



**VILLAGE OF JACKSON
PLAN COMMISSION MEETING AGENDA**

Thursday, February 15, 2024 at 7:00 PM

Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of January 18, 2024
3. Final Plat - Maple Fields Subdivision, Addition No. 1 - Neuman Developments, Inc.
4. Final Plat - Morning Meadows Subdivision, Addition No. 2 - Home Path Financial, LP
5. Citizens/Village Staff to Address the Plan Commission
6. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Administration Department at the Jackson Municipal Complex 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.

MINUTES

PLAN COMMISSION MEETING

Thursday, January 18, 2024 at 7:00 PM

Plan Commission Meeting

1. Call to Order and Roll Call

The meeting was called to order at 7:00 PM by Pres. Heckendorf.

Members Present: Pres. Heckendorf, Tr. Emmrich, Tr. Kruepke, Ryan Ganshow, Dan Reik, and Doug Wilcox.

Members Excused: Jon Molkentin

Members Absent: Ryan Ganshow

Staff Present: Administrator Jen Keller, Building Inspector Collin Johnson, and Clerk Anastasia Gonstead.

Trustees Present in Audience: None

2. Approval of Minutes for the Special Plan Commission Meeting of November 14, 2023

The motion to approve the minutes for the Special Plan Commission meeting of November 14, 2023, was made by Tr. Emmrich and seconded by D. Wilcox.

Vote: 5 ayes, 0 nays. Motion carried.

3. Two-Lot Certified Survey Map for Parcels V3_053600F and V3_053600G - Village of Jackson

Administrator Keller provided background on this agenda item. Brian Parrish of Paradigm was present and introduced to the body. Mr. Parrish works with the Village of Jackson, Washington County, and the Economic Development of Washington County (EDWC). A supplemental handout was provided with an updated version of the certified survey maps and pointed out access easement updates.

The motion to recommend the Village Board approve the amended two-lot certified survey map for Parcels V3_05600F and V3_05600G conditioned upon amending the easement on lot one to properly align with the parking field for lot 1 was made by Pres. Heckendorf

Mr. Parrish has a modification they may want to consider regarding lot 3 of the certified survey map and the notice for cross-access easement on lot 3.

Pres. Heckendorf amended the motion to include the modification outlined by Mr. Parrish, second by Tr. Emmrich.

Vote: 5 ayes, 0 nays. Motion carried.

4. Review of Amended Site Plan and Other Supporting Documents for Parcel V3_053600F - 250 Focus, LLC

Administrator Keller provided the background on this agenda item, as well as pointing out additional language had been added now that the lighting and sign plans are available.

The motion to recommend the Village Board approve the site plan for parcel V3_053600F for 250 Focus, LLC, conditioned upon the following:

1. The property shall be conveyed to the buyer on or before February 23, 2024; and
2. The Site Plan approvals shall become effective upon conveyance of the property to 250 Focus, LLC; and
3. Approval by the Village Board of a Development Agreement and Shared Access Agreement with terms acceptable to the Board; and
4. Additional landscaping shall be incorporated around the two (2) shared signs and the shared driveway; and
5. Up to three (3) additional lights shall be added to the shared driveway, with one (1) at the northwest corner and two (2) on the south side of the drive, subject to engineering review and approval.

The aforementioned motion was made by D. Wilcox and seconded by Tr. Kruepke.

Vote: 5 ayes, 0 nays. Motion carried.

5. Ordinance #24-01 - Amending Village Ordinance Section 6-54, Pertaining to the Maximum Number of Dogs Per Residence

The motion to recommend the Village Board approve Ordinance #24-01 amending Section 6-54 of the Code of Ordinances pertaining to the maximum number of dogs allowed per residence was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Vote: 5 ayes, 0 nays. Motion carried.

6. Review and Consideration of Zoning Audit Report - Tim Schwecke, Planning Consultant

Tim Schwecke, Planning Consultant, was present to provide an overview of the Zoning Code audit included and the packet and provided an explanation as to why a municipality may choose to engage in one. Mr. Schwecke covered the high point items from the document. Administrator Keller expanded upon why the Village may want to pursue a zoning code audit.

The motion to recommend the Village Board authorize staff to proceed with a request for proposal to revise and update the Village Zoning Codes based on the recommendations outlined in the Zoning Code audit was made by D. Wilcox and seconded by Tr. Emmrich.

Discussion: D. Reik asked for clarification on the process before final enactment of a new zoning code. The explanation was provided by Mr. Schwecke.

Vote: 5 ayes, 0 nays. Motion carried.

7. Citizens/Village Staff to Address the Plan Commission

None.

8. Adjourn

A motion to adjourn the meeting was made by Tr. Emmrich and seconded by Tr. Kruepke

Vote: 5 ayes, 0 nays. Motion carried. The meeting was adjourned at 7:41 PM.

Respectfully Submitted,
Anastasia Gonstead - Village Clerk



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: February 15, 2024
Agenda Item: # 3
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Final Plat - Maple Fields Subdivision, Addition No. 1 - Neuman Developments, Inc.

Background and Analysis:

The Preliminary Plat for the entire proposed subdivision was reviewed by the Village Plan Commission on December 2, 2021. The Plan Commission recommended approval of the Preliminary Plat to the Village Board for consideration at the December 14, 2021, meeting. The Village Board approved the Preliminary Plat with specific and general conditions (see the attached Plan Commission Minutes dated December 2, 2021).

The Developer has substantially completed construction on the sewer, water stormwater, and general road infrastructure as well as grading all the lots. They are now seeking approval of the Final Plat in order to begin construction on the proposed homes.

Staff has reviewed the proposed Final Plat and found it to be consistent with the Preliminary Plat approved previously.

Comprehensive Plan & Zoning Impacts:

The Final Plat is consistent with the prescribed uses outlined in the Village Comprehensive Plan and Planned Unit Development zoning designation.

Site Plan:

See Final Plat.

Review Procedures:

The Plan Commission is advisory; the Village Board makes the final decision.

Signage:

Not applicable.

Additional Staff Comments:

None.



Taking the lead in Washington County.

Notice Requirements:

Posting on the agenda.

Potential Action:

Motion to recommend the Village Board approve the Final Plat for Maple Fields Subdivision, Addition No. 1, residential subdivision.

Attachments:

1. Plan Commission Application
2. Final Plat - Maple Fields, Addition No. 1
3. 12_02_2021 Plan Commission Staff Comments

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP

☐ New ☐ New ☐ CONCEPT PLAN

☐ Amendment ☐ Amendment

☐ Special Use ☐ Special Use ☒ OTHER Final Plat, Add. No.1

(For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: West of Maple Road and south of Sherman Unit: Jackson, WI

Parcel #: V3_0751037 Lot Size: _____ sq. ft. Building Area: _____ sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☒ Other R1 & R5 Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Neumann Developments, Kevin Anderson

Mailing Address: N27 W24025 Paul Court, #100, Pewaukee State WI Zip 53072

Office: (262) 542-9200 Cell: (262) 825-8068 Fax: () _____

Email: kevin@neumanncompanies.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

D/B/A: _____ FEIN #: _____ - _____

Mailing Address: _____ State _____ Zip _____

Office: () _____ Cell: () _____ Fax: () _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Maple Fields, LLC

Address: Same as above State _____ Zip _____

Office: () _____ Cell: () _____ Fax: () _____

Email: same

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: TRIO Engineering

Primary Contact: Josh Pudelko

Address: 4100 N. Calhoun Road, Brookfield State WI Zip 53005

Office: (262) 790-1480 Cell: () _____ Fax: () _____

Email: Jpudelko@trioeng.com

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: Final Plat for Addition No.1 to
Maple Fields subdivision. Addition No.1 contains 37 Lots and connect westerly to
Sherman Parc subdivision @ East Gate Drive.

Provide a brief overview of proposed use(s) of entire property and/or lease space: Single family residential

Hours of Operation: n/a

Provide a brief overview of proposed daily on-site operations: n/a

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: n/a

Describe all businesses, properties and other entities located adjacent to the proposed use: n/a

Describe any proposed, development, on-site improvements or other construction/remodeling activities: n/a

Describe any proposed grading, and/or stormwater management plan: Storm water management is designed
to accomodate the additional lots and roadways with additional storm water facilities per the
design plans submitted to the Village.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____
Each home will be individually landscaped.

Describe any proposed on-site security measures including site lighting: n/a

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): n/a

Describe the projected traffic circulation and impacts: This phase will connect East Gate Drive to the existing Sherman Parc subdivision and provide a second entry/exit location for traffic and life safety and maintenance equipment.

List all setbacks from rights-of-way and property lines and height limitations: per zoning

Provide status of State/Federal License(s) or Certificate(s)s required for operation, if any: n/a

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☐ No ☒ Yes If yes, explain: DNR Construction Site Storm water permit is required and will be obtained prior to land disturbing activities.

Describe any proposed signage including type, size, and location: none

If construction is proposed, describe proposed exterior building materials (type, color, etc.): n/a

Describe any site-specific features/constraints, etc.: n/a

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: n/a

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): n/a

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: n/a

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

Applicant Name (Print): Kevin Anderson

Applicant Signature: Kevin Anderson

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: ~~01-20-22~~ 01-24-24

You MUST sign and date this Application!

SUBMIT TO: **Village of Jackson – Building Inspection Dept.**
(Checks shall be made payable to Village of Jackson)
W194 N16660 Eagle Drive
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjacksonwi.gov

Village Clerk: For all **general questions** concerning meeting dates, times, etc.
Phone: (262) 677-9001 Ext. 213
Email: jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, 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. This approval 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 this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (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.

VILLAGE APPROVAL:

☐ **TEMPORARY** *Expiration Date:* _____, 20____

Plan Commission Approval: *Meeting Date:* _____, 20____

Village Board Approval: *Meeting Date:* _____, 20____

In-House Approval (O-T-C): *Date:* _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

MAPLE FIELDS ADDITION NO. 1

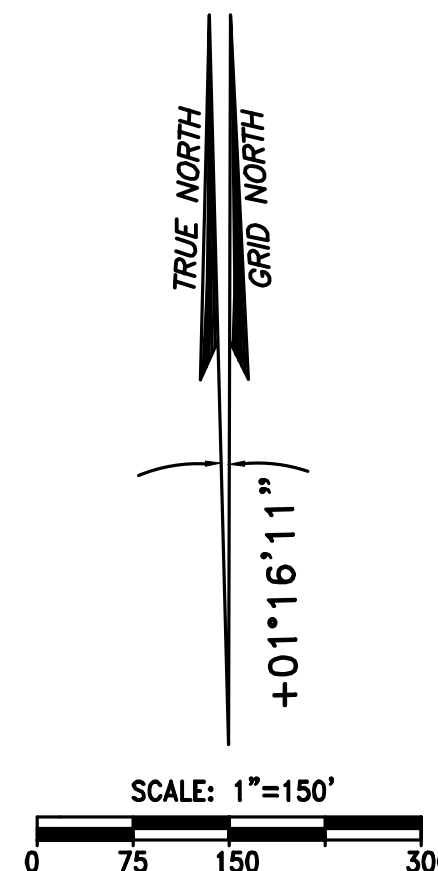
BEING A REDIVISION OF OUTLOT 2 OF "MAPLE FIELDS", BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

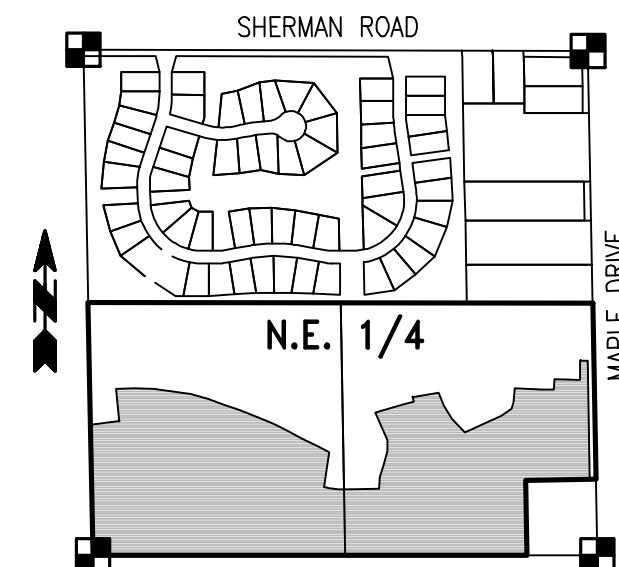


4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

OWNER:
MAPLE FIELDS, LLC
N27W24025 PAUL COURT, STE. 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324



BUILDING SETBACK SUMMARY	
DEVELOPMENT: R-3 (LOTS 42-67)	
MIN. FRONT SETBACK:	30 FT.
MIN. REAR SETBACK:	25 FT.
MIN. SIDE SETBACK:	12 FT.
R-5 (LOTS 36-41 AND 68-72)	
MIN. FRONT SETBACK:	25 FT.
MIN. REAR SETBACK:	25 FT.
MIN. SIDE SETBACK:	8 FT.

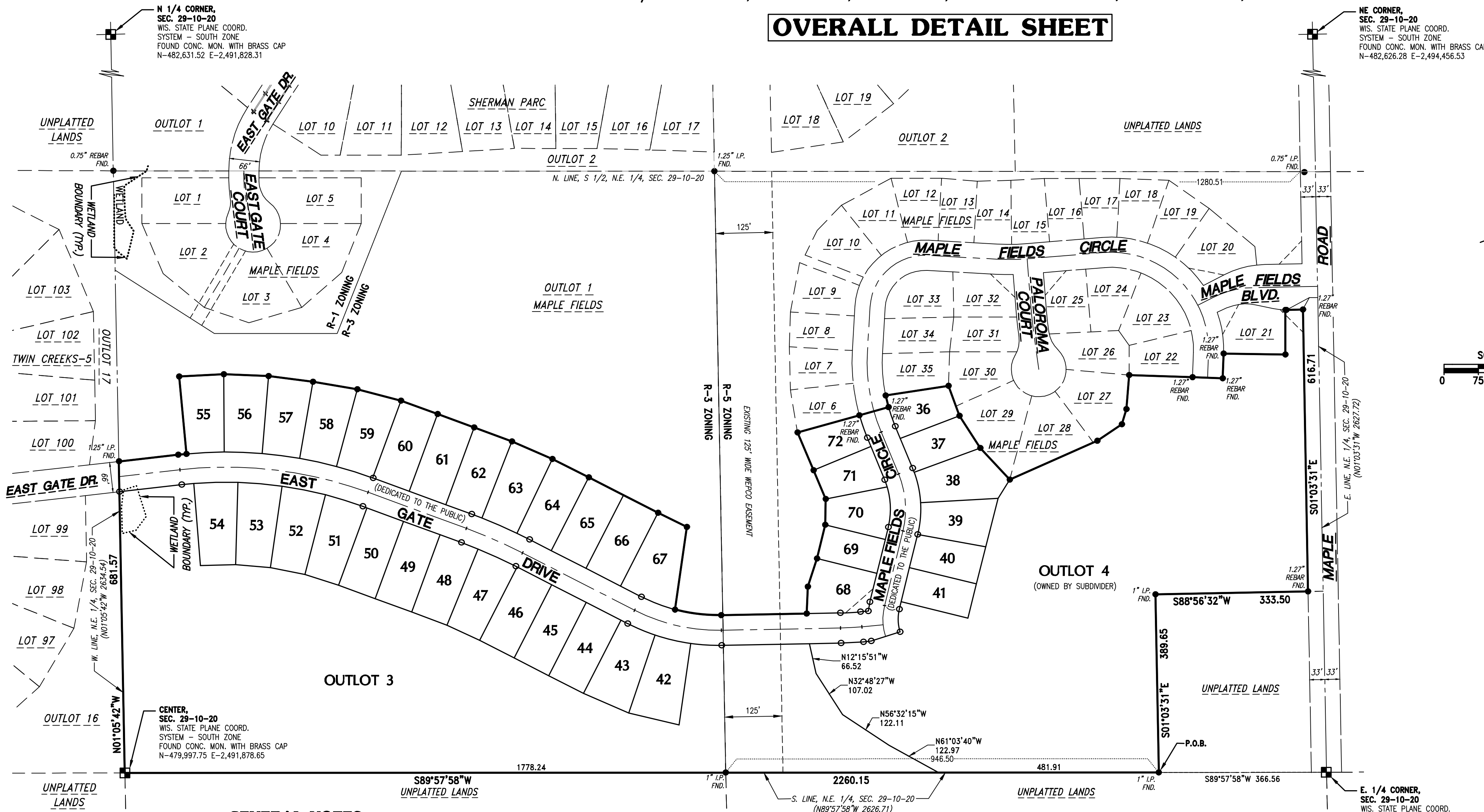
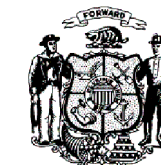


LOCALITY MAP:
N.E. 1/4, SEC. 29,
T. 10 N., R. 20 E.
SCALE: 1"=1000'

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



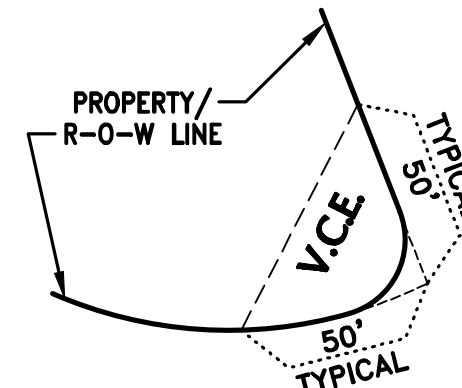
GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- Indicates Found 0.75" Reinforcing Bar unless otherwise noted.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- 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 29, Town 10 North, Range 20 East, bears North 01°03'31" West.
- The Easements for Storm Sewer and Drainage are herein granted to the Village of Jackson.
- The Owners of the residential Lots 36 through 72 within the "Maple Fields Addition No. 1" Subdivision and any previous and future additions to this subdivision, shall each own an equal undivided fractional interest in Outlot 3 of "Maple Fields Addition No. 1" and Outlot 1 of the "Maple Fields" Subdivision. The use and maintenance of Outlots 1 and 3 are governed by a land management plan approved by the Village of Jackson as contained within the Developer's Agreement. Washington County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Outlot 4 to be retained by the Owner for future development.
- Wetland was delineated by STANTEC in May 2018 and field located by Trio Engineering, LLC in May 2018.
- Stormwater Management Facilities are located on Outlot 3 of "Maple Fields Addition No. 1" and Outlot 1 of the "Maple Fields Subdivision". The Owners of the residential Lots within this Subdivision and any previous and future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within the "Maple Fields" and "Maple Fields Addition No. 1" Subdivisions. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision and any previous and future additions to this Subdivision consistent with the Stormwater Management Plan contained in the Developer's Agreement recorded for this subdivision in the Washington County Register of Deeds office.
- Stormwater management practices are located in Outlot 3 of "Maple Fields Addition No. 1" and Outlot 1 of the "Maple Fields Subdivision". There are one or more separate documents recorded on the property title through the Washington County register of deeds entitled "Stormwater Management Practice Maintenance Agreement" ("Maintenance Agreement") that apply to Outlots. The Maintenance Agreement subjects this Subdivision Plat, and all Lot Owners therein, to covenants, conditions, and restrictions necessary to ensure the long-term maintenance of the storm water management practice. The Agreement also outlines a process by which the Village of Jackson may levy and collect special assessments or charges for any services the community might provide relating to enforcement of the Maintenance Agreement.

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

V.C.E. APPLIES TO:

Lot 68 and Outlot 3 are herein subject to a Vision Corner Easement as shown on this plat in that no tree, shrub, hedge, or other growth exceeding 30 inches in height above street grade shall hereafter be planted in any Vision Corner Easement. Vision Corner Easements are granted to the Village of Jackson to ensure sight lines are maintained at street intersections. The owner of any lot with such an Easement must comply with Section 46-54 of the Village of Jackson Municipal Code.

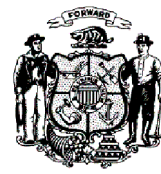


MAPLE FIELDS ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 2 OF "MAPLE FIELDS", BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

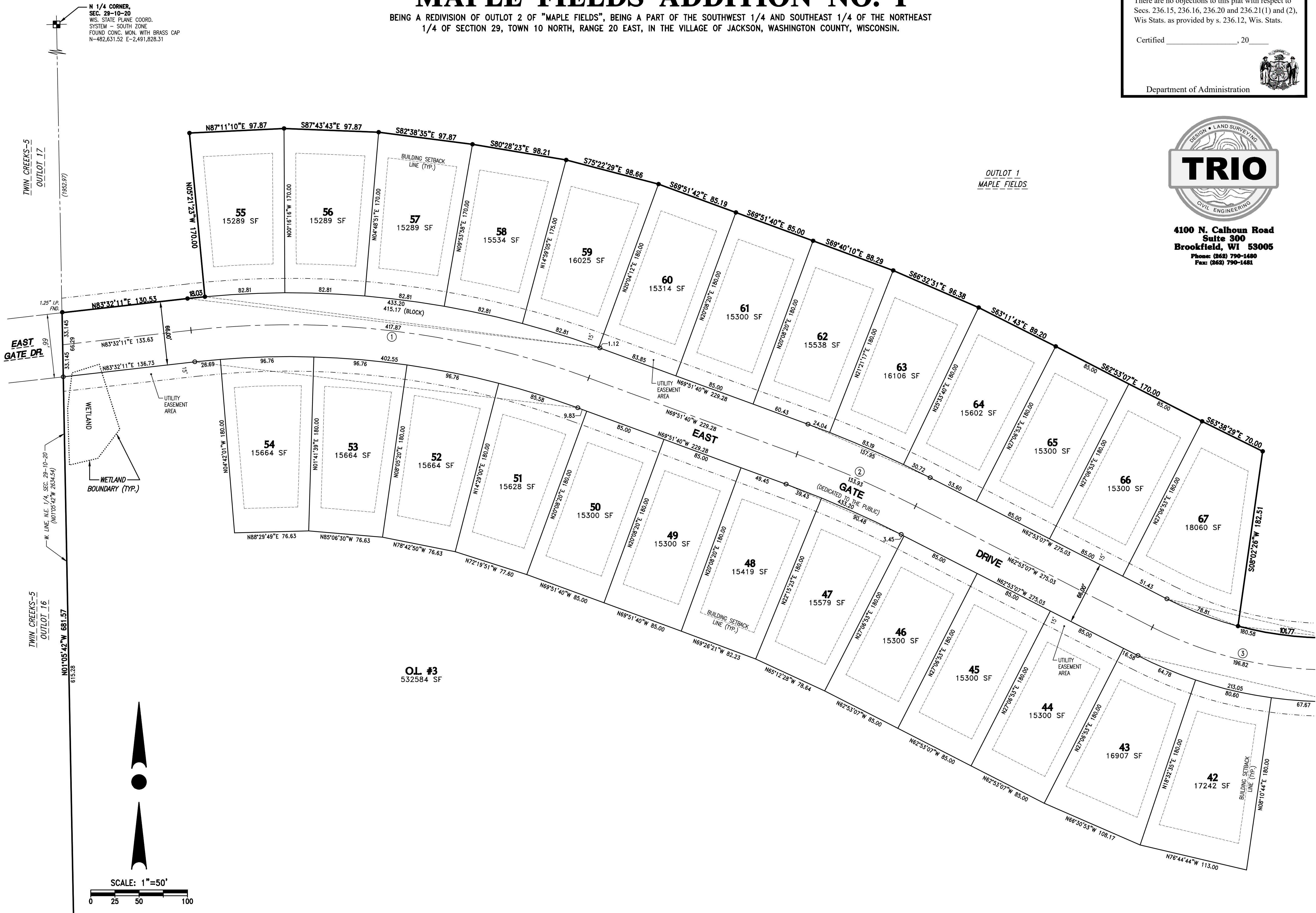
Certified _____, 20__



Department of Administration



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

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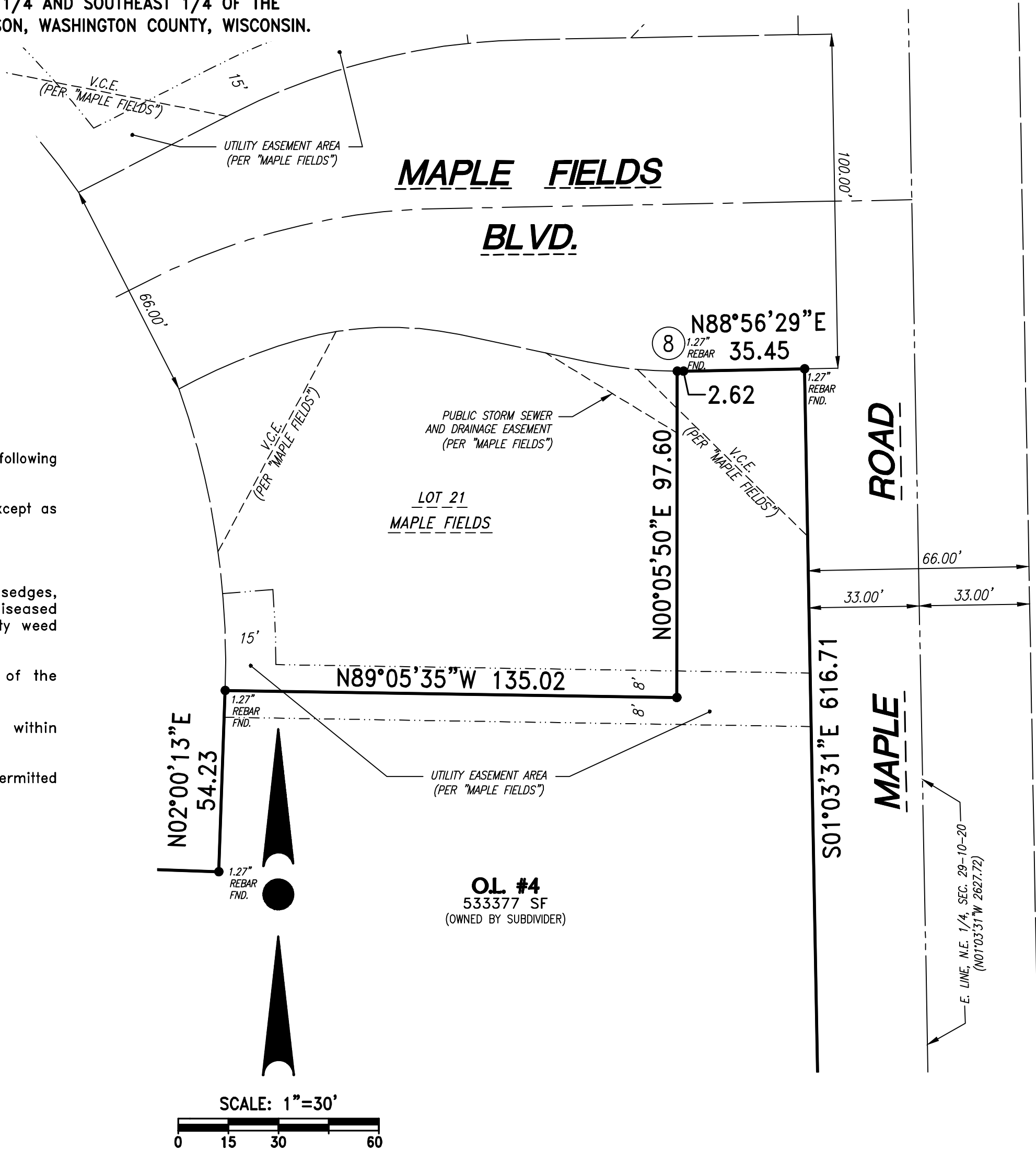
CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	C/L	900.00	26°36'09"	417.87	414.13	S83°09'44.5"E	N83°32'11"E	S69°51'40"E
	NORTH	933.00	26°36'09"	433.20	429.31	S83°09'44.5"E	N83°32'11"E	S69°51'40"E
	BOUNDARY	933.00	1°06'26"	18.03	18.03	N84°05'24"E	N83°32'11"E	N84°38'37"E
	BLOCK	933.00	25°29'43"	415.17	411.75	S82°36'31.5"E	N84°38'37"E	S69°51'40"E
	55	933.00	5°05'07"	82.81	82.78	N87°11'10.5"E	N84°38'37"E	N89°43'44"E
	56	933.00	5°05'07"	82.81	82.78	S87°43'42.5"E	N89°43'44"E	S85°11'09"E
	57	933.00	5°05'07"	82.81	82.78	S82°38'35.5"E	S85°11'09"E	S80°06'02"E
	58	933.00	5°05'07"	82.81	82.78	S77°33'28.5"E	S80°06'02"E	S75°00'55"E
	59	933.00	5°05'07"	82.81	82.78	S72°28'21.5"E	S75°00'55"E	S69°55'48"E
	60	933.00	0°04'08"	1.12	1.12	S69°53'44"E	S69°55'48"E	S69°51'40"E
	SOUTH	867.00	26°36'09"	402.55	398.94	S83°09'44.5"E	N83°32'11"E	S69°51'40"E
	O.L. 3	867.00	1°45'48"	26.69	26.68	N84°25'05"E	N83°32'11"E	N85°17'59"E
	54	867.00	6°23'40"	96.76	96.71	N88°29'49"E	N85°17'59"E	S88°18'21"E
	53	867.00	6°23'41"	96.76	96.71	S85°06'30.5"E	S88°18'21"E	S81°54'40"E
	52	867.00	6°23'40"	96.76	96.71	S78°42'50"E	S81°54'40"E	S75°31'00"E
	51	867.00	5°39'20"	85.58	85.54	S72°41'20"E	S75°31'00"E	S69°51'40"E
2	C/L	1100.00	6°58'33"	133.93	133.85	S66°22'23.5"E	S69°51'40"E	S62°53'07"E
	NORTH	1133.00	6°58'33"	137.95	137.86	S66°22'23.5"E	S69°51'40"E	S62°53'07"E
	62	1133.00	1°12'57"	24.04	24.04	S69°15'11.5"E	S69°51'40"E	S68°38'43"E
	63	1133.00	4°12'23"	83.19	83.16	S66°32'31.5"E	S68°38'43"E	S64°26'20"E
	64	1133.00	1°33'13"	30.72	30.72	S63°39'43.5"E	S64°26'20"E	S62°53'07"E
	SOUTH	1067.00	6°58'33"	129.91	129.83	S66°22'23.5"E	S69°51'40"E	S62°53'07"E
	48	1067.00	2°07'03"	39.43	39.43	S68°48'08.5"E	S69°51'40"E	S67°44'37"E
	47	1067.00	4°51'30"	90.48	90.45	S65°18'52"E	S67°44'37"E	S62°53'07"E
3	C/L	400.00	28°11'30"	196.82	194.84	S76°58'52"E	S62°53'07"E	N88°55'23"E
	NORTH	367.00	28°11'30"	180.58	178.76	S76°58'52"E	S62°53'07"E	N88°55'23"E
	67	367.00	12°18'15"	78.81	78.66	S69°02'14.5"E	S62°53'07"E	S75°11'22"E
	BOUNDARY	367.00	15°53'15"	101.77	101.44	S83°07'59.5"E	S75°11'22"E	N88°55'23"E
	SOUTH	433.00	28°11'30"	213.05	210.91	S76°58'52"E	S62°53'07"E	N88°55'23"E
	43	433.00	8°34'18"	64.78	64.72	S67°10'16"E	S62°53'07"E	S71°27'25"E
	42	433.00	10°39'55"	80.60	80.48	S76°47'22.5"E	S71°27'25"E	S82°07'20"E
	O.L. 3	433.00	8°57'17"	67.67	67.60	S86°35'58.5"E	S82°07'20"E	N88°55'23"E
4	C/L	600.00	4°28'01"	46.78	46.77	N86°41'22.5"E	N88°55'23"E	N84°27'22"E
	68	567.00	4°28'01"	44.21	44.19	N86°41'22.5"E	N88°55'23"E	N84°27'22"E
	O.L. 3	633.00	4°28'01"	49.35	49.34	N86°41'22.5"E	N88°55'23"E	N84°27'22"E
5	C/L	125.00	31°24'22"	68.52	67.66	N01°53'47"W	N17°35'58"W	N13°48'24"E
	C/L-SOUTH	125.00	12°03'20"	26.30	26.25	N11°34'18"W	N17°35'58"W	N05°32'38"W
	C/L-NORTH	125.00	19°21'02"	42.22	42.02	N04°07'53"E	N05°32'38"W	N13°48'24"E
	68	158.00	7°17'42"	20.12	20.10	N10°09'33"E	N06°30'42"E	N13°48'24"E
	O.L. 3	92.00	31°24'22"	50.43	49.80	N01°53'47"W	N17°35'58"W	N13°48'24"E
6	C/L	200.00	36°22'45"	126.99	124.86	N04°22'58.5"W	N13°48'24"E	N22°34'21"W
	WEST	167.00	36°22'45"	106.03	104.26	N04°22'58.5"W	N13°48'24"E	N22°34'21"W
	71	167.00	5°38'51"	16.46	16.45	N19°44'55.5"W	N16°55'30"W	N22°34'21"W
	70	167.00	30°43'54"	89.57	88.50	N01°33'33"W	N13°48'24"E	N16°55'30"W
	EAST	233.00	36°22'45"	147.94	145.47	N04°22'58.5"W	N13°48'24"E	N22°34'21"W
	37	233.00	2°22'46"	9.68	9.68	N21°22'58"W	N20°11'35"W	N22°34'21"W
	38	233.00	16°50'04"	68.46	68.21	N11°46'33"W	N03°21'31"W	N20°11'35"W
	39	233.00	17°09'55"	69.80	69.54	N05°13'26.5"E	N13°48'24"E	N03°21'31"W
7	C/L	400.00	6°54'13"	48.20	48.17	N19°07'14.5"W	N22°34'21"W	N15°40'08"W
	72	433.00	6°54'13"	52.17	52.14	N19°07'14.5"W	N22°34'21"W	N15°40'08"W
	EAST	367.00	10°58'34"	70.31	70.20	N17°05'04"W	N22°34'21"W	N11°35'47"W
	BOUNDARY	367.00	4°04'21"	26.09	26.08	N13°37'57.5"W	N15°40'08"W	N11°35'47"W
	36	367.00	6°54'13"	44.22	44.19	N19°07'14.5"W	N22°34'21"W	N15°40'08"W
8	BOUNDARY	130.00	1°09'21"	2.62	2.62	N89°31'9.5"E	S89°54'10"E	N88°56'29"E

PRESERVATION RESTRICTIONS:

The Wetland Preservation Areas shown on this Plat shall be subject to the following restrictions:

- Grading, filling, and excavation shall be prohibited in said Preservation Area. Except as may be required for Nature Walking Trails.
- Construction of buildings within said Preservation Area shall be prohibited.
- Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or diseased vegetation removal and noxious weeds as defined in the local municipality weed control ordinance, except as may be required for Nature Walking Trails
- Introduction of plant material not indigenous to the existing environment of the Preservation Area shall be prohibited in the Preservation Area.
- Grazing by domesticated animals (e.g., horses and cows) shall be prohibited within said Preservation Area.
- Creation and use of nature walking trails within the Preservation Area shall be permitted so long as such use is in conformance with existing topography.

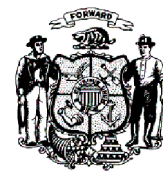


4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



MAPLE FIELDS ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 2 OF "MAPLE FIELDS", BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 2 of "MAPLE FIELDS", Recorded in the Office of the Register of Deeds for Washington County on January 4th, 2023 as Document No. 1573699, being located in a part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 29, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

Said Parcel contains 1,757,547 Square Feet (or 40.3477 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of MAPLE FIELDS, LLC, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Jackson, Washington County, Wisconsin in surveying, dividing and mapping the same.

Dated this ____ Day of _____, 20 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

MAPLE FIELDS, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, and MIDWEST FIBER NETWORKS, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

MAPLE FIELDS, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. Village of Jackson

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Washington County, Planning and Parks Department

Witness the hand and seal of said Owner this ____ day of _____, 20 ____.

MAPLE FIELDS, LLC

Bryan Lindgren, President of
Neumann Developments, its Sole Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 20____, the above named Bryan Lindgren, President of Neumann Developments, its Sole Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Public, Waukesha County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

MIDLAND STATES BANK, a corporation duly organized and existing by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat, and does hereby consent to the above certificate of MAPLE FIELDS, LLC, owner, this ____ day of _____, 20 ____.

MIDLAND STATES BANK

Dave Sobojinski, Senior Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

Personally came before me this ____ day of _____, 20____, the above named Dave Sobojinski, Senior Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Commercial Lender of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Public, _____, IL
My Commission Expires: _____

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

I, Scott M. Henke, being the duly elected, qualified and acting Treasurer of the County of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the ____ Day of _____, 20 ____ affecting the lands included in the plat of "MAPLE FIELDS ADDITION NO. 1".

Dated this ____ Day of _____, 20 ____.

Scott M. Henke, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

I, Darlene Smith, being the duly elected, qualified and acting Treasurer of the Village of Jackson, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the ____ Day of _____, 20 ____ affecting the lands included in the plat of "MAPLE FIELDS ADDITION NO. 1".

Dated this ____ Day of _____, 20 ____.

Darlene Smith, Village Treasurer

VILLAGE BOARD APPROVAL:

Resolved, that the plat of "MAPLE FIELDS ADDITION NO. 1", in the Village of Jackson, having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of Trustees of the Village of Jackson, on this ____ Day of _____, 20 ____.

Dated this ____ Day of _____, 20 ____.

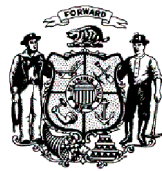
Brian Heckendorf, Village President

Jen Keller, Village Administrator

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 ____

Department of Administration



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

STAFF REVIEW COMMENTS

Plan Commission November Meeting – December 2, 2021

Police Department

- No Comments.

Fire Department

- No Comments.

Administrative/Planning

- The Preliminary plat includes plans for Phase 1 and Phase 2 of the Maple Fields Subdivision. The Developer intends to bring forward a Final Plat in two (2) phases, and as such, Developers Agreements will be presented in two (2) phases. Should the Plan Commission want to comment on the template Developers Agreement or discuss the semi-completed covenants, those are on the agenda to discuss.
- Staff recommend to the Village Board the approval of the preliminary plat for Maple Fields Subdivision subject to the following terms and conditions:

General Conditions (1-4)

1. **Staff and Governmental Approval.** Prior to the Village signing the final plat/CSM, the commencement of any construction of any improvement, whether public or private, or any site development, the developer shall satisfy all comments, conditions and concerns of the Village engineer, the Village planner and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Administration per ch. 236, Wisconsin Statutes and ch. Comm. 85, Wisconsin Administrative Code; Wisconsin Department of Administration per ch. 236, Wisconsin Statutes; and Washington County.
2. **Professional Fees.** Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. **Payment of Charges.** Any unpaid bills owed to the Village by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Village, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of the conditional approval.
4. **Surveyor's responsibility.** Although the Village of Jackson has reviewed the subdivision plat/certified survey map, the surveyor is entirely responsible for the thoroughness and accuracy of the survey and related matters and compliance with all state and local codes, ordinances, and procedures. Modifications to the survey may be required should errors or changed conditions be found at a future date.

STAFF REVIEW COMMENTS

Plan Commission November Meeting – December 2, 2021

Specific Conditions (1-12)

1. The subdivider must obtain the approval of the Village engineer.
2. The subdivider must submit plans and specifications to the Village Plan Commission for the berm and landscaping along Maple Road and obtain approval of the same within the Developer's Agreement.
3. The Date and name of delineator should be added to the plat with corresponding notes.
4. The "Vision Corner Easement" notes shall follow Section 46-54 Clear vision triangle in the Village Code. The sentence starting with "Trees in the vision corner..." shall be removed from the Preliminary Plat.
5. The Village will confirm the proposed street names are acceptable with Final Plat review and approval.
6. The subdivider must obtain all necessary approvals as specified in s. 236.34(1), Wis. Stats.
7. The subdivider must prepare and submit deed restrictions to the Village and obtain approval of the same within the Developer's Agreement.
8. Prior to any (1) land-altering activity of (2) the execution of the final plat, the subdivider must enter into a Development Agreement with the Village, upon such terms as determined by the Village Board, and obtain approval of the same. In addition to general provisions in a developer agreement, the agreement must address the following special circumstances:
 - a. Phasing of the development.
 - b. A description of those improvements that are needed to the Village's water and sewer infrastructure, if any, that may be needed to provide service to the subdivision and any cost recovery mechanisms needed to fund such required work.
 - c. At the time of approval of the preliminary plat, the subject property consists of two adjoining parcels. A provision must be added to ensure both parcels remain under the control of the subdivider.
 - d. Prior to any land-altering activity, the subdivider shall submit all required plans (e.g., construction plans, stormwater management, and erosion control) to the Village Engineer and obtain approval of the same.
 - e. Prior to any land-altering activity, the subdivider shall submit a stormwater management agreement to the Village and obtain approval of the same. Any necessary access easements shall be described with a legal description.
 - f. The subdivider must submit a land management plan for Outlots 1 and 2 to the Plan Commission and obtain approval of the same. Such plan must describe vegetation management objectives and permissible uses of such lands within the Developer's Agreement.
 - g. Any maintenance of cul-de-sac or boulevard areas shall be included as a developer's responsibility in the Developer's Agreement.
 - h. Any other conditions determined by the Village Planner, Engineer, or Attorney.
9. Notwithstanding any approval of the Final Plat, the parties agree that any roads designated for dedication on the plat are not accepted by the Village until specifically accepted in the manner set forth in the Development Agreement.

STAFF REVIEW COMMENTS

Plan Commission November Meeting – December 2, 2021

10. A Notice of Intent permit is required by NR 216.42, Wis. Stats. for construction sites of one acre or more of land disturbance. The subdivider must provide a copy of the same to the Village Engineer as soon as that has been issued.
11. The final plat will not be recorded if any portion or part of the subject property has any unpaid taxes or outstanding special assessments per s. 236.21(3), Wis. Stats.
12. The final plat must show all required features listed in the Village's land division regulations and comply with all required standards and procedures. In particular the final plat needs to address the following items:
 - a. Any maintenance of cul-de-sac or boulevard areas
 - b. The area of land being dedicated to the public for street purposes must be stated on the face of the plat per s. 236.20(2)(i), Wis. Stats.
 - c. Include the following note(s) on the face of the final plat substantially as follows:
 - i. The titleholders of Lots 1 through 100 own a 1/100th undivided and nontransferable interest in Outlots 1 and 2. The use and maintenance of the outlots is governed by a land management plan approved by the Village of Jackson as contained within the Developer's Agreement.
 - ii. The titleholders of Lots 1 through 100 are responsible for the maintenance of the stormwater facilities in the subdivision consistent with the stormwater management plan contained in the Developer's Agreement recorded for this subdivision in the Washington County register of deeds office.
 - iii. Stormwater management practices are located in one or more of the outlots in the subdivision. There are one or more separate documents recorded on the property title through the Washington County register of deeds entitled "stormwater management practice maintenance agreement" ("maintenance agreement") that apply to outlots. The maintenance agreement subjects this subdivision plat, and all lot owners therein, to covenants, conditions, and restrictions necessary to ensure the long-term maintenance of the storm water management practice. The agreement also outlines a process by which the Village of Jackson may levy and collect special assessments or charges for any services the community might provide relating to enforcement of the maintenance agreement.
 - iv. Vision corner easements are granted to the Village of Jackson to ensure sight lines are maintained at street intersections. The owner of any lot with such an easement must comply with Section 46-54 of the municipal code.
 - d. Show any existing easements and include the document number of the instrument of origin.
 - e. If the property is currently mortgaged, a consent of mortgage certificate with a notary is required because land is being dedicated to the public for street purposes.



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: February 15, 2024
Agenda Item: # 4
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Final Plat - Morning Meadows Subdivision, Addition No. 2 - Home Path Financial, LP

Background and Analysis:

The Preliminary Plat and Development Agreement for Phase III were reviewed by the Village Plan Commission on June 16, 2023. The Plan Commission recommended approval of the Preliminary Plat to the Village Board for consideration at the July 11, 2023, meeting. The Village Board approved the Preliminary Plat without imposing additional conditions.

The Developer has substantially completed construction on the sewer, water stormwater, and general road infrastructure, as well as grading of all the lots. They are now seeking approval of the Final Plat in order to begin construction on the proposed homes.

Staff has reviewed the proposed Final Plat and found it to be consistent with the Preliminary Plat approved previously.

Comprehensive Plan & Zoning Impacts:

The Final Plat is consistent with the prescribed uses outlined in the Village Comprehensive Plan and Planned Unit Development zoning designation.

Site Plan:

See Final Plat.

Review Procedures:

The Plan Commission is advisory; the Village Board makes the final decision.

Signage:

Not applicable.

Additional Staff Comments:

None.

Notice Requirements:



Taking the lead in Washington County.

Posting on the agenda.

Potential Action:

Motion to recommend the Village Board approve the Final Plat for Morning Meadows Subdivision, Addition No. 2, residential subdivision.

Attachments:

1. Plan Commission Application
2. Final Plat - Morning Meadows, Addition No. 2

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☒ OTHER Final Plat

☐ CONDITIONAL USE ☒ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP

☐ New ☒ New ☐ CONCEPT PLAN

☐ Amendment ☐ Amendment

☐ Special Use ☐ Special Use ☐ OTHER _____

(For existing Cond. Use ONLY) *(For existing PUD ONLY)*

Property Address: Cty Hwy P, Jackson Unit: _____ Jackson, WI

Parcel #: V3_052000Z002 Lot Size: 22.22 Acres sq. ft. Building Area: _____ sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☒ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Home Path Financial, LP c/o Ken Frank

Mailing Address: 19435 W. Capitol Dr., Ste. 104 State WI Zip 53045

Office: (____) _____ Cell: (262) 328-4939 Fax: (____) _____

Email: kfrank@myhomepath.com

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: _____

D/B/A: _____ FEIN #: _____

Mailing Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) _____ Fax: (____) _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Home Path Financial, LP

Address: 19435 W. Capitol Dr., Ste. 104, Brookfield State WI Zip 53045

Office: (____) _____ Cell: (262) 328-4939 Fax: (____) _____

Email: kfrank@myhomepath.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION *(Circle One)*

Firm Name: RA Smith, Inc.

Primary Contact: Dan Mazurkiewicz

Address: 16745 W. Bluemound Road, Brookfield State WI Zip 53005

Office: (262) 781-1000 Cell: (262) 317-3328 Fax: (____) _____

Email: dan.mazurkiewicz@rasmith.com

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: _____
PUD overlay to support parcel sizes and building setbacks for proposed twin homes

Provide a brief overview of proposed use(s) of entire property and/or lease space: Residential Housing

Hours of Operation: N/A

Provide a brief overview of proposed daily on-site operations: Residential Neighborhood

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: N/A

Describe all businesses, properties and other entities located adjacent to the proposed use: Residential Housing

Describe any proposed, development, on-site improvements or other construction/remodeling activities: _____
Public infrastructure consisting of sanitary sewer, water main and rural section streets

Describe any proposed grading, and/or stormwater management plan: _____
Grading and stormwater infrastructure was previously implemented during Phases I & II

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____
Continuation of landscape improvements implemented during Phases I & II

Describe any proposed on-site security measures including site lighting: N/A

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____
Public water main within all proposed right-of-way

Describe the projected traffic circulation and impacts: New intersection at County Hwy "P" per approved plans

List all setbacks from rights-of-way and property lines and height limitations: _____
4,500 SF min lot size; 45' min lot width; 20' front setback; 0/7' side setback; 15' rear setback; 15' corner setback

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: N/A

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☐ No ☒ Yes If yes, explain: Washington County subdivision plat

Describe any proposed signage including type, size, and location: N/A

If construction is proposed, describe proposed exterior building materials (type, color, etc.): N/A

Describe any site-specific features/constraints, etc.: New intersection at County Hwy "P" per approved plans

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
Driveways and garages

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): _____
N/A

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
Street side pickup

Projected Sewer/Wastewater Usage: 6,789,000 gal/year

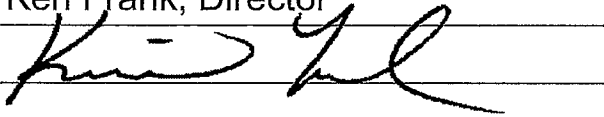
Projected Water Usage: 6,789,000 gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print): Ken Frank, Director

Applicant Signature: 

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application: 01/24/24

SUBMIT TO: Village of Jackson – Building Inspection Dept.
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO: **Payment is required at the time of submittal.**
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director: For questions concerning **application submittal, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjacksonwi.gov

Village Clerk: For all **general questions** concerning notices, meeting dates and times, etc.
Phone: (262) 677-9001 Ext. 213
Email: jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, 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. This approval 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 this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (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.

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: 1-25-24

Amount: \$ 125.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 1888

Received By: [Signature]

MORNING MEADOWS SUBDIVISION
ADDITION NO. 2

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 19, Town 10 North, Range 20 East, in the Village of Jackson, Washington county, Wisconsin.

NOTES:
WASHINGTON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19-10-20, WHICH IS ASSUMED TO BEAR NORTH 01°12'50" WEST, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27).

VILLAGE VISION CORNERS:
NO OBSTRUCTIONS, SUCH AS STRUCTURES, PARKING, OR VEGETATION, SHALL BE PERMITTED IN ANY DISTRICT BETWEEN THE HEIGHTS OF 2 1/2 FEET AND TEN FEET ABOVE THE PLANE THROUGH THE MEAN CURB GRADES WITHIN THE TRIANGULAR SPACE FORMED BY ANY TWO EXISTING OR PROPOSED INTERSECTING STREET OR ALLEY RIGHT-OF-WAY LINES AND A LINE JOINING POINTS ON SUCH LINES LOCATED A MINIMUM OF 15 FEET FROM THEIR INTERSECTION.

COUNTY VISION CORNER:
NO STRUCTURE OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION CORNER. NO VEGETATION WITH THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT.

THE ORDINARY HIGH WATER MARK IS APPROXIMATE, FOR REFERENCE ONLY.

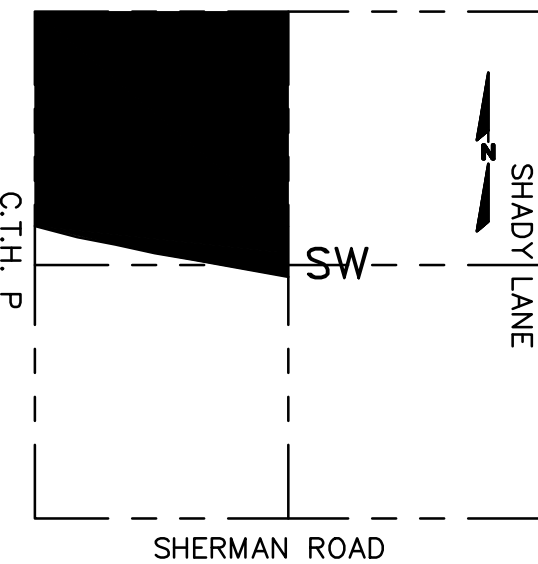
ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

SUBDIVISION STATISTICS

- 1. SUBDIVISION CONTAINS 44 LOTS AND 3 OUTLOTS
- 2. DEVELOPMENT CONTAINS 34.5 ACRES MORE OR LESS
- 3. LAND IS ZONED - PLANNED DEVELOPMENT (PUD Res)
- 20' FRONT YARD SETBACK
- 7' SIDE YARD SETBACK
- 15' REAR YARD SETBACK
- 0' SIDE YARD THROUGH BUILDING

LOCATION MAP

SOUTHWEST 1/4
OF SECTION 19, T10N, R20E



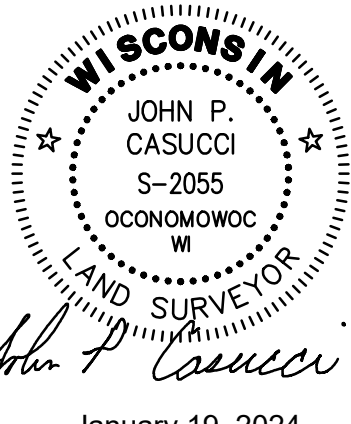
Wetland Line Table		
Line #	Direction	Length
L1	S01°17'25"E	18.48
L2	S34°38'04"E	19.00
L3	S67°31'56"E	54.65
L4	S85°30'24"E	73.99
L5	S82°26'13"E	105.67
L6	S83°13'24"E	151.21
L7	N79°37'44"E	32.24
L8	N84°29'01"E	77.31
L9	S60°46'32"E	114.44
L10	S84°20'45"E	67.21
L11	S83°26'48"E	84.69
L12	S85°12'32"E	115.07
L13	S87°42'21"E	141.46
L14	N89°00'52"E	121.50
L15	S83°30'15"E	82.63
L16	N08°53'48"E	38.59
L17	N01°11'51"W	43.70
L18	N01°11'51"W	144.86
L19	N25°23'18"W	102.88
L20	N49°42'07"W	94.55
L21	N41°20'12"W	82.80
L22	N40°13'31"W	179.81
L23	S35°31'23"W	8.90
L24	S74°30'58"W	5.92
L25	N61°48'12"W	19.89
L26	N37°21'42"W	21.64
L27	N49°22'26"W	12.84
L28	N58°59'18"W	20.13
L29	N58°53'31"W	19.07
L30	N00°15'56"W	9.90
L31	N55°35'33"E	10.43

Wetland Line Table		
Line #	Direction	Length
L32	N70°55'27"E	10.78
L33	N53°16'32"E	7.95
L34	N38°44'17"W	28.85
L35	N52°15'44"W	64.98
L36	N77°03'13"W	77.18
L37	S84°03'50"W	101.56
L38	N55°25'27"W	38.15
L39	N29°18'04"W	18.15
L40	N01°27'30"E	29.36
L41	N44°26'25"E	28.51
L42	N76°42'43"E	61.83
L43	N45°05'36"E	39.06
L44	N31°18'17"W	77.91
L45	N78°09'25"W	72.19
L46	N73°18'03"W	41.21
L47	N40°58'34"W	41.82
L48	N17°14'28"W	74.33
L49	N05°31'08"W	44.17
L50	N09°33'11"E	35.59
L51	N62°00'37"E	67.99
L52	N79°30'47"E	34.11
L53	N06°05'55"W	46.63
L54	N77°26'25"W	46.07
L55	N88°02'56"W	105.08
L56	N86°44'11"W	57.63
L57	S80°26'12"W	42.05
L58	N79°21'20"W	73.90
L59	N89°49'47"W	66.00
L60	N88°00'53"W	95.94
L61	N01°55'55"W	18.44
L62	N89°11'48"W	117.85

----- Indicates Utility Easement line
----- Indicates Building setback line

○ Indicates set 1 1/4" Iron rod at least 18" in length, wt = 4.303 lbs/lin. ft.
1.315"o.d.x18" Iron pipes set at all other Lot & Outlot corners, wt= 1.68 lbs/lin. ft.

Ⓢ Indicates dedicated for public street purposes



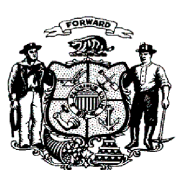
January 19, 2024

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

raSmith
CREATIVITY BEYOND ENGINEERING



16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

SHEET 1 OF 4 SHEETS

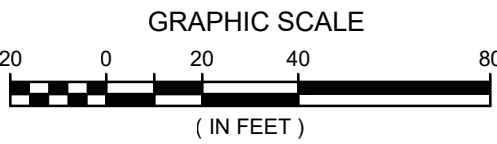
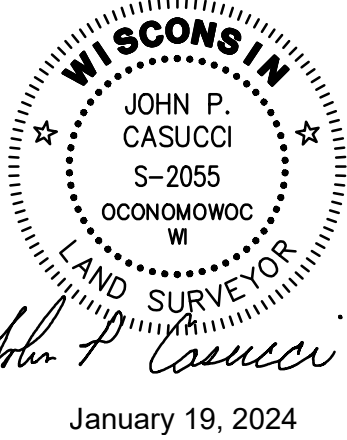
Owner/Subdivider:
Home Path Financial Limited Partnership
19435 West Capitol Drive, Suite 102
Brookfield, WI., 53045
Phone 262-336-3862

Surveyor:
R.A. Smith, Inc.
John P. Casucci
16745 W. Bluemound Rd.
Brookfield, WI., 53005

MORNING MEADOWS SUBDIVISION
ADDITION NO. 2

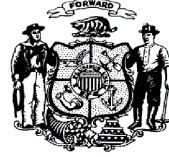
Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 19, Town 10 North, Range 20 East, in the Village of Jackson, Washington county, Wisconsin.

- Indicates Utility Easement line
- Indicates Building setback line
- Indicates set 1 1/4" Iron rod at least 18" in length, wt = 4.303 lbs/lin. ft.
1.315"o.d.x18" Iron pipes set at all other Lot & Outlot corners, wt= 1.68 lbs/lin. ft.
- ① Indicates dedicated for public street purposes



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

raSmith
CREATIVITY BEYOND ENGINEERING

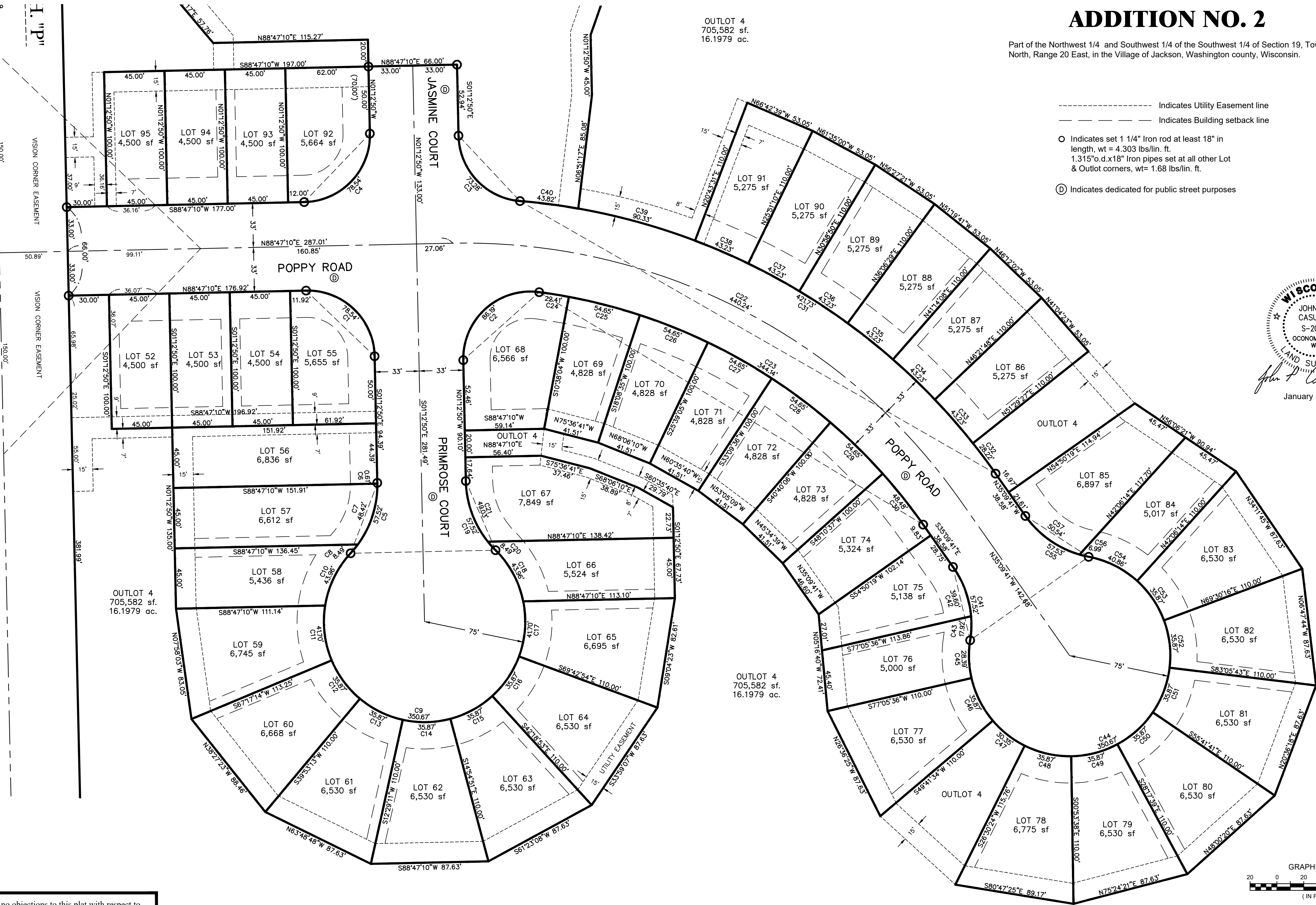
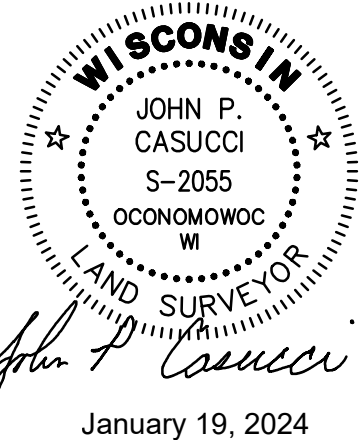
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

SHEET 2 OF 4 SHEETS

MORNING MEADOWS SUBDIVISION ADDITION NO. 2

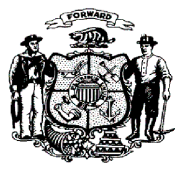
Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 19, Town 10 North, Range 20 East, in the Village of Jackson, Washington county, Wisconsin.

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1.315"o.d.x18" Iron pipes set at all other Lot & Outlot corners, wt= 1.68 lbs/lin. ft.
- Ⓢ Indicates dedicated for public street purposes

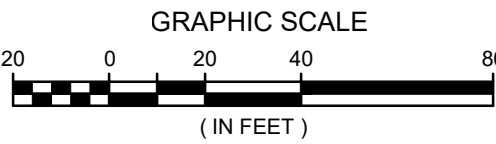


There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__



Department of Administration



raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

SHEET 3 OF 4 SHEETS

SURVEYOR'S CERTIFICATE

State of Wisconsin }
 :SS
Waukesha county }

I, John P. Casucci, Professional Land Surveyor, certify:

That I have surveyed, divided and mapped

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 19, Town 10 North, Range 20 East, in the Village of Jackson, Washington county, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of Said Section; thence South 89° 11' 48" East along the North line of said Southwest 1/4 Section 50.03 feet to the point of beginning of lands to be described; thence continuing South 89° 11' 48" East along said North line 1214.89 feet to a point; thence South 01° 11' 51" East 1156.54 feet to a point in a meander line; thence North 89° 49' 18" West along said meander line 517.53 feet to a point; thence North 85° 19' 38" West along said meander line 385.18 feet to a point; thence North 86° 41' 20" West along said meander line 142.07 feet to a point; thence North 73° 25' 31" West along said meander line 178.76 feet to a point in the East line of County trunk Highway P; thence North 01° 17' 25" West along said East line 1081.40 feet to the point of beginning.

Including those lands lying between the meander line and the center of the ditch.

Said land contains 1,502,660 square feet or 34.50 acres more or less.

That I have made such survey, land division and plat by the direction of HOME PATH FINANCIAL LIMITED PARTNERSHIP, That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of chapter 236 of the Wisconsin statutes and the subdivision regulations of the Village of Jackson in surveying, dividing and mapping the same.

Date: January 19, 2024


JOHN P. CASUCCI
S-2055
OCONOMOWOC
WI
LAND SURVEYOR

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by HOME PATH FINANCIAL LIMITED PARTNERSHIP, Grantor, to WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE Energies, Grantee, WISCONSIN BELL, INC. d/b/a/ AT&T WISCONSIN, A WISCONSIN CORPORATION, Grantee, and SPECTRUM MID-AMERICA, LLC . , Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

VILLAGE BOARD APPROVAL

State of Wisconsin }
 :SS
Washington County }

Resolved that the Plat of Morning Meadows Subdivision Addition No. 2 , in the Village of Jackson, having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of

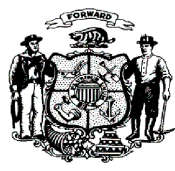
Trustees of the Village of Jackson, on this _____ Day of _____, 20_____

Mike Schwab,Village President

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration



CORPORATE OWNER'S CERTIFICATE

HOME PATH FINANCIAL LIMITED PARTNERSHIP, a limited partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said company has caused the land described on this Plat to be surveyed, divided, dedicated and mapped as represented on this Plat.

HOME PATH FINANCIAL LIMITED PARTNERSHIP does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:
Village of Jackson
Washington County
Wisconsin Department of Administration

IN Witness Whereof, HOME PATH FINANCIAL LIMITED PARTNERSHIP, has caused these presents to be

signed by JEFFREY M. KLEINER, it's Sole Member, on this ____ day of _____, 20_____.

HOME PATH FINANCIAL LIMITED PARTNERSHIP
a Wisconsin limited partnership

BY: IMS INVESTMENTS, LLC
A WISCONSIN LIMITED LIABILITY COMPANY
GENERAL PARTNERSHIP OF HOME PATH FINANCIAL LIMITED PARTNERSHIP

BY: _____
JEFFREY M. KLEINER, SOLE MEMBER

State of Wisconsin }
 :SS
_____ County }

Personally came before me this _____ day of _____, 20_____, JEFFREY M. KLEINER, of HOME PATH FINANCIAL LIMITED PARTNERSHIP, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of HOME PATH FINANCIAL LIMITED PARTNERSHIP, by their authority.

Notary Public, State of Wisconsin
My commission expires _____

VILLAGE OF JACKSON PLAN COMMISSION

Preliminary Approval date: _____
Secretary

Final Approval date: _____
Secretary

VILLAGE CLERK CERTIFICATE

State of Wisconsin }
 :SS
Washington County }

I, Jilline Dobratz, being the duly elected qualified and acting clerk of the Village of Jackson, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as:

_____, 20_____, on any of the land included in the Plat of Morning Meadows Subdivision Addition No.2

Date: _____
Jilline Dobratz, Village Clerk

WASHINGTON COUNTY TREASURER'S CERTIFICATE

State of Wisconsin }
 :SS
Washington County }

I, Scott Henke, being the duly elected, qualified and acting treasurer of the County of Washington, do hereby certify that the

records in my office show no unredeemed tax sales or unpaid special assessments as of _____, 20_____, affecting the lands included in the Plat of Morning Meadows Subdivision Addition No. 2

Date: _____
Scott Henke, County Treasurer

MORNING MEADOWS SUBDIVISION
ADDITION NO. 2

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 19, Town 10 North, Range 20 East, in the Village of Jackson, Washington county, Wisconsin.

Curve Table									
	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta	
LOT 55	C1	78.54	50.00	S46°12'50"E	70.71	S01°12'50"E	N88°47'10"E	90°00'00"	
LOT 68	C2	86.19	50.00	N48°10'14"E	75.91	S82°26'42"E	N01°12'50"W	98°46'08"	
OUTLOT 6	C3	73.28	50.00	N43°12'04"W	66.90	N01°12'50"W	N85°11'19"W	83°58'29"	
LOT 110	C4	78.54	50.00	S43°47'10"W	70.71	S88°47'10"W	S01°12'50"E	90°00'00"	
R.O.W.	C5	57.52	75.00	S20°45'32"W	56.12	S42°43'54"W	S01°12'50"E	43°56'44"	
LOT 56	C6	0.61	75.00	S00°58'51"E	0.61	S00°44'51"E	S01°12'50"E	00°27'59"	
LOT 57	C7	48.42	75.00	S17°44'49"W	47.58	S36°14'28"W	S00°44'51"E	36°59'19"	
LOT 58	C8	8.49	75.00	S39°29'11"W	8.49	S42°43'54"W	S36°14'28"W	06°29'26"	
R.O.W.	C9	350.67	75.00	S88°47'10"W	108.00	S45°09'34"E	N42°43'54"E	26°75'328"	
LOT 58	C10	43.96	75.00	S25°56'17"W	43.34	S09°08'41"W	S42°43'54"W	33°35'13"	
LOT 59	C11	41.70	75.00	S6°47'02"E	41.17	S22°42'46"E	S09°08'41"W	31°51'27"	
LOT 60	C12	35.87	75.00	S36°24'47"E	35.53	S50°06'47"E	S22°42'46"E	27°24'02"	
LOT 61	C13	35.87	75.00	S63°48'48"E	35.53	S77°30'49"E	S50°06'47"E	27°24'02"	
LOT 62	C14	35.87	75.00	N88°47'10"E	35.53	N75°05'09"E	S77°30'49"E	27°24'02"	
LOT 63	C15	35.87	75.00	N61°23'08"E	35.53	N47°41'07"E	N75°05'09"E	27°24'02"	
LOT 64	C16	35.87	75.00	N33°59'07"E	35.53	N20°17'06"E	N47°41'07"E	27°24'02"	
LOT 65	C17	41.70	75.00	N42°1'22"E	41.17	N11°34'21"W	N20°17'06"E	31°51'27"	
LOT 66	C18	43.96	75.00	N28°21'57"W	43.34	N45°09'34"W	N11°34'21"W	33°35'13"	
R.O.W.	C19	57.52	75.00	N23°11'12"W	56.12	N01°12'50"W	N45°09'34"W	43°56'44"	
LOT 66	C20	8.49	75.00	N41°54'51"W	8.49	N38°40'08"W	N45°09'34"W	6°29'26"	
LOT 67	C21	49.03	75.00	N19°56'29"W	48.16	N01°12'50"W	N38°40'08"W	37°27'18"	
C/L	C22	440.24	450.00	S63°11'15"E	422.89	S35°09'41"E	N88°47'10"E	56°03'09"	
R.O.W.	C23	344.14	417.00	S58°48'11"E	334.45	S35°09'41"E	S82°26'42"E	47°17'02"	
LOT 68	C24	22.41	417.00	S80°54'19"E	22.41	S79°21'56"E	S82°26'42"E	3°04'46"	
LOT 69	C25	54.65	417.00	S75°36'41"E	54.61	S71°51'25"E	S79°21'56"E	7°30'30"	
LOT 70	C26	54.65	417.00	S68°06'10"E	54.61	S64°20'55"E	S71°51'25"E	7°30'30"	
LOT 71	C27	54.65	417.00	S60°35'40"E	54.61	S56°50'24"E	S64°20'55"E	7°30'30"	
LOT 72	C28	54.65	417.00	S53°05'09"E	54.61	S49°19'54"E	S56°50'24"E	7°30'30"	
LOT 73	C29	54.65	417.00	S45°34'39"E	54.61	S41°49'23"E	S49°19'54"E	7°30'30"	
LOT 74	C30	48.48	417.00	S38°29'32"E	48.46	S35°09'41"E	S41°49'23"E	6°39'43"	
R.O.W.	C31	421.75	483.00	N60°10'30"W	408.46	N85°11'19"W	N35°09'41"W	50°01'38"	
OUTLOT 4	C32	28.22	483.00	N36°50'07"W	28.22	N38°30'33"W	N35°09'41"W	3°20'53"	
LOT 86	C33	43.23	483.00	N41°04'23"W	43.21	N43°38'12"W	N38°30'33"W	5°07'39"	
LOT 87	C34	43.23	483.00	N46°12'02"W	43.21	N48°45'52"W	N43°38'12"W	5°07'39"	
LOT 88	C35	43.23	483.00	N51°19'41"W	43.21	N53°53'31"W	N48°45'52"W	5°07'39"	
LOT 89	C36	43.23	483.00	N56°27'21"W	43.21	N59°01'10"W	N53°53'31"W	5°07'39"	
LOT 90	C37	43.23	483.00	N61°35'00"W	43.21	N64°08'50"W	N59°01'10"W	5°07'39"	
LOT 91	C38	43.23	483.00	N66°42'39"W	43.21	N69°16'29"W	N64°08'50"W	5°07'39"	
OUTLOT 4	C39	90.33	483.00	N74°37'58"W	90.20	N79°59'27"W	N69°16'29"W	10°42'58"	
OUTLOT 6	C40	43.82	483.00	N82°35'23"W	43.80	N85°11'19"W	N79°59'27"W	5°11'52"	
R.O.W.	C41	57.52	75.00	S13°11'19"E	56.12	S08°47'03"W	S35°09'41"E	43°56'44"	
LOT 75	C42	39.60	75.00	S20°02'00"E	39.15	S04°54'19"E	S35°09'41"E	30°15'22"	
LOT 76	C43	17.92	75.00	S1°56'22"W	17.88	S08°47'03"W	S04°54'19"E	13°41'22"	
R.O.W.	C44	350.67	75.00	S54°50'19"W	108.00	S79°06'24"E	N08°47'03"E	26°75'328"	
LOT 76	C45	28.39	75.00	S2°03'40"E	28.22	S12°54'24"E	S08°47'03"W	21°41'27"	
LOT 77	C46	35.87	75.00	S26°36'25"E	35.53	S40°18'26"E	S12°54'24"E	27°24'02"	
OUTLOT 4	C47	30.35	75.00	S51°54'01"E	30.14	S63°29'36"E	S40°18'26"E	23°11'10"	
LOT 78	C48	35.87	75.00	S77°11'37"E	35.53	N89°06'22"E	S63°29'36"E	27°24'02"	
LOT 79	C49	35.87	75.00	N75°24'21"E	35.53	N61°42'21"E	N89°06'22"E	27°24'02"	
LOT 80	C50	35.87	75.00	N48°00'20"E	35.53	N34°18'19"E	N61°42'21"E	27°24'02"	
LOT 81	C51	35.87	75.00	N20°36'18"E	35.53	N06°54'17"E	N34°18'19"E	27°24'02"	
LOT 82	C52	35.87	75.00	N6°47'44"W	35.53	N20°29'44"W	N06°54'17"E	27°24'02"	
LOT 83	C53	35.87	75.00	N34°11'45"W	35.53	N47°53'46"W	N20°29'44"W	27°24'02"	
LOT 84	C54	40.86	75.00	N63°30'05"W	40.35	N79°06'24"W	N47°53'46"W	31°12'38"	
R.O.W.	C55	57.53	75.00	N57°08'03"W	56.12	N35°09'41"W	N79°06'24"W	43°56'44"	
LOT 84	C56	6.99	75.00	N76°26'16"W	6.98	N73°46'08"W	N79°06'24"W	5°20'17"	
LOT 85	C57	50.54	75.00	N54°27'54"W	49.59	N35°09'41"W	N73°46'08"W	38°36'27"	

raSmith
CREATIVITY BEYOND ENGINEERING

14745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

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