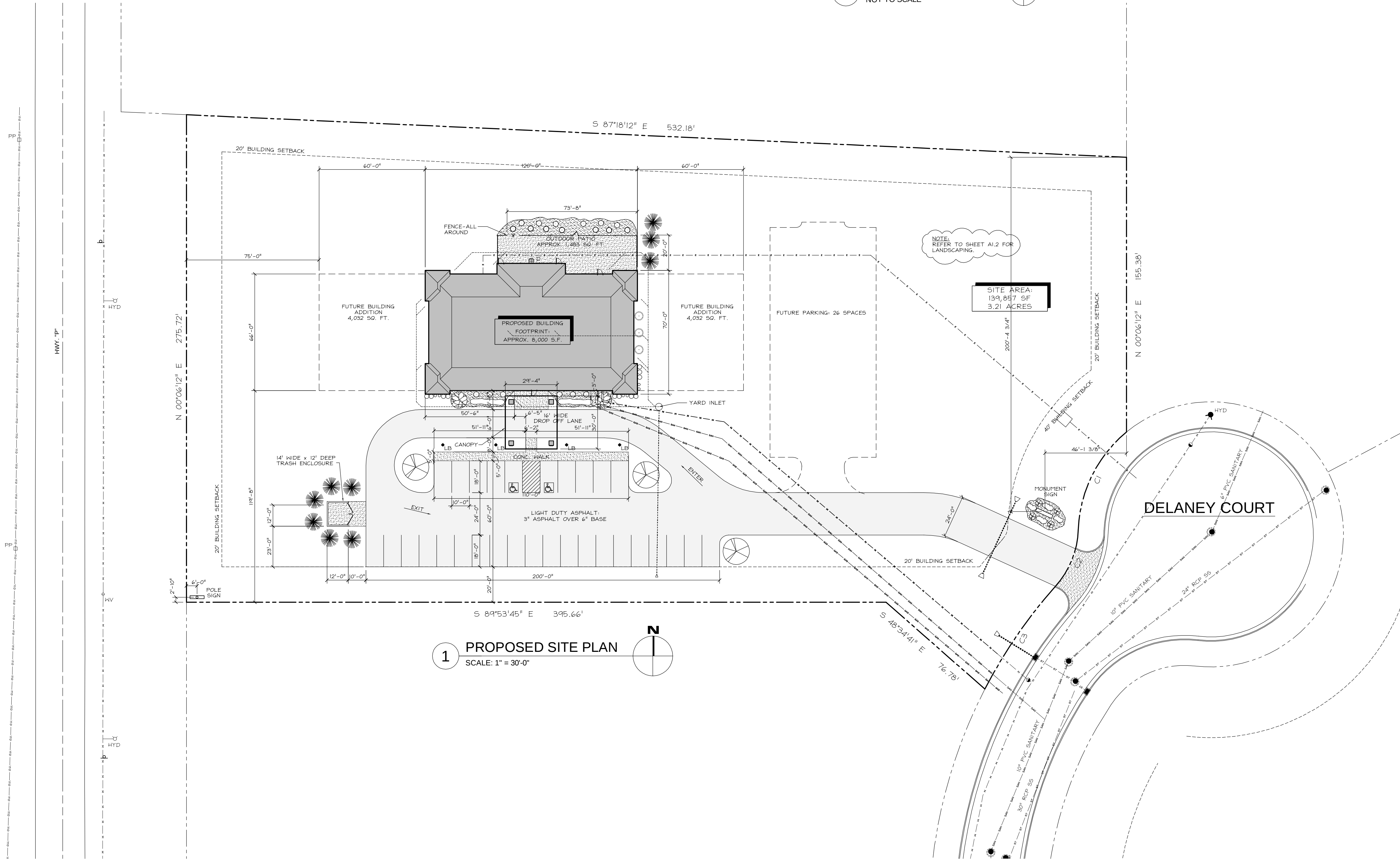
Please contact me to discuss any questions or concerns you may have .

Sincerely,

Mark Hertzfeldt



- SITE KEY:** (NOT ALL ITEMS MAY BE USED ON THIS PROJECT)
- ⊕ - BUILDING LIGHT (WALL MOUNTED, CUT-OFF TYPE, METAL HALIDE, 100 OR 250W)
 - - ELECTRIC / TELEPHONE SERVICE
 - _{CB} - CATCH BASIN
 - ⊗ - FIRE HYDRANT
 - ⊗ - WATER VALVE
 - - GAS VALVE
 - ⊙ - CORNER STAKE
 - † - SIGN ("HANDICAP PARKING")
 - E — - ELECTRIC LINE
 - G — - GAS LINE
 - SAN — - SANITARY SEWER
 - STM — - STORM SEWER
 - T — - TELEPHONE LINE
 - W — - WATER LINE



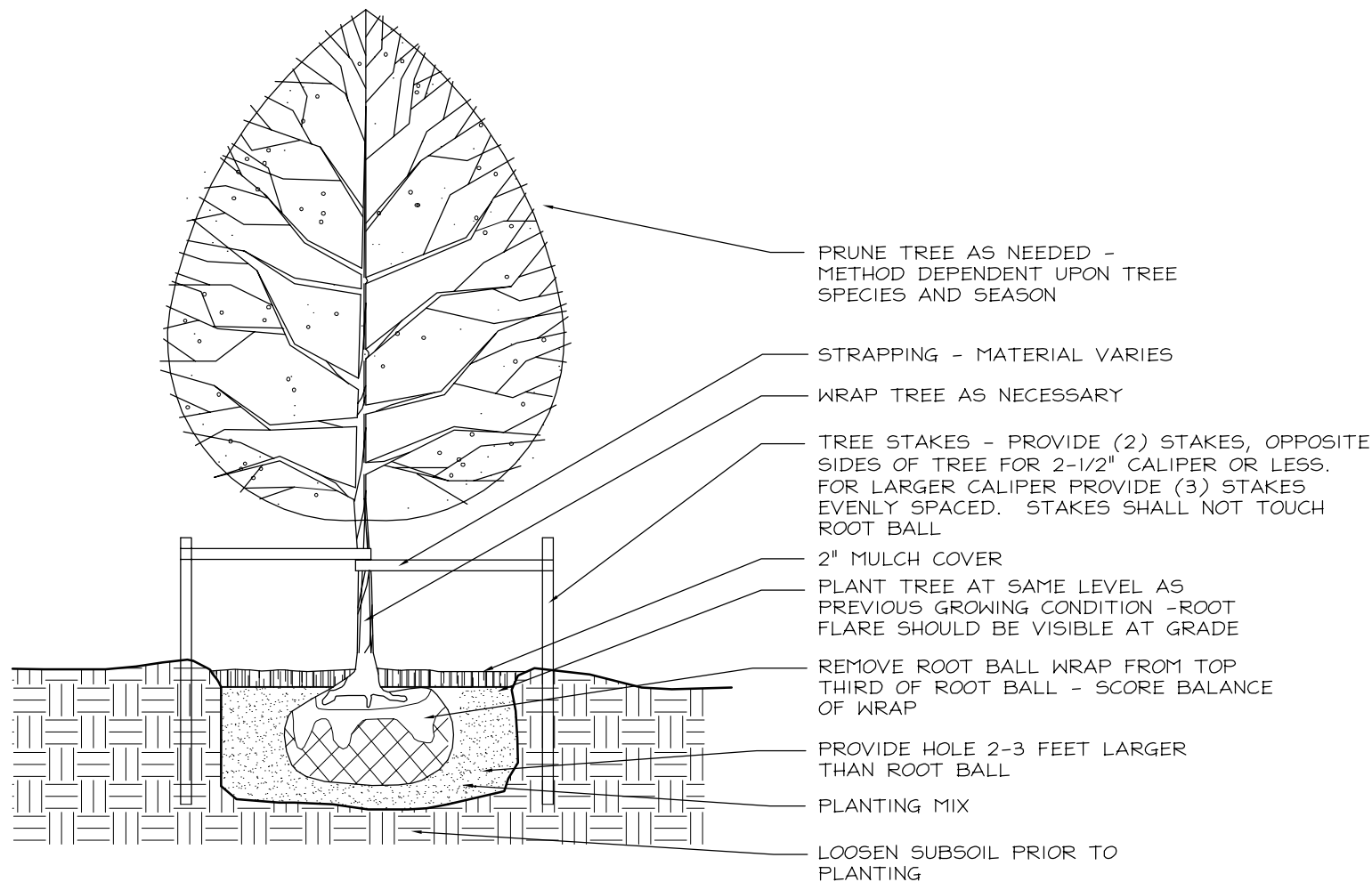
BUILDING DESIGN FOR:
**COMFORCARE HOME CARE/
JUST LIKE HOME ADULT DAY CENTER**
DELANEY COURT
JACKSON, WI 53037

SHEET TITLE
PROPOSED SITE PLAN

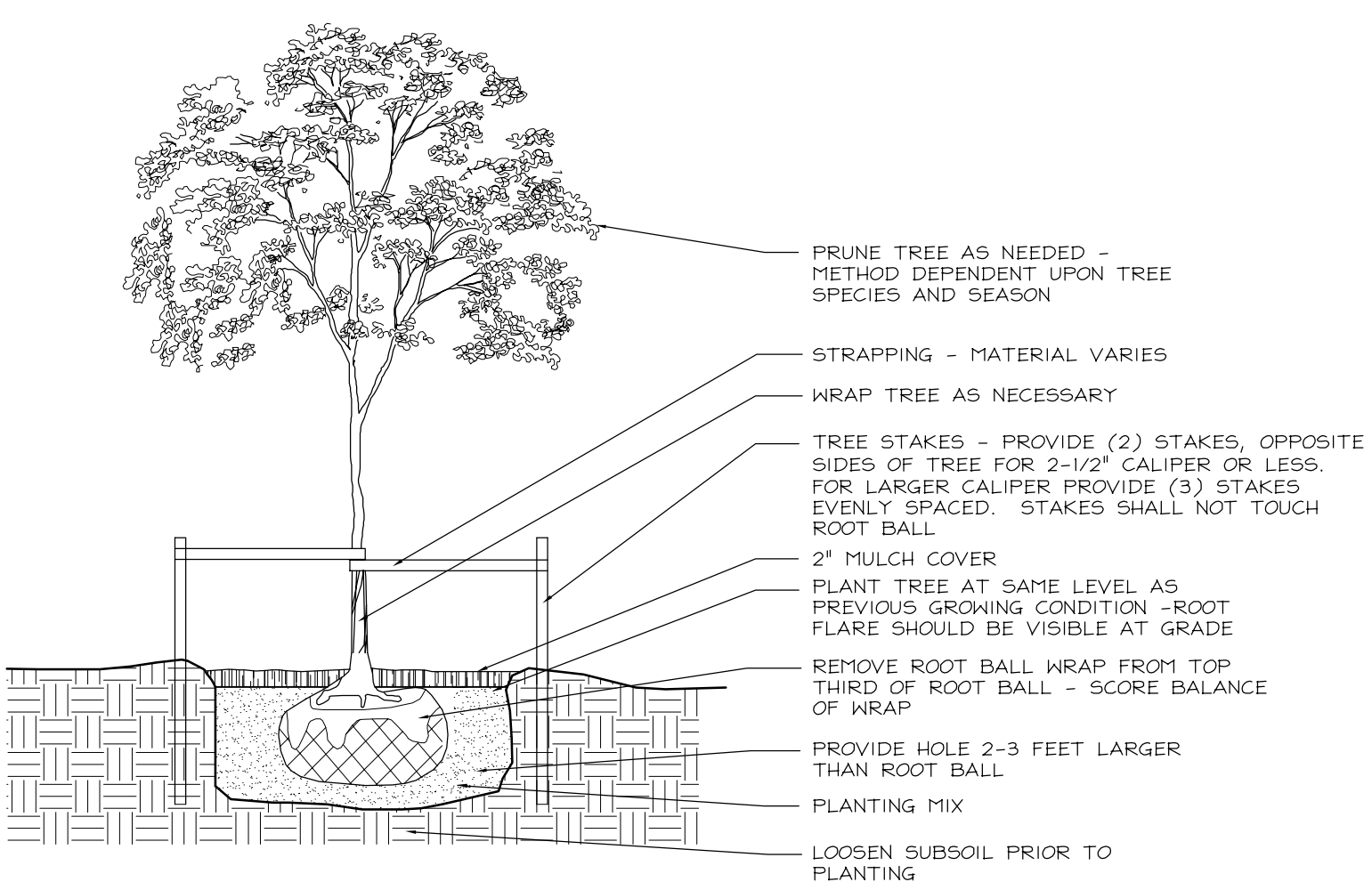
REVISIONS
△ 05.05.2017

PROJECT DATA
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JOB NO.: 16-00138
SET USE: PERMIT & BIDDING
FILE NAME: C1-A1.0
DRAWN BY: BCE, BW
SHEET NO.

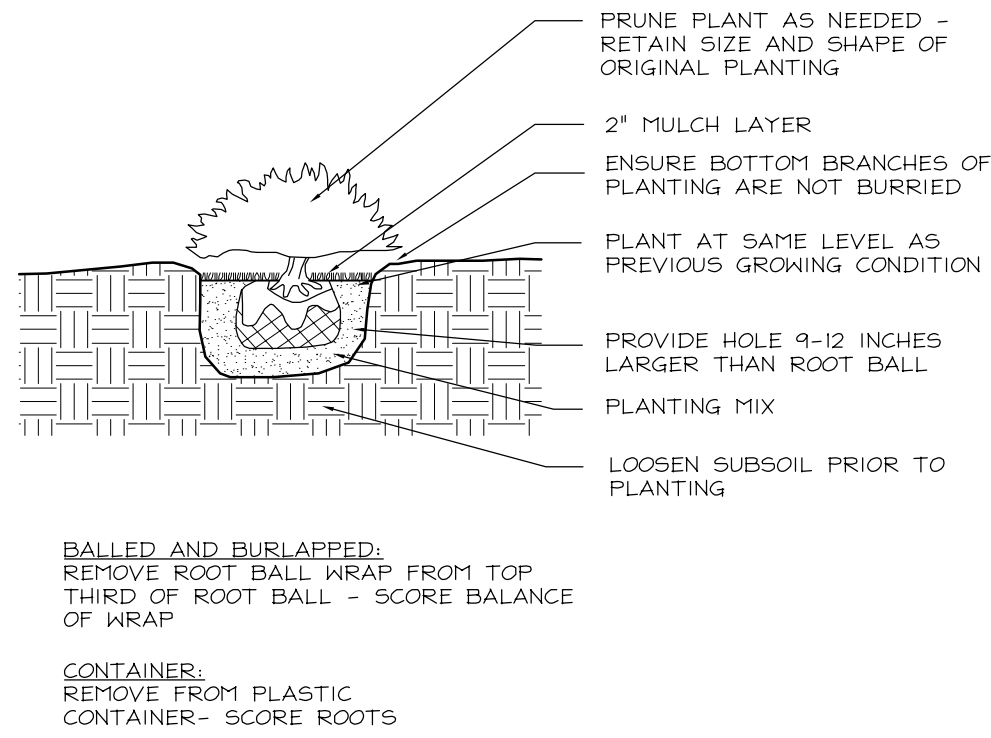
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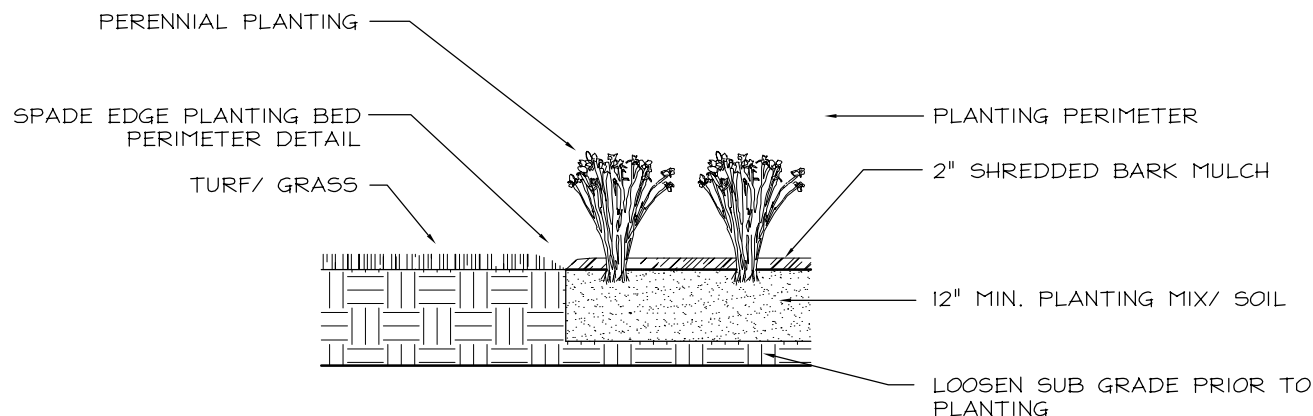
2 CONIFEROUS TREE PLANTING DETAIL
SCALE: NTS



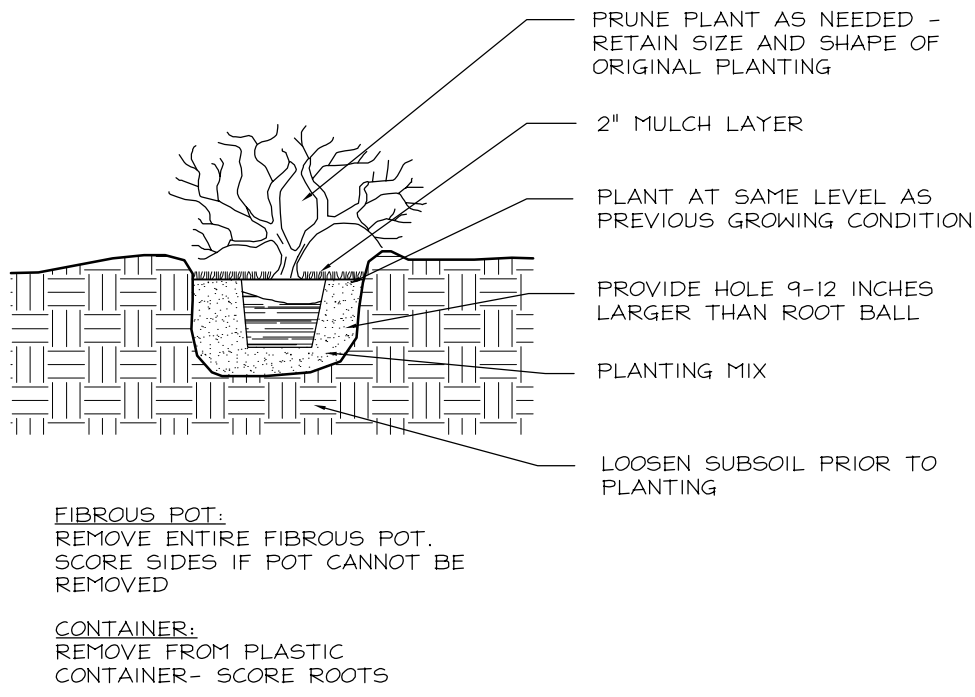
3 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



4 DECIDUOUS SHRUB PLANTING DETAIL
SCALE: NTS



5 PERENNIAL BED PLANTING DETAIL
SCALE: NTS

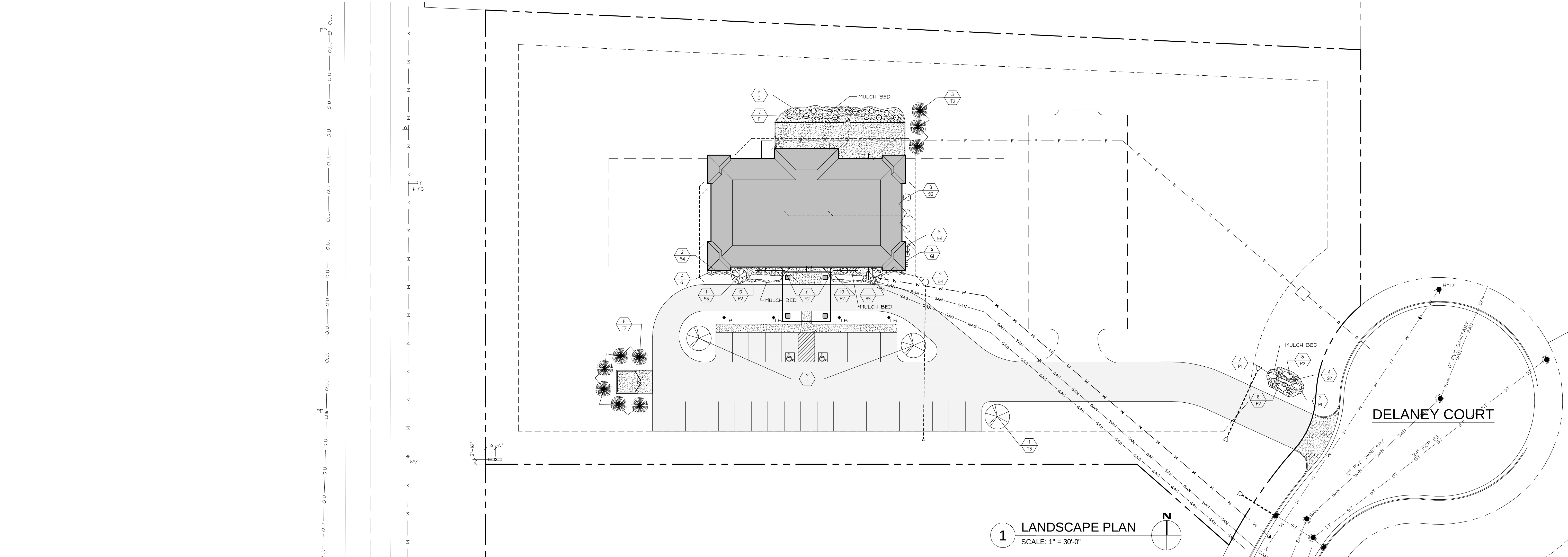


6 CONIFEROUS SHRUB PLANTING DETAIL
SCALE: NTS

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE		ROOTS
				MATURE	AT PLANTING	
S1	6	EUONYMUS, ALATUS 'COMPACTA'	BURNING BUSH, COMPACT	3' - 4'	12 - 18" HIGH	POT
S2	9	EUONYMUS, FOURNEI 'COLORATUS'	PURPLELEAF WINTER CREEPER		24" HIGH	POT
S3	2	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	6' - 8'	30" HIGH	B & B
S4	7	ROSA 'DOUBLE KNOCK OUT'	DOUBLE PINK KNOCK OUT ROSE	3' - 4'	18" HIGH	POT
P-1	11	SALVIA XSUPERBA 'MAY NIGHT'	MAY NIGHT SALVIA	24"		POT
P-2	36	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILLY	18-24"		POT
G-1	8	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTNER'	KARL FOERSTNER FEATHER REED GRASS	24"		POT
G-2	4	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	36"		POT
T-1	2	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	30' - 35'	2-1/2" CAL	B & B
T-2	9	THUJA STANDISHII T. PLICATA	EMBER WAVES WESTERN ARBOR VITAE	25'		B & B
T-3	1	SYRINGA RETICULAE 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	20' -25'	7 - 8" CAL.	B & B

NOTE:
THIS ENTIRE SHEET HAS BEEN ADDED AS PART OF REVISION 1



DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

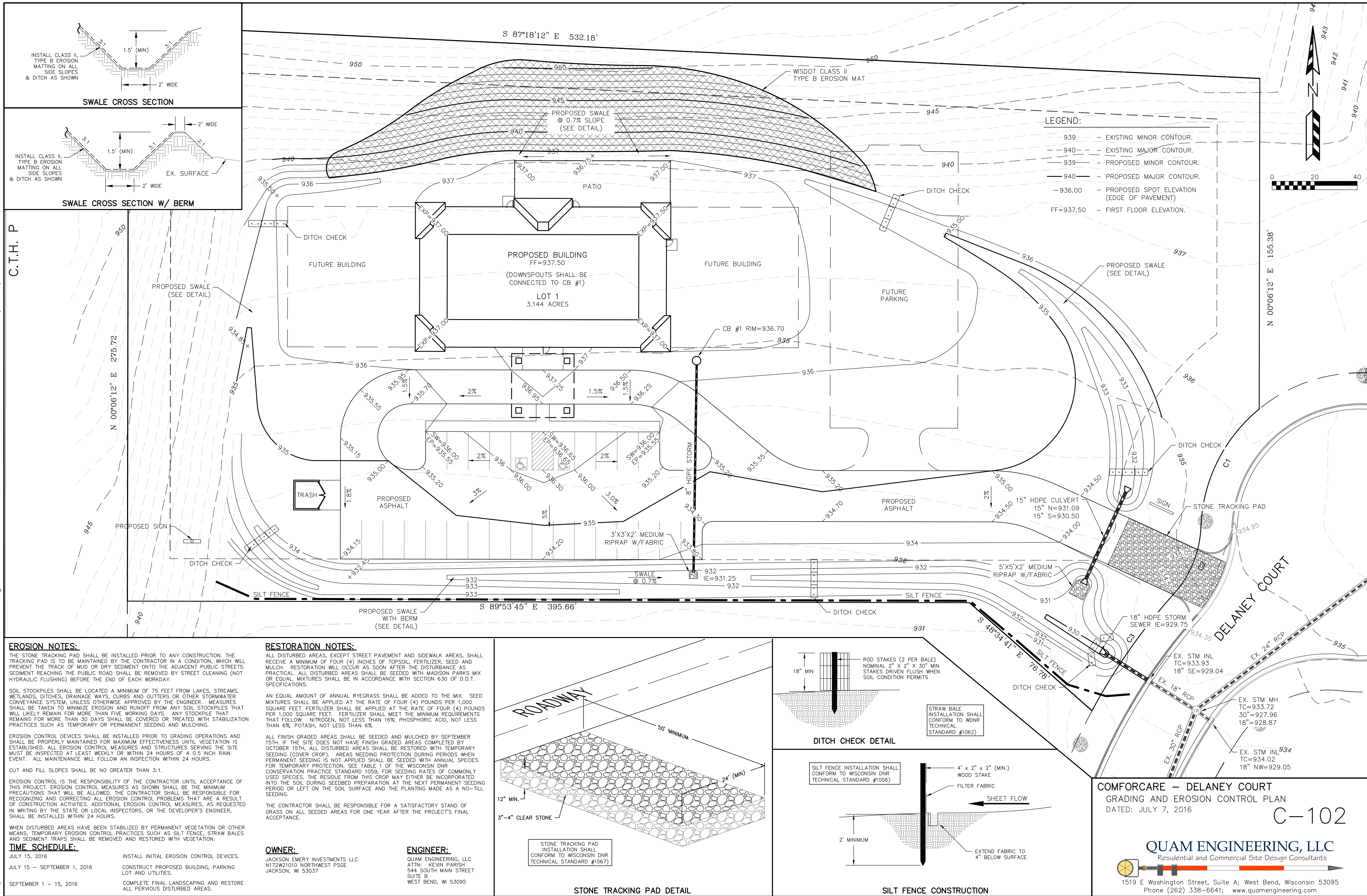
BUILDING DESIGN FOR:
COMFORCARE HOME CARE/
JUST LIKE HOME ADULT DAY CENTER
*
DELANEY COURT
JACKSON, WI 53037

SHEET TITLE
LANDSCAPE PLAN

REVISIONS
05.05.2017

PROJECT DATA
DATE 11.17.2016
JOB NO. 16-00138
SET USE PERMIT & BIDDING
FILE NAME C3-A1.2
DRAWN BY MVH, BW
SHEET NO.

A1.2



STAFF REVIEW COMMENTS
Plan Commission Meeting – May 25, 2017

1. Planned Unit Development Amendment – Sign - Premier Real Estate on behalf of Cranberry Jackson LLC – Jackson Dr.

Building Inspection

- Both ground signs are single sided signs.
- A separate Sign Permit is required for the sign installations.
- Recommend approval

Public Works/Engineering

- No additional comments.

Police Department

- No additional comments.

Fire Department

- No additional comments.

Administrative/Planning

- No additional comments.

2. Planned Unit Development Amendment Fence Height of Trash enclosure – ComforCare / Just Like Home – Delaney Court.

Building Inspection

- The dumpster enclosure was brought back in for review due to the contractor installed a cedar dog ear type fence which exceeds the 6'-0" maximum fence height per Village Code. The contractor has installed an 8'-0" high enclosure and has stated it was installed to screen the dumpsters from view from Highway P.
- The Village recently held Lumber Sales to a six (6) foot max lumber scrap containment height.
- Recommend maintaining the six foot height since the dumpsters are still visible with the 8 foot height enclosure from highway P. The contractor has proposed 6 each evergreens on the proposed site plan and will eventually add additional height of screening in the future.

Public Works/Engineering

- No additional comments.

Police Department

- No additional comments.

Fire Department

- No additional comments.

Administrative/Planning

- No additional comments,