

AGENDA

PLAN COMMISSION MEETING

Thursday – September 28, 2017 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – August 31, 2017, Plan Commission Meeting.
3. Planned Unit Development Amendment – Industrial Facility – Design 2 Construct – Alcan Court.
4. Motion to Call for a Public Hearing Regarding the Creation of Tax Incremental District #6.
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 – August 31, 2017 – 7:00 pm
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037**

1. Call to Order & Roll Call.

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

Members present: Steve Schoen, Tr. Emmrich, Tr. Kruepke, and Peter Habel.

Members Absent: Greg Winn and Jeff Dalton (excused).

2. Minutes – July 27, 2017, Plan Commission Meetings.

Motion by Peter Habel, second by Tr. Emmrich to approve the minutes of July 27, 2017.

Vote: 5 ayes, 0 nays. Motion carried.

3. Planned Unit Development Amendment – Sign – Infinity EDM – Northwest Passage.

Jim from Signworks 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 – Infinity EDM – Northwest Passage, subject to staff comments.

Vote: 5 ayes, 0 nays. Motion carried.

4. Conditional Use – Building Addition – JD Laser – Industrial Drive.

Dan Hernandez was present and had received staff comments.

Dan reviewed the project. On the West Side of the building the plan is for a 28,500 square foot shop addition. This is a three sided addition. The north wall and the south wall will be concrete block to match the existing structure. The west side will be a metal wall panel to plan for future expansion. There is a three hour separation wall. The building is fully sprinklered. The access will be increased about 15 feet.

Motion by Peter Habel, second by Tr. Emmrich to recommend approval of the Conditional Use – Building Addition – JD Laser – Industrial Drive, subject to staff comments.

Vote: 5 ayes, 0 nays. Motion carried.

5. Citizens to address the Plan Commission.

None.

6. Adjourn.

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

Vote: 5 ayes, 0 nays. Meeting was adjourned at 7:07 p.m.

Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer

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

Name of Applicant James Blise
 Contact Mark Hertzfeldt Address/ZIP N173W21010 Northwest Passage, Jackson Phone # 262-677-9933
 E-mail Address mhertzfeldt@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262-677-9934
 Name of Owner James Blise Address/ZIP N173W21010 Northwest Passage, Jackson Phone# 262-677-9933
 Owner Representative/Developer Same as Applicant
 Proposed Use of Site Industrial spec Present Zoning Conditional Use

<u>ACTION REQUESTED</u>	<u>FEE</u>	<u>SUBMITTAL REQUIREMENTS</u>	<u>TYPE OF INFORMATION DESCRIBED</u> (See page 5)	<u>PAPER COPIES</u>	<u>CD</u>
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
			2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat		XXX
			10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	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 09.01.2017

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: Delaney Group LLC - James Blise

For a property located at (address): Corner of Alcan Court and Alcan Drive

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

For (land use, activity, sign, site plan, other): Industrial Spec

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

Hours of Operation: To be determined by Tenant Occupancy

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): Masonry (Painted), Metal building wall panel, Annodized aluminum storefront and tinted glass, Aluminum composite metal (ACM) wall panels.

Finishes to match other Delaney buldings in the business park. reference photo of existing building

Setbacks from rights-of-way and property lines: 40'-0" street setback, 20'-0" side and rear setback

Screening/Buffering: None

Landscape Plan (sizes, species, location): Please refer to plan for details

Signing (dimensions, colors, lighting, location): None as part of this application - to follow at a later date when tenant occupancy is determined.

Lighting (wattage, style, pole location and height, coverage): light bolards at parking lot, full cutoff wall pack at loading areas

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

Storm-water Management: Part of the business park regional system

Erosion Control: Please refer to civil plans for details

Fire Hydrant Location(s): Existing street hydrants, no site hydrants proposed

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: To be provided and installed as part of the construction document submittal and building permit review

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: None

Parking (no. of spaces, handicapped parking, and dimensions): 9 spaces / 10'-0" w X 20'-0" d, 1 ADA stall

Tree and shrub preservation: N/A

Setbacks/height limitations: 40'-0" street setback, 20'-0" side and rear setback

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

James Blise _____, Owner
Please print name

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

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

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

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

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



N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

September 1, 2017

Planning Commission

Village of Jackson

N168 W20733 Main Street
Jackson, WI 53037

Re: Planning Commission Submittal

Dear Planning Commission members,

Please accept the attached plans and Village of Jackson development application form for planning commission review under the heading of conditional use. The proposed building is a speculative industrial facility, which is approximately 25,500 square feet.

Impact from the development regarding wastewater, water consumption, vehicle trips and parking needs will not be available until an occupant is determined. Signage will follow at a later date under a separate submittal.

Construction start and end dates are yet to be determined.

You will also find attached the additional information required by the application form.

If you have any questions regarding these materials or require further information please feel free to contact our office.

Please contact me to discuss any questions or concerns you may have with any of our responses to your comments.

Sincerely,

Mark Hertzfeldt



BUILDING DESIGN FOR:

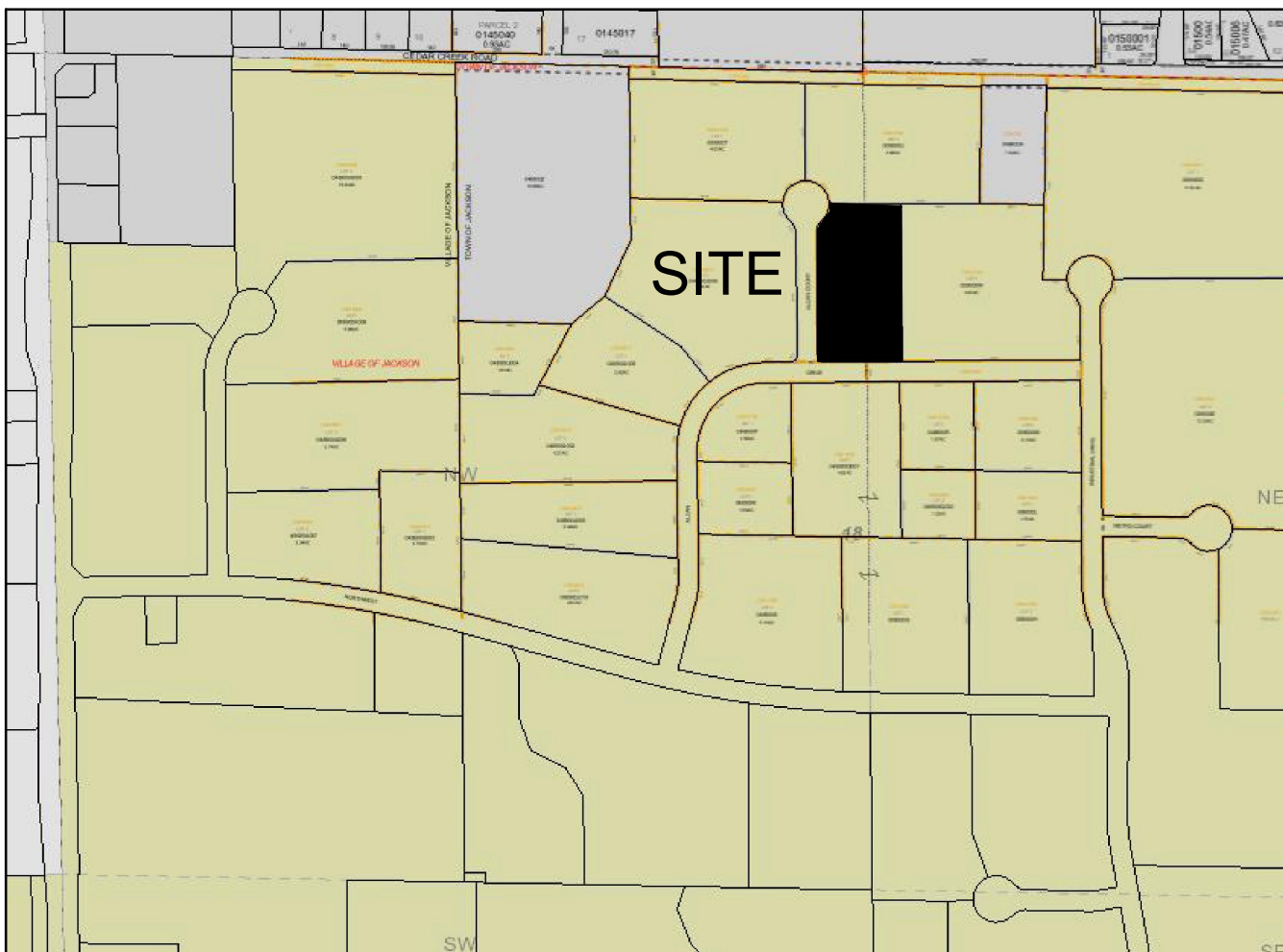
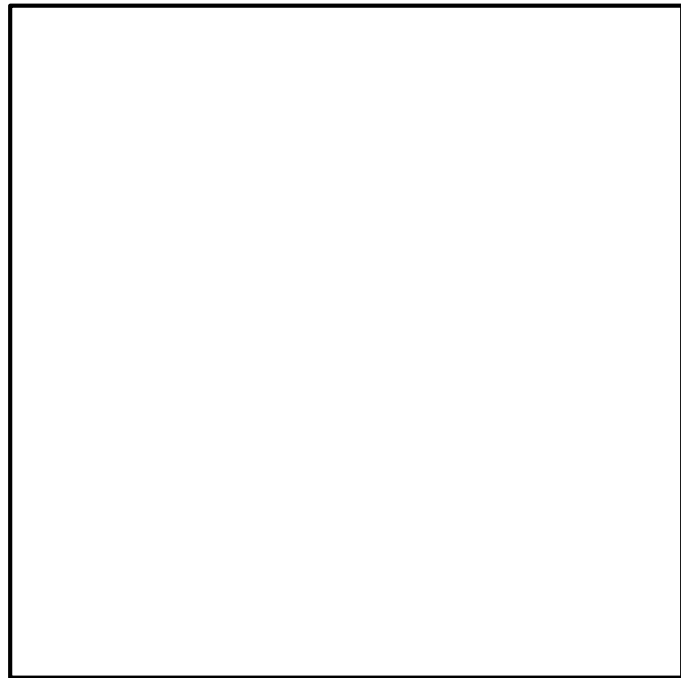
DELANEY VII
ALCAN DRIVE AND ALCAN COURT
JACKSON, WI 53037

SHEET INDEX:

TS	TITLE SHEET
	CIVIL DRAWINGS
C100	EXISTING SITE
C101	GRADING PLAN
C102	UTILITY PLAN
	ARCHITECTURAL
A1.0	SITE PLAN
A1.1	LANDSCAPE PLAN
A2.1	FIRST FLOOR PLAN
A4.0	EXTERIOR ELEVATIONS

PROJECT CONTACTS

CIVIL CONSULTANT	ARCHITECT
QUAM ENGINEERING	MARK HERTZFELDT
1519 E. WASHINGTON ST, SUITE A	
WEST BEND, WI 53095	PROJECT MANAGER
KEVIN PARISH	TERRY KOTH
kjparish@sbcglobal.net	
OFF: (262) 338-6641	PROJECT NO.
FAX: (262) 338-6684	17-00193
	DATE
	09.01.2017
	SEAL



PREV. TRANS. NO.:
NEW TRANS. NO.:
REVIEWER:

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:

DELANEY VII

ALCAN COURT & ALCAN DRIVE

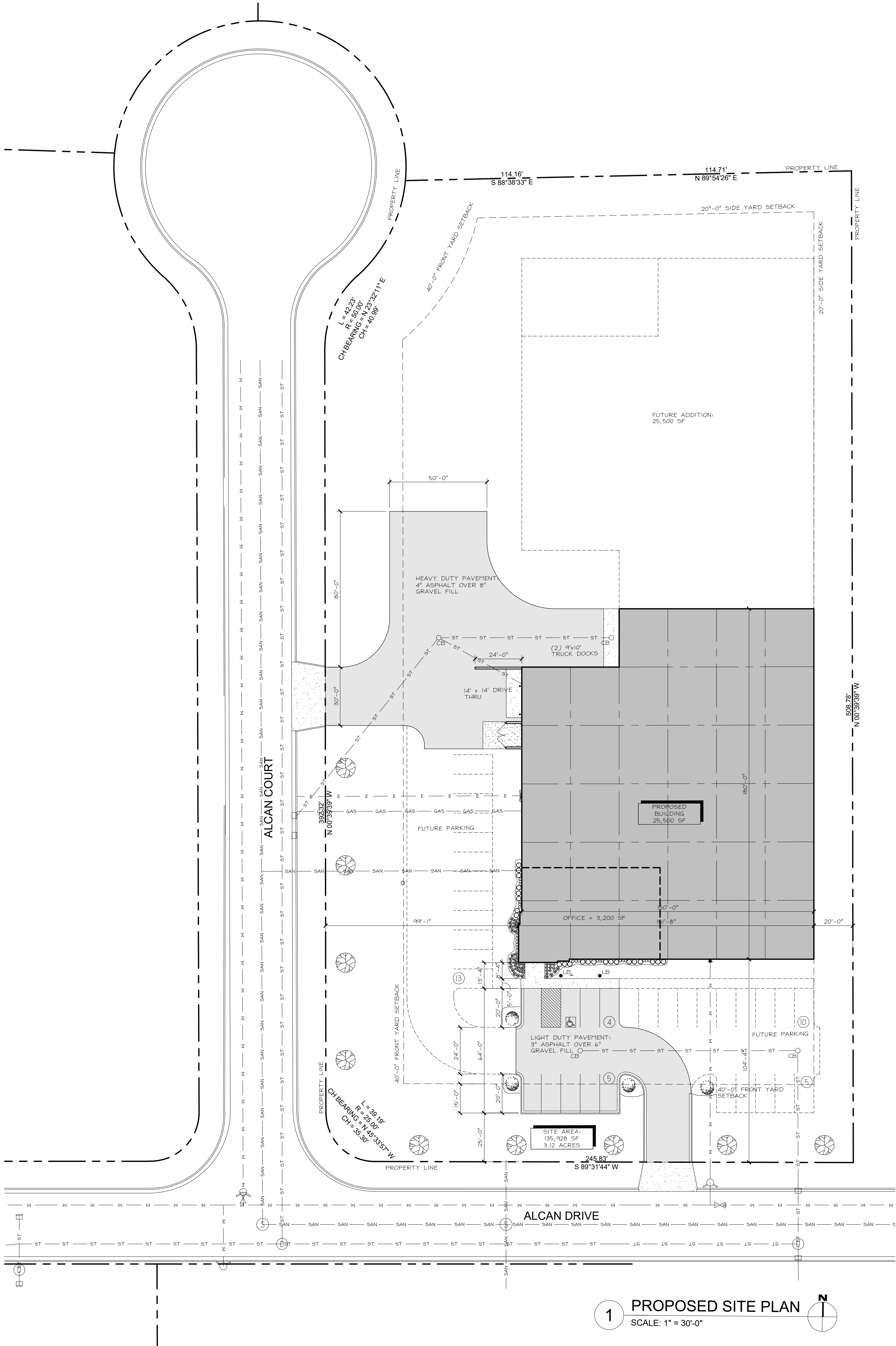
JACKSON, WI 53037

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA
DATE
09.01.2017
JOB NO.
17-00193
SET USE
PLAN COMMISSION
FILE NAME
A1-TS
DRAWN BY
MVH
SHEET NO.
TS

SITE DATA:	
SITE AREA:	136,928 S.F. 3.12 ACRES
AREA OF PROPOSED BUILDING	25,500 S.F.
TOTAL HARD SURFACE AREA:	15,014 S.F. (11% OF SITE)
CONCRETE AREA:	826 S.F.
CONCRETE APRONS	976 S.F.
CONCRETE WALK/CURB	51 L.F.
CONCRETE CURB	253 L.F.
HEAVY DUTY PAVING:	9,008 S.F.
LIGHT DUTY PAVING:	5,180 S.F.
TOTAL GREENSPACE AREA:	96,414 S.F. (70% OF SITE)
ZONING DISTRICT:	PUD
FRONT YARD SETBACK:	40'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	20'-0"
TOTAL PARKING PROVIDED:	9 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	1
HANDICAP PARKING PROVIDED:	1
FUTURE PARKING STALLS:	28



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:

DELANEY VII

ALCAN COURT & ALCAN DRIVE

JACKSON, WI 53037

SHEET TITLE
SITE PLAN

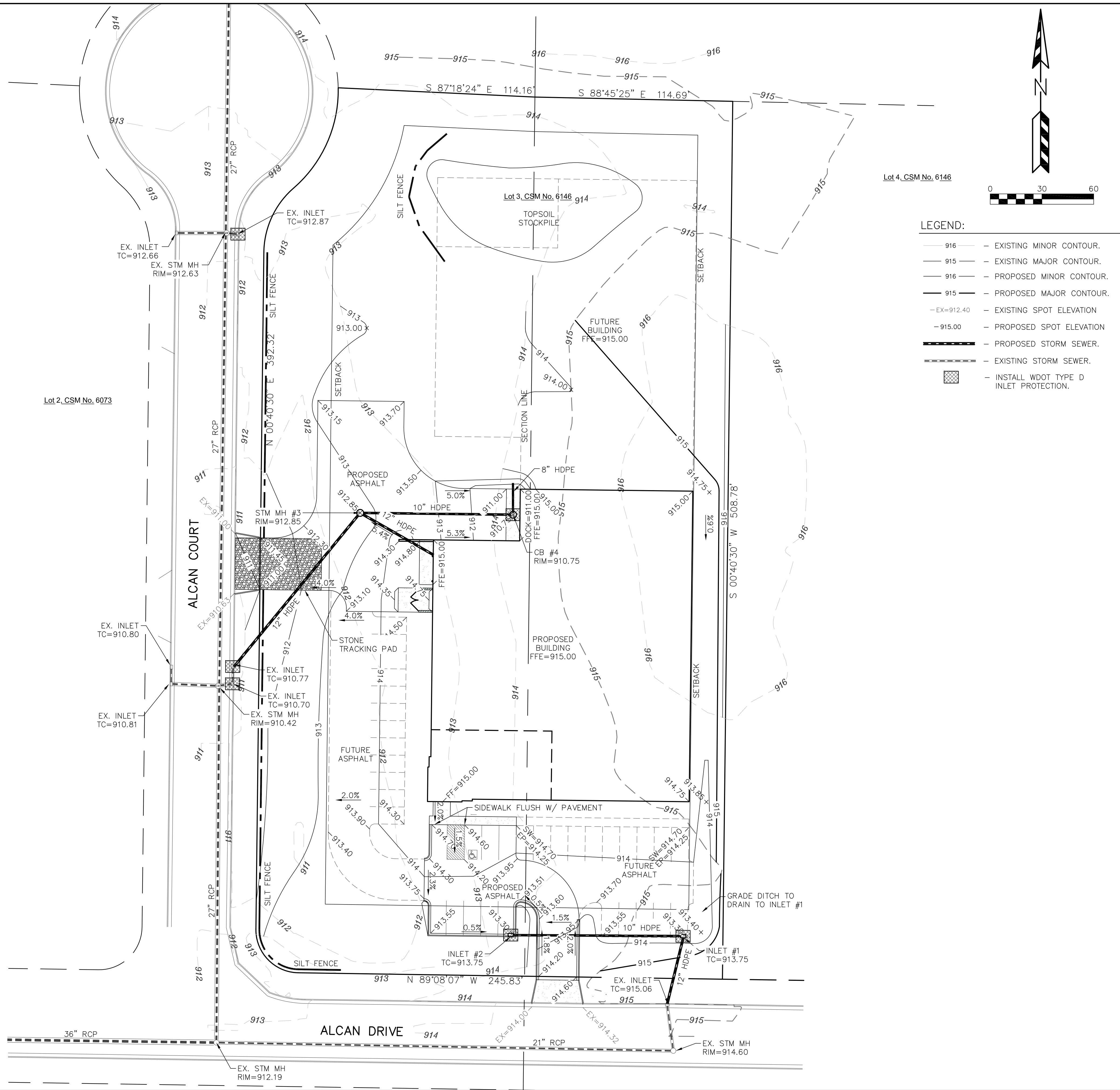
REVISIONS

PROJECT DATA
DATE
JOB NO.
SET USE
PLAN COMMISSION
FILE NAME
DRAWN BY
SHEET NO.

A1.0

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com



EROSION NOTES:

THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGEWAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

TIME SCHEDULE:

SEPT. 15, 2017	INSTALL INITIAL EROSION CONTROL DEVICES.
SEPT 16, 2017 – MAY 1, 2018	CONSTRUCT PROPOSED BUILDING, PARKING LOT AND UTILITIES.
MAY 1 – 15, 2018	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

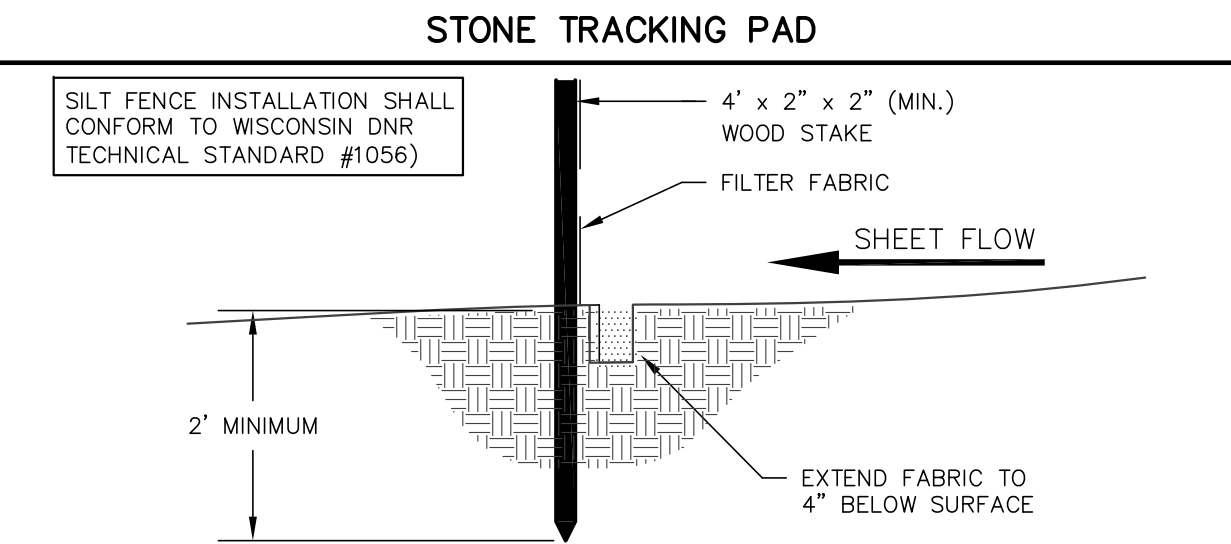
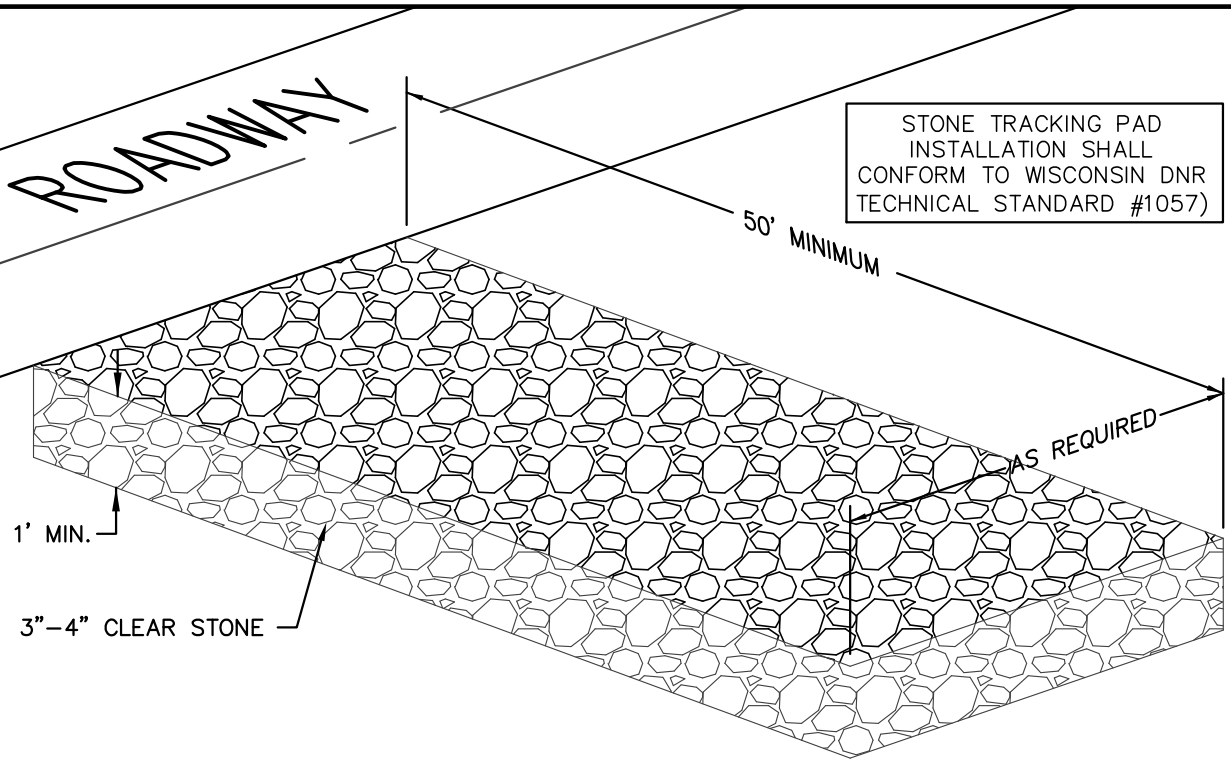
AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW. NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 6% POTASH, NOT LESS THAN 6%.

ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:
DELANEY GROUP, LLC
ATTN: JAMES BLISE
1173021010 NORTHWEST PASSAGE
JACKSON, WI 53037

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: KEVIN PARISH
1519 E. WASHINGTON STREET, SUITE A
WEST BEND, WI 53095

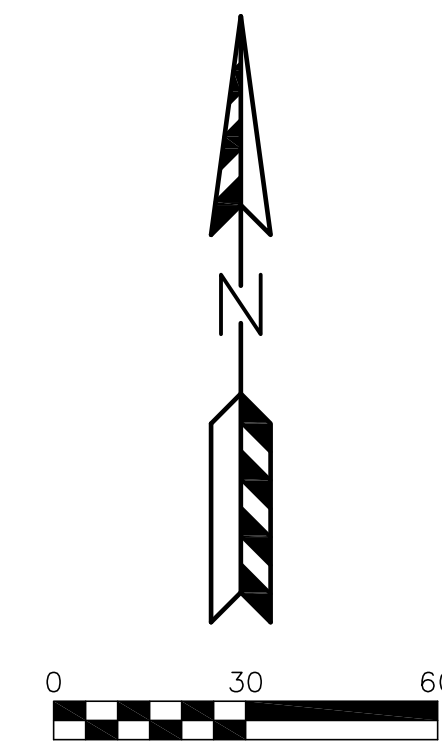
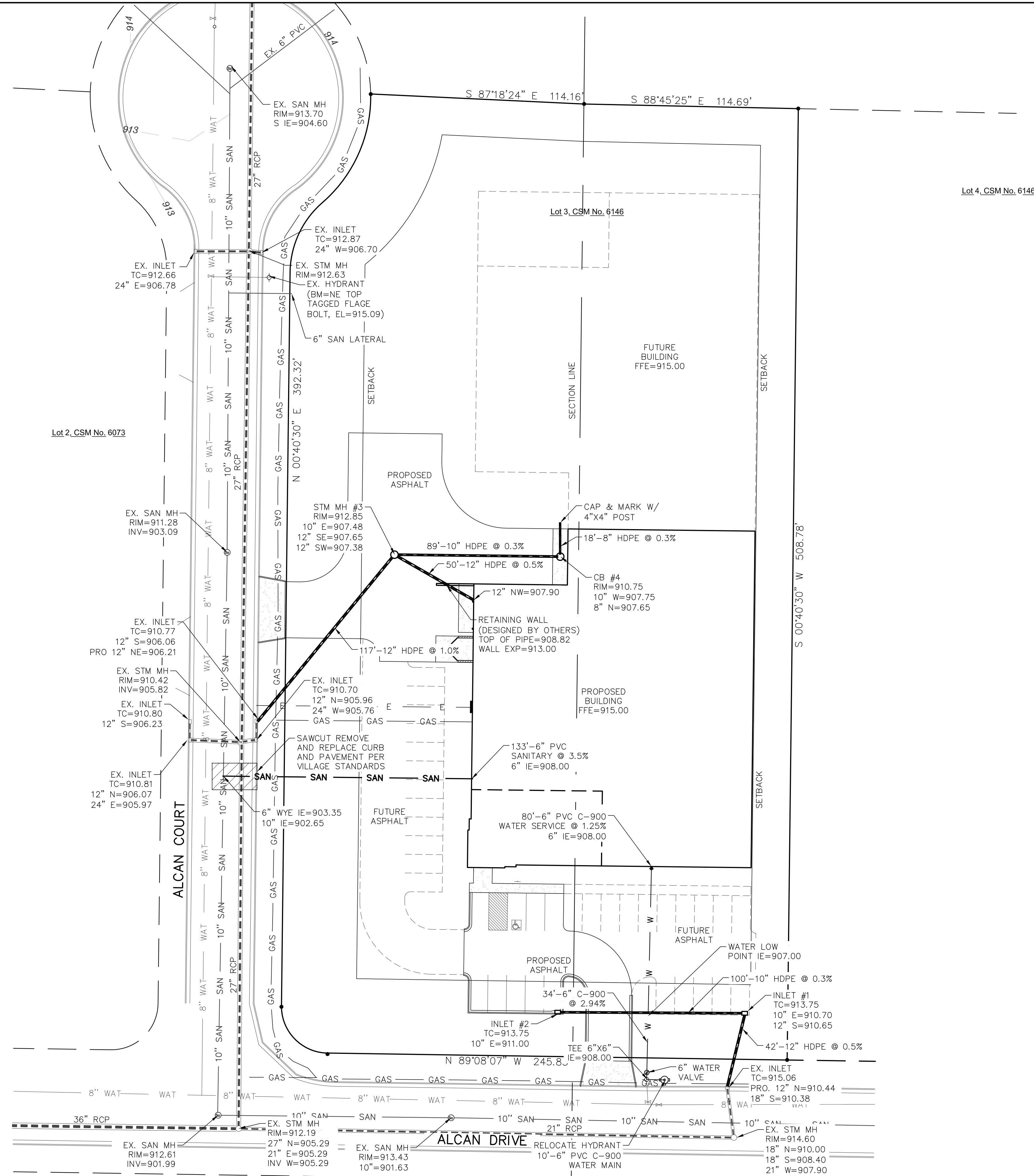


ALCAN COURT – JACKSON, WI
GRADING AND EROSION CONTROL PLAN
DATED: AUGUST 31, 2017

C-101

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com



UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF JACKSON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

ALL EXISTING PUBLIC VALVES AND HYDRANTS WILL ONLY BE OPERATED BY THE VILLAGE WATER UTILITY DEPARTMENT PERSONNEL.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL AND WATER SERVICE INVERTS PRIOR TO BUILDING CONSTRUCTION. SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.



ALCAN COURT - JACKSON, WI

UTILITY PLAN

DATED: AUGUST 31, 2017

C-102

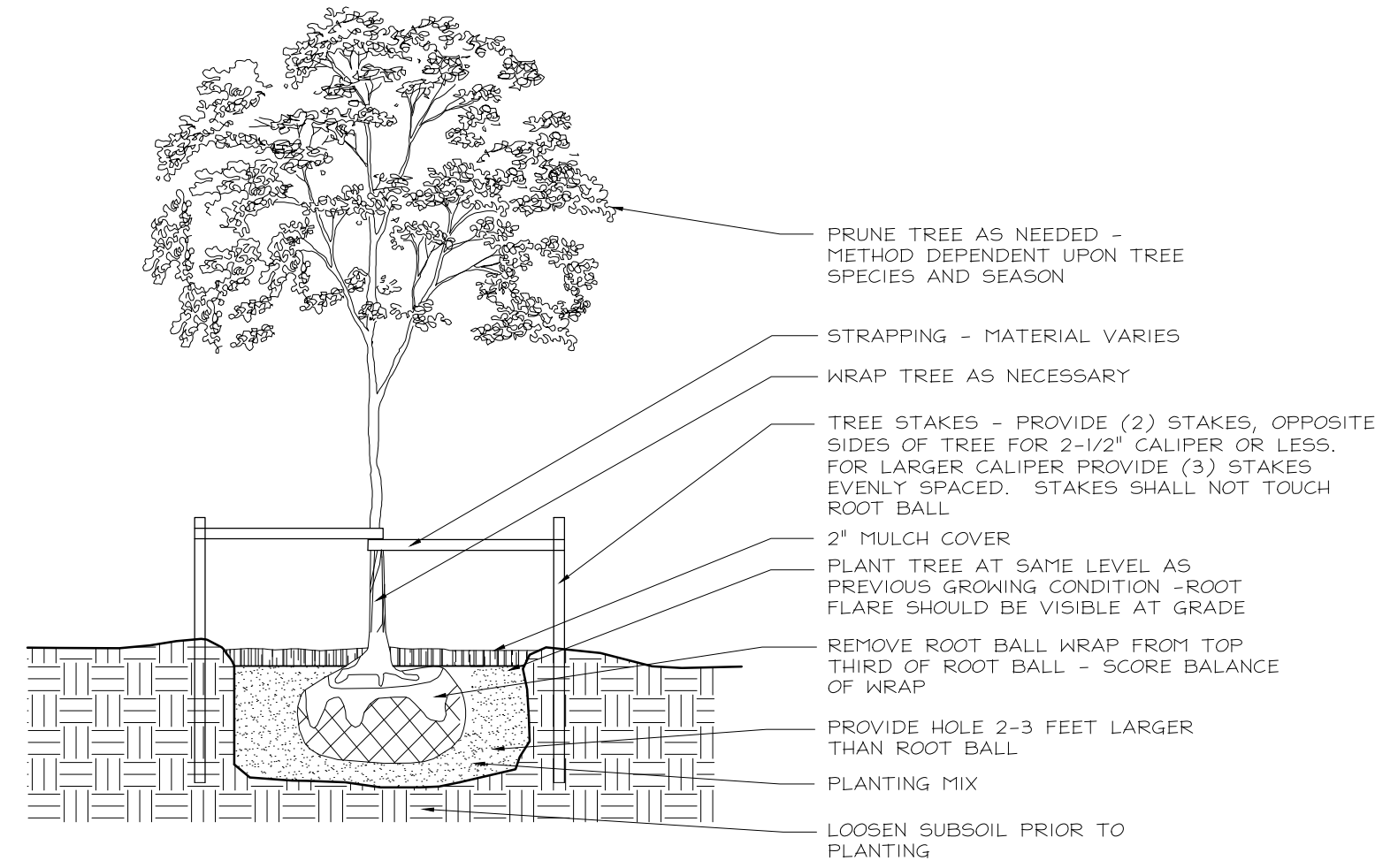
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

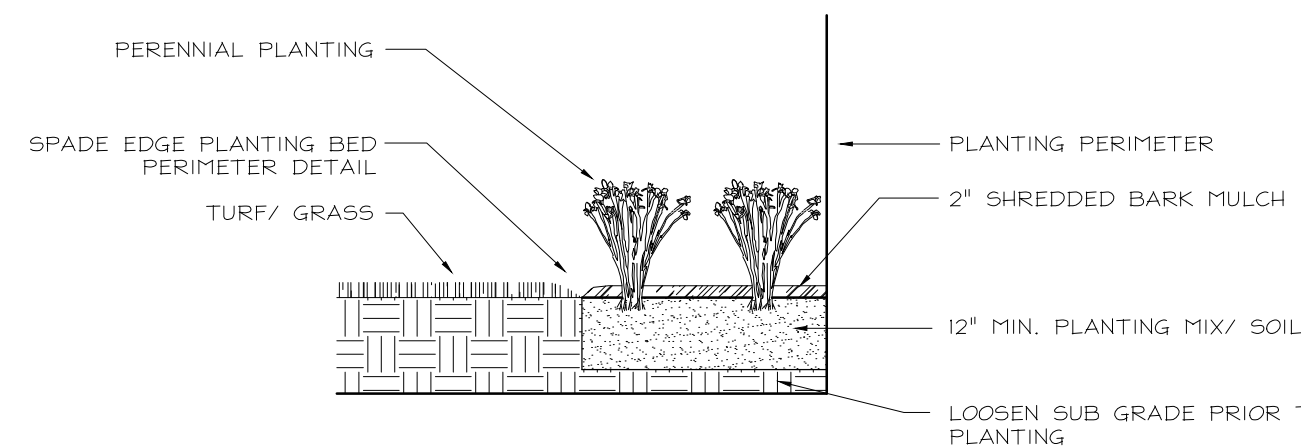
PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE		ROOTS
				MATURE	AT PLANTING	
D1	4	CRATAEGUS CRUS-GALLI VAR INERMIS	THORNLESS COCKSPUR HAWTHORN	15 - 20'	2-1/2" CAL.	B & B
D2	9	ACER RUBRUM	RED MAPLE, RED SUNSET	50 – 60'	2-1/2" CAL.	B & B
S1	18	ROSA X RADTKOPINK PLANT	PINK DOUBLE KNOCKOUT ROSE	4'	12 – 18" HIGH	POT
S2	23	COTONEASTER LUCIDUS	COTONEASTER HEDGE	8'	12 – 18" HIGH	POT
S3		RBCECKIA FULGIDA VAR SULLIVANTII GOLDSTRUM	GOLDSTRUM BLACK EYED SUSAN	2'	18 - 24" HIGH	POT
G1	31	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER	FOERSTERS FEATHER REED GRASS	12'	2' – 6"	POT

1. NEW PLANTS ARE TO BE OF REASONABLE GROWTH
2. PROVIDE MULCH BED AROUND ALL PLANTINGS
3. TREES TO HAVE 2-1/2" (MIN.) CALIPER.



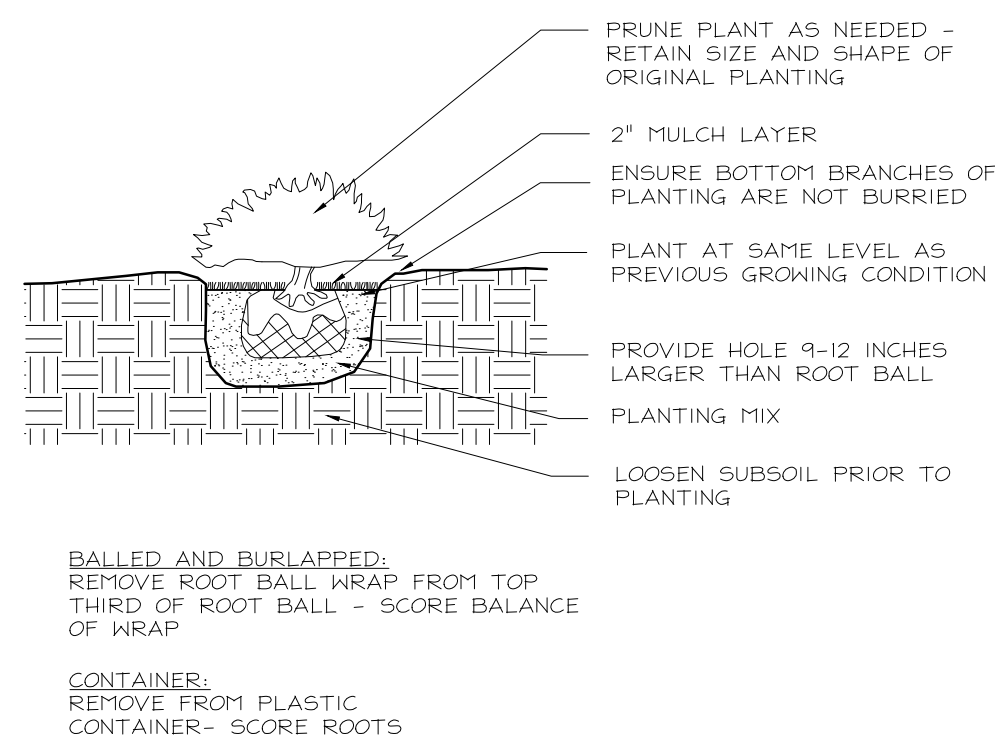
4 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



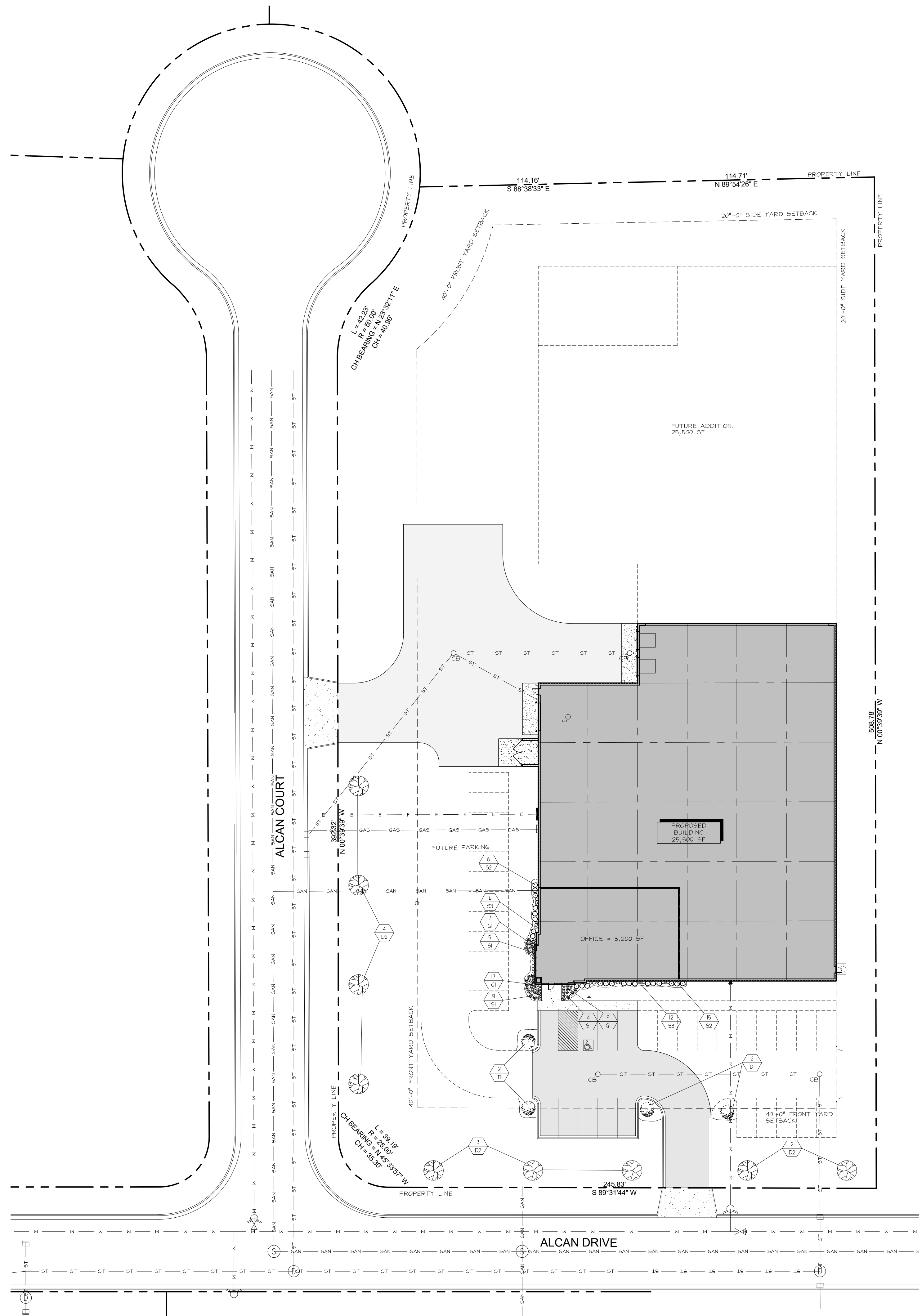
3 PERENNIAL BED PLANTING DETAIL

SCALE: NTS



2 DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NTS



1 PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

BUILDING DESIGN FOR:

DELANEY VII

ALCAN COURT * ALCAN DRIVE

JACKSON, WI 53037

SHEET TITLE

FLOOR PLAN

REVISIONS

PROJECT DATA

DATE

09.01.2017

JOB NO.

17-00193

SET USE

PLAN COMMISSION

FILE NAME

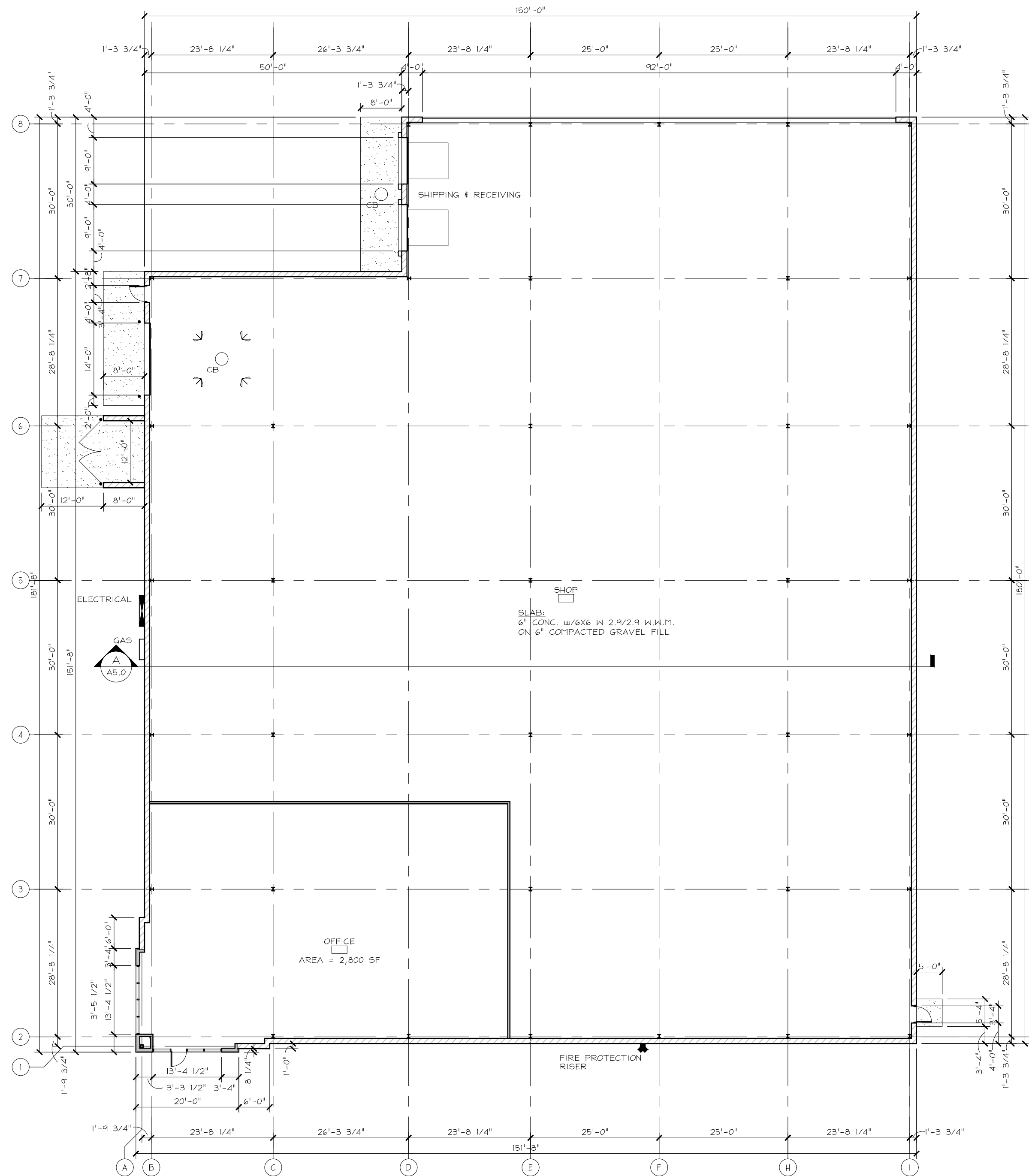
E4-A2.1

DRAWN BY

MVH, BW

SHEET NO.

A2.1

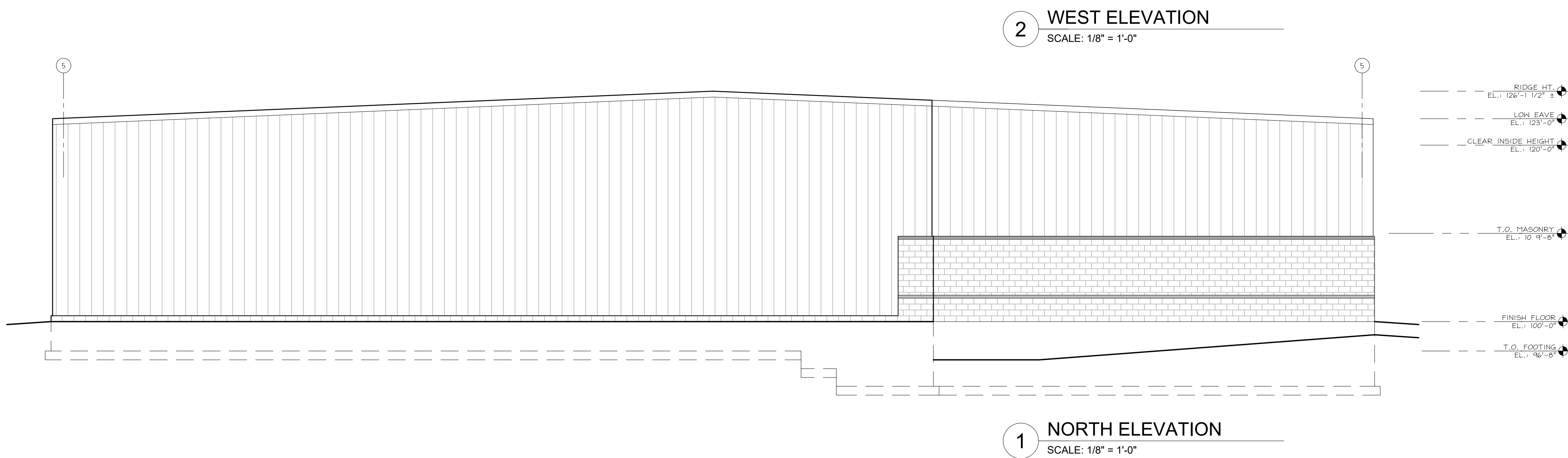
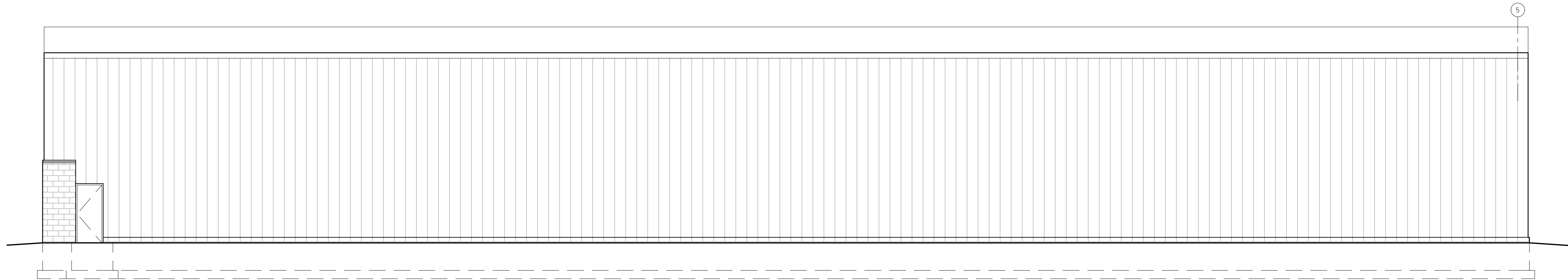
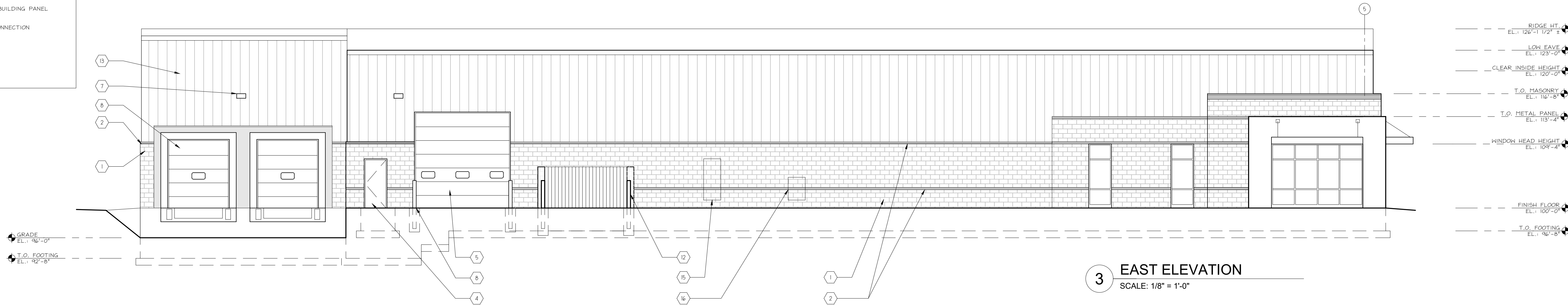
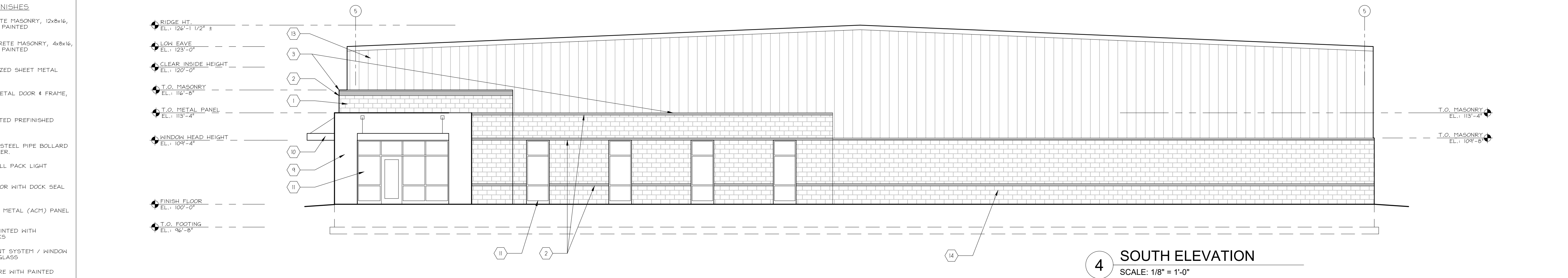


1 FLOOR PLAN

SCALE: 1/16" = 1'-0"

BUILDING AREA = 25,500 SF

- TYPICAL BUILDING FINISHES
- 1 SPLIT-FACED CONCRETE MASONRY, 12x8x16, IN RUNNING BOND: - PAINTED
 - 2 SMOOTH FACED CONCRETE MASONRY, 4x8x16, IN RUNNING BOND: - PAINTED
 - 3 PREFINISHED GALVANIZED SHEET METAL COPING.
 - 4 INSULATED HOLLOW METAL DOOR & FRAME, PAINTED.
 - 5 14'-0" x 14'-0" INSULATED PREFINISHED METAL O.H. DOOR
 - 6 6" CONCRETE-FILLED STEEL PIPE BOLLARD w/POLYETHYLENE COVER.
 - 7 LED FULL CUTOFF WALL PACK LIGHT FIXTURE
 - 8 9'-0" x 10'-0" O.H. DOOR WITH DOCK SEAL AND BUTTERS
 - 9 ALUMINUM COMPOSITE METAL (ACM) PANEL
 - 10 STEEL CANOPY - PAINTED WITH GALVANIZED TIE BACKS
 - 11 ALUMINUM STOREFRONT SYSTEM / WINDOW WITH LOW-E TINTED GLASS
 - 12 CMU TRASH ENCLOSURE WITH PAINTED GATES
 - 13 PREFINISHED METAL BUILDING PANEL
 - 14 FIRE DEPARTMENT CONNECTION
 - 15 ELECTRICAL SERVICE
 - 16 GAS SERVICE



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:
DELANEY VII
ALCAN COURT & ALCAN DRIVE
JACKSON, WI 53037

SHEET TITLE
SHEET NAME 1
SHEET NAME 2

REVISIONS

PROJECT DATA
DATE
JOB NO. 09.01.2017
SET USE 17-00193
PLAN COMMISSION
FILE NAME
FILE NAME
DRAWN BY
FILE NAME
SHEET NO. MVH
A4.0

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

Name of Applicant James Blise
Contact Mark Hertzfeldt Address/ZIP N173W21010 Northwest Passage, Jackson Phone # 262-677-9933
E-mail Address mhertzfeldt@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262-677-9934
Name of Owner James Blise Address/ZIP N173W21010 Northwest Passage, Jackson Phone# 262-677-9933
Owner Representative/Developer Same as Applicant
Proposed Use of Site Industrial spec Present Zoning Conditional Use

<u>ACTION REQUESTED</u>	<u>FEE</u>	<u>SUBMITTAL REQUIREMENTS</u>	<u>TYPE OF INFORMATION DESCRIBED</u> (See page 5)	<u>PAPER COPIES</u>	<u>CD</u>
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
			2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat		XXX
			10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	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 09.01.2017

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: Delaney Group LLC - James Blise

For a property located at (address): Corner of Alcan Court and Alcan Drive

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

For (land use, activity, sign, site plan, other): Industrial Spec

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

Hours of Operation: To be determined by Tenant Occupancy

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): Masonry (Painted), Metal building wall panel, Annodized aluminum storefront and tinted glass, Aluminum composite metal (ACM) wall panels.

Finishes to match other Delaney buldings in the business park. reference photo of existing building

Setbacks from rights-of-way and property lines: 40'-0" street setback, 20'-0" side and rear setback

Screening/Buffering: None

Landscape Plan (sizes, species, location): Please refer to plan for details

Signing (dimensions, colors, lighting, location): None as part of this application - to follow at a later date when tenant occupancy is determined.

Lighting (wattage, style, pole location and height, coverage): light bolards at parking lot, full cutoff wall pack at loading areas

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

Storm-water Management: Part of the business park regional system

Erosion Control: Please refer to civil plans for details

Fire Hydrant Location(s): Existing street hydrants, no site hydrants proposed

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: To be provided and installed as part of the construction document submittal and building permit review

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: None

Parking (no. of spaces, handicapped parking, and dimensions): 9 spaces / 10'-0" w X 20'-0" d, 1 ADA stall

Tree and shrub preservation: N/A

Setbacks/height limitations: 40'-0" street setback, 20'-0" side and rear setback

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

James Blise _____, Owner
Please print name

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

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

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

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

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



N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

September 1, 2017

Planning Commission

Village of Jackson

N168 W20733 Main Street
Jackson, WI 53037

Re: Planning Commission Submittal

Dear Planning Commission members,

Please accept the attached plans and Village of Jackson development application form for planning commission review under the heading of conditional use. The proposed building is a speculative industrial facility, which is approximately 25,500 square feet.

Impact from the development regarding wastewater, water consumption, vehicle trips and parking needs will not be available until an occupant is determined. Signage will follow at a later date under a separate submittal.

Construction start and end dates are yet to be determined.

You will also find attached the additional information required by the application form.

If you have any questions regarding these materials or require further information please feel free to contact our office.

Please contact me to discuss any questions or concerns you may have with any of our responses to your comments.

Sincerely,

Mark Hertzfeldt



BUILDING DESIGN FOR:

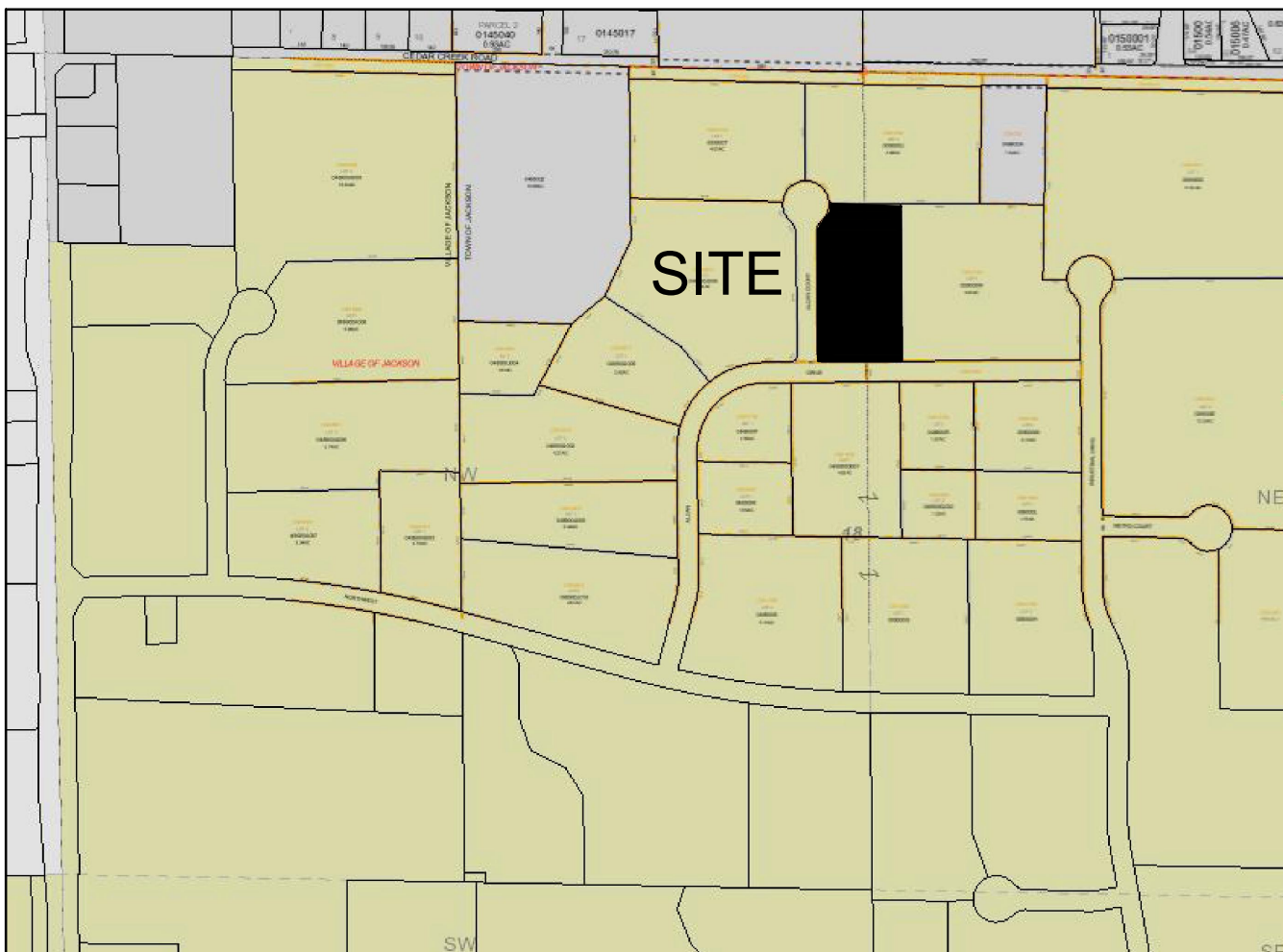
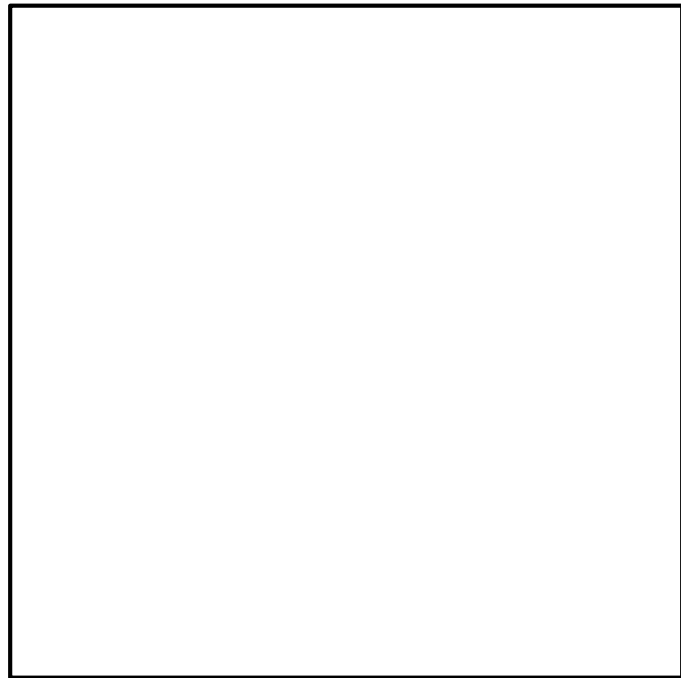
DELANEY VII
ALCAN DRIVE AND ALCAN COURT
JACKSON, WI 53037

SHEET INDEX:

TS	TITLE SHEET
	CIVIL DRAWINGS
C100	EXISTING SITE
C101	GRADING PLAN
C102	UTILITY PLAN
	ARCHITECTURAL
A1.0	SITE PLAN
A1.1	LANDSCAPE PLAN
A2.1	FIRST FLOOR PLAN
A4.0	EXTERIOR ELEVATIONS

PROJECT CONTACTS

CIVIL CONSULTANT	ARCHITECT
QUAM ENGINEERING	MARK HERTZFELDT
1519 E. WASHINGTON ST, SUITE A	
WEST BEND, WI 53095	PROJECT MANAGER
KEVIN PARISH	TERRY KOTH
kjparish@sbcglobal.net	
OFF: (262) 338-6641	PROJECT NO.
FAX: (262) 338-6684	17-00193
	DATE
	09.01.2017
	SEAL



PREV. TRANS. NO.:
NEW TRANS. NO.:
REVIEWER:

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:

DELANEY VII

ALCAN COURT & ALCAN DRIVE

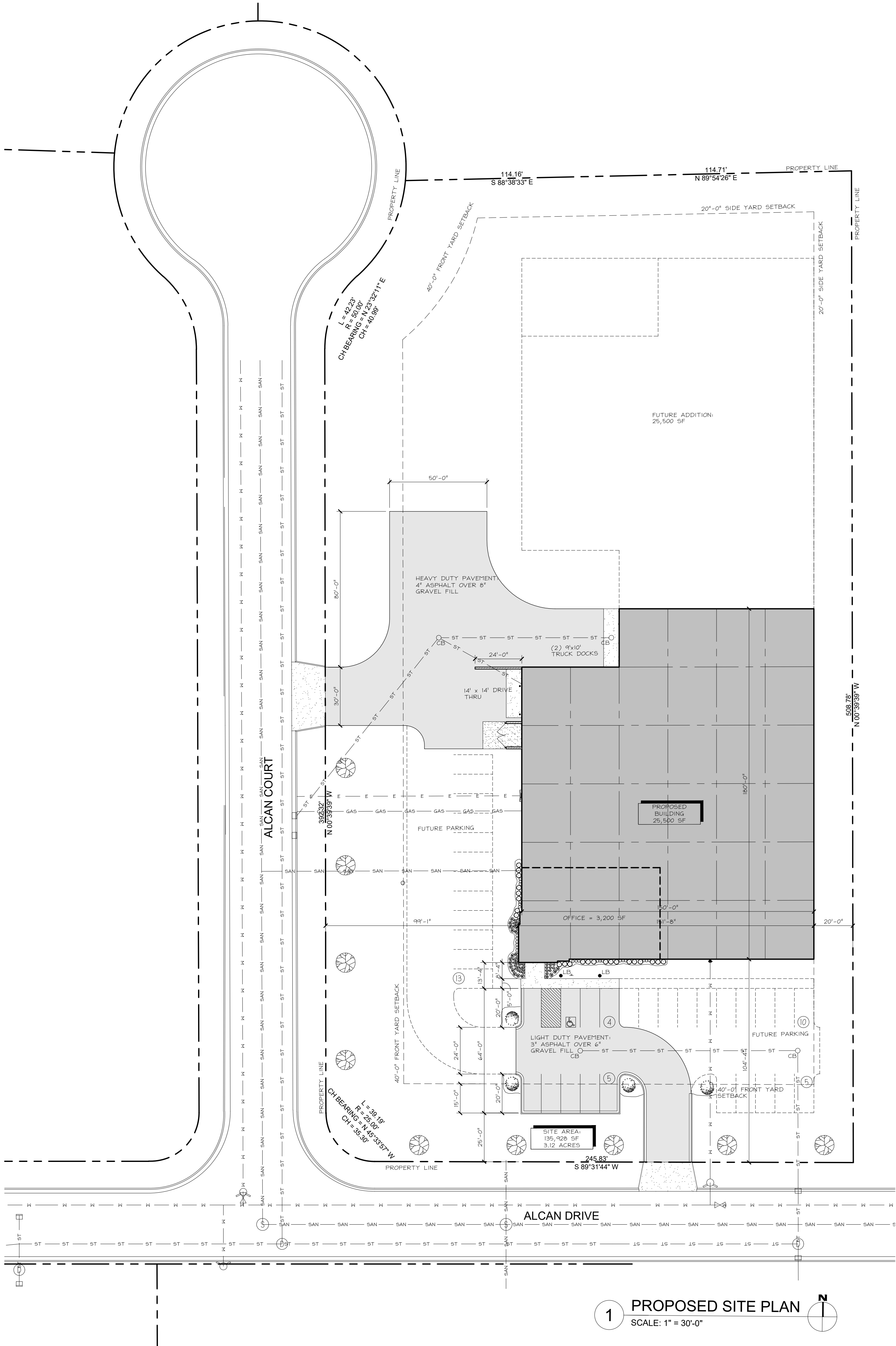
JACKSON, WI 53037

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA
DATE
09.01.2017
JOB NO.
17-00193
SET USE
PLAN COMMISSION
FILE NAME
A1-TS
DRAWN BY
MVH
SHEET NO.
TS

SITE DATA:	
SITE AREA:	136,928 S.F. 3.12 ACRES
AREA OF PROPOSED BUILDING	25,500 S.F.
TOTAL HARD SURFACE AREA:	15,014 S.F. (11% OF SITE)
CONCRETE AREA:	826 S.F.
CONCRETE APRONS	976 S.F.
CONCRETE WALK/CURB	51 L.F.
CONCRETE CURB	253 L.F.
HEAVY DUTY PAVING:	9,008 S.F.
LIGHT DUTY PAVING:	5,180 S.F.
TOTAL GREENSPACE AREA:	96,414 S.F. (70% OF SITE)
ZONING DISTRICT:	PUD
FRONT YARD SETBACK:	40'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	20'-0"
TOTAL PARKING PROVIDED:	9 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	1
HANDICAP PARKING PROVIDED:	1
FUTURE PARKING STALLS:	28



1 PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

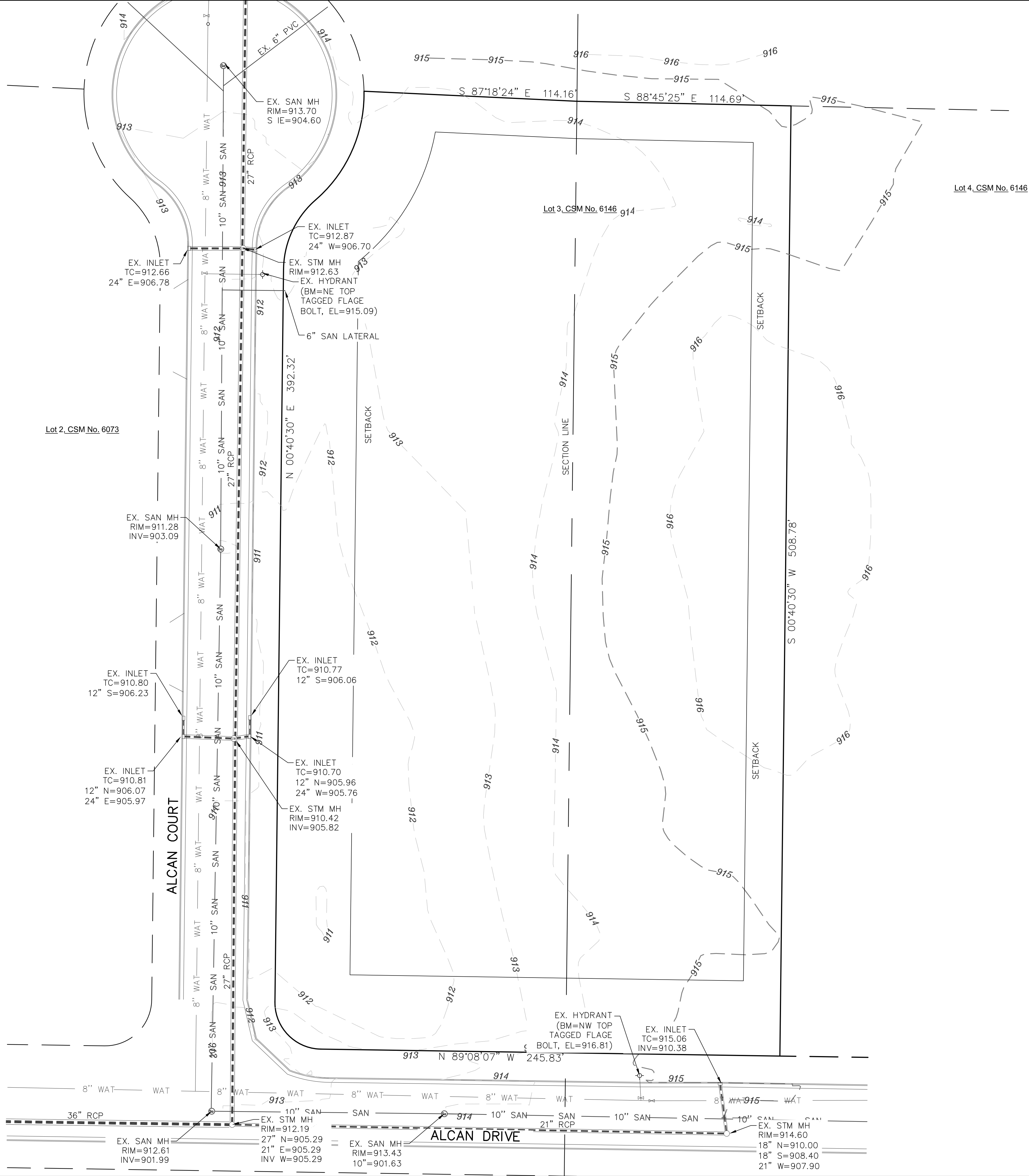
BUILDING DESIGN FOR:
DELANEY VII
ALCAN COURT & ALCAN DRIVE
JACKSON, WI 53037

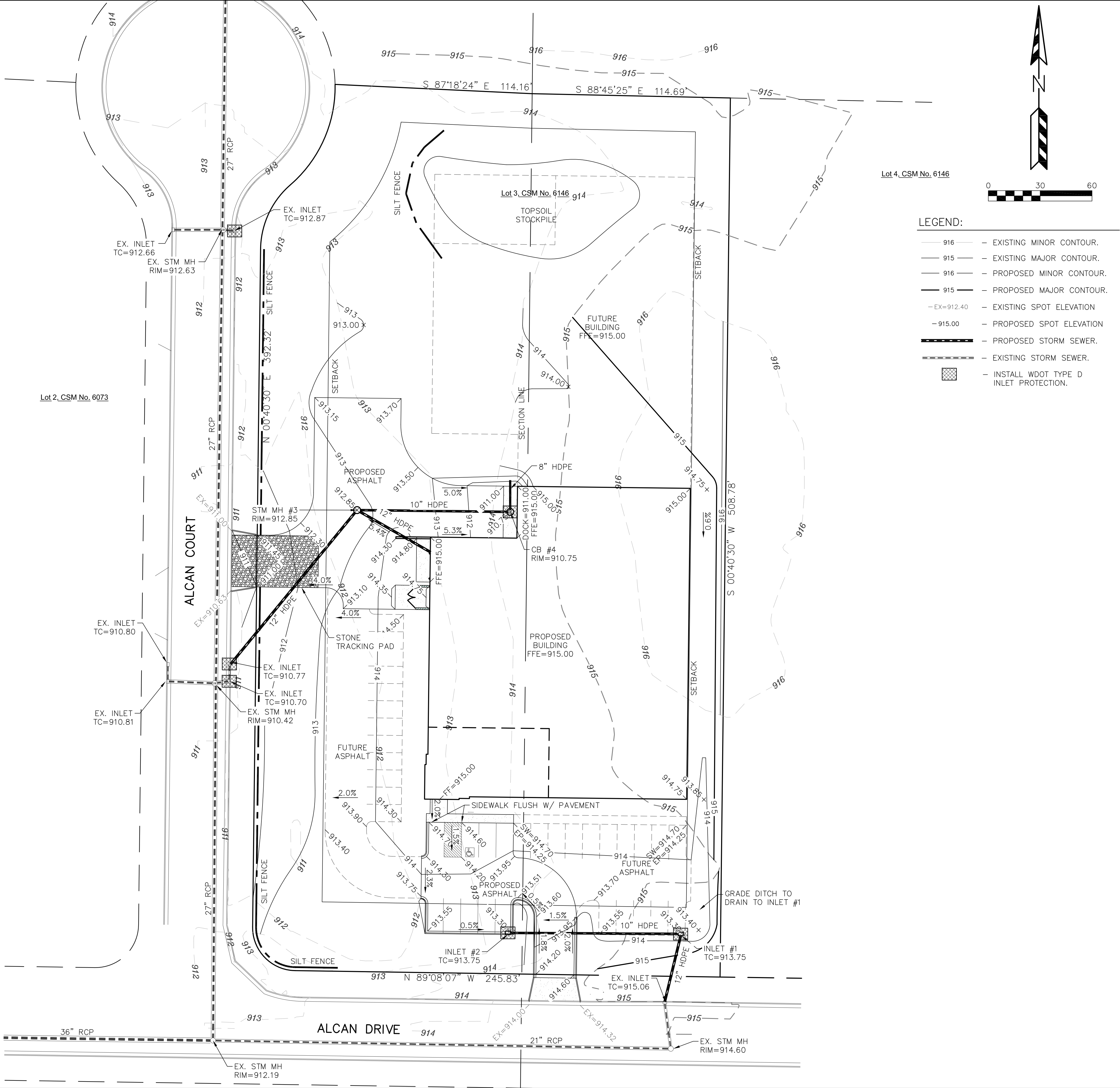
SHEET TITLE
SITE PLAN

REVISIONS

PROJECT DATA
DATE
JOB NO.
SET USE
PLAN COMMISSION
FILE NAME
DRAWN BY
SHEET NO.

A1.0





EROSION NOTES:
THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGEWAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

TIME SCHEDULE:

SEPT. 15, 2017	INSTALL INITIAL EROSION CONTROL DEVICES.
SEPT 16, 2017 – MAY 1, 2018	CONSTRUCT PROPOSED BUILDING, PARKING LOT AND UTILITIES.
MAY 1 – 15, 2018	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

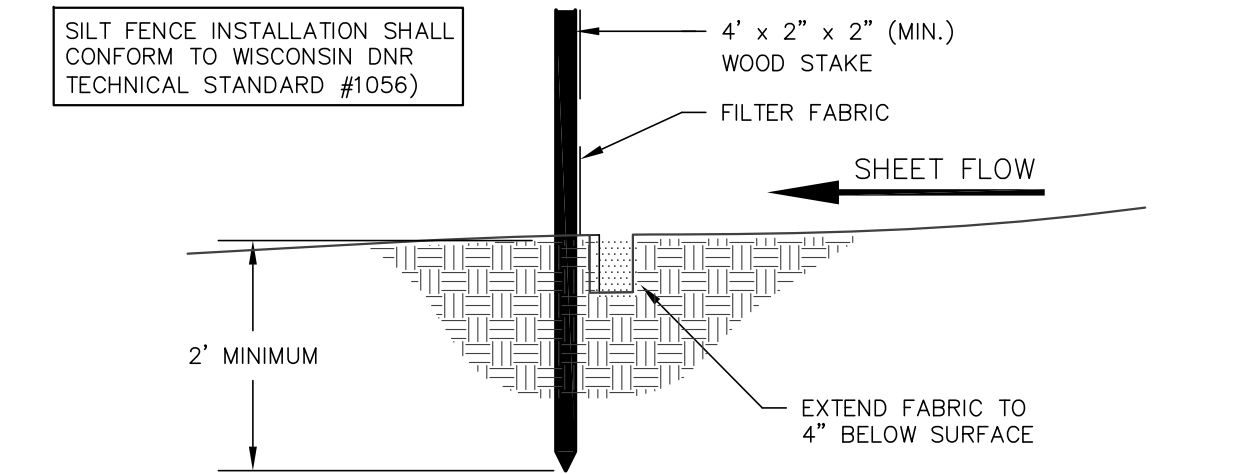
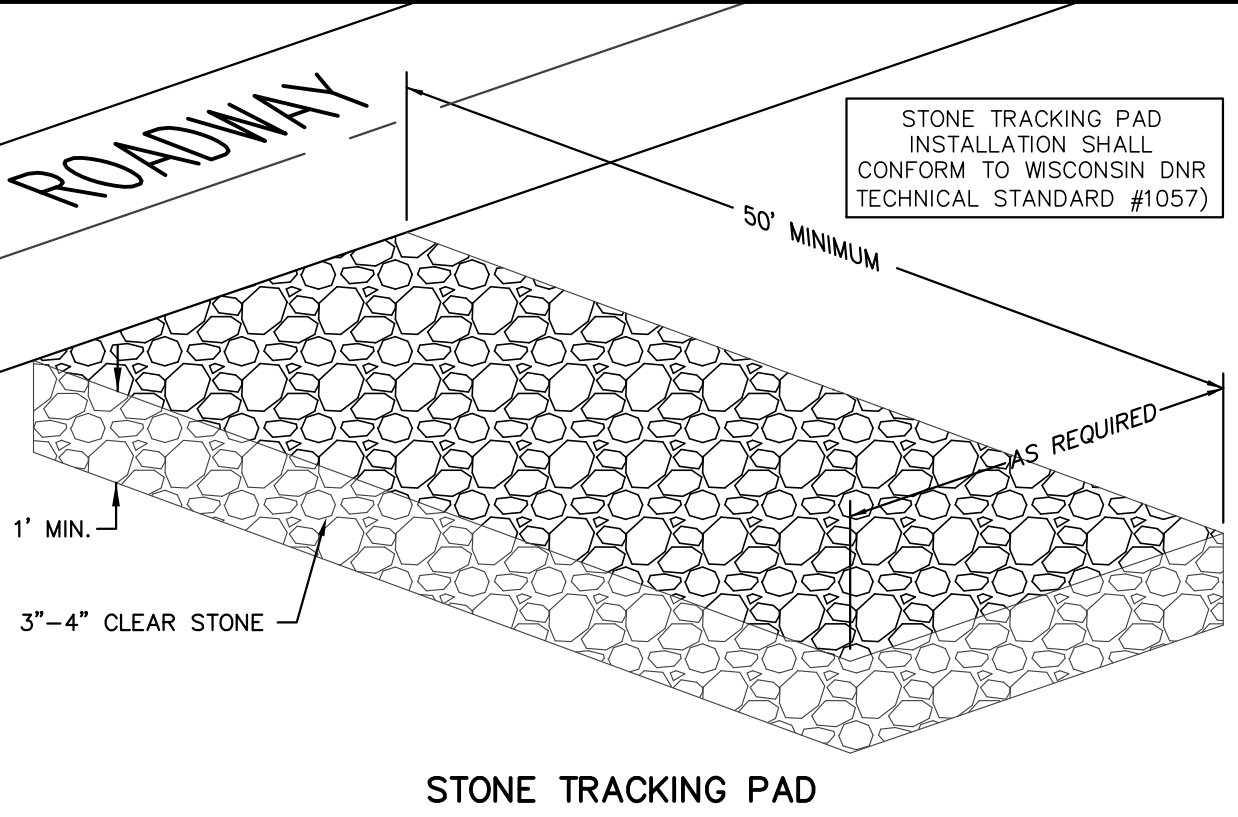
AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW. NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 6% POTASH, NOT LESS THAN 6%.

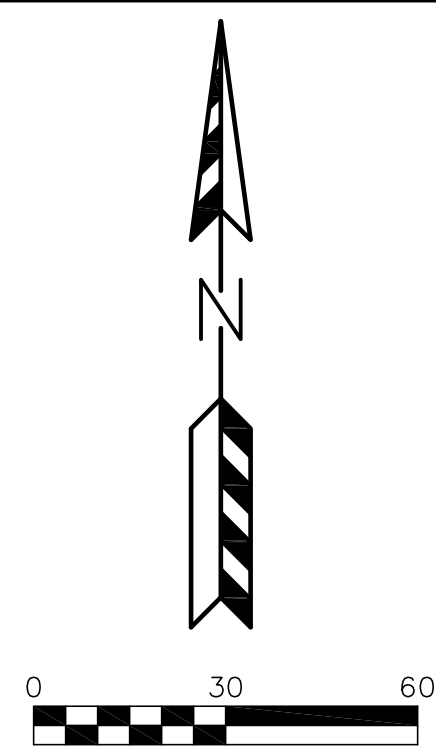
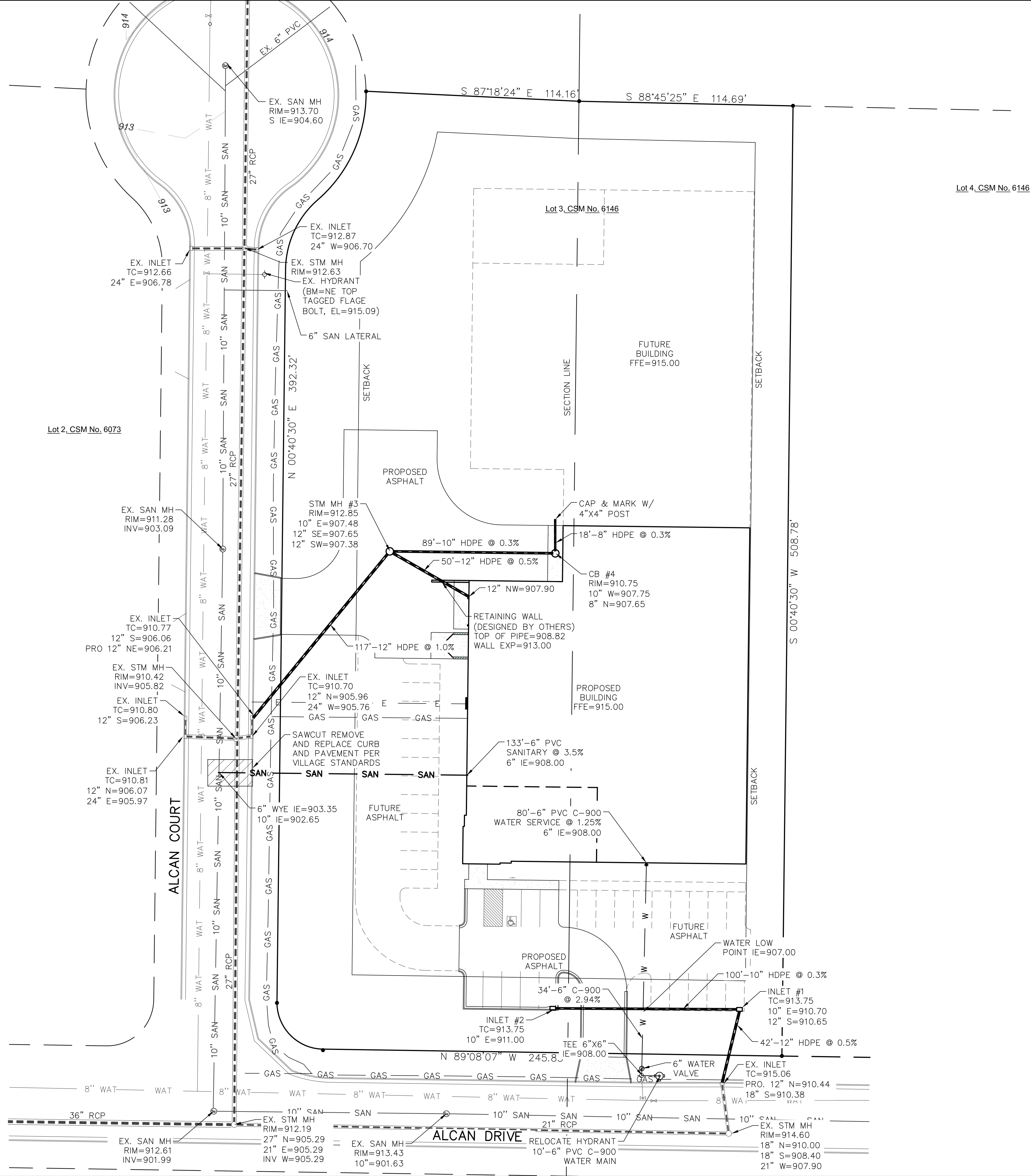
ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:
DELANEY GROUP, LLC
ATTN: JAMES BLISE
117302010 NORTHWEST PASSAGE
JACKSON, WI 53037

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: KEVIN PARISH
1519 E. WASHINGTON STREET, SUITE A
WEST BEND, WI 53095





UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF JACKSON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

ALL EXISTING PUBLIC VALVES AND HYDRANTS WILL ONLY BE OPERATED BY THE VILLAGE WATER UTILITY DEPARTMENT PERSONNEL.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL AND WATER SERVICE INVERTS PRIOR TO BUILDING CONSTRUCTION. SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

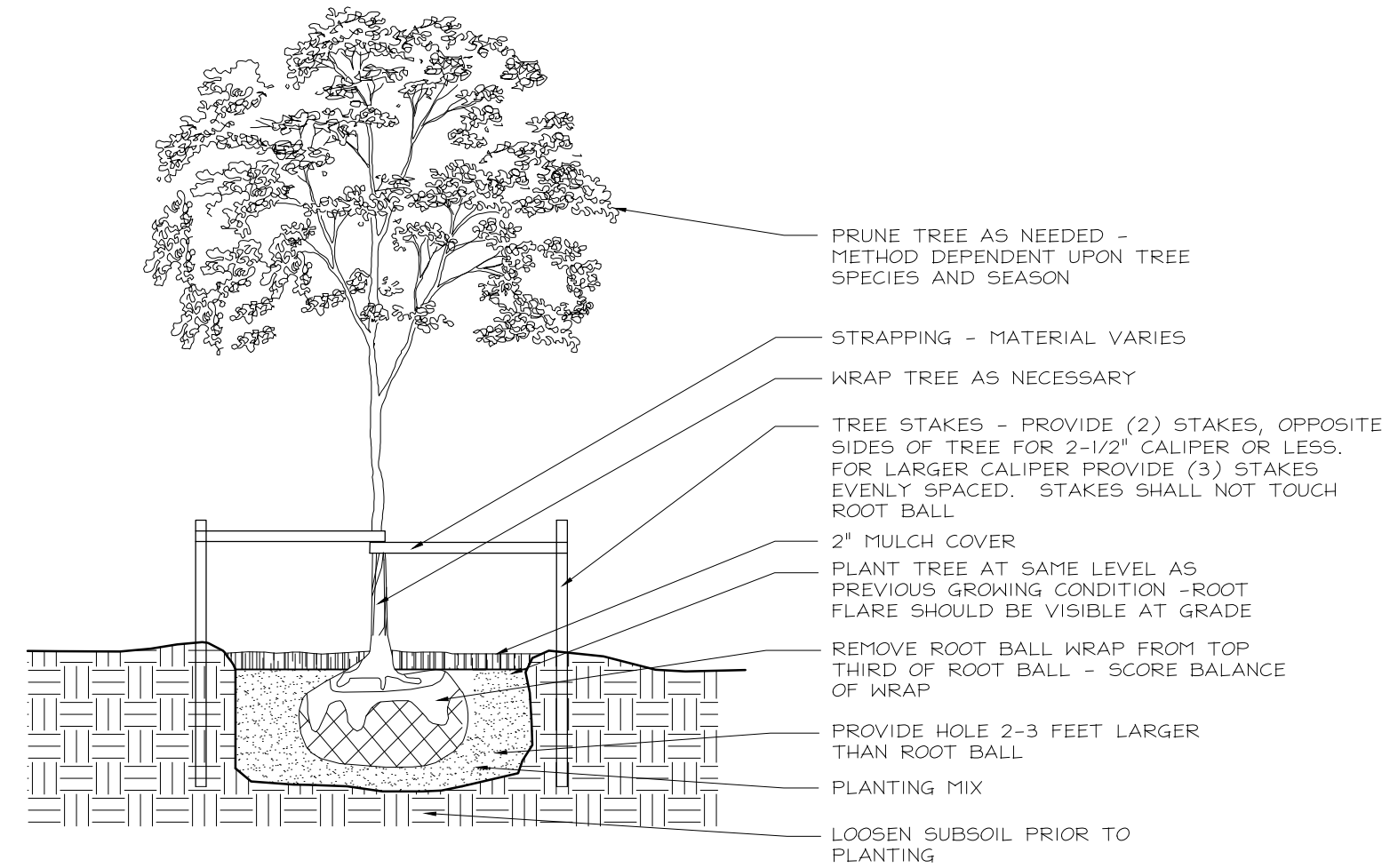
WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.



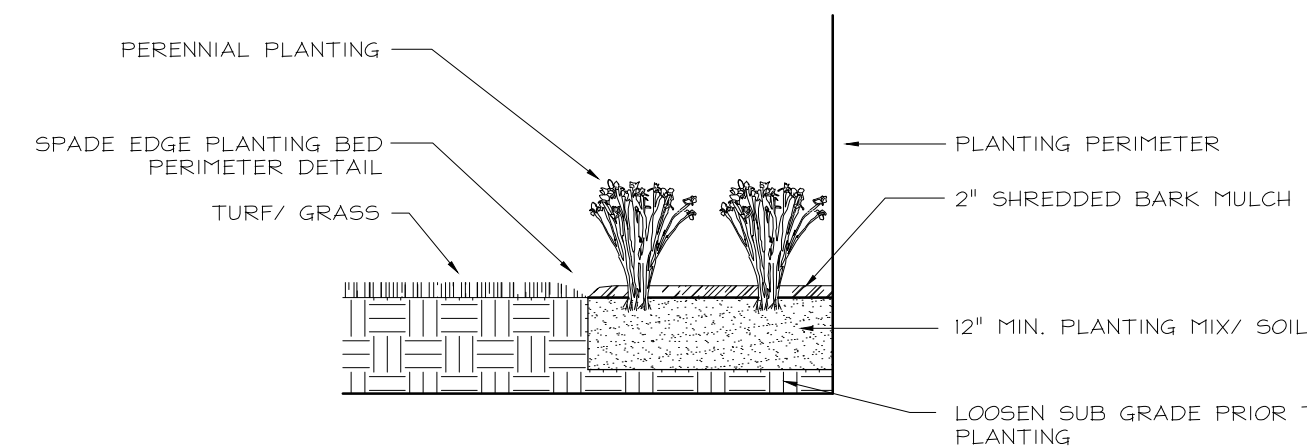
PLANT SCHEDULE							
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE		ROOTS	
				MATURE	AT PLANTING		
D1	4	CRATAEGUS CRUS-GALLI VAR INERMIS	THORNLESS COCKSPUR HAWTHORN	15 - 20'	2-1/2" CAL.	B & B	
D2	9	ACER RUBRUM	RED MAPLE, RED SUNSET	50 - 60'	2-1/2" CAL.	B & B	
S1	18	ROSA X RADTROPINK PLANT	PINK DOUBLE KNOCKOUT ROSE	4'	12 - 18" HIGH	POT	
S2	23	COTONEASTER LUCIDUS	COTONEASTER HEDGE	8'	12 - 18" HIGH	POT	
S3		RDBECKIA FULGIDA VAR SULLIVANTII GOLDSTRUM	GOLDSTRUM BLACK EYED SUSAN	2'	18 - 24" HIGH	POT	
G1	31	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER	FOERSTERS FEATHER REED GRASS	12'	2' - 6'	POT	

1. NEW PLANTS ARE TO BE OF REASONABLE GROWTH
2. PROVIDE MULCH BED AROUND ALL PLANTINGS
3. TREES TO HAVE 2-1/2" (MIN.) CALIPER.



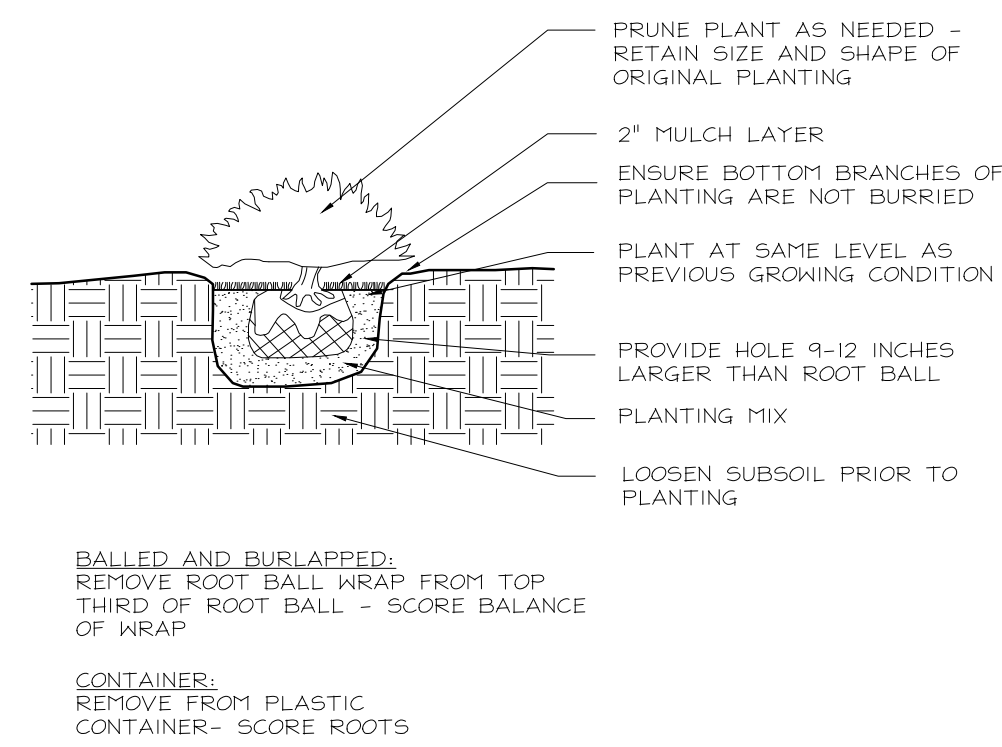
DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



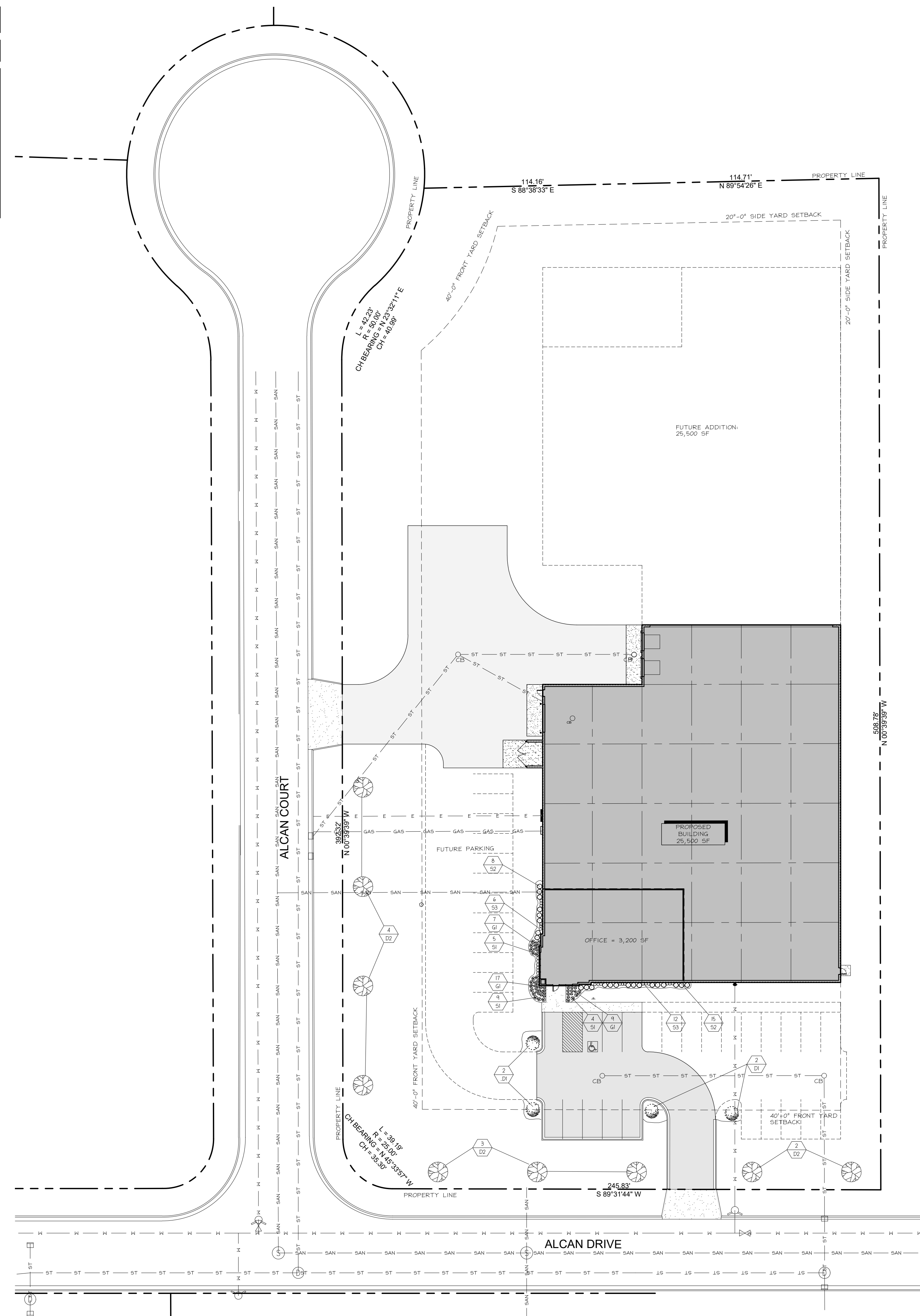
PERENNIAL BED PLANTING DETAIL

SCALE: NTS



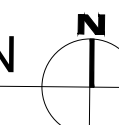
DECIDUOUS SHRUB PLANTING DETAIL

SCALE: NTS



1 PROPOSED SITE PLAN

SCALE: 1" = 30'-0"



DESIGN
21
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:
DELANEY VII
*
ALCAN COURT & ALCAN DRIVE
JACKSON, WI 53037

SHEET TITLE

LANDSCAPE PLAN

REVISIONS

PROJECT DATA

DATE _____

09.01.2017

JOB NO.

17-00193
SET USE

SET USE

PLAN COMMISSION

FILE NAME

23.11.1

DRAWN BY

DRAWN BY

SHEET NO.

A

Δ

A

1000

BUILDING DESIGN FOR:

DELANEY VII

ALCAN COURT * ALCAN DRIVE

JACKSON, WI 53037

SHEET TITLE

FLOOR PLAN

REVISIONS

PROJECT DATA

DATE

09.01.2017

JOB NO.

17-00193

SET USE

PLAN COMMISSION
FILE NAME

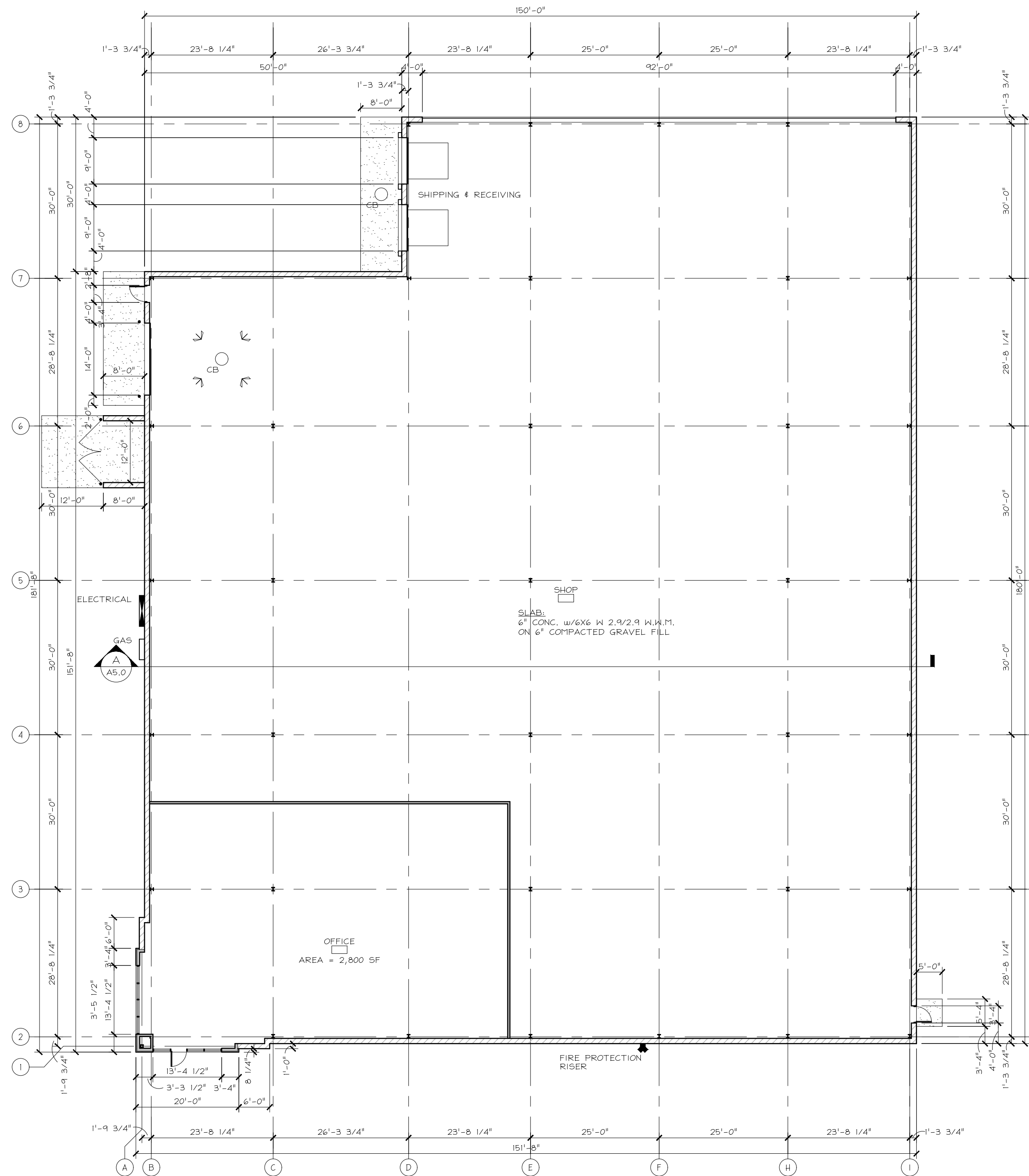
E4-A2.1

DRAWN BY

MVH, BW

SHEET NO.

A2.1

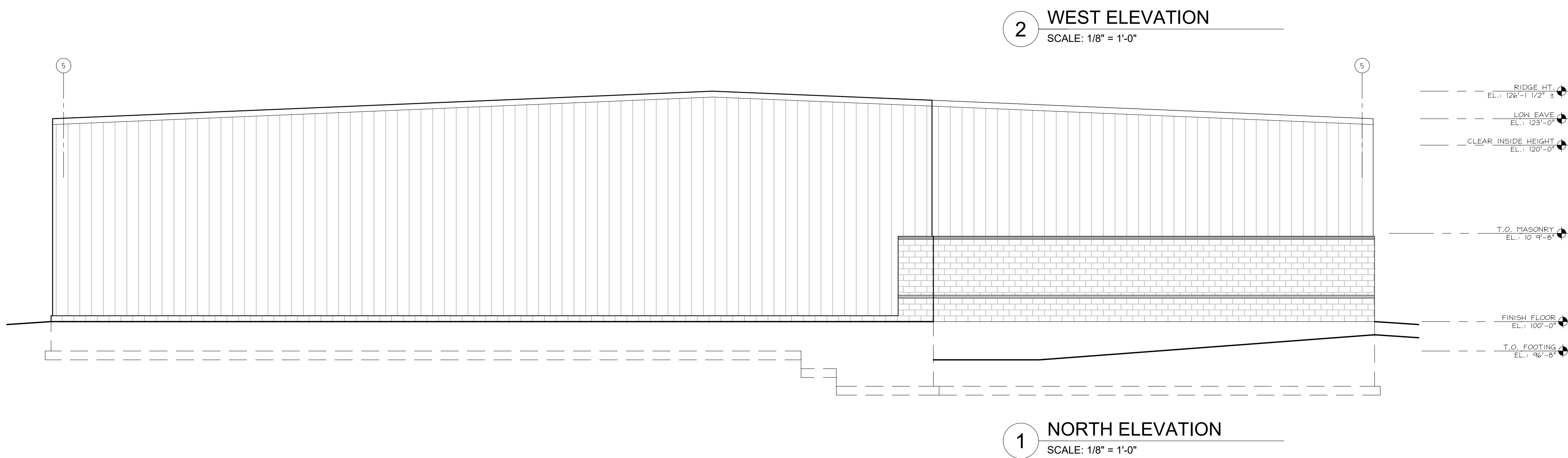
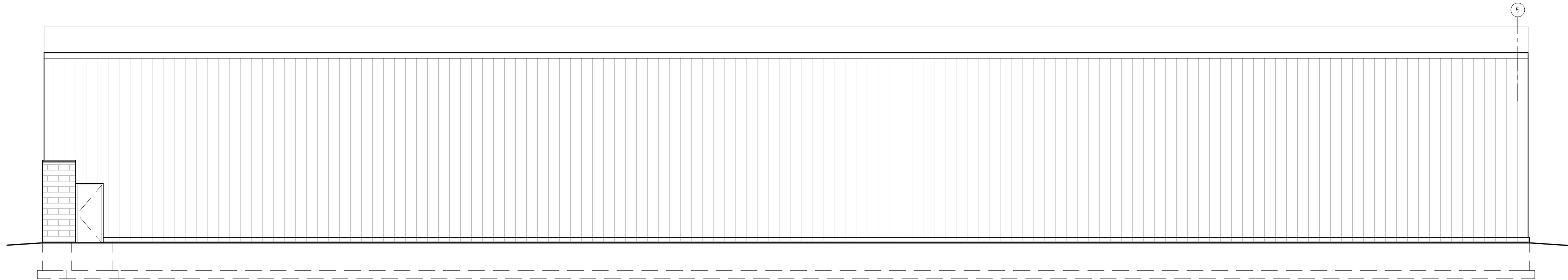
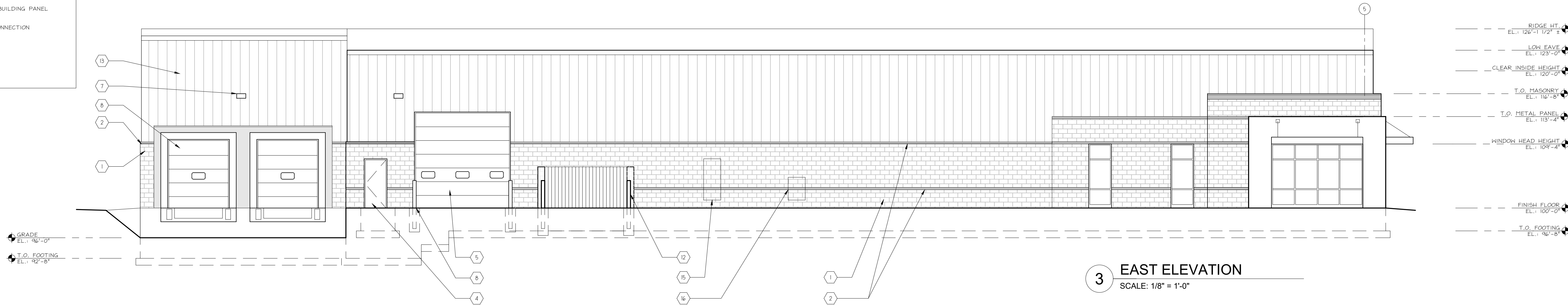
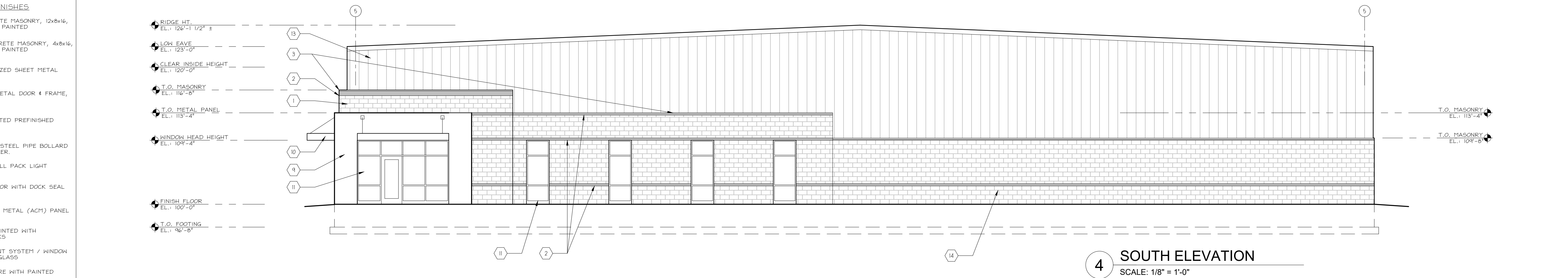


1 FLOOR PLAN

SCALE: 1/16" = 1'-0"

BUILDING AREA = 25,500 SF

- TYPICAL BUILDING FINISHES
- 1 SPLIT-FACED CONCRETE MASONRY, 12x8x16, IN RUNNING BOND: - PAINTED
 - 2 SMOOTH FACED CONCRETE MASONRY, 4x8x16, IN RUNNING BOND: - PAINTED
 - 3 PREFINISHED GALVANIZED SHEET METAL COPING.
 - 4 INSULATED HOLLOW METAL DOOR & FRAME, PAINTED.
 - 5 14'-0" x 14'-0" INSULATED PREFINISHED METAL O.H. DOOR
 - 6 6" CONCRETE-FILLED STEEL PIPE BOLLARD w/POLYETHYLENE COVER.
 - 7 LED FULL CUTOFF WALL PACK LIGHT FIXTURE
 - 8 9'-0" x 10'-0" O.H. DOOR WITH DOCK SEAL AND BUTTERS
 - 9 ALUMINUM COMPOSITE METAL (ACM) PANEL
 - 10 STEEL CANOPY - PAINTED WITH GALVANIZED TIE BACKS
 - 11 ALUMINUM STOREFRONT SYSTEM / WINDOW WITH LOW-E TINTED GLASS
 - 12 CMU TRASH ENCLOSURE WITH PAINTED GATES
 - 13 PREFINISHED METAL BUILDING PANEL
 - 14 FIRE DEPARTMENT CONNECTION
 - 15 ELECTRICAL SERVICE
 - 16 GAS SERVICE



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:
DELANEY VII
ALCAN COURT & ALCAN DRIVE
JACKSON, WI 53037

SHEET TITLE
SHEET NAME 1
SHEET NAME 2

REVISIONS

PROJECT DATA
DATE
JOB NO. 09.01.2017
SET USE 17-00193
PLAN COMMISSION
FILE NAME
FILE NAME
DRAWN BY
FILE NAME
SHEET NO. MVH
A4.0

STAFF REVIEW COMMENTS
Plan Commission Meeting – September 28, 2017

1. Planned Unit Development – Industrial Building – Delaney VII – Design 2 Construct – Alcan Court.

Building Inspection

- Plan Review shall be completed by the State of Wisconsin due to the building size.
- The building shall be fully sprinklered due to the size of the building.
- A sampling manhole shall be installed on the new sanitary sewer lateral and located in the public right-of-way area.
- There is no sign with this submittal. All future signage shall require a separate approval.
- One (1) REU of sewer and water will be charged at the building permit stage. Water consumption totals shall be reviewed annually and additional fees will be charged if necessary.

Public Works/Engineering

- A sampling manhole will need to be installed on the proposed sanitary sewer lateral.
- The new sanitary lateral will require payment of one Sewer Connection Fee, and the water service would require payment of one Water Impact Fee.
- The landscaping plan shows trees along the property line of the right of way line. The proposed location of the trees will eliminate the need for any street trees in the right of way.
- The storm sewer is discharging into the regional pond the industrial park, so storm water calculations are necessary for the development.

Police Department

- No additional comments.

Fire Department

- Knox Box purchased for building
- Pertaining to any Fire Alarm Systems, Fire Sprinkler System or any other type of fire suppression systems.
- All appropriate Fire Protection Application Permits need to be completed and submitted to the Jackson Fire Department.
- All permit fees need to be paid in full to the Jackson Fire Department.
- Copies of the plans for each system.

Administrative/Planning

- Recommend Approval.