

## **AGENDA**

### **PLAN COMMISSION MEETING**

Thursday – July 27, 2017 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – May 25, 2017, Plan Commission Meeting.
3. Planned Unit Development Amendment – Oversized Garage – Berben – English Oaks.
4. Conditional Use – Storage Facility – Dittmar – Industrial Drive.
5. Certified Survey Map – Extraterritorial – Melius – Sherman Road – Town of Polk.
6. Citizens to address the Plan Commission.
7. 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 – May 25, 2017 – 7:00 pm  
Jackson Village Hall  
N168W20733 Main St  
Jackson, WI 53037**

**1. Call to Order & Roll Call.**

Peter Habel called the meeting to order at 7:00 p.m.

Members present: Steve Schoen, Greg Winn, Tr. Kruepke, Pres. Schwab.

Members Absent: Tr. Emmrich and Jeff Dalton (excused).

**2. Minutes – March 30, 2017, Plan Commission Meetings.**

Motion by Tr. Kruepke, second by Gregg Winn to approve the minutes of March 30, 2017.

Vote: 4 ayes, 0 nays. Motion carried.

President Schwab arrives.

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

Sarah Hillenbrand was present and had received staff comments.

Motion by Peter Habel, second by Tr. Kruepke to recommend approval of the Planned Unit Development Amendment – Sign – Premier Real Estate on behalf of Cranberry Jackson LLC, per staff comments.

Vote: 5 ayes, 0 nays. Motion carried.

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

Mark Hertzfeldt was present and had received staff comments. Mark commented that the fence is 8 foot tall due to their mistake, but he believes the mistake works. The fence is around the trash enclosure. The standard is 6 feet tall. They would be happy to cut the fence to 6 foot tall; however, there is a decorative top on the fence. They will be planting arborvitae around the fence. The arborvitae will be planted as soon as the weather allows.

Motion by Pres. Schwab, second by Tr. Kruepke to recommend Denial of the Planned Unit Development Amendment – Fence Height of Trash Enclosure – ComForCare/Just Like Home – Delaney Court.

Vote: 4 ayes, 1 nay (Habel). Motion carried.

**5. Citizens to address the Plan Commission.**

Gregg Winn commented that he had jointed the baseball association and is working with the Town of Jackson with the Jackson Area Youth Baseball Association. He has volunteered and is working with the groups.

**6. Adjourn.**

Motion by Peter Habel, second by Pres. Schwab to adjourn.

Vote: 5 ayes, 0 nays. Meeting was adjourned at 7:19 p.m.

Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer

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

Name of Applicant Keith Berben Address/ZIP W197N17122 Stonewall Dr Phone # 262-305-6638  
 Contact \_\_\_\_\_ Fax # where Agenda/Staff comments are to be faxed \_\_\_\_\_  
 E-mail Address Berben05@att.net Name of Owner Keith Berben Address/ZIP \_\_\_\_\_ Phone# \_\_\_\_\_  
 Owner Representative/Developer H+A Construction  
 Proposed Use of Site W195N17291 English Oaks Drive Present Zoning \_\_\_\_\_

| ACTION REQUESTED                                     | FEE   | SUBMITTAL REQUIREMENTS                            | TYPE OF INFORMATION DESCRIBED<br>(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 | <del>1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20</del> | 5) Impact Statement                                                 |              | XXX |
|                                                      |       |                                                   | 6) Location Map                                                     |              | XXX |
| REZONING                                             | \$200 | 1,2,(3),4,6,9 or 10 (500' for rezoning            | 7) Development Plan / Site Plan                                     |              | XXX |
|                                                      |       | 200' for Cond. Use or PUD Site Plan)              | 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                                      | <b>Engineering Review - Infrastructure</b>                          |              |     |
|                                                      |       |                                                   | 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 Keith Berben Signature Keith Berben Date 6-30-17

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

June 29, 2017

Jackson Village Board:

Attached is my application requesting a variance approval so that I may build a larger garage with my home. I wish to park my business work trailer inside my garage instead of on my driveway. I believe this will make my neighborhood have better curb-side appeal.

Best Regards,

Keith Berben  
W197N17712 Stonewall Drive  
Jackson, WI 53037  
(262) 305-6638

# IMPACT STATEMENT

## I. Estimated number of vehicles and recreational vehicles to be stored on site.

1. 1 tandem action construction trailer
2. 1 4'x4' quad cab pick-up truck
3. 1 Dodge Journey mini-van

## II. Proposed Dates of Construction

July 2017 through February 2018

# 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: \_\_\_\_\_

For a property located at (address): W195N17291 English Oaks Drive

Phone number of Business/Applicant: 262-305-6638

For (land use, activity, sign, site plan, other): \_\_\_\_\_

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

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): \_\_\_\_\_

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): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Keith Berben

\_\_\_\_\_, 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.

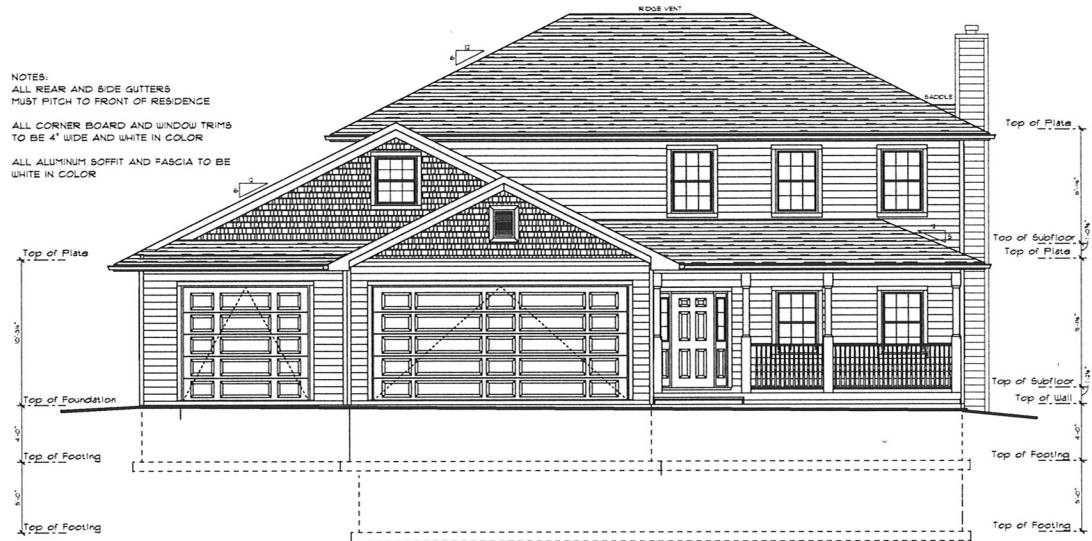
**EXPLANATION OF TYPES OF INFORMATION (From face of application form):**

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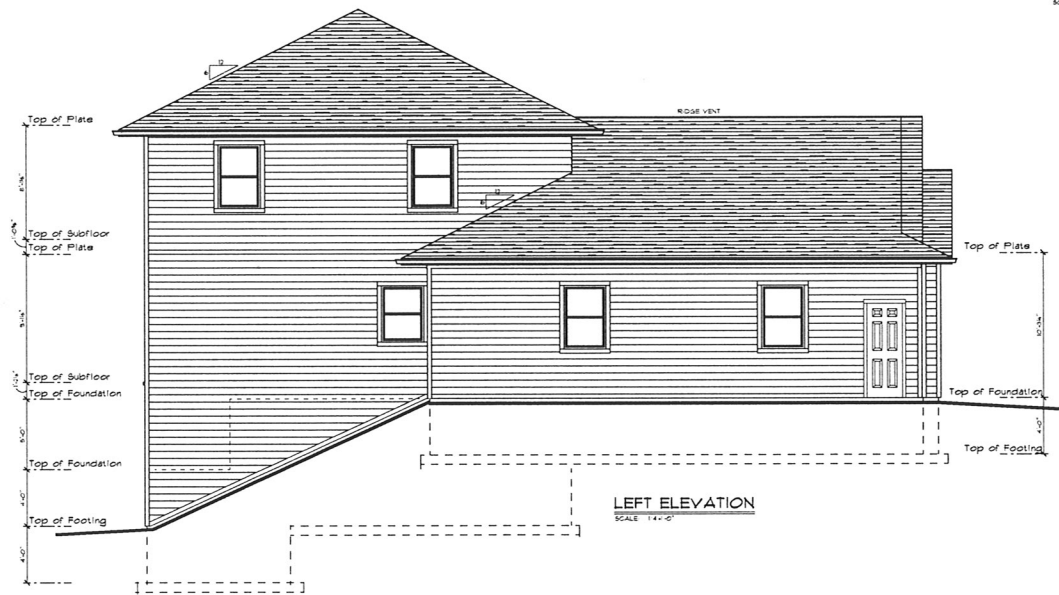
1. **Application Form: Must be submitted on CD.**
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address 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.**

NOTES:  
ALL REAR AND SIDE GUTTERS  
MUST PITCH TO FRONT OF RESIDENCE  
ALL CORNER BOARD AND WINDOW TRIMS  
TO BE 4" WIDE AND WHITE IN COLOR  
ALL ALUMINUM SOFFIT AND FASCIA TO BE  
WHITE IN COLOR



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

REVISED:  
12/2/16  
2/5/17  
2/8/17  
5/6/17

APPROVED:

OWNERS:  
Keith & Kristina Berben  
W19T-N1122 Stonewall Dr.  
Jackson, WI 53031

**BERBEN RESIDENCE**  
LOT #3 ENGLISH OAKS SUBDIVISION JACKSON, WI

DRAWING TITLE:  
ELEVATIONS/  
FLOOR PLANS

DR. NO.  
16/17

DATE:  
2/5/17

SCALE:  
1/4" = 1'-0"

DRAWN BY:  
B.R.

SHEET #

1.1



REVISED:  
12/12/16  
2/5/17  
2/8/17

APPROVED:

OWNERS:  
Keith & Kristina Berben  
W15-N1122 Stonewall Dr.  
Jackson, WI 53031

**BERBEN RESIDENCE**  
LOT #3 ENGLISH OAKS SUBDIVISION JACKSON, WI

DRAWING TITLE:  
ELEVATIONS/  
FLOOR PLANS

DR. NO.  
16/17

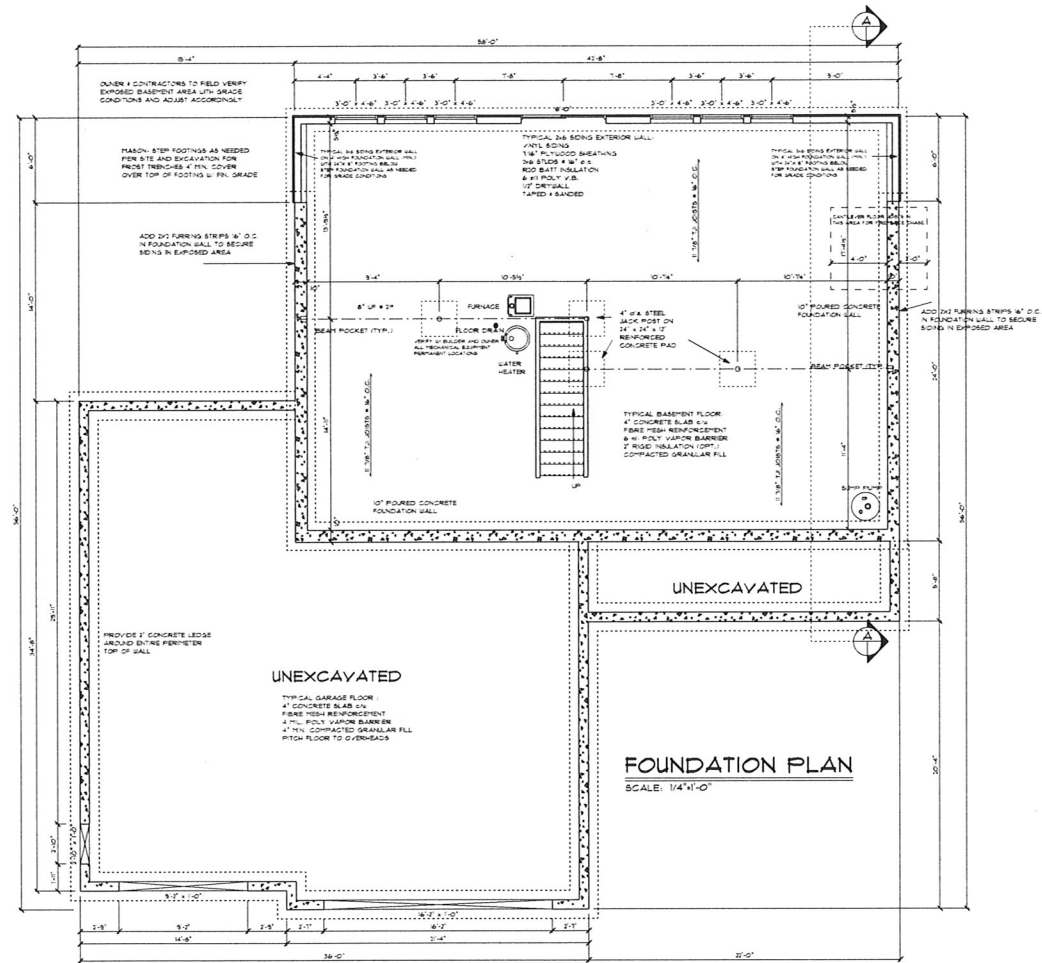
DATE:  
2/5/17

SCALE:  
1/4" = 1'-0"

DRAWN BY:  
B.R.

SHEET #

**2.1**



GENERAL NOTES:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE OWNER/CONTRACTORS FOR THIS PROJECT MUST CHECK AND VERIFY ALL DETAILS, FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. OWNER/CONTRACTORS SHALL BE RESPONSIBLE FOR NOTING ALL CONSTRUCTION IN ACCORDANCE WITH STATE AND LOCAL CODES AND IS THE RESPONSIBILITY OF THE OWNER/CONTRACTORS TO VERIFY ALL STRUCTURAL ENGINEERING TO MEET ALL STATE AND LOCAL CODES AND IS APPROVED BY BUILDING INSPECTOR.

PROVIDE SOLID BLOCKING TO FOUNDATION UNDER ALL POINT LOADS. DO NOT CUT ANY STRUCTURAL MEMBER WITHOUT CONSULTING GENERAL CONTRACTOR.

ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING OR MASONRY, EXCEPT WHEN RIGID INSULATION IS USED.

ALL INTERIOR DIMENSIONS ARE TO FACE TO FACE.

UNDOUBT BARS ARE FOR REFERENCE ONLY. OWNER/CONTRACTOR TO VERIFY MANUFACTURER AND SIZE TO MEET ALL CODE REQUIREMENTS INCLUDING STRESS, LIGHT AND VENTILATION.

THESE PLANS AND DESIGN ARE COPYRIGHTED PROTECTED AND MAY NOT BE USED WITHOUT WRITTEN CONSENT.

REVISED:  
12/12/16  
2/5/17  
2/8/17  
5/16/17

APPROVED:

OWNERS:  
Keith & Kristina Berben  
1915-HITZ Stonewall Dr.  
Jackson, WI 53031

DRAWING TITLE:  
**BERBEN RESIDENCE**  
LOT #3 ENGLISH OAKS SUBDIVISION JACKSON, WI

ELEVATIONS/  
FLOOR PLANS

DR. NO.  
16/17

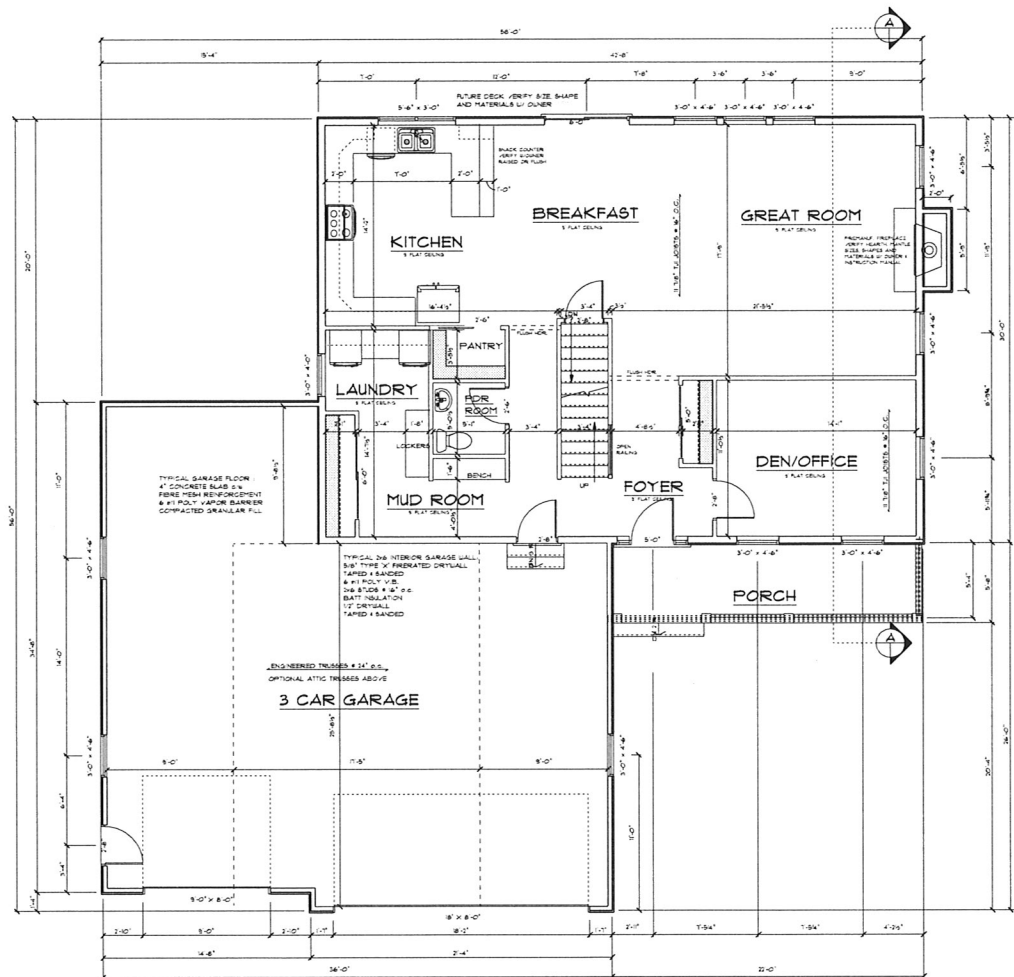
DATE:

SCALE:  
1/4" = 1'-0"

DRAWN BY:  
B.R.

SHEET #

**3.1**



# FIRST FLOOR PLAN

SCALE: • 1/4"=1'-0"

## FLOOR PLAN NOTES:

HOUSE EXTERIOR WALLS DIM. • 6"  
INTERIOR WALLS DIM. • 3 1/2"

REVISED:  
12/12/16  
2/5/17  
2/8/17

APPROVED:

OWNERS:  
Keith & Kristina Berben  
1917-N1122 Shorewall Dr.  
Jackson, WI 53031

**BERBEN RESIDENCE**  
LOT #3 ENGLISH OAKS SUBDIVISION JACKSON, WI

DRAWING TITLE:  
ELEVATIONS/  
FLOOR PLANS

DR. NO.  
16/17

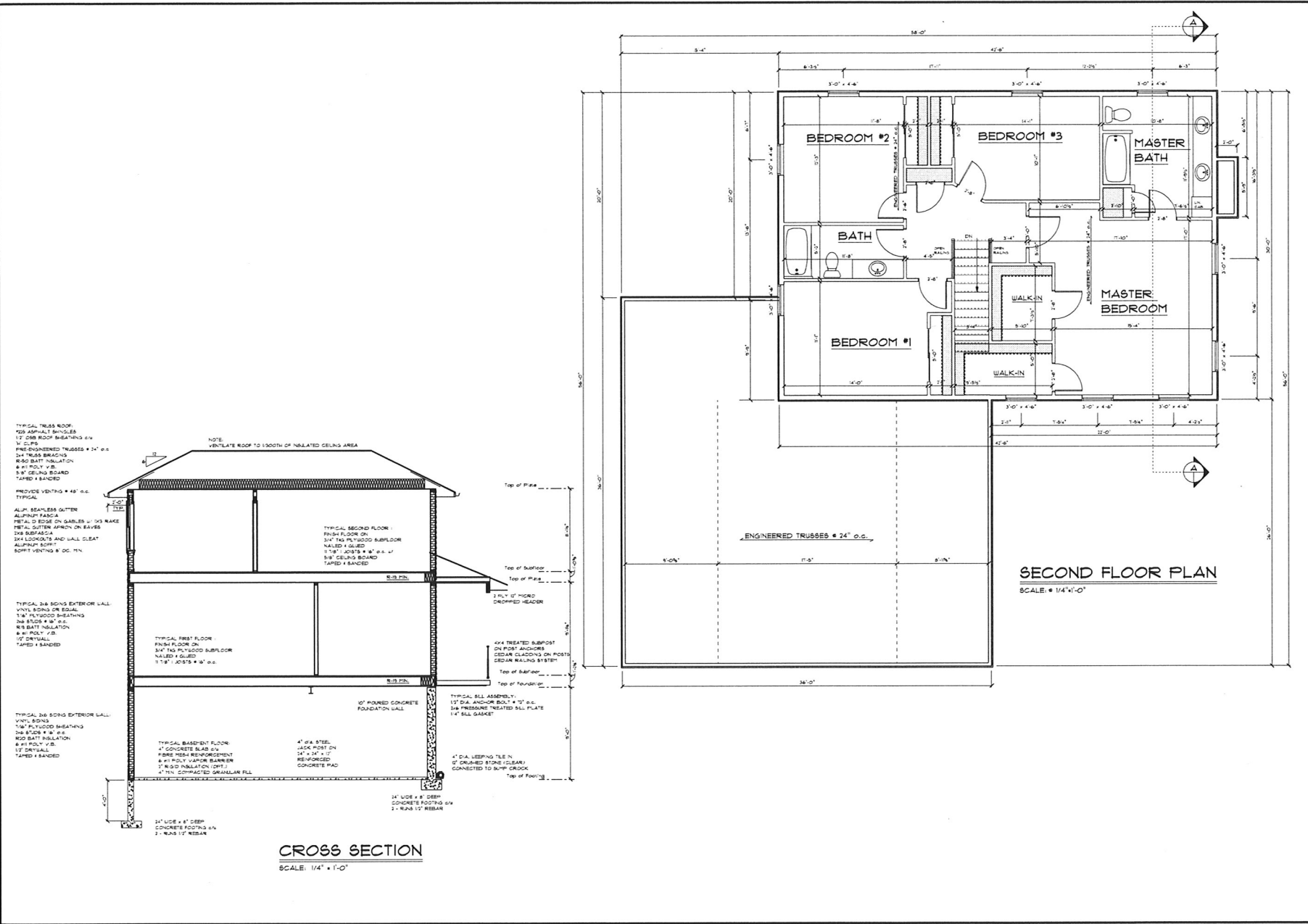
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2/5/17

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1/4" = 1'-0"

DRAWN BY:  
B.R.

SHEET #

**A4.1**



|                                                                                       |
|---------------------------------------------------------------------------------------|
| REVISED:<br>12/12/16<br>2/5/17<br>2/5/17                                              |
| APPROVED:                                                                             |
| OWNERS:<br>Keith & Kristina Berben<br>1095 N. 1122 Stonewall Dr.<br>Jackson, WI 53031 |
| <b>BERBEN RESIDENCE</b><br>LOT #3 ENGLISH OAKS SUBDIVISION JACKSON, WI                |
| DRAWING TITLE:<br>ELEVATIONS/<br>FLOOR PLANS                                          |
| DR. NO.<br>16/17                                                                      |
| DATE:<br>2/5/17                                                                       |
| SCALE:<br>1/4" = 1'-0"                                                                |
| DRAWN BY:<br>B.N.                                                                     |
| SHEET #<br><b>A5.1</b>                                                                |

**VILLAGE OF JACKSON**

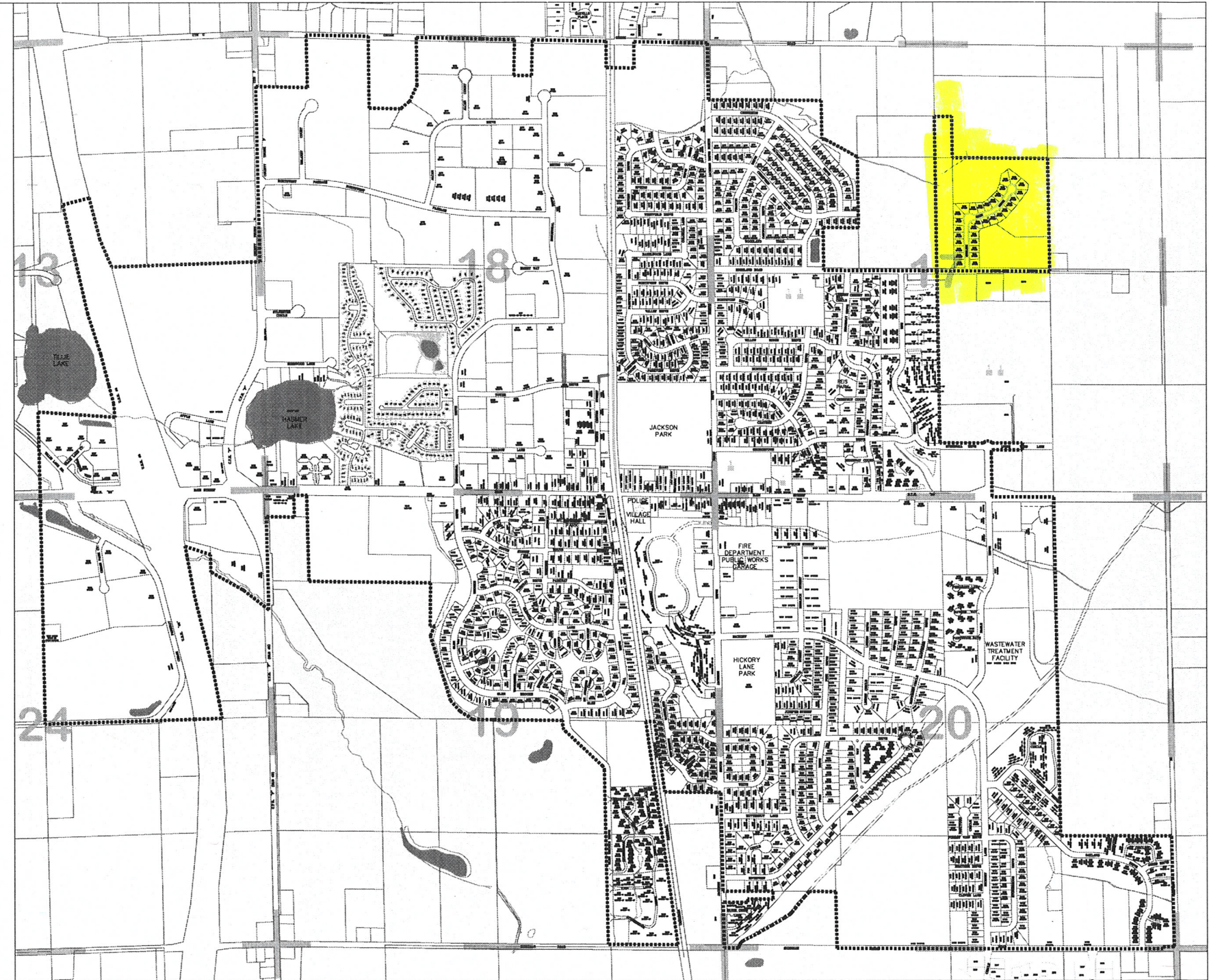
LEGEND

- RIGHT-OF-WAY
- PRIVATE ROADS
- SECTION
- WATER
- VILLAGE LIMITS
- RAILROAD
- CHURCH/SCHOOL

01/01/2010 SCALE: 1" = 320'

**STREET INDEX**

- ALCAN DRIVE NW 18, NE 18
- ALCAN COURT NW 18
- ANDREA WAY SE 20
- APPLE LANE SE 13
- ASPER DRIVE NW 20
- ASPER COURT NW 18
- BEARY PATCH ROAD NE 19
- BLACKBERRY CIRCLE NE 19
- BLOSSOM COURT SE 19
- BUTTERNUT LANE SW 20
- CASER COURT NW 18
- CEDAR CREEK ROAD NW 18, NE 18, NW 17
- CEDAR PARK COURT NE 24
- CEDAR PARKWAY SE 20
- CEDAR RUN DRIVE NE 19
- CELTIC COURT SE 18
- CENTER STREET (N) NE 19
- CENTER STREET (S) NE 19
- CHERRY HILL CIRCLE SW 17
- CHERRY HILL COURT SW 17
- CHESTNUT COURT SW 17
- CLOVER LANE SE 20
- COLONIAL LANE NE 18
- CRANBERRY CREEK LANE NE 19
- CRENSHAW DRIVE NW 17
- CRESTVIEW DRIVE NE 18, NW 17
- CITY TRAIL SE 24, NW 18 - NE 13/NW 18
- CURRANT LANE SE 19
- DEAN DRIVE SE 13
- DUNBAR COURT NW 19
- DUNBAR COURT SE 19
- EAGLE DRIVE NE 20, SE 17
- EASTWOOD CIRCLE SE 20
- ELIOT DRIVE SE 19
- EMERY WAY NE 18, SE 18
- EMERY WAY SE 20
- FOREST VIEW DRIVE SE 20
- FOX CREEK DRIVE SW 20
- FRANCIS DRIVE NW 17
- GALLOWAY COURT NW 19
- GEORGETOWN DRIVE SW 17
- GLER BROOK DRIVE NW 19, NE 19
- GLER HILL DRIVE NE 19
- GLERSON LANE NW 19
- HANFORD CIRCLE NW 20
- HANFORD DRIVE NW 20
- HAZELWOOD LANE NE 18
- HEATHER DRIVE SE 20
- HEATHER LYNN CIRCLE NW 20
- HENLOCK STREET NW 20, NE 20, SE 20
- HICKORY LANE NW 17, SW 17 - NE 17/SE 17
- HIGHLAND ROAD NW 17
- INDUSTRIAL DRIVE SW 18, SE 18, NE 18
- JACKSON DRIVE SE 20
- JACKSON DRIVE SE 19/SW 20 - NE 18/NW 17
- JAMES TRAIL SE 20
- JUNIPER STREET NW 20
- KANT LANE SE 19
- KIRSTEN COURT SE 20
- LEA FOR CIRCLE SE 17
- LIVING WOOD LANE NW 20
- LINDEN CIRCLE NW 20
- MAIN STREET NW 24/SW 13 - NE 20/SE 17
- MARSHLAND DRIVE NE 19, SE 19
- MELROY PLACE SE 19
- MEADOW LANE SW 18, SE 18
- METRO COURT NE 18
- HILL ROAD NE 24, SE 24
- NORTHVIEW DRIVE SE 18, NW 17
- NORTHWEST PASSAGE NW 18, NE 18
- OAKLAND DRIVE SE 20
- OAKWOOD DRIVE NW 17
- OLD ORCHARD COURT SW 17
- PARK COURT SW 17
- PARKVIEW COURT SE 18, NE 18
- PARKVIEW DRIVE NE 19
- PARTIDGE PATH NE 20
- PHEASANT LANE NW 20
- PIN OAK CIRCLE NW 20, SW 20
- PINE DRIVE SE 13
- PRAIRIE VIEW LANE NE 20
- RAYMOND ROAD NW 17
- REYNOLDS AVENUE NE 19
- RIDGE COURT SE 18
- RIDGE ROAD SE 18
- RIDGEWAY DRIVE SW 17
- RIDGEWAY DRIVE SW 20
- ROSEWOOD LANE SE 19, NW 19
- SCOTT COURT SE 19
- SHERMAN ROAD SE 19, SE 20, SW 20
- SILVER CREEK LANE SW 20
- SOMERSET CIRCLE NW 19, NW 19
- SOUTH STREET NE 18
- SPRING RIDGE COURT NE 18
- SPRING RIDGE DRIVE NW 20
- SPRUCE ST NE 19
- ST. ANDREWS COURT SE 19
- STONEBROOK DRIVE SE 20
- STONEHEDGE DRIVE SW 17, SE 17
- STONEWALL DRIVE NW 19, NE 19
- TARTAN COURT SE 13
- TILLIE LAKE COURT SE 13
- TILLIE LAKE ROAD NE 18, SE 18
- TOWER DRIVE NE 19
- TWEED COURT SE 18
- VALLEY DRIVE NE 19
- WESTERN AVENUE NE 18, NW 17
- WESTFIELD DRIVE NE 18
- WHITE AVENUE DRIVE SW 20
- WILLOW RIDGE DRIVE SW 17
- WILSHIRE WAY NW 18
- WOODLAND TRAIL NW 17
- WOODSIDE COURT NE 18



Plat of Survey  
For: Keith Berben  
LOT 9 of "English Oaks". A subdivision being  
a part of the SW ¼ of the NE ¼ of Section  
17, T10N, R20E, Village Of Jackson,  
Washington County, Wisconsin.

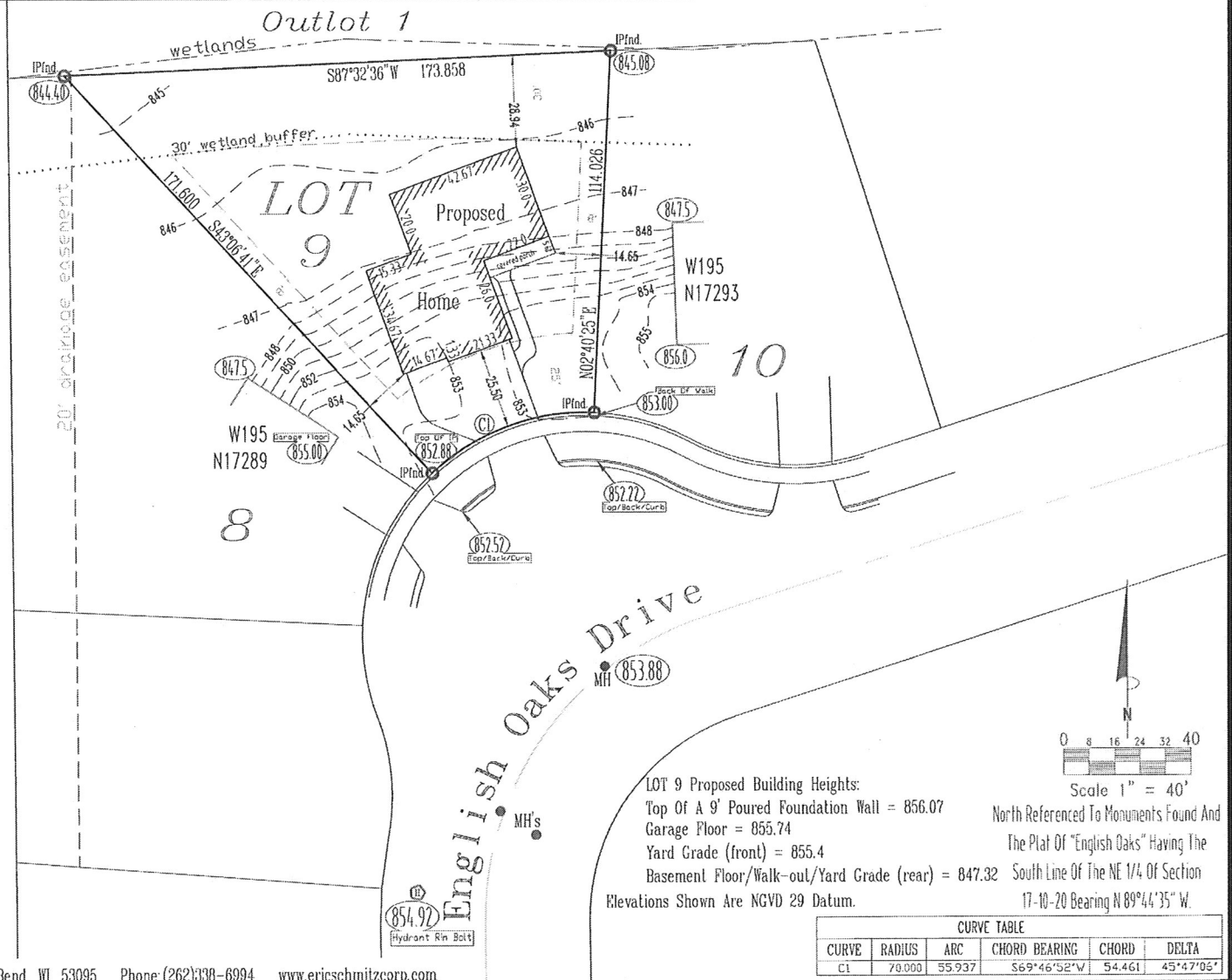


*Eric M. Schmitz*  
Eric M. Schmitz R.L.S. No. 1660

I hereby certify that I have surveyed the above described property and to the best of my knowledge, the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all permanent structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

Dated at West Bend, WI. this 5th  
day of June, 2017.

Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI. 53095 Phone: (262)338-6994 www.ericsschmitzcorp.com



July 5, 2017

To whom it may concern,

I, Lucas Thuecks, owner of the house and property located at W195N17293 English Oaks Dr., Jackson WI 53037 am in agreement with my neighbor building a three-car garage and any other building specifications they desire on their lot of land.

Thank you,

A handwritten signature in blue ink, appearing to read 'Lucas Thuecks', with a stylized, cursive script.

Lucas Thuecks

---

**Erich Olson**

W195N17278 English Oaks Dr.  
Jackson, WI 53037  
(262) 305-3623

July 19, 2017

To whom it may concern:

We have no issue with our neighbor in Lot 9 building an oversized attached garage on their new home.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Olson", with a stylized flourish at the end.

Erich & Jen Olson

July 22, 2017

Nathaniel Pabst  
W195N17289 English Oaks Dr.  
Jackson, WI 53037

Jackson City Hall  
N168W20733  
Jackson, WI 53037

Mr. Jim Micech or Whom it May Concern,

I am writing this letter to inform you of my approval of my neighbor's plans to build a garage that is larger than the maximum suggested or allowable garage size (location of house: Lot 9, English Oaks Subdivision). I have seen the plans for the house and am confident that the house will fit in with the neighborhood. I have no concern and look forward to seeing him continue to build his house. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Nate Pabst", with a long horizontal line extending to the right.

Nate M. Pabst

Conditional Use Application – Dittmar Realty, Inc.

Contents Enclosed

Numbers Correspond with Application Form

1. Enclosed
2. Enclosed
3. Enclosed
4. Tax bill enclosed
5. In application form
6. Enclosed
7. Enclosed
  
14. N/A Existing trees and shrubs screen the site. See photo
15. No grading
16. None N/A
18. Silt fence next to existing vegetation
19. Same as existing. Photo and drawing enclosed
20. N/A. No public infrastructure
21. \$150.00 application fee enclosed



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

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

| ACTION REQUESTED                                        | FEE   | SUBMITTAL REQUIREMENTS                                                         | TYPE OF INFORMATION DESCRIBED<br>(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<br>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<br>Sanitary Service Area | \$50  | 1,2,6,9 / 10                                                                   | <b>Engineering Review - Infrastructure</b>                          |              |     |
|                                                         |       |                                                                                | 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 Kevin S. Dittmar, President Signature  Date 06/20/2017

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: J & K Mini-storage, LLP

For a property located at (address): W213 N17020 Industrial Drive

Phone number of Business/Applicant: 262-251-5800

For (land use, activity, sign, site plan, other): converting 14 outdoor storage spaces to 12 indoor spaces. Site plan attached

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): Converting outdoor to indoor spaces will improve visual impact of the property. Max 7-10 cars a month.

Hours of Operation: 24/7

Comprehensive/Master Plan Compatibility: Yes

Building Materials (type, color): Metal; same as existing with added architectural amenities. Drawings attached

Setbacks from rights-of-way and property lines: Same as existing. Compliant with Village Ordinances

Screening/Buffering: Existing wetland between street and building. Trees and bushes screen site. See photo

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

Signing (dimensions, colors, lighting, location): Existing sign. May add temporary banner sign

Lighting (wattage, style, pole location and height, coverage): to match existing buildings

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: Silt fence to protect vegetated area

Fire Hydrant Location(s): existing

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: TBD  
414-870-5815 Jason Sickert

Hazardous Material Storage: None

Alarm Systems: N/A

Site Features/Constraints: Building restricted to existing paved parking area

Parking (no. of spaces, handicapped parking, and dimensions): 6 outside rental spaces  
converted to parking

Tree and shrub preservation: all existing trees, shrubs and vegetation to remain

Setbacks/height limitations: located within setback. Height 10-12 feet

Wastewater Usage Projected: none gal/year      Water Usage Projected: none 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 \_\_\_\_\_

 \_\_\_\_\_, Owner

Please print name Kevin S. Hannon agent for owner

\_\_\_\_\_  
John M. Walther, Administrator

Applications shall be submitted by 4:00 PM of the first 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):**

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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.
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 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 this 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, and common name of proposed trees and shrubs. Also calls out surface treatments. Shows walls, fences, and details.
15. Grading/Drainage Plan: Shows original and proposed grades and runoff calculations based on a 10-year storm. Is usually combined with a Storm Sewer Plan (storm sewer system, ditches, culverts, etc.)
16. Water/Sewer/Storm Plans: Shows size and location of proposed water mains and 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 Cross-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.**

*include*

# Dittmar

REALTY, INC.

---

## Memorandum

To: Village of Jackson

From: Dittmar Realty, Inc.

Re: Project Description

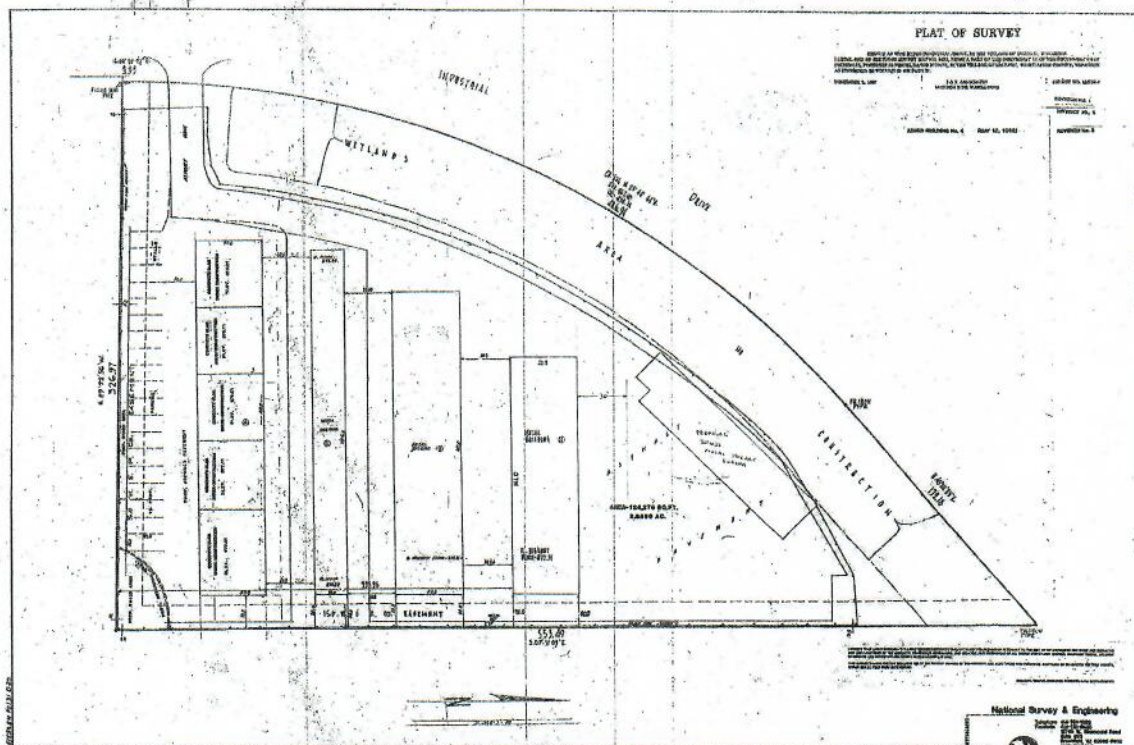
Date: June 20, 2017

Dittmar Realty, Inc., as agent for owner, proposes to construct one (1) building containing ten 12 x 30 and two 10 x 12 self-storage units at our existing Self-Storage Facility on Industrial Drive. The doors will face the interior of the property and the elevation facing the street will contain windows with shutters and shed awnings for decorative appeal. There is also an existing wetland/vegetated area along the entire length of the proposed building as visual screen from Industrial Drive. The project will involve the elimination of twenty (20) outside storage spaces.

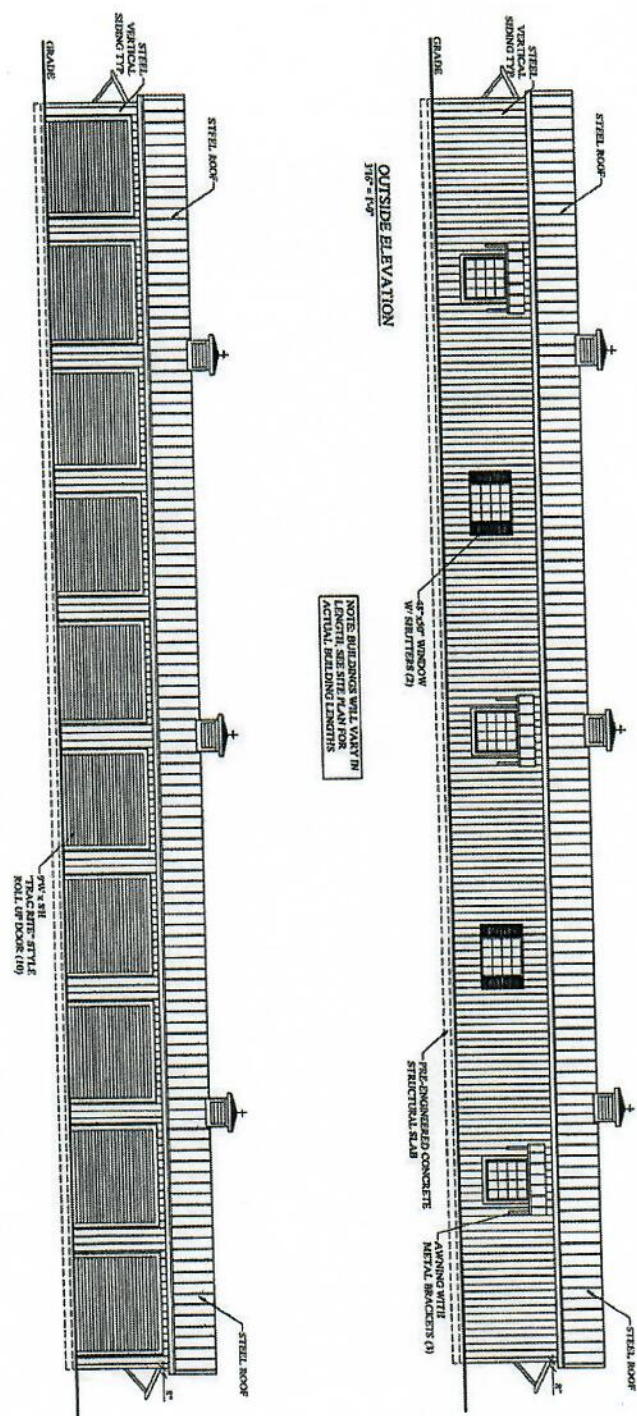
Thank you for your consideration.











OUTSIDE ELEVATION  
1st - Top

NOTE: BUILDING WALL VARY IN  
THICKNESS AND HEIGHTS FOR  
ACTUAL BUILDING LENGTHS

TRUCK RAMP - STEEL  
ROLL UP DOOR (10)

**FOR FIELD  
USE**

1. This drawing is the property of Horizon Design & Detailing, LLC. It is to be used only for the project and site identified herein. It is not to be reproduced, copied, or used for any other project without the written consent of Horizon Design & Detailing, LLC.

2. This drawing is not to be used for any other project without the written consent of Horizon Design & Detailing, LLC.

3. This drawing is not to be used for any other project without the written consent of Horizon Design & Detailing, LLC.

4. This drawing is not to be used for any other project without the written consent of Horizon Design & Detailing, LLC.

5. This drawing is not to be used for any other project without the written consent of Horizon Design & Detailing, LLC.

**HORIZON DESIGN  
& DETAILING, LLC**  
 Commercial / Residential Design  
 Project Management & Consulting  
 1141 W10351 Oakwood Drive  
 Zachary, Wisconsin 53033  
 TEL 262-674-1502  
 FAX 262-674-3941  
 horizon-design@shawcor.net  
 www.horizondesign.net

|                      |    |       |    |       |
|----------------------|----|-------|----|-------|
| STORAGE FACILITY     | SM | 50207 | SM | 50207 |
| DETHMAN REALTY, INC. | SM | 50207 | SM | 50207 |
| FLOOR PLAN           | SM | 50207 | SM | 50207 |
| HI 702               | SM | 50207 | SM | 50207 |
| AI.1-2               | SM | 50207 | SM | 50207 |



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

Name of Applicant Arthur Melius  
 Contact \_\_\_\_\_ Address/ZIP 3564 Sherman Rd. Jackson 53037 Phone # 262-677-9408  
 E-mail Address jmelius12@gmail.com Fax # where Agenda/Staff comments are to be faxed \_\_\_\_\_  
 Name of Owner Arthur Melius Address/ZIP 3564 Sherman Rd. Jackson 53037 Phone# 262-677-9408  
 Owner Representative/Developer Same  
 Proposed Use of Site Residential Present Zoning Agriculture

| ACTION REQUESTED                                        | FEE   | SUBMITTAL REQUIREMENTS                                                         | TYPE OF INFORMATION DESCRIBED<br>(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<br>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<br>Sanitary Service Area | \$50  | 1,2,6,9 / 10                                                                   | <b>Engineering Review - Infrastructure</b>                          |              |     |
|                                                         |       |                                                                                | 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.

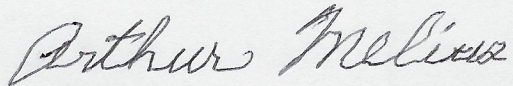
Name Arthur Melius Signature Arthur Melius Date 7/5/17

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

July 5, 2017

To Whom It May Concern:

I am selling 5 acres of land in the Town of Polk to my daughters, Susan and Jane Melius, so that they can build a home.

A handwritten signature in cursive script that reads "Arthur Melius". The ink is dark and the handwriting is fluid.

Arthur Melius

Land Division Planning Map For: The Arthur & Jane Melius Family (c/o Susan Melius)



# Certified Survey Map

Part of the SE ¼ of the SW ¼ of Section 23, Town 10 North, Range 19 East,

Town of Polk, Washington County, Wisconsin,

## Surveyor's Certificate:

I, Eric M. Schmitz, registered land surveyor, hereby certify that by the direction of Susan Melius, I have surveyed, divided, mapped, and shown the land described hereon; That part of the SE ¼ of the SW ¼ of Section 23, Town 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of said Section 23, also being the point of beginning; thence S 88°55'23" W along the South Line of said Southwest ¼ 331.80 feet; thence N 01°18'37" W 656.76 feet; thence N 88°55'23" E 331.47 feet to the East Line of said Southwest ¼; thence S 01°20'21" E along said East Line 656.76 feet to the point of beginning. Said described lands containing 217,802 sq.ft. (5.000 Acres) of land, more or less. That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. I have fully complied with the provision of Chapters 236.20, 236.21(2)(a) and 236.34 of the Wisconsin State Statutes, and the Land Division Ordinances of the Town of Polk in surveying, dividing and mapping said land.

### NOTES:

Zoning = A-1 General Ag. (minimum building setback requirements are: 150' to centerline or 110' to property line (whichever is greater), 40' Rear Yard, 30' Sideyard.)

There are no wetlands, floodplain, or shoreland district lines which cross this property per Washington County GIS mapping, (<http://washingtoncowi.wgxtreme.com/>).

North Referenced To The Wisconsin Coordinate System, South Zone Based On The Control Survey Summary Diagram By Southeastern Wisconsin Regional Planning Commission, Revised April 2015 And The South Line Of The SW ¼ Of Section 23-10-19 Bearing S 88°55'23" W.



*Eric M. Schmitz*  
Eric M. Schmitz (S-1660) DATE 6-23-2017  
3-7-2017

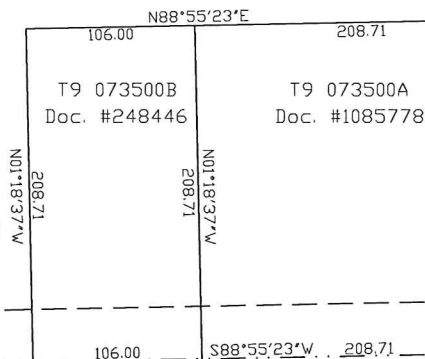
(Conc. Monument w/brass cap ind.)  
SW CORNER  
Sec. 23-10-19  
N 482,443.61  
E 2,473,433.68  
(State Plane Coordinates)



Scale 1" = 120'

South Line of the SW ¼ of Sec. 23  
N88°55'23"E 2649.56

UNPLATTED LANDS



*Sherman Road*

### LEGEND

⊙ DENOTES 1¼"(O.D.) x 18" IRON PIPE SET WEIGHTING NOT LESS THAN 1.13 LBS/FT.

UNPLATTED LANDS

N88°55'23"E 331.47

**LOT 1**

NET: 206,853 sq.ft. (4.749 AC)  
ROW: 10,949 sq.ft. (0.251 AC)  
TOTAL: 217,802 sq.ft. (5.000 AC)

East Line of the SW ¼ of Sec. 23

S01°20'21"E 656.76

UNPLATTED LANDS

### OWNER:

Arthur J. Melius Living Trust  
3564 Sherman Road  
Jackson, WI. 53037  
(262) 677-9408

### SURVEYOR:

Eric M. Schmitz  
Eric Schmitz Corporation  
2334 Stonebridge Circle  
Unit A  
West Bend, WI. 53095  
(262) 338-6994

South 1/4 Corner  
Sec. 23-10-19 (Conc. Monument w/brass cap ind.) N89°04'24"E  
N 482,493.40 (State Plane Coordinates)  
E 2,476,082.47

33' (10,949 sq.ft.) dedicated to  
the public for road purposes.

Certified Survey Map

Part of the SE ¼ of the SW ¼ of Section 23, Town 10 North, Range 19 East,  
Town of Polk, Washington County, Wisconsin,

Owner's Certificate:

As owner(s), We hereby certify that we caused the land shown and described herein to be surveyed, divided, dedicated, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Polk Plan Commission, the Town of Polk Town Board, the Village of Jackson Plan Commission and the Village of Jackson Village Board.

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 2016. In the presence of:

\_\_\_\_\_  
Arthur J. Melius

\_\_\_\_\_  
Susan B. Melius

\_\_\_\_\_  
Judith E. Kurer

\_\_\_\_\_  
Jane M. Melius

\_\_\_\_\_  
Nancy A. Sutter

\_\_\_\_\_  
Witness

(STATE OF WISCONSIN WASHINGTON COUNTY) s.s.

Personally came before me this \_\_\_\_\_  
day of \_\_\_\_\_, 2017, 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 \_\_\_\_\_.

TOWN OF POLK PLAN COMMISSION APPROVAL

This land division is hereby approved by the Town of Polk Plan Commission on  
this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Albert Schulteis, Chairman

\_\_\_\_\_  
Tracy Groth, Zoning Secretary

TOWN OF POLK TOWN BOARD APPROVAL

This land division is hereby approved by the Town of Polk Town Board on  
this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Albert Schulteis, Chairman

\_\_\_\_\_  
Diana L. Degnitz -Town Clerk

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

This land division is hereby approved by the Village of Jackson Plan Commission on  
this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Michael E. Schwab, Chairperson

\_\_\_\_\_  
John Walther, Zoning Administrator

VILLAGE OF JACKSON BOARD APPROVAL

This land division is hereby approved by the Village of Jackson Board on  
this \_\_\_\_\_ day of \_\_\_\_\_, 2017

\_\_\_\_\_  
Michael E. Schwab, President

\_\_\_\_\_  
Deanna Boldrey, Village Clerk/Treasurer



\_\_\_\_\_  
Eric M. Schmitz (S-1660) DATE 6-23-2017  
3-7-2017

Soil Test & Building Site Planning Map  
For: *The Arthur J. Melius Living Trust*

Part of the SE ¼ of the SW ¼ of Section 23, Town 10 North, Range 19 East,

Town of Polk, Washington County, Wisconsin,

N88°55'23"E 331.47

LOT 1

NET: 206,853 sq.ft. (4.749 AC)  
ROW: 10,949 sq.ft. (0.251 AC)  
TOTAL: 217,802 sq.ft. (5.000 AC)

N01°18'37"W 656.76

623.76

S01°20'21"E 656.76

623.76

Septic Field Areas:  
3 cells (initial & replacement).  
Area 1 5'x180'=900 sq.ft.  
Area 2 (2) 5'x90'=450 sq.ft.  
each (900 sq.ft. total).  
System elevations:  
Area 1 = 957.0.  
Area 2 = 958.0.

T9 073500A  
Doc. #1085778

0 12 24 36 48 60  
Scale 1" = 60'  
6-27-2017

208.71

S01°18'37"E 208.71

208.71

IPSet 33.00

S88°55'23"W 331.78

S88°55'23"W 331.80

IPSet 33.00

958.41

208.71

South 1/4 Corner  
Sec. 23-10-19

957.05

Sherman Road

**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – July 27, 2017**

**1. Planned Unit Development Amendment – Oversized Garage – Berben – English Oaks.**

**Building Inspection**

- This was brought back for Board Approval due to the garage size exceeds 720.0 Sq ft. per Village Ordinance. Mr. Berben's garage exceeds this amount by 350 Sq ft. The Board has approved in the past an oversized garage at the end of the cul-de-sac which is 978.0 Sq ft last year and the layout is very similar.
- Recommend approval since the garage looks like a two car garage from the front and the lot size warrants a larger garage.

**Public Works/Engineering**

- The increased garage size does not prohibit proper drainage of the lot. Recommend approval of the increased size of the garage.

**Police Department**

- No additional comments.

**Fire Department**

- No additional comments.

**Administrative/Planning**

- Recommend Approval.

**2. Conditional Use – Dittmar Realty – New Self Storage Building**

**Building Inspection**

- The building shall be located out of the wet land area.
- The new building shall match the existing colors of the other storage buildings.
- Recommend approval. This will screen the remaining outside storage spaces.

**Public Works/Engineering**

- The location of the building shall not infringe into the wetland delineation. The proposed location of the building will screen and place inside the existing storage of vehicles presently onsite. Recommend approval of the Conditional Use.

**Police Department**

- No additional comments.

**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – July 27, 2017**

**Fire Department**

- The Fire Chief sees no problems. No common area, a Knox Box is not needed. Some of the storage sheds in the Village have sprinklers there is no occupancy so this is not necessary.

**Administrative/Planning**

- This building is consistent with what is currently on the site and will improve the overall appearance of the site. Recommend Approval.

**3. Certified Survey Map – Extraterritorial CSM – Melius – Sherman Road – Town of Polk.**

**Building Inspection**

- No additional comments.

**Public Works/Engineering**

- The land division created by the CSM is within the mile and a half of extraterritorial review by the Village of Jackson. The land division is not presently in the Village's sewer service and will not be for years. Recommend approval of the CSM with no other requirements.

**Police Department**

- No additional comments.

**Fire Department**

- No additional comments.

**Administrative/Planning**

- No additional comments.