

AGENDA

PLAN COMMISSION MEETING

Thursday – November 30, 2017 – 7:00 pm

Jackson Village Hall

N168W20733 Main St

Jackson, WI 53037

1. Call to Order & Roll Call.
2. Minutes – October 26, 2017, Plan Commission Meeting.
3. Certified Survey Map – Bill Holz – Highland Road.
4. Development Agreement – Bill Holz.
5. Citizens to address the Plan Commission.
6. Adjourn.

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

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – October 26, 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 Tr. Emmrich.
Members Absent: Jeff Dalton.
Staff Present: Jim Micech, John Walther.
Others Present: Phil Cosson from Ehlers and Jim Blise.

2. Minutes – September 28, 2017, Plan Commission Meetings.

Motion by Peter Habel, second by Tr. Emmrich to approve the minutes of September 28, 2017.
Vote: 6 ayes, 0 nays. Motion carried.

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.)

Pres. Schwab opened the public hearing. Phil Cosson reviewed the project plan for TID #6. The TID will be a mixed use TID. The TID does including duplex, workforce apartments. The public hearing was closed.

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.”

Motion by Peter Habel, second by Tr. Kruepke to approve Resolution 17-23 Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 6, Village of Jackson, Wisconsin.
Vote: 6 ayes, 0 nays. Motion carried.

5. Planned Unit Development Amendment – Mak Avery Packaging – Sign – Main Street.

A representative from Mak Avery Packaging was present and had received staff comments. The sign is already on the building.
Motion by Peter Habel, second by Tr. Emmrich to recommend approval of the Planned Unit Development Amendment, Mak Avery Packaging, Sign, Main Street, per staff comments.
Vote: 6 ayes, 0 nays. Motion carried.

6. Planned Unit Development Amendment – T4 Insurance – Sign – Main Street.

A representative from T4 Insurance was present and had received staff comments.
Motion by Pres. Schwab, second by Tr. Kruepke to recommend approval of the Planned Unit Development Amendment, T4 Insurance, Sign, Main Street, per staff comments.
Additional curbing can be installed at the owner’s discretion.

Vote: 6 ayes, 0 nays. Motion carried.

7. Planned Unit Development Amendment – Laurel Springs Development – Phase 2.

John Donovan was present and had received staff comments and Brian's letter. He commented that they are looking at the site plan and layout this evening.

Motion by Pres. Schwab, second by Tr. Emmrich to recommend approval as a Site Plan as presented for Laurel Springs Development – Phase 2.

Vote: 6 ayes, 0 nays. Motion carried.

8. Citizens to address the Plan Commission.

Steve Schoen spoke in support of small business owners.

Deanna Boldrey thanked Greg Winn for his time on the Plan Commission. This is his last meeting as he is moving out of the Village.

John Walther gave an update on the repair of the rail road.

9. Adjourn.

Motion by Peter Habel, second by Tr. Emmrich to adjourn at 7:34 p.m.

Vote: 6 ayes, 0 nays. Motion carried.

Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer

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

Name of Applicant William E Holz, Jr and/or Brenda A. Holz
 Contact Bill Holz Address/ZIP _____ Phone # 608 334 5409
 E-mail Address wholzfamily@gmail.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner William + Brenda Holz Address/ZIP N55 W45488 Northway Dr Menomonee Falls Phone # 608 334 5409
 Owner Representative/Developer _____
 Proposed Use of Site Single Family Homes Present Zoning residential

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	<u>Engineering Review - Infrastructure</u>		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal		

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 William E. Holz, Jr Signature [Signature] Date 10-31-17

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: William E Holz Jr and/or Brend A. Holz

For a property located at (address): Lot Tax Key # V3-0453-033-00A

Phone number of Business/Applicant: Home 662 373 1615 *Cell 608 334 5409 (primary)

For (land use, activity, sign, site plan, other): Single Family Homes as per attach restrictions

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): none other than normal home construction work during construction

Hours of Operation: none single Family Home

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): as per subdivision (lot) requirements. Per restrictions to be equal too or better than English oaks houses.

Setbacks from rights-of-way and property lines: as per subdivision restrictions equal too or greater than village of Jackson requirements Front 25, side 25, corner 30, rear 25 wetland 30

Screening/Buffering: landscape requirements in restriction greater than English oaks as to the number of trees and shrubs required

Landscape Plan (sizes, species, location): required per subdivision restrictions 24 shrubs, trees or bushes 4 of which must be at least 2" in diameter at time of planting

Signing (dimensions, colors, lighting, location): none

Lighting (wattage, style, pole location and height, coverage): none other than typical house lighting / landscape lighting / accent lighting

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), (sidewalk/pedestrian way width and material): very limited traffic. two homes (single Family) one per new lot. no side walks as per prior agreement with the Village of Jackson street width to remain as is existing

Storm-water Management: no storm sewers to be installed. lots to be drained to the north to the existing storm sewers or into the wet lands both via easements

Erosion Control: as required by code/inspector during construction

Fire Hydrant Location(s): as per existing they are to the north and west of lots

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

Hazardous Material Storage: none

Alarm Systems: at owner's discretion

Site Features/Constraints: none known All prior agreement for tax Key 03-0452-033-001 are to remain unchanged and in effect

Parking (no. of spaces, handicapped parking, and dimensions): 3 car garage required, no off parking allowed

Tree and shrub preservation: none existing

Setbacks/height limitations: as per restrictions attached Front 25'; side 20'; corner 30'; rear 25'; wet land 30' not greater than 2.5 stories or 35'

Wastewater Usage Projected: 219,000 gal/year Water Usage Projected: 219,000 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 3/7 Date _____ Over the Counter _____ Date _____



William E Holt, Sr, Owner
Please print name

John Walther, Administrator

Letter of intent for tax key #V3-0453-033-0A

It is our intent as per prior discussion and approvals to split off two +/- 1 acre single family residential lots from the +/- 7.8 acre parcel of land we own we own on Highland Road.

Bill & Brenda Holz

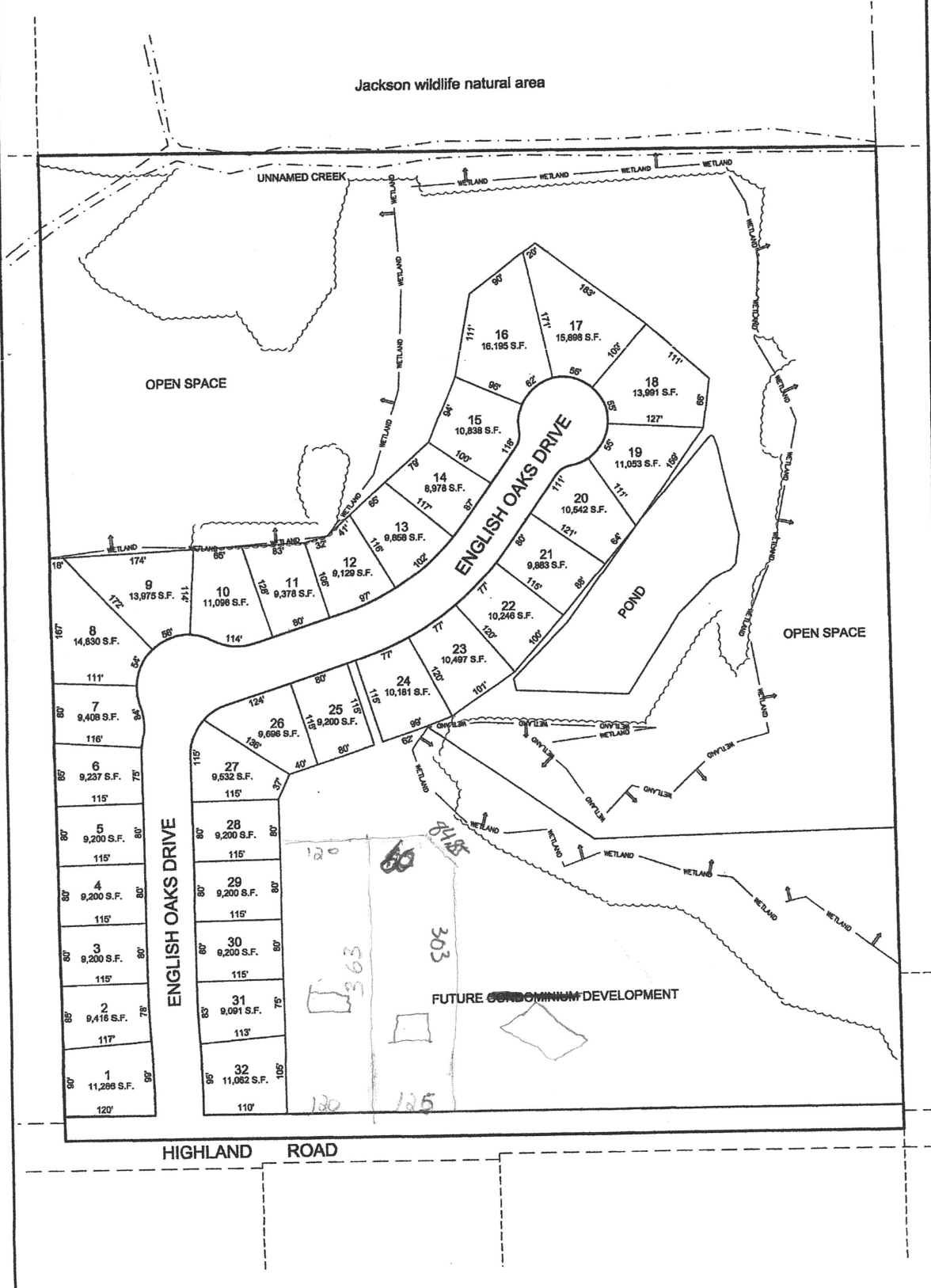
608-334-5409

ENGLISH OAKS VILLAGE OF JACKSON

not to SCALE: 1" = 120'

45375
195

Jackson wildlife natural area



Google Maps Jackson



Imagery ©2017 Google, Map data ©2017 Google 200 ft



Jackson

Wisconsin 53037

Cloudy · 36°F
2:01 PM

Quick facts

Jackson is a village in Washington County, Wisconsin, United States. The population was 6,753 at the 2010 census. The village is adjacent to the Town of Jackson. [Wikipedia](#)



Imagery ©2017 Google, Map data ©2017 Google 100 ft

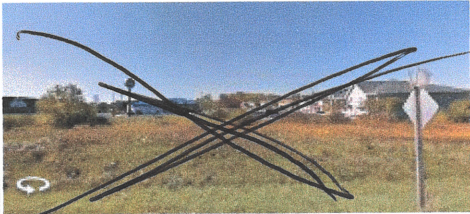


NOTE:
Actual
Driveway location
to be determined
Building locations
and sizes not to
Scale and TBD

Jackson

Wisconsin 53037

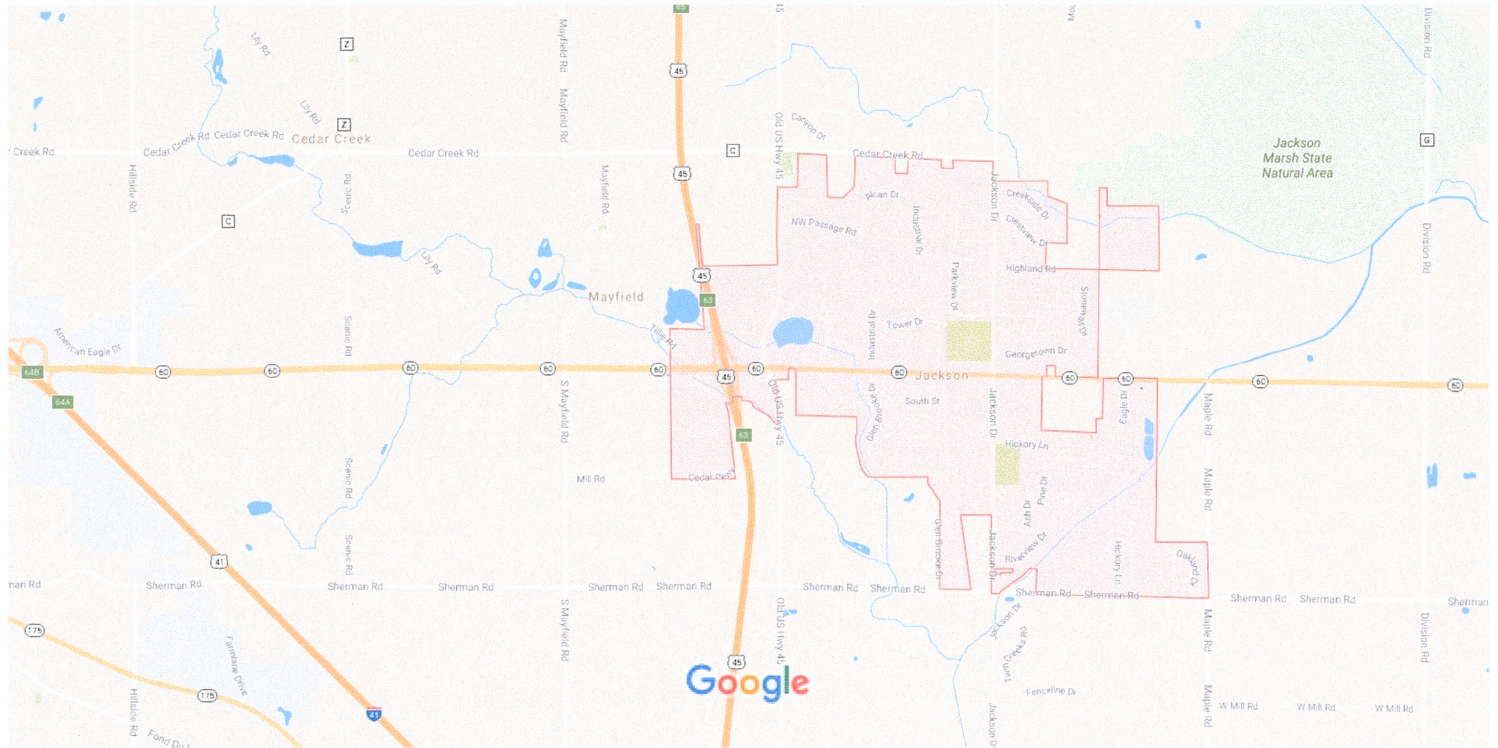
Cloudy · 36°F
2:02 PM



Quick facts

Jackson is a village in Washington County, Wisconsin, United States. The population was 6,753 at the 2010 census. The village is adjacent to the Town of Jackson. [Wikipedia](#)

Google Maps Jackson



Map data ©2017 Google 2000 ft



Jackson

Wisconsin 53037

Cloudy · 36°F
1:59 PM



Quick facts

Jackson is a village in Washington County, Wisconsin, United States. The population was 6,753 at the 2010 census. The village is adjacent to the Town of Jackson. [Wikipedia](#)

CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 4

Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and
Being part of the SW ¼ of the NE ¼ of Section 17, Town 10 North, Range 20 East
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being a remapping of Lot 33 of English Oaks a recorded subdivision and being part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 17, Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin bounded and described as follows: Commencing at the southeast corner of the Northeast Quarter (NE ¼) of said Section 17, being marked by a concrete monument with brass cap; thence North 89°44'35" West along the south line of the Northeast Quarter (NE ¼) 1315.290 feet; thence North 00°57'14" West 33.007 feet to the southeast corner of Lot 33, English Oaks Subdivision and the place of beginning of the lands hereinafter described; thence North 89°44'35" West along the south line of said Lot 33, 821.112 feet to the southwest corner of said Lot 33; thence North 00°47'13" West along the west line of Lot 33, 420.393 feet; thence North 24°25'58" East along the west line of abovesaid Lot 33, 36.515 feet; thence North 72°00'00" East along the north line of said Lot 33, 120.000 feet; thence North 18°00'00" West 115.000 feet to the south right-of-way line of English Oaks Drive a dedicated public right-of-way; thence North 72°55'55" East along said south right-of-way line 12.000 feet; thence South 18°00'00" East 115.000 feet; thence North 70°07'40" East along the north line of above said Lot 33, 61.529 feet; thence South 54°59'22" East along said north line 271.373 feet; thence North 89°02'46" East along said north line 400.000 feet; thence South 00°57'14" East along the east line of said Lot 33, 370.000 feet to the place of beginning. Containing a net area of 340,499 square feet or 7.8168 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Jackson in surveying, dividing and mapping the same.



John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 30 day of November, 2017.

My commission expires July 5, 2019.

Peter A. Muehl
PETER A. MUEHL – NOTARY PUBLIC



OWNERS: WILLIAM A. HOLZ JR & BRENDA A. HOLZ

Instrument drafted by John R. Stigler

P. S. Washington 1031

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 4

Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and a redivision of
Lot 1 of Certified Survey Map No. 6725 being part of the SW ¼ of the NE ¼ of
Section 17, Town 10 North, Range 20 East
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owners, we do hereby certify that we have caused the lands described on this map to be surveyed,
divided and mapped as represented on this map in accordance with the requirements of the Village of Jackson
Subdivision Ordinance.

WITNESS the hand and seal of said Owner this _____ day of _____, 2017.

WILLIAM E. HOLZ, JR. – HUSBAND

BRENDA A. HOLZ - WIFE

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2017, the above named WILLIAM
E. HOLZ, JR. and BRENDA A. HOLZ, Husband and Wife to me known to be the persons who executed the
foregoing instrument and acknowledged the same.

My commission expires _____

NOTARY PUBLIC -

CONSENT OF CORPORATE MORTGAGEE:

_____, a _____ corporation, mortgagee of the above
described land, does hereby consent to the surveying, dividing, and mapping of the land described on this map
and does hereby consent to the above certificate of WILLIAM E. HOLZ JR. & BRENDA A. HOLZ.

By _____ IT'S _____

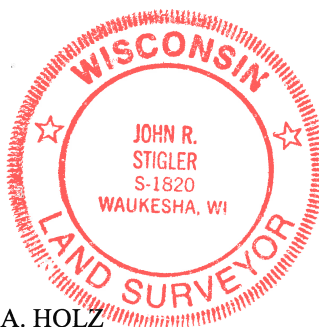
STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20____, the above named
_____ to me know to be the person who executed the foregoing instrument and to me
known to be such _____, and acknowledge that he executed the foregoing instrument as such
officer as the deed of said corporation, by its authority.

My commission expires _____.

NOTARY PUBLIC

John R. Stigler
JOHN R. STIGLER, Wis. Reg. No. S-1820
Dated this 3RD day of NOVEMBER, 2017



OWNERS: WILLIAM A. HOLZ JR & BRENDA A. HOLZ

CERTIFIED SURVEY MAP NO. _____ **Sheet 4 of 4**
Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and a redivision of
Lot 1 of Certified Survey Map No. 6725 being part of the SW ¼ of the NE ¼ of
Section 17, Town 10 North, Range 20 East
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

VILLAGE OF JACKSON PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Jackson on this
_____ day of _____, 2017.

MICHAEL E. SCHWAB – CHAIRMAN-PLANNING COMMISSION

Date

JOHN M. WALTHER – ADMINISTRATOR-PLANNING COMMISSION

Date

VILLAGE OF JACKSON BOARD APPROVAL:

This Certified Survey Map, being a part of the SW ¼ of the NE ¼ of Section 17, T10N, R20E, in the Village of Jackson, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby accepted by the Village Board of Trustees of the Village of Jackson on this _____ day of _____, 2017.

MICHAEL E. SCHWAB – VILLAGE PRESIDENT

Date

JOHN M. WALTHER – VILLAGE ADMINISTRATOR

Date



John R. Stigler

JOHN R. STIGLER, Wis. Reg. No. S-1820
Dated this 3RD day of NOVEMBER, 2017

OWNERS: WILLIAM E. HOLZ, JR. & BRENDA A. HOLZ

Instrument drafted by John R. Stigler

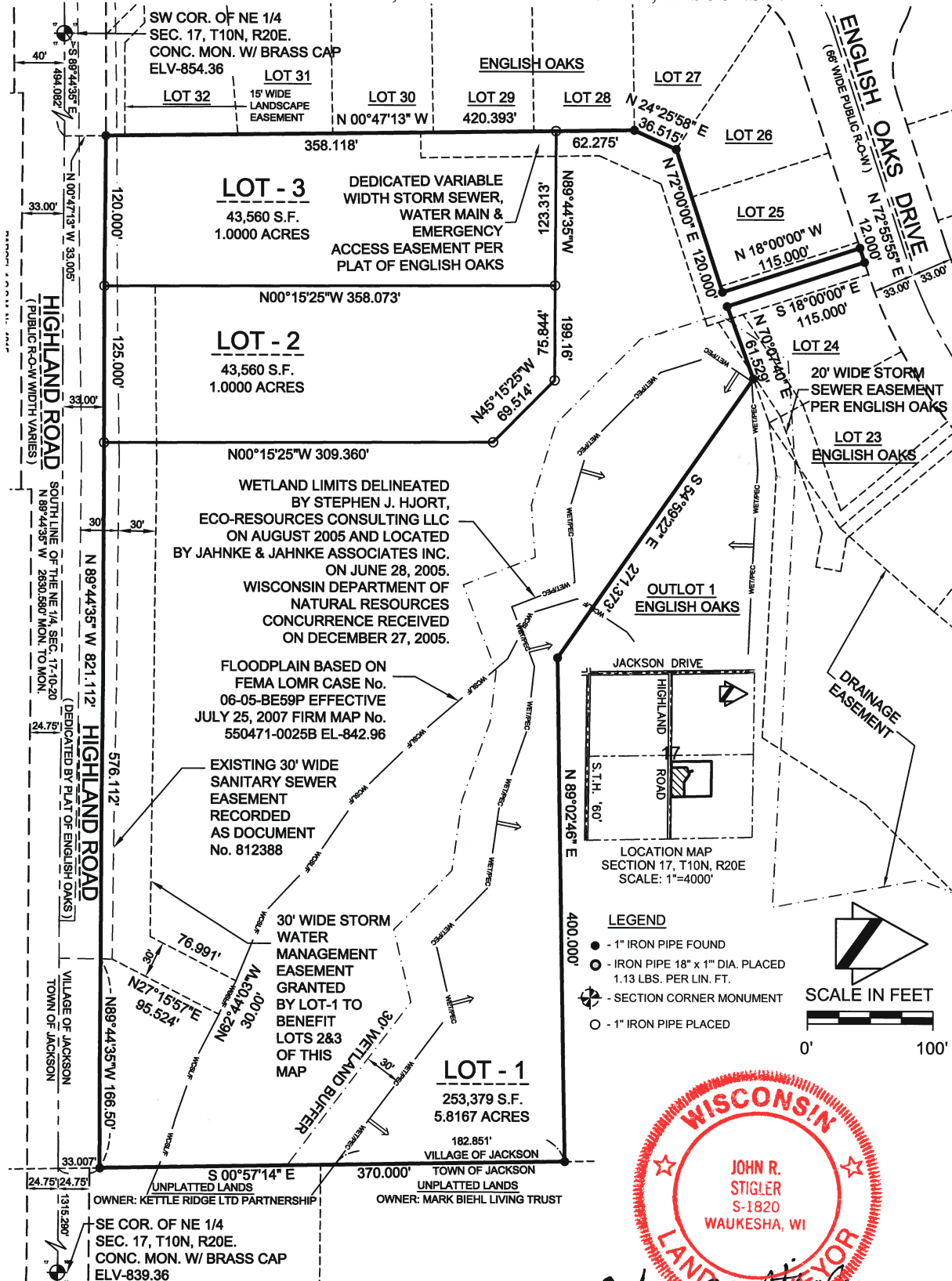
P. S. Washington 1031

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 4

Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and a redivision of Lot 1 of Certified Survey Map No. 6725 being part of the SW 1/4 of the NE 1/4 of Section 17, Town 10 North, Range 20 East

VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



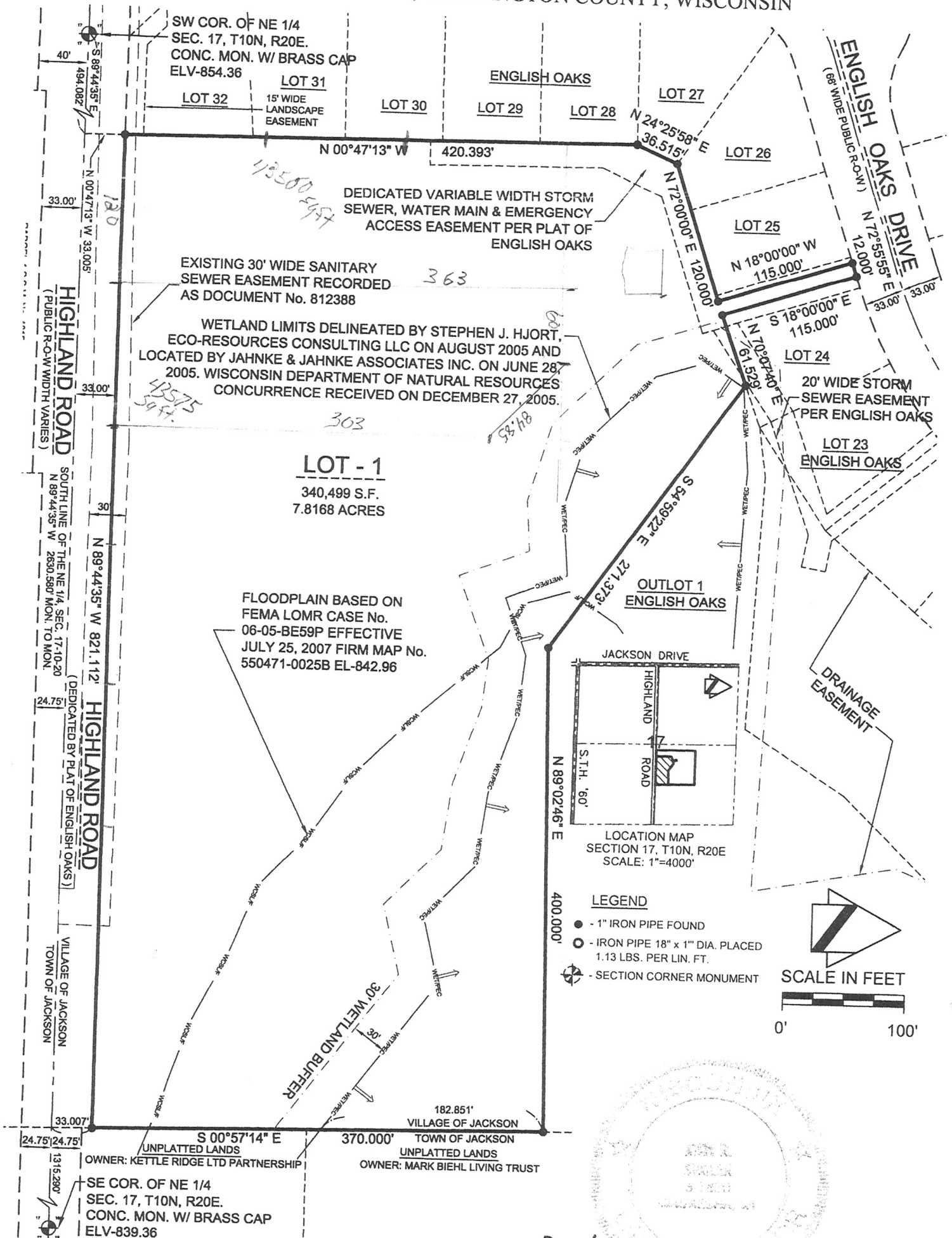
REFERENCE BEARING: THE SOUTH LINE OF THE NORTHEAST 1/4 OF SEC. 17, T10N, R20E WAS USED AND HAS A BEARING OF S 89°44'35" E BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD-27
FILE NAME: S:\projects\S8536\dwg\S8536 CSM.dwg
P.S. WASHINGTON 1031

JOHN R. STIGLER - Wis. Reg. No. S-1820
DATED this 3rd DAY of NOVEMBER, 2017
INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 4

Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and
Being part of the SW 1/4 of the NE 1/4 of Section 17, Town 10 North, Range 20 East
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
DATED this 5th DAY of OCTOBER, 2016
INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 4

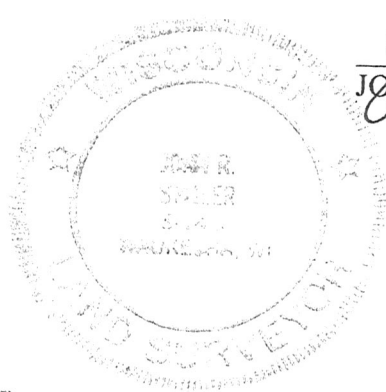
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VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

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I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Jackson in surveying, dividing and mapping the same.



John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 5TH day of OCTOBER, 2016.

My commission expires July 5, 2019.

Peter A. Muehl
PETER A. MUEHL – NOTARY PUBLIC



OWNERS: WILLIAM A. HOLZ JR & BRENDA A. HOLZ

Instrument drafted by John R. Stigler

P. S. Washington 1025

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 4

Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and
Being part of the SW ¼ of the NE ¼ of Section 17, Town 10 North, Range 20 East
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owners, we do hereby certify that we have caused the lands described on this map to be surveyed,
divided and mapped as represented on this map in accordance with the requirements of the Village of Jackson
Subdivision Ordinance.

WITNESS the hand and seal of said Owner this 8th day of November, 2016.

William E. Holz, Jr.
WILLIAM E. HOLZ, JR. - HUSBAND

Brenda A. Holz
BRENDA A. HOLZ - WIFE

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2016, the above named WILLIAM
E. HOLZ JR. and BRENDA A. HOLZ, Husband and Wife to me known to be the persons who executed the
foregoing instrument and acknowledged the same.

My commission expires _____

NOTARY PUBLIC - _____

CONSENT OF CORPORATE MORTGAGEE:

_____, a _____ corporation, mortgagee of the above
described land, does hereby consent to the surveying, dividing, and mapping of the land described on this map
and does hereby consent to the above certificate of WILLIAM E. HOLZ JR. & BRENDA A. HOLZ.

BY _____ IT'S _____

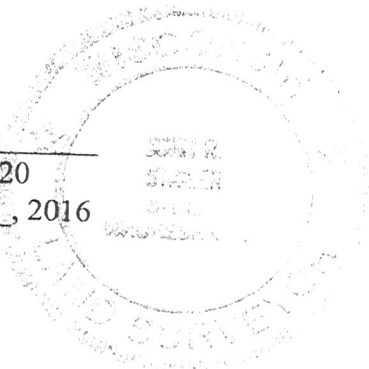
STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20____, the above named
_____ to me known to be the person who executed the foregoing instrument
and to me known to be such _____, and acknowledge that he executed the foregoing
instrument as such officer as the deed of said corporation, by its authority.

My commission expires _____

NOTARY PUBLIC _____

John R. Stigler
JOHN R. STIGLER, Wis. Reg. No. S-1820
Dated this 5th day of OCTOBER, 2016



CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 4

Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and
Being part of the SW ¼ of the NE ¼ of Section 17, Town 10 North, Range 20 East
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

VILLAGE OF JACKSON PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Jackson on this
27th day of OCTOBER, 2016.

Michael E. Schwab
MICHAEL E. SCHWAB – CHAIRMAN-PLANNING COMMISSION

11-8-16
Date

John M. Walther
JOHN M. WALTHER – ADMINISTRATOR-PLANNING COMMISSION

11/08/2016
Date

VILLAGE OF JACKSON BOARD APPROVAL:

This Certified Survey Map, being a part of the SW ¼ of the NE ¼ of Section 17, T10N, R20E, in the Village of Jackson, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby accepted by the Village Board of Trustees of the Village of Jackson on this 8th day of NOVEMBER, 2016.

Michael E. Schwab
MICHAEL E. SCHWAB – VILLAGE PRESIDENT

11-8-16
Date

John M. Walther
JOHN M. WALTHER – VILLAGE ADMINISTRATOR

11/08/2016
Date



John R. Stigler
JOHN R. STIGLER, Wis. Reg. No. S-1820
Dated this 5th day of OCTOBER, 2016

OWNERS: WILLIAM E. HOLZ JR & BRENDA A. HOLZ

Instrument drafted by John R. Stigler

P. S. Washington 1025

STAFF REVIEW COMMENTS
Plan Commission Meeting – November 30, 2017

1. Certified Survey Map – Bill Holz – Highland Road.

Building Inspection

- Recommend Approval.

Public Works/Engineering

- The first CSM Mr. Holz in October 2016 had approved removed the lot from the original Developer's Agreement of English Oaks Subdivision.

Police Department

- No Comment.

Fire Department

- No Comment.

Administrative/Planning

- No additional comments.

2. Development Agreement – Bill Holz.

Building Inspection

- Recommend public sidewalks to be installed when the road is updated to match Village specifications. There is a section of public sidewalk currently installed at Highland Road and English Oaks Drive that was installed (heading east) for the future development to hook up to. Recommend the public sidewalk be extended from this stub to the most eastern lot's driveway.
- The developer is looking at keeping the remainder of the parcels natural. Per Village Code Section 8-360 Landscaping and Lawn Care, (b) Maximum height of natural lawns expect with prior application to and approval of the village of a land management plan, natural lawns shall be maintained to a height not to exceed eight inches in height. The Inspection Department has received complaints this year regarding the weeds and tall grass at this area. Recommend maintaining the eight-inch maximum height.
- Item J of the Developer's Agreement allows the developer to construct an accessory building up to 1,200 Square Feet. This will require a PUD Amendment submittal before construction occurs and will need to be reviewed and approved by both Plan Commission and Village Board Meetings.
- Recommend storm sewers laterals for the three lots. Storm sewer runs partially down the west lot line of Lot 3. Lot 3 can have a storm lateral tied in. Lots 1 & 2 would either need a storm sewer extension behind the lots or have a drainage easement to flow overland.

STAFF REVIEW COMMENTS
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Public Works/Engineering

- The Developer's Agreement requires Highland Road reconstructed to Village standards when the lots are developed. Recommend a new agreement be created so all parties understand the necessary requirements for the improvement of Highland Road.

Police Department

- No Comment.

Fire Department

- No Comment.

Administrative/Planning

- No additional comments.