

AGENDA

PLAN COMMISSION MEETING

Thursday – October 26, 2017 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – September 28, 2017, Plan Commission Meeting.
3. Public Hearing – Regarding the Proposed Project Plan, Boundaries, and Creation of Tax Incremental District No. 6 (See Public Hearing Notice which was published on October 12, 2017 and October 19, 2017.)
4. Consideration of “Plan Commission Resolution 17-23 Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, Village of Jackson, Wisconsin.”
5. Planned Unit Development Amendment – Mak Avery Packaging – Sign – Main Street.
6. Planned Unit Development Amendment – T4 Insurance – Sign – Main Street.
7. Planned Unit Development Amendment – Laurel Springs Development – Phase 2.
8. Citizens to address the Plan Commission.
9. Adjourn.

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

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – September 28, 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. Kruepke, Peter Habel, Greg Winn and Jeff Dalton.

Members Absent: Tr. Emmrich.

Staff Present: Jim Micech

Others Present: Jim Mann from Ehlers

2. Minutes – August 31, 2017, Plan Commission Meetings.

Motion by Peter Habel, second by Steve Schoen to approve the minutes of August 31, 2017.

Vote: 6 ayes, 0 nays. Motion carried.

3. Planned Unit Development Amendment – Industrial Facility – Design to Construct – Alcan Court.

Jim Blise was present and had received staff comments. Jim Blise reviewed the project. The property is 3.12 acres with a proposed building of 25,000 square feet, which is expandable to 50,000 feet. The front will be pre-cast and metal in the back.

Motion by Peter Habel, second by Tr. Kruepke to recommend approval of the Planned Unit Development Amendment, Industrial Facility, Design to Construct on Alcan Court, per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

4. Motion to Call for a Public Hearing Regarding the Creation of Tax Increment District #6.

Jim Mann from Ehlers was present. Jim explained the time line and procedure for the public hearing. The proposed public hearing would be on October 26th, with the final consideration by the Village Board at the November 14th, Village Board Meeting.

Jim Blise explained that the proposed TID area would include Rosewood North to Northwest Passage. The proposed area is approximately 42 acres. The valuation date is as of January 1, 2018. This is a mixed use TID with a 20 year cycle.

Motion by Pres. Schwab, second by Peter Habel to call for a public hearing scheduled for October 26th regarding the creation of TID #6.

Vote: 6 ayes, 0 nays. Motion carried.

5. Citizens to address the Plan Commission.

None.

6. Adjourn.

Motion by Tr. Kruepke, second by Jeff Dalton to adjourn at 7:17 p.m.

Vote: 6 ayes, 0 nays. Motion carried.

Respectfully submitted by Jim Micech, Director of Building Inspection

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED CREATION OF
TAX INCREMENTAL DISTRICT NO. 6
AND NOTICE OF ANNUAL JOINT REVIEW BOARD MEETING
IN THE VILLAGE OF JACKSON, WISCONSIN**

Notice is Hereby Given that the Village of Jackson will hold an organizational Joint Review Board meeting on October 26, 2017 at 6:00 p.m. at the Jackson Village Hall, located at N168 W20733 Main Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed creation of, and proposed project plan for, Tax Incremental District No. 6 (the "District").

Notice is Hereby Given that the Village of Jackson will also hold a Joint Review Board meeting on October 26, 2017 at 6:00 p.m. at the Jackson Village Hall, located at N168 W20733 Main Street. The purpose of the meeting is to review the annual reports and the performance and status of each Tax Incremental District governed by the Joint Review Board as required by Wis. Stat. § 66.1105(4m)(f).

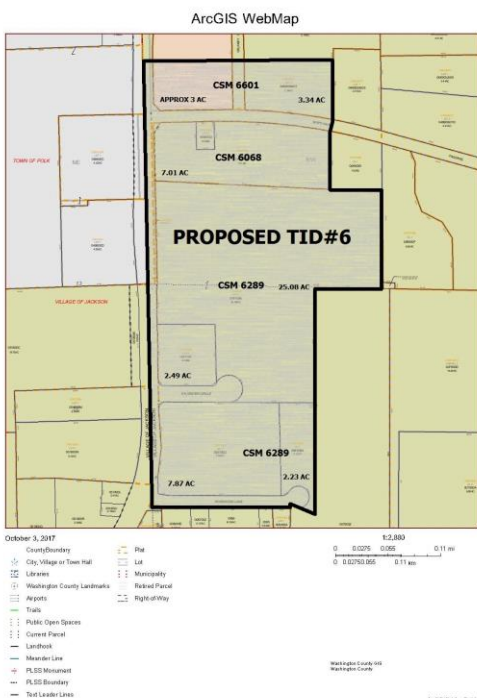
Notice is Hereby Given that the Plan Commission of the Village of Jackson will hold a public hearing on October 26, 2017 at 7:00 p.m. at the Jackson Village Hall, located at N168 W20733 Main Street, for the purpose of providing the community a reasonable opportunity to comment upon the proposed creation of the Project Plan for the District.

The proposed boundaries of the District would be within an area generally as detailed on the map below.

The District is expected to be a mixed-use district based on the identification and classification of the property proposed to be included within the District.

Proposed projects costs include various public improvements and cash grants to owners or lessee or developers of land located within the district (development incentives) and professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed creation of the District, the proposed boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed boundaries, will be available for viewing in the offices of the Village Clerk at the Jackson Village Hall, located at N168 W20733 Main Street, during normal business hours and will be provided upon request.



Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

The meeting is open to the public. Copies of the annual reports will be available for viewing in the offices of the Village Clerk at the Jackson Village Hall, located at N168 W20733 Main Street, during normal business hours and will be provided upon request.

By Order of the Village of Jackson, Wisconsin

*Published
October 12, 2017
&October 19, 2017*

RESOLUTION #17-23

PLAN COMMISSION RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 6, VILLAGE OF JACKSON, WISCONSIN

WHEREAS, the Village of Jackson (the “Village”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 6 (the “District”) is proposed to be created by the Village as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Washington County, the West Bend School District, and the Moraine Park Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on October 26, 2017 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Jackson that:

1. It recommends to the Village Board that Tax Incremental District No. 6 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.
3. Creation of the District promotes orderly development in the Village.

Adopted this 26th day of October, 2017.

Introduced by: _____

Seconded by: _____

Vote: _____ Aye _____ Nay

Michael E. Schwab, Village President

Attest: _____
Deanna L. Boldrey, Village Clerk-Treasurer

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

Name of Applicant Mak Avery Packaging
 Contact Rhonda Meidam Address/ZIP N168W20071 Main St. Jackson, WI 53037 Phone # 262-305-4351
 E-mail Address Sales@makaverypackaging.com Fax # where Agenda/Staff comments are to be faxed N/A
 Name of Owner Gene Scheunemann Address/ZIP N168W20069 Main St. Jackson, WI 53037 Phone # 262-677-3691
 Owner Representative/Developer N/A
 Proposed Use of Site Commercial Office Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	2) Describe what you intend to do (paragraph)		XXX
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	4) Owner acknowledgement of the request	1	
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	5) Impact Statement		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	6) Location Map		XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	7) Development Plan / Site Plan		XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	8) Preliminary Plat		XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	9) Final Plat		XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	10) Certified survey Map		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	11) Annexation Petition		XXX
STREET EASEMENT / VACATION	\$150	1,2,3,4,6,9	12) Annexation Map	1	XXX
VARIANCE	\$150	1,2,3,4,6,7	13) Sketch Plan		XXX
* Labels	\$25		14) Landscape Plan	4 (24x36)	XXX
			Engineering Review - Infrastructure		
			15) Grading/Drainage Plan	4 (24x36)	XXX
			16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
			18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
			20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
			22) other -		XXX
			If not included with submittal & prepared by the Village.		

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

Name Rhonda Meidam Signature Rhonda Meidam Date 10/2/2017

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: Mak Avery Packaging / Rhonda Meidam

For a property located at (address): N168 W20071 Main St. Jackson, WI 53037

Phone number of Business/Applicant: 262-305-4351

For (land use, activity, sign, site plan, other): Banner type sign installed on front of building

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

Hours of Operation: 24/7

Comprehensive/Master Plan Compatibility: N/A

Building Materials (type, color): existing

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

Screening/Buffering: N/A

Landscape Plan (sizes, species, location): existing

Signing (dimensions, colors, lighting, location): 2.5' x 10' white, green, and blue banner, no up lighting, located on front of building North wall facing Hwy 60.

Lighting (wattage, style, pole location and height, coverage): N/A

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

Storm-water Management: N/A

Erosion Control: N/A

Fire Hydrant Location(s): existing

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: Rhonda Meidam
262-305-4351

Hazardous Material Storage: N/A

Alarm Systems: existing

Site Features/Constraints: N/A

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

Tree and shrub preservation: existing

Setbacks/height limitations: existing

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

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

Rhonda Meidam

Rhonda Meidam, Owner
Please print name

John Walther, Administrator

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

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

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

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

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



October 2, 2017

Village of Jackson
N168W20733 Main St.
Jackson, WI 53037

Re: Letter of Intent

Dear Board Members,

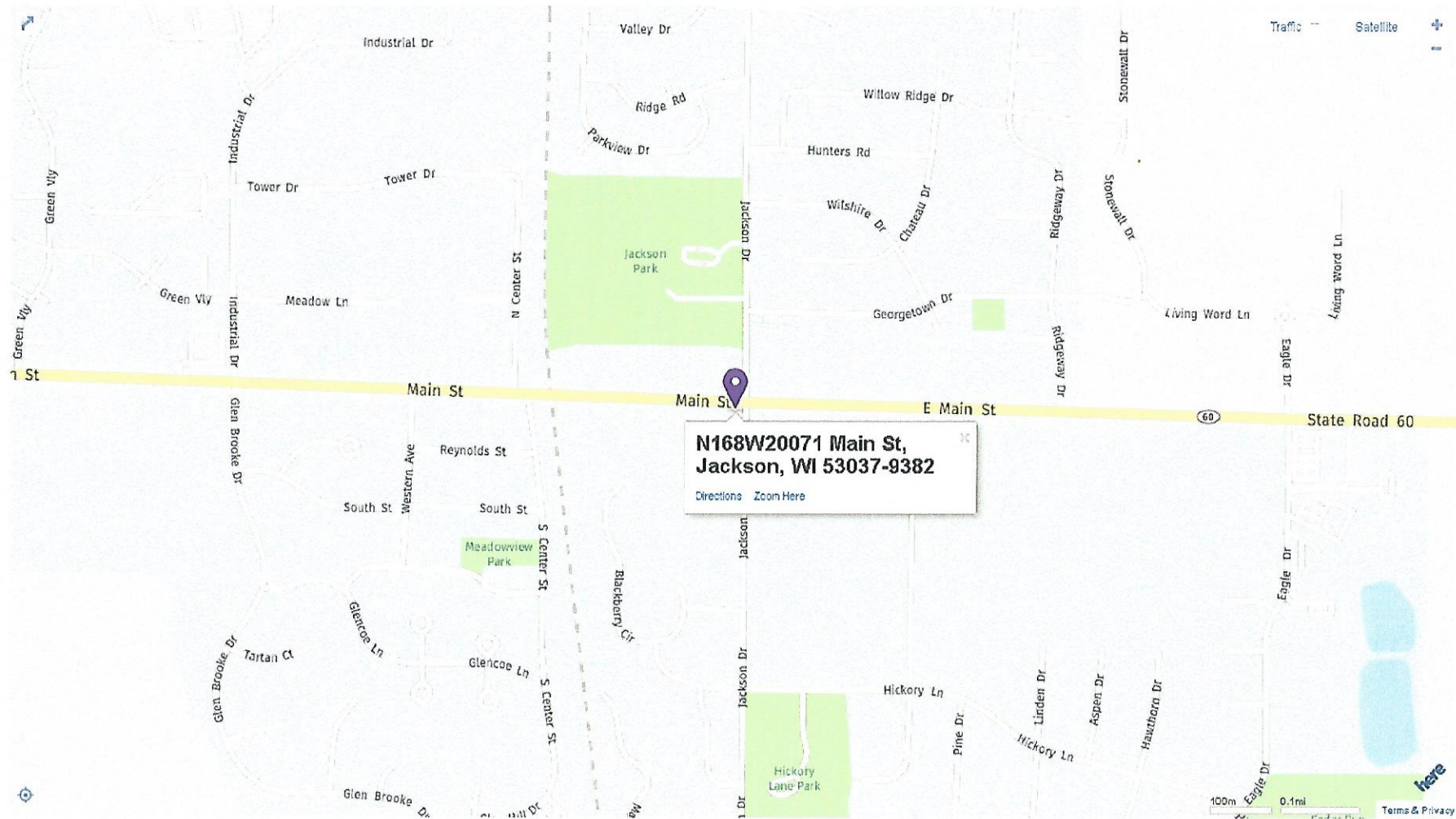
I am proposing to put up a banner on the north elevation of the building facing HWY 60.

Best regards,

Rhonda Meidam

Impact Statement

- A. Annual water consumption estimate – N/A
- B. Annual sewage generation estimate – N/A
- C. Vehicle trip generation – 6 trips per week
- D. Estimated number of vehicles to be stored or parked on site – None
- E. Proposed sign – 2.5'x10' banner sign, white background with blue and green print to be attached to north elevation, see picture
- F. General Hours of Operation – N/A
- G. Anticipated user profiles – N/A
- H. Proposed dates of construction and completion – N/A
- I. Unusual conditions which warrant special attention – N/A



**N168W20071 Main St,
Jackson, WI 53037-9382**

[Directions](#) [Zoom Here](#)

October 2, 2017

Village of Jackson
N168W20733 Main St.
Jackson, WI 53037

Re: Proof of Property Ownership

To whom it may concern:

I am the owner of the property located at N168W20071 Main Street, Jackson, WI 53037. I have reviewed and agreed to MakAvery Packaging's request to place a banner on the north side of the commercial property facing Hwy 60.

Best regards,

A handwritten signature in blue ink, appearing to read 'Gene Scheunemann', followed by a long horizontal line extending to the right.

Gene Scheunemann
Scheunemann Appliance TV
N168W20069 Main St.
Jackson, WI 53037



MakClery Packaging
262-305-4351

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

Name of Applicant COREY FOERSTEN / FOERSTEN SIGNS LLC.
 Contact COREY FOERSTEN Address/ZIP 124 WALDRIDGE DR. SLINGER WI 53086 Phone # 262-644-8563
 E-mail Address CFO@FoerstenSIGNS.com Fax # where Agenda/Staff comments are to be faxed 262-644-7755
 Name of Owner TRACY OESTREICH Address/ZIP N168W20580 MAIN ST. Phone# _____
 Owner Representative/Developer FOERSTEN SIGNS LLC / COREY FOERSTEN
 Proposed Use of Site ✓ Present Zoning ✓

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
			2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat		XXX
			10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal & prepared by the Village.		

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

Name COREY FOERSTEN Signature  Date 10/6/17
 Office Use: Date Received _____ Date Paid _____ Receipt # _____ Amount Paid \$ _____

VILLAGE OF JACKSON

☐ Special Use ☐ Conditional Use ☒ Planned Unit Development Permit # _____

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

Permit to:

Name of Business/Applicant: T4 INSURANCE SOLUTIONS

For a property located at (address): N168W20580 MAIN ST.

Phone number of Business/Applicant: FOERSTER SIGNS / 262-644-8553

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

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

Hours of Operation: —

Comprehensive/Master Plan Compatibility: —

Building Materials (type, color): STEEL / ALUMINUM / VINYL

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):
CONTINUE 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 _____



Corey Foerster

Please print name

Owner

Representative

John Walther, Administrator

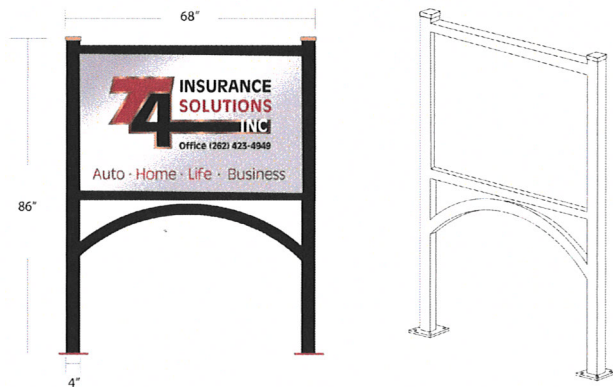
FOERSTER SIGNS LLC
121 Weil Dr. Slinger, WI 53086
262-644-8553

LETTER OF INTENT

Foerster Signs is proposing to fabricate and install a freestanding sign and wall mount sign on the N168W20580 Main St. property.

Corey Foerster

Foerster Signs LLC



FOERSTER SIGNS LLC 262-644-8553

CLIENT

T4 INSURANCE SOLUTIONS

QUANTITY

1

TYPE

FREESTANDING / NONLIGHTED

MATERIAL

STEEL

SIDE / FACE

DOUBLE FACE

NOTES

SIZE: 86"H x 68"W x 4"D

COLORS

REPRESENTATIVE

ADMIN

* PRODUCTION CANNOT BEGIN UNTIL WE RECEIVE YOUR AUTHORIZATION.

DISCLAIMER: All artwork is property of F.S. and cannot be reproduced without Foerster Signs LLC permission. It is illegal to duplicate or reproduce copyrighted artwork without prior written consent.



FOERSTER
SIGNS LLC
262-644-8553

CLIENT

T4 INSURANCE SOLUTIONS

QUANTITY

1

TYPE

WALL MOUNT / NONLIGHTED

MATERIAL

ALUMINUM /DIBOND

SIDE / FACE

SINGLE FACE

NOTES

SIZE: 4' x 6' x 1/8"D

COLORS

REPRESENTATIVE

ADMIN

*PRODUCTION CANNOT BEGIN UNTIL WE
RECEIVE YOUR AUTHORIZATION.

DISCLAIMER: All artwork is property of F.S. and cannot be reproduced without Foerster Signs LLC permission. It is illegal to duplicate or reproduce copyrighted artwork without prior written consent.

Location of Signs

Wall mounted sign

Freestanding Sign



FOERSTER
SIGNS LLC
262-644-8553

CLIENT

T4 INSURANCE SOLUTIONS

QUANTITY

1

TYPE

LOCATION MAP

MATERIAL

SIDE / FACE

NOTES

COLORS

REPRESENTATIVE

ADMIN

*PRODUCTION CANNOT BEGIN UNTIL WE
RECEIVE YOUR AUTHORIZATION.

DISCLAIMER: All artwork is property of F.S. and cannot be reproduced without Foerster Signs LLC permission. It is illegal to duplicate or reproduce copyrighted artwork without prior written consent.

T4 Insurance Solutions
Foerster Signs LLC
Impact Statement

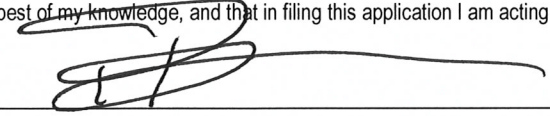
- A) Not Applicable
- B) Not Applicable
- C) Not Applicable
- D) Not Applicable
- E) 4' x 6' Wall Mounted Sign / 86" x 68" Freestanding Sign
- F) Not Applicable
- G) Not Applicable
- H) November December 2017
- I) Not Applicable

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

Name of Applicant Bielinski Homes, Inc.
 Contact John Donovan Address/ZIP 1830 Meadow Ln., Pewaukee, WI 53072 Phone # 262-542-9494 (Co.)
 E-mail Address jdovnan@bielinski.com Fax # where Agenda/Staff comments are to be faxed N/A
 Name of Owner Bielinski Homes, Inc. Address/ZIP same as above Phone# 262-548-5570 (John)
 Owner Representative/Developer John Donovan Dev. Manager Bielinski Homes, Inc.
 Proposed Use of Site Single Family Subdivision Present Zoning PUD

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages) 2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') * 4) Owner acknowledgement of the request	Labels* 1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement 6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan 8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat 10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition 12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan 14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	<u>Engineering Review - Infrastructure</u>		
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	15) Grading/Drainage Plan 16) Water / Sewer / Storm Sewer Plans 17) Street / Right of Way cross sections	4 (24x36) 4 (24x36) 4 (24x36)	XXX XXX XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan 19) Proposed colors / materials	4 (24x36)	XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement 21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal & prepared by the Village.		

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

Name Harry Bielinski Signature  Date 10/5/2017

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: Bielinski Homes

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

Phone number of Business/Applicant: 762-548-5570

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

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): Noise & dust during the construction of the infrastructure + utilities is possible.

Hours of Operation: 24/7

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

Building Materials (type, color): As per the site Development plan.

Setbacks from rights-of-way and property lines: Front = 25', Collector street = 30', Rear = 25' + side = 8'.

Screening/Buffering: As per the site Development plan.

Landscape Plan (sizes, species, location): street trees same as phase one.

Signing (dimensions, colors, lighting, location): See Attached "Exhibit G" and picture identifying the specific colors.

Lighting (wattage, style, pole location and height, coverage): same as phase one.

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), (sidewalk/pedestrian way width and material): Standard public urban street - 66' R.O.W., 32' pavement, 30" curb, 5' wide sidewalks (both sides of roads)

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

Erosion Control: To be provided per Village and WPNR requirements

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

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

Hazardous Material Storage: N/A

Alarm Systems: N/A

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

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

Tree and shrub preservation: N/A

Setbacks/height limitations: N/A

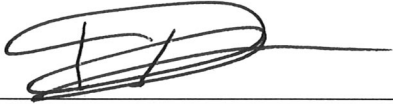
Wastewater Usage Projected: 5,037,000 gal/year Water Usage Projected: 5,037,000 gal/year

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

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

Harry Bielinski
_____, 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.

October 4, 2017

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



Attn: Plan Commission

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

Dear Plan Commission,

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

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

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

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

- N/A

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

Sincerely,

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

October 4, 2017

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



Attn: Plan Commission

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 - **Single-Family residential home lots**
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 - Completion of construction: **Fall 2018**

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

- N/A

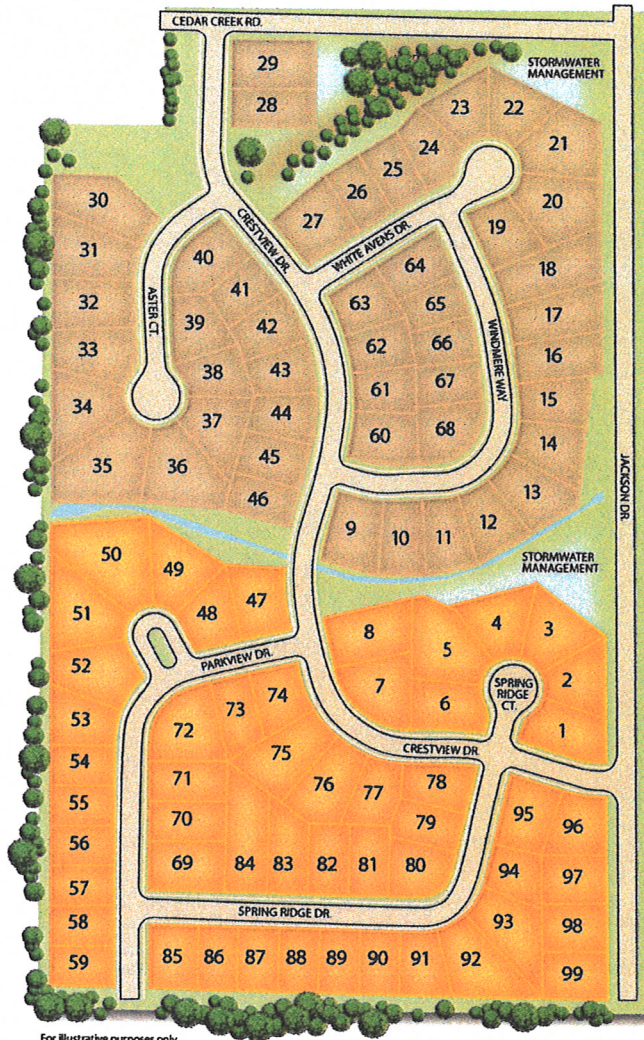
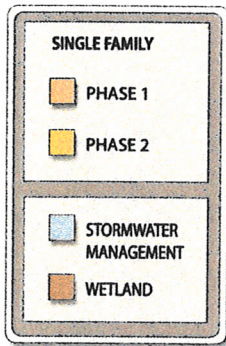
I trust that this information fulfills the requirement for submission. If any additional information is required or to ask questions about the proposed development, please feel free to contact me or our team.

Sincerely,

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

LAUREL SPRINGS

IN JACKSON



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

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

Home & Lot Packages

- More than 30 lifestyle-driven home plans that can be customized to fit your client's needs
- Guaranteed pricing with no monthly home or lot payment during construction



©2008 Bielinski Homes, Inc.
Prices are subject to change without notice. Please see New Home Consultant for more information.

Directions to Laurel Springs

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

Model Home Center Hours

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



262.677.3188 | bielinski.com



www.Innovative-Signs.com
P: 262-432-1330
F: 262-432-1331

Client
Bielinski Homes, Inc
Size
See Right
Materials & Colors
Alumalite Direct Print Laminated
U-channels and 4x4 X 8ft Tall
228c Maroon Yellow 116c 575c Green
Representative
Beth D.
Designer
Brian Tock Date: 12-01-2014

*Producton cannot begin until we receive your written authorization the proof is accurate. Delays in receiving your approval will delay production times.

96" x 48" V-Shaped



Exhibit "G"
Marketing sign
size/shape

96.0 x 48.0 (Qty: 2)



*Actual
Colors*

**NEW
HOMES**

BIELINSKI™
— HOMES —

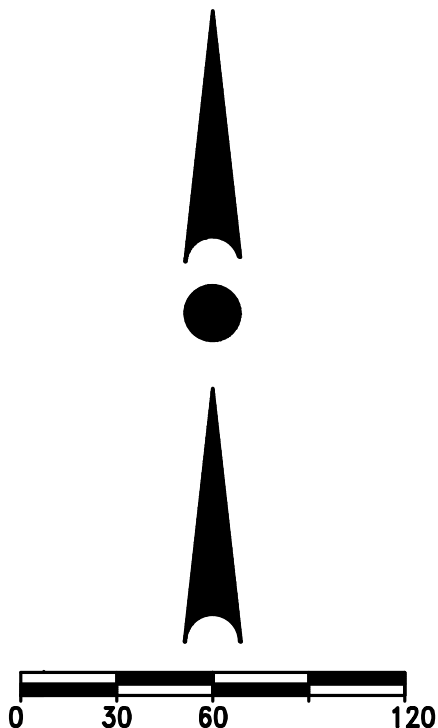
262.226.8446
bielinski.com

STREET TREE PLAN
LAUREL SPRINGS ADDITION NO. 1

- LANDSCAPE/SITE NOTES:
- This is a Preliminary Street Tree Plan. Final Street Tree Plan approval to be granted by the Village of Jackson.
 - No lot shall have two of the same trees planted consecutively.
 - Street trees to be at least seven (7) feet in height at planting time of various types.
 - In the planting of trees:
 - Trees will only be staked if wind becomes a steady issue
 - o All trees shall have a 4' diameter hardwood mulch ring
 - o Where grades exceed 4:1 erosion control fabric shall be installed and secured with landscape staples
 - Erosion control fabric shall be overlapped 3-4" with seam facing downhill
 - o During the planting process all plants shall be watered in by contractor onsite and the plants shall then be the responsibility of the contractor only during the duration of the planting
 - Watering should occur every 3rd day to ensure proper establishment of plants
 - o All plantings shall be drenched with a root stimulant or equivalent upon planting to ensure proper establishment
 - Street tree type to be selected by the Owner from the list of approved trees supplied by the Landscape Architect, which may include:
 - Tulip Tree
 - Swamp White Oak
 - Heritage River Birch
 - Bald Cypress
 - Prairie Pride Hackberry
 - Sterling Silver Linden
 - Red Sunset Maple
 - Green Mountain Sugar Maple
 - State Street Maple
 - English Oak
 - Norway Spruce
 - Exclamation London Planetree
 - Aspen
 - Accolade Elm
 - English Oak
 - Espresso Kentucky Coffeetree



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



Scale: 1" = 60' (22"x34")

Scale: 1" = 120' (11"x17")

DATE: 10/6/2017



H:\C9000\966\16029-01\SURVEY\PLATS\150PRP01-LAUREL SPRINGS-22X34.DWG



PRELIMINARY PLAT OF LAUREL SPRINGS ADDITION NO. 1

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

EASEMENT LEGEND:

- (A) - 20' WIDE (UNLESS OTHERWISE NOTED) PUBLIC STORM SEWER AND DRAINAGE EASEMENT
- (B) - 20' WIDE PUBLIC WATERMAIN EASEMENT
- (C) - 20' WIDE PUBLIC SANITARY SEWER EASEMENT

LEGEND

- INDICATES SOIL BORING LOCATION
- INDICATES PROPOSED FIRE HYDRANT
- INDICATES EXISTING WATERMAIN
- INDICATES PROPOSED WATERMAIN
- INDICATES EXISTING SANITARY SEWER
- INDICATES PROPOSED SANITARY SEWER
- INDICATES EXISTING STORM SEWER
- INDICATES PROPOSED STORM SEWER
- INDICATES EXISTING CONTOUR

DEVELOPMENT SUMMARY:

- Tax Key No. V3_0480101
- Subdivision contains approximately 22.773 Acres.
- Subdivision contains 46 Lots and 5 Outlots.
- All lots to be served by Sanitary Sewer and Watermain.
- Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
- All lots to have Underground Telephone, Electric, and Gas Service.
- Zoning = R-5 (PUD)
- Stormwater Management Facilities are located on Outlot 2 and 5 of this Subdivision. Outlot 2 and 5 shall be owned and maintained by the Village of Jackson.
- Wetland Delineation conducted by TRC and referenced in their January 12, 2017 report. Field work was conducted on October 7, 2016.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the East line of the N.E. 1/4 of Section 18, Town 10 North, Range 20 East, Bears North 00°46'47" West.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Washington County

APPROVING AUTHORITY:

- Village of Jackson

VISION CORNER EASEMENT DETAIL

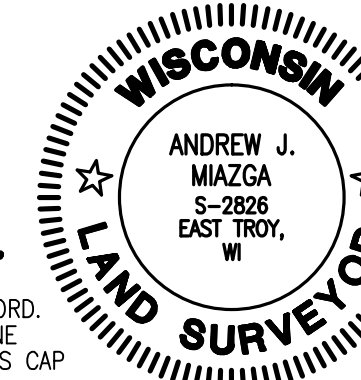
VISION CORNER EASEMENT: (V.C.E.)

Corner lots & outlots are herein subject to a Vision Corner Easement in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the Village of Jackson.

Date: 10-03-17



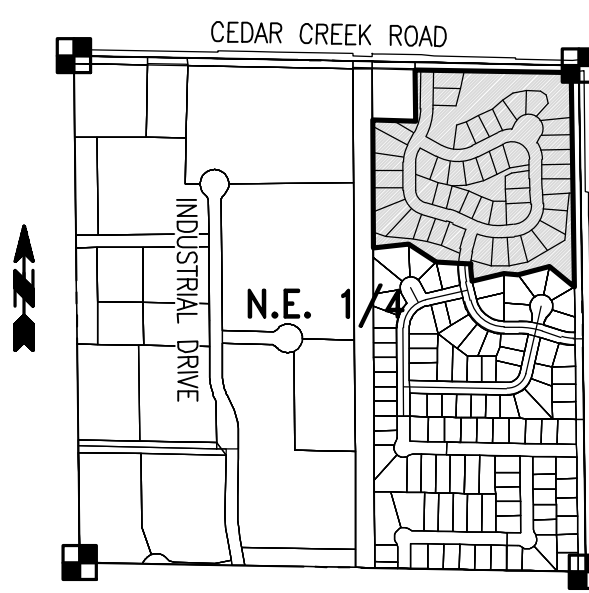
Andrew J. Miazga, R.L.S.
Surveyor Registration Number S-2826
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building D
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

DEVELOPER:

BIELINSKI HOMES
1830 MEADOW LN, SUITE A
PEWAUKEE, WISCONSIN 53072
PHONE: (262) 548-5570

ENGINEER / SURVEYOR:

TRIO ENGINEERING, LLC
12660 W. NORTH AVENUE, BLDG D
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481



LOCALITY MAP:

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

DEVELOPMENT SUMMARY

Clustered Conservancy
Lot number = 46 lots
Minimum Lot Area = 8,000 s.f.
Average Lot Size = 12,007 s.f.

Site Summary

- Proposed Zoning: R-5 (PUD)
- Village of Jackson
- Design Criteria:
 - Lot Area = 8,000 s.f. (minimum)
 - Lot Width = 70' min. at setback

Setbacks:

- Front = 25'
- Collector Street = 30'
- Side = 8'
- Rear = 25'

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

REVISION HISTORY

DATE	DESCRIPTION

DATE:

OCTOBER 3, 2017

JOB NUMBER:

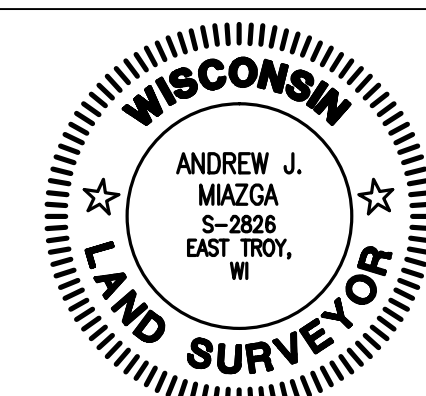
16029

DESCRIPTION:

PRELIMINARY
PLAT

SHEET

1 OF 1



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

STAFF REVIEW COMMENTS
Plan Commission Meeting – October 26, 2017

1. Planned Unit Development – Mak Avery Packaging – Sign / Banner – Main Street.

Building Inspection

- The sign is currently installed on the building and approval is required for the banner sign. Since this is a banner type sign installed on the front wall, should the banner become faded, torn or require maintenance, the owner shall either replace it with another banner type sign or remove it immediately.
- Recommend approval.

Public Works/Engineering

- No Additional Comments.

Police Department

- No Additional Comments.

Fire Department

- The Fire Department is fine with the banner. Identifying a business helps both fire and EMS response.

Administrative/Planning

- The code allows for these types of signs. Recommend approval.

2. Planned Unit Development – T4 Insurance – Sign – Main Street.

Building Inspection

- Separate Sign Permit is required for the installation of the ground and wall mount signs.
- Recommend approval.

Public Works/Engineering

- No Additional Comments.

Police Department

- As proposed, there's a high probability that a vehicle will drive into the sign. It should be protected by curbing.

Fire Department

- No Additional Comments.

STAFF REVIEW COMMENTS

Plan Commission Meeting – October 26, 2017

Administrative/Planning

- Recommend approval.

3. Planned Unit Development – Laurel Springs.

Building Inspection

- Recommend changing the street names from Hidden Creek Drive North and Hidden Creek South. This will be very confusing from assigning an address to actually locating a residence. Recommend the road from Cedar Creek Road south to Crestview as one name (ex. Hidden Creek Road) and the loop street having a completely different name and utilize the “circle addresses” as the same street name that will be chosen.
- All homes shall be hooked up to storm sewer laterals.
- Recommend no water and sewer laterals installed off the side yard sewer/water main easements. This has been an issue/problem in Laurel Springs Phase 1.
- Recommend a PUD Zoning Classification to mirror Laurel Springs Phase 1.
- Extension of the Hike & Bike Path to Cedar Lake Road and west down Cedar Creek Road?

Public Works/Engineering

- A separate plan review letter was sent to the engineering firm (Trio Engineering) and the Developer (Bielinski) for the necessary changes in order to approve the plans. The plans are incomplete, and design items missing to recommend approval.
- The Village of Jackson will work with the Developer to extend the hike/bike along Jackson Drive to the intersection of Cedar Creek Road and Jackson Drive. A smaller path will continue west from the intersection along the south side of Cedar Creek Road to the entrance of the proposed subdivision.
- The Jackson Water Utility will share in the cost of extending the 16 inch water main under the tracks, and a 12 inch water main along Jackson Drive.
- The current street names will be confusing for all involve. Recommend different names which cannot be repeated in the County.

Police Department

- Aster Court and White Avens Drive, both named after flowers, could be interpreted by Dispatch as “Astor Court” and “White Haven’s Drive”, causing confusion and possible delay when the misspelled names don’t “verify” in their system. The Sheriff’s Office shares the police department’s concerns about the street names, and suggests they be changed.

STAFF REVIEW COMMENTS
Plan Commission Meeting – October 26, 2017

Fire Department

- Fire Hydrants location should be placed to meet the minimum requirements.
- Multiple entrances and exits into the subdivision.
- The sign is ok with us.

Administrative/Planning

- Street identification, due to the layout, will undoubtedly cause location challenges, and require more thought in the naming process.

October 24, 2017

Project Plan for the Creation of Tax Incremental District No. 6



Organizational Joint Review Board Meeting Held:	Scheduled for: October 26, 2017
Public Hearing Held:	Scheduled for: October 26, 2017
Consideration for Approval by Plan Commission:	Scheduled for: October 26, 2017
Consideration for Adoption by Village Board:	Scheduled for: November 14, 2017
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD

Tax Incremental District No. 6 Creation Project Plan

Village of Jackson Officials

Village Board

Mike Schwab
Brian Emmrich
Debbie Kurtz
John Kruepke
Jack Lippold
Donald Olson
Michael Kufahl

Village President
Trustee
Trustee
Trustee
Trustee
Trustee
Trustee

Village Staff

John Walther
Deanna Boldrey
John St. Peter

Village Administrator
Village Clerk - Treasurer
Village Attorney

Plan Commission

Mike Schwab, Chair
Jeff Dalton
John Kruepke
Steve Schoen

Peter Habel
Brian Emmrich
Greg Winn

Joint Review Board

Village Representative
Washington County
Moraine Park Technical College District
West Bend School District
Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 6 (the “TID” or “District”) is proposed to be created by the Village of Jackson (“Village”) as a mixed-use district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The Village anticipates making total project expenditures of approximately \$4,200,000 before administrative and interest costs to undertake the projects listed in this Project Plan. The Village anticipates completing the projects in one phase, with incentives being provided over the life of the TID. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Village Board (the “Creation Resolution”). The projects to be undertaken pursuant to this Project Plan are expected to be financed with General Obligation Debt issued by the Village, however, the Village may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the Village, or provide other advantages as determined by the Village Board. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the Village projects that additional land and improvements value of approximately \$16.3M will be created as a result of new development and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2038; 1-year earlier than the 20-year maximum life of this District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village.** In making this determination, the Village has considered the following information:

- The sites proposed for development have remained vacant for due to a lack of adequate infrastructure and past ownership. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the Village that the use of Tax Incremental Financing (“TIF”) will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the Village.
 - To make the areas included within the District suitable for development, the Village will need to make a substantial investment to pay for the costs of: installation of utilities; installation of streets and related streetscape items; development incentive payments, and other associated costs. Due to the extensive initial investment in public infrastructure that is required in order to allow development to occur, the Village has determined that development of the area will not occur solely as a result of private investment. Accordingly, the Village finds that absent the use of TIF, development of the area is unlikely to occur.
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the Village has considered the following information:
- As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
 - The development expected to occur will generate both housing opportunities for workers and new jobs over the life of the District.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
- If approved, the District’s creation would become effective for valuation purposes as of January 1, 2018. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2018 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the Village reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.

4. Not less than 50% by area of the real property within the District is suitable for a combination of industrial and residential uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed for newly platted residential development comprise approximately 20% (and in no event, will exceed 35%) by area of the real property within the District. Any project costs related to newly platted residential development are eligible expenditures based on the finding that the development has a residential housing density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
5. Based upon the findings, as stated above, the District is declared to be a mixed-use District based on the identification and classification of the property included within the District.
6. The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Village estimates that approximately none of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1
10. The Project Plan for the District in the Village is feasible, and is in conformity with the master plan of the Village.

SECTION 2: Type and General Description of District

The District is being created by the Village under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a “Mixed Use District” based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of industrial and residential uses as defined within the meaning of Wisconsin Statutes Section 66.1105(2)(cm) (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly platted residential development comprise of approximately 20% of the area of the District. To the extent that project costs will be incurred by the Village for newly platted residential development, the residential development will have a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.

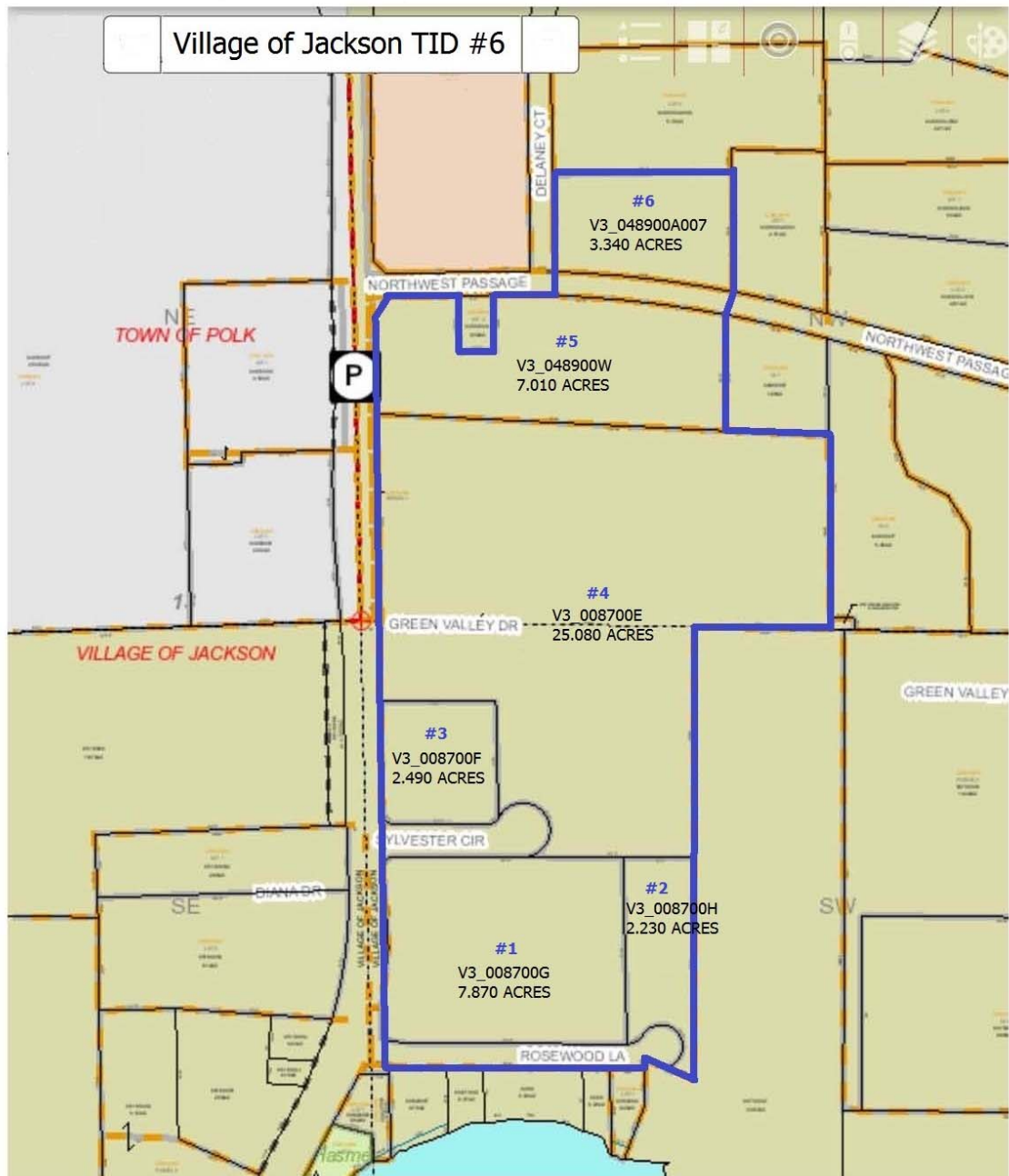
A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The Village intends that TIF will be used to assure that a combination of private industrial and residential development occurs within the District consistent with the Village’s development objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities

within the Village. The project costs included in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

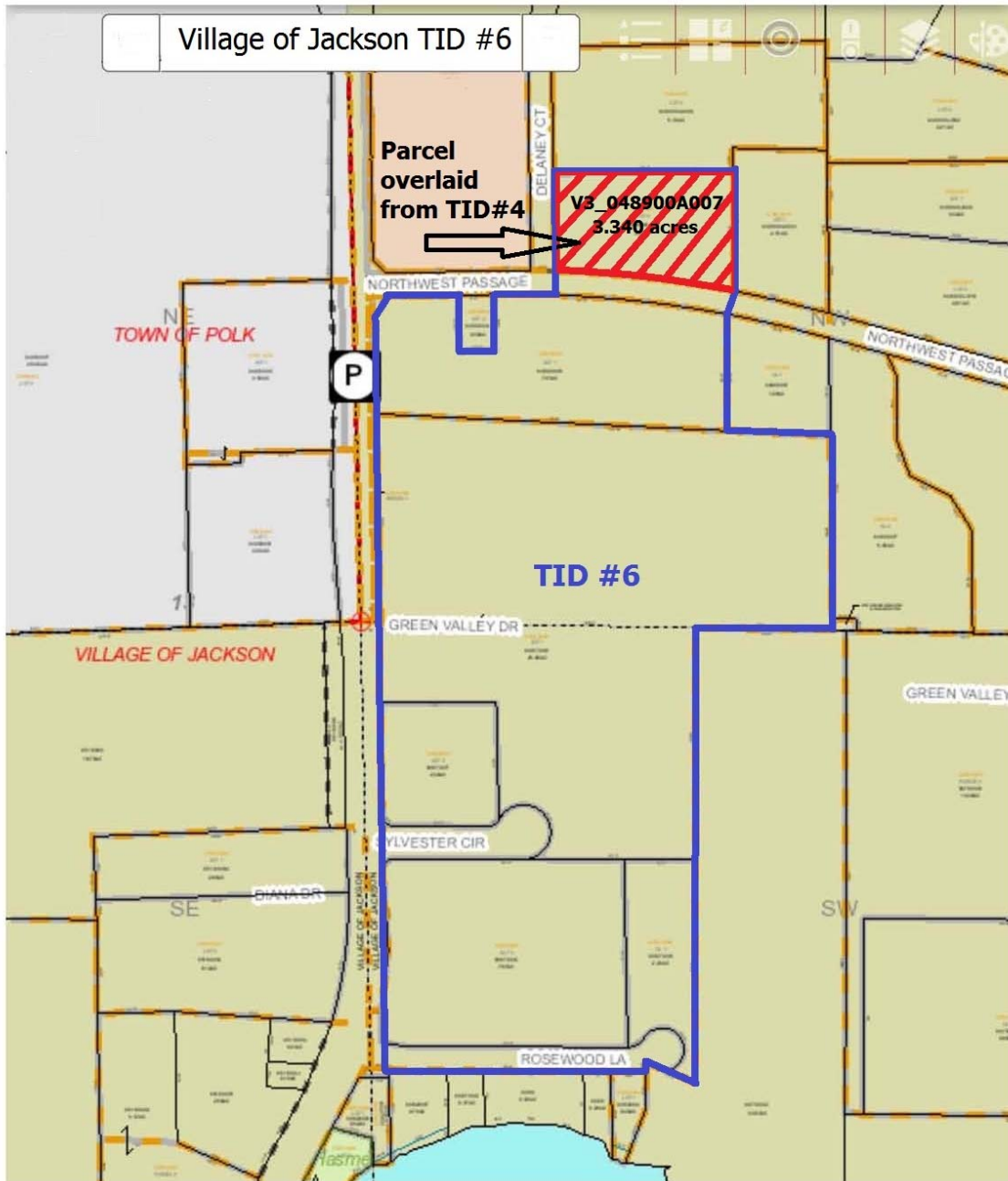
Based upon the findings, as stated within this Plan, the District is declared to be a mixed-use District based on the identification and classification of the property included within the district.

SECTION 3: Preliminary Maps of Proposed District Boundary

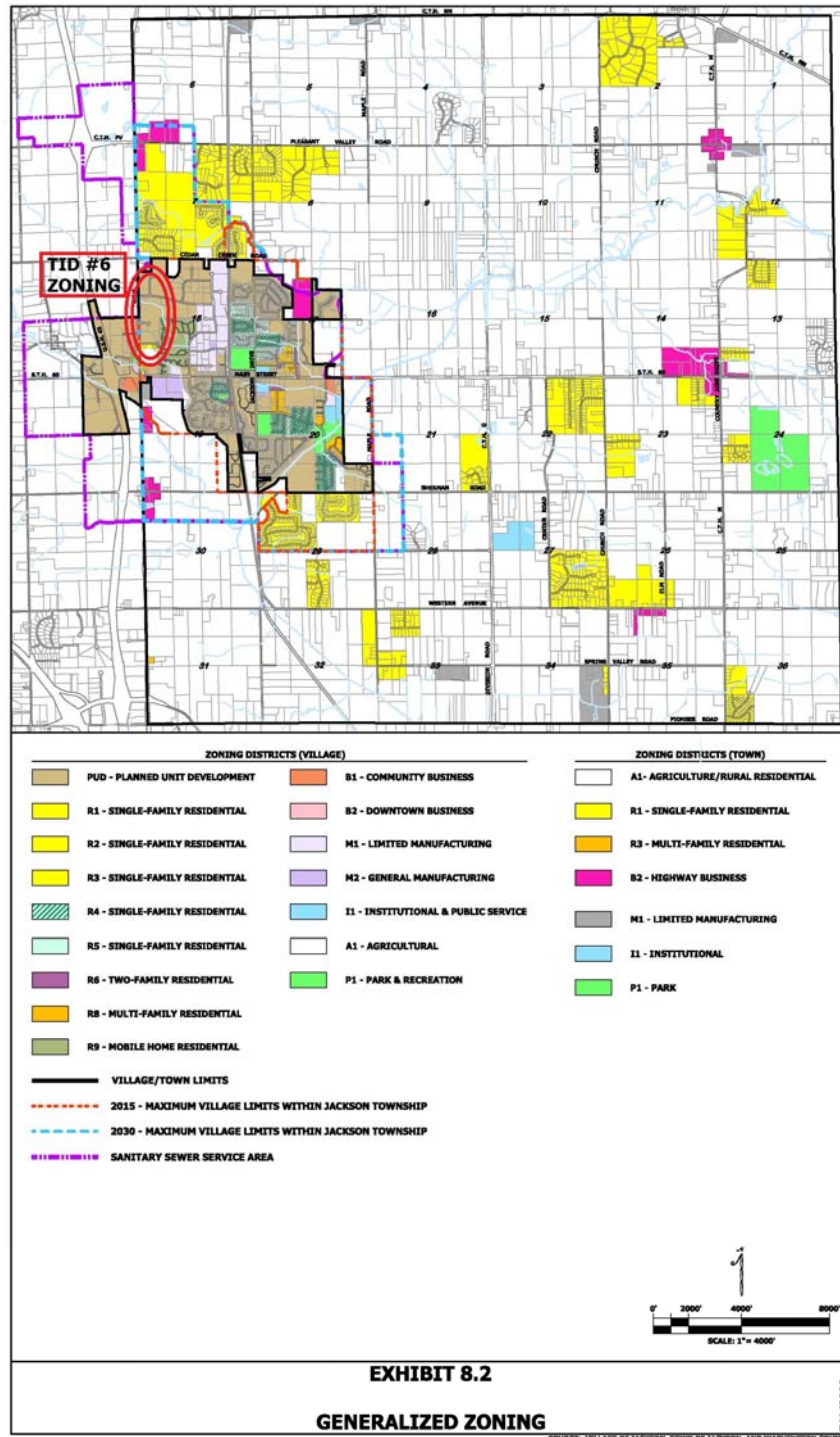
 Washington County Wisconsin



 Washington County Wisconsin



SECTION 4: Map Showing Existing Uses and Conditions



SECTION 5: Preliminary Parcel List and Analysis

Village of Jackson															
TID No. 6 2018 Mixed-Use Creation															
Base Property Information															
Property Information					Assessment Information				Equalized Value				Tract Classification		
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Vacant
1	V3_008700G	W220N17066 CTY HWY P		7.87	58,500	1,600	✓	60,100	100.00%	58,500	1,600	0	60,100	PUD	7.87
2	V3_008700H	ROSEWOOD LN		2.23	0		✓	0	100.00%	0	0	0	0	PUD	
3	V3_008700F	CTY HWY P		2.49	600		✓	600	100.00%	600	0	0	600	PUD	2.49
4	V3_008700E	CTY HWY P		25.08	6,400		✓	6,400	100.00%	6,400	0	0	6,400	PUD	25.08
5	V3_048900W	NORTHWEST PSGE		7.01	380,400		✓	380,400	100.00%	380,400	0	0	380,400	PUD	7.01
6	V3_048900A007	N173W21010 Northwest Passage	JACKSON EMERY INV.	3.34	800		✓	800	100.00%	800	0	0	800	PUD	3.34
Total Acreage					446,700	1,600	0	448,300		446,700	1,600	0		0	45.79
													Estimated Base Value		
													448,300		
														0.00%	95.36%

SECTION 6: Equalized Value Test

The following calculations demonstrate that the Village is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$47,464,000. This value is less than the maximum of \$78,371,244 in equalized value that is permitted for the Village of Jackson. The Village is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

Village of Jackson, Wisconsin				
Tax Increment District # 6				
Valuation Test Compliance Calculation				
District Creation Date	1/1/2018			
	Valuation Data Currently Available 2017	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	653,093,700			653,093,700
12% Test	78,371,244			78,371,244
Increment of Existing TIDs				
TID #4	40,561,800			0
TID #5	6,453,900			40,561,800
				6,453,900
				0
				0
				0
Total Existing Increment	47,015,700			47,015,700
Projected Base of New or Amended District	448,300			448,300
Total Value Subject to 12% Test	47,464,000			47,464,000
Compliance	PASS			PASS

SECTION 7:

Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF-eligible projects that the Village expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation's are eligible Project Costs.

Site Grading

Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control storm water runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the

benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Section 66.1105(2)(f)1 k.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to:

telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development to occur, the Village may need to construct and/or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

In order to attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The Village intends to make the following project cost expenditures outside the District:

- 1) Rosewood Lane; and
- 2) CTH P Improvements

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees in connection with the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

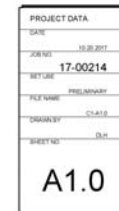
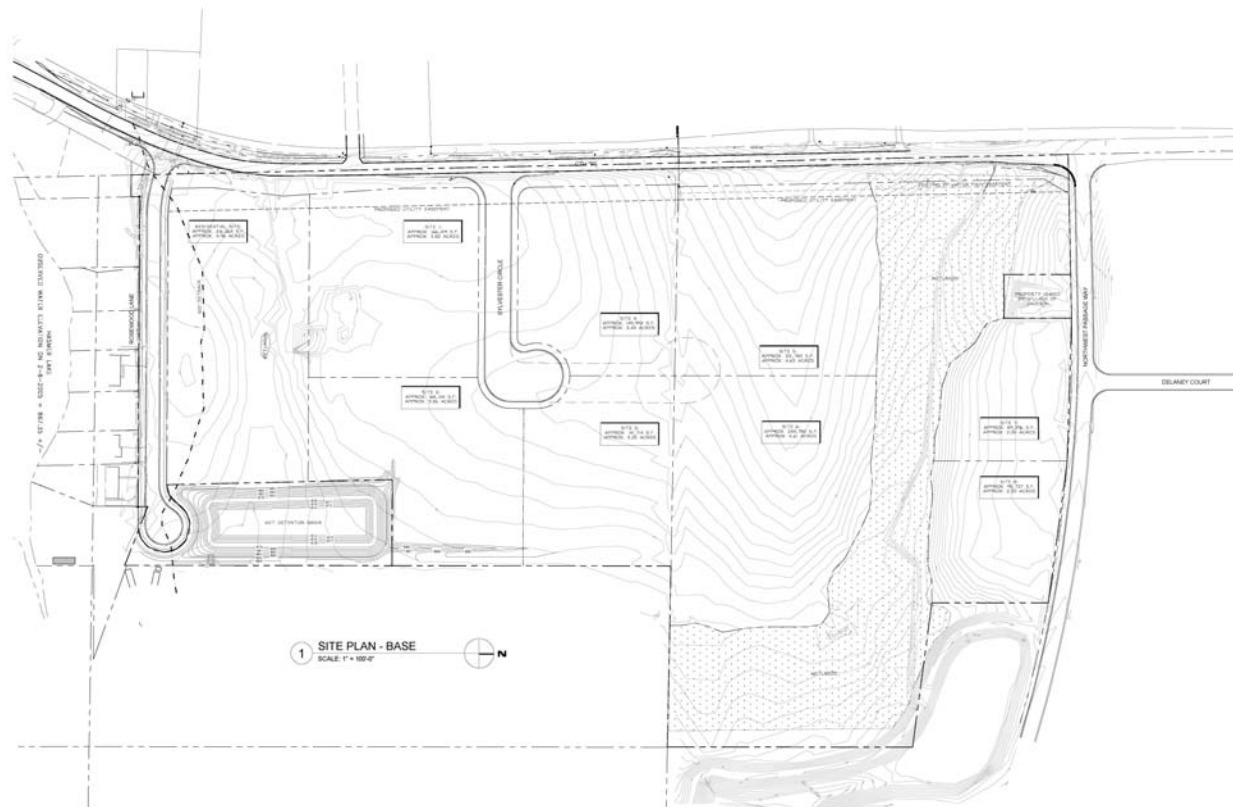
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

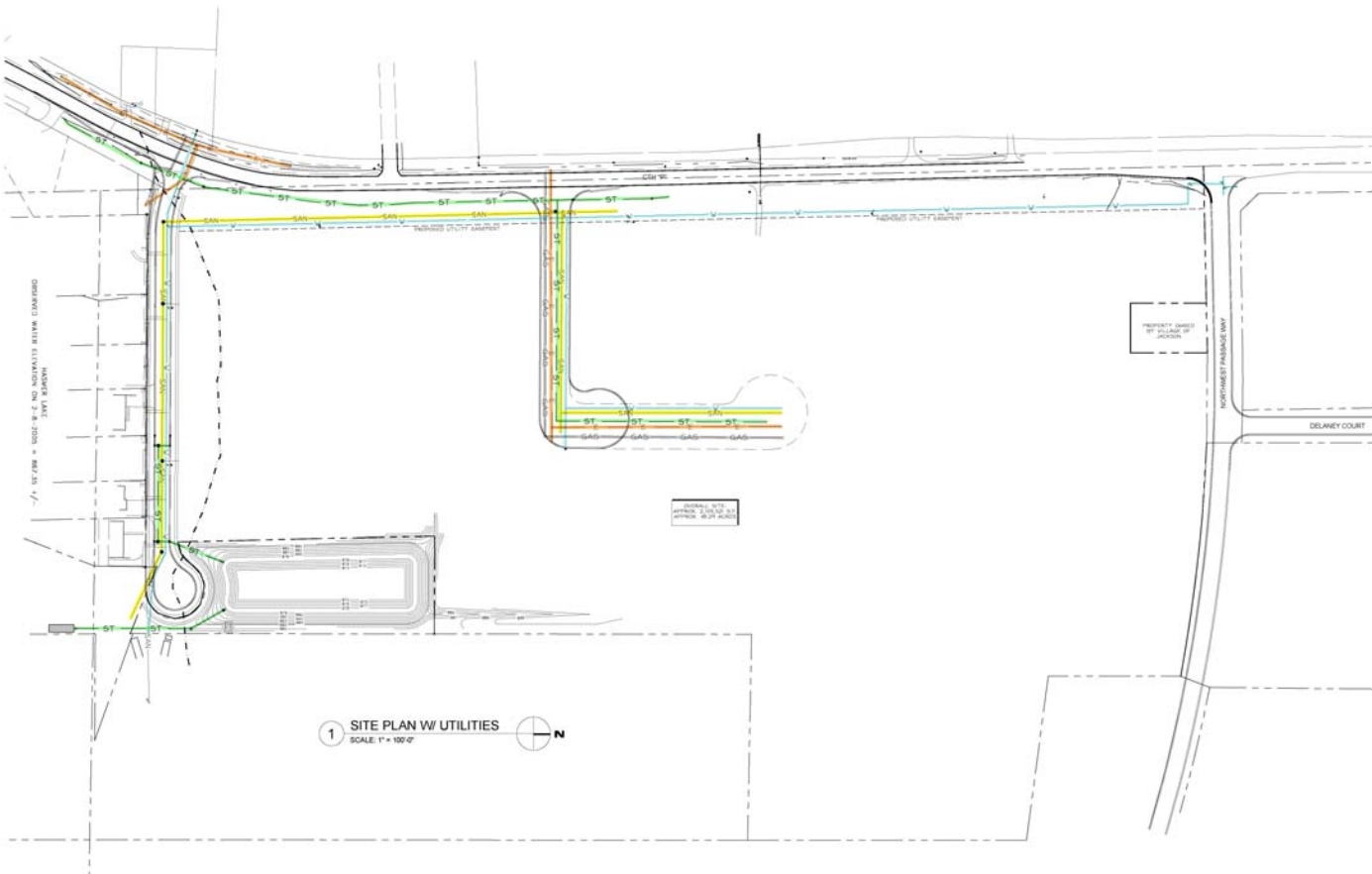
In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the Village for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The Village reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Village and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8: Maps Showing Proposed Improvements and Uses





SITE UTILITIES KEY:	
GAS	GAS
WATER	W
SEWER	ST
STORM	ST
SAFETY	SAN

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934
info@design2construct.com

SITE DESIGN FOR:
JACKSON CROSSINGS

SHEET TITLE
PRELIMINARY PLAN UTILITIES

REVISIONS

PROJECT DATA

DATE	10.20.2017
JOB NO.	17-00214
REVISION	PRELIMINARY
DESIGN BY	CT-A1.3
SHEET NO.	DLR

A1.3

SECTION 9: Detailed List of Project Costs

All costs are based on 2017 prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2017 and the time of construction. The Village also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

Proposed TIF Project Cost Estimates

Village of Jackson, Wisconsin				
Tax Increment District # 6				
Estimated Project List				
Project ID	Project Name/Type	Phase I 2018	Phase II 2020 - 2039	Total (Note 1)
1	Survey, Eng. & Inspection	90,000		90,000
2	Soil Testing & Environmental, Permits & Fees	47,500		47,500
3	Interest	90,000		90,000
4	Clearing & Grubbing, Demolition	55,000		55,000
5	Grading	650,000		650,000
6	Paving - Initial Lift	197,400		197,400
7	Paving - Final Lift	65,800		65,800
8	Curbing	75,285		75,285
9	Landscaping	40,000		40,000
10	Utilities - Sewer	170,169		170,169
11	Utilities - Water	406,300		406,300
12	Utilities - Storm	77,331		77,331
13	Utilities - Gas	42,488		42,488
14	Utilities - Electrical	53,972		53,972
15	Utilities - Fiber Optics	20,000		20,000
17	Light Pole Installation	25,000		25,000
18	Developer's Fee (5%)	105,312		105,312
19	Soft Cost	75,000		75,000
20	Contingency	150,000		150,000
21	Entrance Monument Signs	60,000		60,000
22	Sylvester Ct. 350" North (Alternate)	200,000		200,000
23	Development Incentives ²		1,500,000	1,500,000
Total Projects		<u>2,696,557</u>	<u>1,500,000</u>	<u>4,196,557</u>
Notes:				
Note 1	Project costs are estimates and are subject to modification			
Note 2	Incentives to be paid upon overperformance - the \$1.5M is only an estimate.			

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The Village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The Village expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

The following is a list of the types of obligations the Village may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The Village may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the Village has a G.O. debt limit of \$32,654,685, of which \$19,331,685 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The Village may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the Village and, therefore, do not count against the Village’s statutory borrowing capacity.

Utility Revenue Bonds

The Village can issue revenue bonds to be repaid from revenues of the its various systems, including revenues paid by the Village that represent service of the system to the Village. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the Village must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the Village utilizes utility revenues other than tax increments to repay a portion of the bonds, the Village must reduce the total eligible Project Costs in an equal amount.

Special Assessment “B” Bonds

The Village has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the Village determines that special assessments are appropriate, the Village can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the Village's statutory borrowing capacity. If special assessments are levied, the Village must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the Village and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The Village reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.

Implementation and Financing Timeline

Village of Jackson, Wisconsin		
Tax Increment District # 6		
Estimated Financing Plan		
	G.O. Bond 2019	Totals
Projects		
Phase I	2,696,557	2,696,557
Phase II	0	0
Total Project Funds	<u>2,696,557</u>	<u>2,696,557</u>
Estimated Finance Related Expenses		
Municipal Advisor	29,000	
Bond Counsel	12,500	
Rating Agency Fee	12,000	
Paying Agent	675	
Underwriter Discount	11.00 32,780	10.00
Capitalized Interest	196,135	
Total Financing Required	2,979,647	
Estimated Interest	0.25%	(562) 0.25%
Assumed spend down (months)	1	6
Rounding	915	
Net Issue Size	2,980,000	2,980,000
Notes:		

Development Assumptions

Village of Jackson, Wisconsin								
Tax Increment District # 6								
Development Assumptions								
Construction Year		Industrial Developmen .1	Residential Developmen .2	Annual Total	Construction Year			
1	2018			0	2018	1		
2	2019	1,020,000	2,133,333	3,153,333	2019	2		
3	2020	1,020,000	2,133,333	3,153,333	2020	3		
4	2021	1,020,000	2,133,333	3,153,333	2021	4		
5	2022	1,020,000		1,020,000	2022	5		
6	2023	1,020,000		1,020,000	2023	6		
7	2024	1,020,000		1,020,000	2024	7		
8	2025	1,020,000		1,020,000	2025	8		
9	2026	1,020,000		1,020,000	2026	9		
10	2027	1,020,000		1,020,000	2027	10		
11	2028	680,000		680,000	2028	11		
12	2029			0	2029	12		
13	2030			0	2030	13		
14	2031			0	2031	14		
15	2032			0	2032	15		
16	2033			0	2033	16		
17	2034			0	2034	17		
18	2035			0	2035	18		
19	2036			0	2036	19		
20	2037			0	2037	20		
Totals		<u>9,860,000</u>	<u>6,400,000</u>	<u>16,260,000</u>				
Notes:								
¹ Assumes a total of 29 acres of industrial land with 3 acres being developed @\$340K per acre from 2019 through 2027. In 2028 the remaining 2 acres would be developed.								
² Assumes 8 acres of residential - 80 units of residential @\$80K per unit. Built out over 3 - years.								

Increment Revenue Projections

Village of Jackson, Wisconsin										
Tax Increment District # 6										
Tax Increment Projection Worksheet										
Type of District	Mixed Use		Base Value	448,300	☒ Apply to Base Value					
District Creation Date	January 1, 2018		Appreciation Factor	0.50%						
Valuation Date	Jan 1,	2018	Base Tax Rate	\$20.12						
Max Life (Years)	20		Rate Adjustment Factor (1 Yr)	-2.00%						
Expenditure Period/Termination	15	1/1/2033								
Revenue Periods/Final Year	20	2039								
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate	3.00%						
Recipient District	No		Taxable Discount Rate	4.00%						

Construction	Valuation	Inflation	Total	Revenue	Tax	Tax Exempt	Taxable NPV
Year	Year	Increment	Increment	Year	Increment	NPV	Calculation
1 2018	0	2019	0	2020	\$19.72	0	0
2 2019	3,153,333	2020	0	2021	\$19.72	55,243	53,148
3 2020	3,153,333	2021	15,767	2022	\$19.72	162,778	155,613
4 2021	3,153,333	2022	31,612	2023	\$19.72	319,775	303,767
5 2022	1,020,000	2023	47,537	2024	\$19.72	489,315	462,219
6 2023	1,020,000	2024	52,875	2025	\$19.72	670,615	630,034
7 2024	1,020,000	2025	58,239	2026	\$19.72	862,930	806,332
8 2025	1,020,000	2026	63,630	2027	\$19.72	1,065,542	990,283
9 2026	1,020,000	2027	69,048	2028	\$19.72	1,277,765	1,181,109
10 2027	1,020,000	2028	74,494	2029	\$19.72	1,498,944	1,378,074
11 2028	680,000	2029	79,966	2030	\$19.72	1,723,884	1,576,463
12 2029	0	2030	83,766	2031	\$19.72	1,943,364	1,768,175
13 2030	0	2031	84,185	2032	\$19.72	2,157,517	1,953,436
14 2031	0	2032	84,606	2033	\$19.72	2,366,473	2,132,462
15 2032	0	2033	85,029	2034	\$19.72	2,570,356	2,305,463
16 2033	0	2034	85,454	2035	\$19.72	2,769,291	2,472,641
17 2034	0	2035	85,881	2036	\$19.72	2,963,398	2,634,194
18 2035	0	2036	86,310	2037	\$19.72	3,152,793	2,790,310
19 2036	0	2037	86,742	2038	\$19.72	3,337,591	2,941,171
20 2037	0	2038	87,176	2039	\$19.72	3,517,904	3,086,956
Totals	16,260,000		1,262,315	Future Value of Increment	5,323,462		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

Village of Jackson, Wisconsin

Tax Increment District # 6

Cash Flow Projection

Year	Projected Revenues						Expenditures					Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Potential Assessment Revenue	Computer Aid	Total Revenues	G.O. Bond 2,980,000 Dated Date: 04/01/19			Development Incentives (Overperformance)	Admin. + 2%	Total Expenditures	Principal			
							Principal	Est. Rate	Interest				Annual	Cumulative		Outstanding
2018						0						0	0	0	2018	
2019			49,034			49,034	0	1.50%	49,034			49,034	0	0	2,980,000	2019
2020	0	0	98,068			98,068	0	1.50%	98,068			98,068	0	0	2,980,000	2020
2021	62,176	0	49,034			111,210	0	1.50%	98,068		7,500	105,568	5,642	5,642	2,980,000	2021
2022	124,663	56			2,500	127,220	25,000	1.50%	98,068		7,650	130,718	(3,498)	2,145	2,955,000	2022
2023	187,463	21			5,000	192,484	50,000	1.75%	97,693	25,000	7,803	180,496	11,989	14,133	2,905,000	2023
2024	208,512	141			5,000	213,653	80,000	1.90%	96,818	25,000	7,959	209,777	3,877	18,010	2,825,000	2024
2025	229,666	180			5,000	234,847	105,000	2.05%	95,298	25,000	8,118	233,416	1,431	19,441	2,720,000	2025
2026	250,927	194			5,000	256,121	125,000	2.20%	93,145	25,000	8,281	251,426	4,696	24,136	2,595,000	2026
2027	272,293	241			5,000	277,535	135,000	2.35%	90,395	25,000	8,446	258,841	18,693	42,830	2,460,000	2027
2028	293,767	428			5,000	299,195	160,000	2.50%	87,223	35,000	8,615	290,838	8,357	51,187	2,300,000	2028
2029	315,348	512			5,000	320,859	180,000	2.65%	83,223	40,000	8,787	312,010	8,849	60,037	2,120,000	2029
2030	330,332	600			5,000	335,933	195,000	2.80%	78,453	50,000	8,963	332,416	3,517	63,554	1,925,000	2030
2031	331,984	636			5,000	337,619	200,000	3.00%	72,993	50,000	9,142	332,135	5,484	69,038	1,725,000	2031
2032	333,644	690			5,000	339,334	210,000	3.15%	66,993	50,000	9,325	336,318	3,016	72,054	1,515,000	2032
2033	335,312	721			5,000	341,033	210,000	3.30%	60,378	50,000	9,512	329,889	11,143	83,198	1,305,000	2033
2034	336,989	832			5,000	342,821	215,000	3.50%	53,448	50,000	9,702	328,150	14,671	97,869	1,090,000	2034
2035	338,674	979			5,000	344,652	215,000	3.75%	45,923	50,000	9,896	320,819	23,834	121,702	875,000	2035
2036	340,367	1,217			5,000	346,584	215,000	4.00%	37,860	50,000	10,094	312,954	33,630	155,332	660,000	2036
2037	342,069	1,553			5,000	348,622	220,000	4.25%	29,260	50,000	10,296	309,556	39,066	194,398	440,000	2037
2038	343,779	1,944			5,000	350,723	220,000	4.45%	19,910	50,000	10,502	300,412	50,311	244,710	220,000	2038
2039	345,498	2,447			5,000	352,945	220,000	4.60%	10,120	50,000	10,712	290,832	62,113	306,823	0	2039
Total	5,323,462	13,394	196,135	0	87,500	5,620,491	2,980,000		1,462,364	700,000	171,304	5,313,668				Total

Notes:

¹ Amount of incentives to be paid will be based upon the development agreement. The amount shown is only illustrative.

Projected TID Closure

SECTION 11: Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the Village on or after January 1, 2004.

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the Village estimates that 0% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

The Village anticipates that a portion of the District will be rezoned prior to development.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and Village of Jackson Ordinances

It is expected that this Plan will be complementary to the Village's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other Village ordinances for the implementation of this Plan.

SECTION 15: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16: Orderly Development of the Village of Jackson

The District contributes to the orderly development of the Village by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17: List of Estimated Non-Project Costs

The Village does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:
Opinion of Attorney for the Village of Jackson Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

October 24, 2017

SAMPLE

Mike Schwab, Village President
Village of Jackson
N168 W20733 Main Street
Jackson, Wisconsin 53037

RE: Village of Jackson, Wisconsin Tax Incremental District No. 6

Dear Village President:

As Village Attorney for the Village of Jackson, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney John St. Peter
Village of Jackson

Exhibit A:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.								
Statement of Taxes Data Year:				2016		Percentage		
County				1,513,796		12.23%		
Special District						0.00%		
Municipality				5,853,985		47.31%		
School District of Slinger				426,604		3.45%		
School District of West Bend				4,225,940		34.16%		
Technical College				352,409		2.85%		
Total				12,372,734				
Revenue Year	County	Special District	Municipality	School District of Slinger	School District of West Bend	Technical College	Total	Revenue Year
2020	0	0	0	0	0	0	0	2020
2021	7,607	0	29,418	2,144	21,236	1,771	62,176	2021
2022	15,252	0	58,983	4,298	42,579	3,551	124,663	2022
2023	22,936	0	88,695	6,464	64,028	5,339	187,463	2023
2024	25,511	0	98,654	7,189	71,218	5,939	208,512	2024
2025	28,100	0	108,663	7,919	78,443	6,542	229,666	2025
2026	30,701	0	118,722	8,652	85,705	7,147	250,927	2026
2027	33,315	0	128,832	9,389	93,003	7,756	272,293	2027
2028	35,942	0	138,992	10,129	100,337	8,367	293,767	2028
2029	38,583	0	149,202	10,873	107,708	8,982	315,348	2029
2030	40,416	0	156,292	11,390	112,826	9,409	330,332	2030
2031	40,618	0	157,074	11,447	113,390	9,456	331,984	2031
2032	40,821	0	157,859	11,504	113,957	9,503	333,644	2032
2033	41,025	0	158,648	11,561	114,527	9,551	335,312	2033
2034	41,230	0	159,441	11,619	115,099	9,598	336,989	2034
2035	41,436	0	160,239	11,677	115,675	9,646	338,674	2035
2036	41,644	0	161,040	11,736	116,253	9,695	340,367	2036
2037	41,852	0	161,845	11,794	116,834	9,743	342,069	2037
2038	42,061	0	162,654	11,853	117,419	9,792	343,779	2038
2039	42,271	0	163,468	11,913	118,006	9,841	345,498	2039