



**VILLAGE OF JACKSON
PLAN COMMISSION MEETING AGENDA**

Thursday, April 18, 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 March 21, 2024
3. Conditional Use Request - Football Field Lighting - 2230 Living Word Lane - Living Word High School
4. Certified Survey Map - W197 N16961-63 Stonewall Drive - Juanita Nickelson
5. Ordinance #24-05 - Planned Unit Development Zoning District (PUD-06) and Site Plan Review for W223 N16601 Cedar Parkway - Ryttec Corporation, LLC
6. Citizens/Village Staff to Address the Plan Commission
7. 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, March 21, 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. Kruepke, Ryan Ganshow, Jon Molkentin, and Dan Reik.

Members Excused: Tr. Emmrich and Doug Wilcox.

Members Absent: None

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

Trustees Present in Audience:

2. Approval of Minutes for the Plan Commission Meeting of February 15, 2024

The motion to approve the minutes for the Plan Commission meeting of February 15, 2024 was made by J. Molkentine and seconded by Tr. Kruepke.

Vote: 5 ayes, 0 nays. Motion carried.

3. Ordinance #24-03 - Amending Municipal Code Section 48-142 Pertaining to R-6 Residential Zoning

The motion to recommend to the Village Board to approve Ordinance #24-03, amending municipal code section 48-142 pertaining to R-6 residential zoning, was made by D. Reik and seconded by J. Molkentin.

Vote: 5 ayes, 0 nays. Motion carried.

4. Resolution #24-02 - Comprehensive Map Amendment for Parcels T7_047700K & T7_047700L - Robert Loduah

The motion to adopt Resolution #24-02 Amending the Village of Jackson Comprehensive Plan: Map 1 - Future Land Use Plan 2050 was made by R. Ganshow and seconded by Tr. Kruepke.

Vote: 5 ayes, 0 nays. Motion carried.

5. Concept Plan - Building Addition - W223 N16601 Cedar Parkway - Winfield Development, LLC d/b/a Rytek Corporation

Director Johnson provided background on this agenda item. Representatives for Rytek Corporation were present to be included in the discussion. Administrator Keller explained

this matter is for discussion and clarification, and no binding action is to be taken. Topics discussed included outdoor storage issues, height restrictions, the business' needs at this time, and limitations they have given how they are situated near Sysco.

The direction from the body is that they do not have any major objection to the addition, but when the matter returns before them, they would like to see a plan for the outdoor storage issues.

No formal action needed/taken - discussion only.

6. Conditional Use Request - Caymus Court Jackson, LLC - N171 W21875 Caymus Court - Groth Design Group

Representatives from Groth Design Group were present for any questions. The motion to recommend to the Village Board to approve the Conditional Use Permit for N171 W21875 Caymus Court, if approved, it shall be subject to the following condition: 1) Upon receipt of a written complaint and review by the Plan Commission, this Conditional Use Approval may be subject to additional regulation and/or potential revocation by the Village, was made by Pres. Heckendorf and seconded by R. Ganshow.

Discussion: Pres. Heckendorf asked for clarification on the size of the facility. Clarification was provided. Director Johnson pointed out some landscaping matters, provided the body with options on how to approach that.

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 Pres. Heckendorf and seconded by Tr. Kruepke.

Vote: 5 ayes, 0 nays. Motion carried. The meeting was adjourned at 7:33 PM.

Respectfully Submitted,
Anastasia Gonstead - Village Clerk



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: April 18, 2024
Agenda Item: # 3
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Conditional Use Request - Football Field Lighting - 2230 Living Word Lane - Living Word High School

Background and Analysis:

Living Word High School is embarking on a project to light their football field, which includes the installation of four poles placed on two sides of the football field. The poles are 70-feet in height, with an additional 5-foot lightening rod attached, for a total height of 75-feet. A project summary, including pole dimensions and photometric, are included in the packet.

As part of the planning effort, Village staff requested Living Word High School hold a community forum to inform adjacent neighbors of the lighting plan. This was recommended by staff to advise and answer any questions abutting neighbors might have regarding the overall project and any potential concerns regarding lighting "spill" onto their properties.

The community forum was held at Living Word High School on March 21, 2024, the details of which are included in the packet.

Comprehensive Plan & Zoning Impacts:

The parcel is zoned I-1 Institutional & Public Service District, in which all uses are "conditional uses." There are no maximum height restrictions stipulated in the I-1 zoning ordinance.

Site Plan:

See attached location map and site plan.

Review Procedures:

The Plan Commission is advisory. The Village Board makes the final decision, following a public hearing.

Signage:

None.



Taking the lead in Washington County.

Additional Staff Comments:

Building Inspection/Zoning

Staff recommends approval of the proposed lighting project, conditioned upon proper permitting and engineering document submittal.

Notice Requirements:

1. Posting on the agenda
2. Notification of all contiguous property owners
3. Class II legal notice

Potential Action:

Motion to recommend the Village Board approve the Conditional Use request pertaining to installation of football field lighting for Living Word Lutheran High School, 2230 Word Lane, Jackson, WI.

Attachments:

1. PC Application with Letter of Intent
2. Location Map with Football Field Detail
3. Construction Drawings
4. Photometrics

Village of Jackson

PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

- ☐ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL ☒ OTHER EDUCATIONAL
- ☒ CONDITIONAL USE nr ☐ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP
- ☒ New ☐ New ☐ CONCEPT PLAN
- ☐ Amendment ☐ Amendment ☐ COMP. PLAN AMENDMENT
- ☒ Special Use ☐ Special Use ☐ OTHER _____
- (For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: 2230 LIVING WORD LN Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: _____ 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): LIVING WORD LUTHERAN HIGH SCHOOL

Mailing Address: 2230 LIVING WORD LN JACKSON State WI Zip 53037

Office: (262) 677-9353 Cell: (262) 365-1509 Fax: (262) 677-8357

Email: dmiskimen@lw/hs.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): LIVING WORD LUTHERAN HIGH SCHOOL ASSOCIATION

Address: SAME AS APPLICANT State _____ Zip _____

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

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: ENTERPRISE LIGHTING & CONTROL

Primary Contact: JOE BLUMA

Address: 2007 Pewaukee Rd WAUKESHA State WI Zip 53188

Office: (262) 953-6843 Cell: (262) 353-2788 Fax: (_____) _____

Email: jblume@enterprise-lighting.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: INSTALL Permanent
Field lighting at LWLHS Football Field
4-POSTS - see lighting plan

Provide a brief overview of proposed use(s) of entire property and/or lease space: 4-5 Football contests, & 4-6 Soccer games per year

Hours of Operation: 6-10 pm

Provide a brief overview of proposed daily on-site operations: Special events only

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.: _____

There could be some ambient light outside the Field
of play.

Describe all businesses, properties and other entities located adjacent to the proposed use: NONE DIRECTLY
ADJACENT. THERE ARE CONDOS TO THE WEST W/ A FULL
SOCCER FIELD & TREE LINE IN BETWEEN.

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: LIKELY - To ADD minor landscaping around two of
~~the~~ the four light posts.

Describe any proposed grading, and/or stormwater management plan: N/A

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____

AROUND TWO (EAST) LIGHT POSTS

Describe any proposed on-site security measures including site lighting: Next step will be additional fencing to control night
time access and minor lighting to foot traffic areas.

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: World cause a shift in traffic times due to later game starts.

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

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

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

Describe any proposed signage including type, size, and location:
Small signs acknowledging funding sponsors for the project.

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

Describe any site-specific features/constraints, etc.: 4 Posts - SEE Drawings

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
No Additional Parking required

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

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
SAME AS Current

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.

You MUST sign and date this Application!

Applicant Name (Print):

DAVID MISKIMEN

Applicant Signature:



Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

3/22/24

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 x810

Email:

collin.johnson@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: 3-25-24

Amount: \$ 175.00

Payment Type: ☒ CH / CC / CASH

Check/Rcpt. #: 2105

Received By: [Signature]

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 282745

Date: 3/25/2024

Check

RECEIVED
FROM LIVING WORD

\$175.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	175.00
	COND USE/FOOTBALL FIELD LIGHTS	

TOTAL RECEIVED	175.00
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Receipt Memo: COND USE/FTBALL FLD LITES/CK#2105



March 22, 2024

To the Jackson Village Board and Planning Commission:

Living Word Lutheran High School is formally submitting a request for a permit to add permanent lighting to its existing football field. Accompanying this application are illumination and environmental impact summaries, as well as a summary of the Community Forum we hosted for our residential neighbors to the west of campus.

Sincerely yours,

A handwritten signature in black ink, appearing to read "DM", with a horizontal line extending to the left.

Dave Miskimen
Executive Director



March 22, 2024

To the Jackson Village Board and Planning Commission:

With regard to the request for permit to install permanent field lighting for its existing football field, the following comments are submitted as our impact statement relative to the project:

- A. General use will be from 6pm-10pm 4-5 Friday nights in the fall plus a handful of similar times for select boys (fall) and girls (spring) soccer games. The football program may wish to practice at night from roughly 6:30-8pm on Thursdays before games.
- B. There will be the common noise generated from a home contest or practice, just now on some evenings instead of afternoons or Saturdays
- C. Vehicle travel will not necessarily change overall, but shift to evenings rather than late afternoons or Saturdays.
- D. We anticipate only slightly more passenger vehicles on our campus during these times in our traditional use parking lot
- E. Low profile signage is planned for recognition of project funding sponsors
- F. We are hoping to complete the project in May-June of 2024
- G. N/A
- H. No change
- I. No change

Thank you for your consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Dave Miskimen".

Dave Miskimen
Executive Director

REAL ESTATE CLOSING STATEMENT

PROPERTY: 16.50 ACRES IN SW 1/4 SE 1/4, 17-10-20,
Town of Jackson, Washington County, Wisconsin
SELLER: ANDREW J. LODUHA LIVING TRUST DATED MAY 2, 1997
BUYER: LIVING WORD LUTHERAN HIGH SCHOOL, INCORPORATED

DUE SELLER:

Purchase Price (16.50 Ac. x \$33,500.00)	\$552,750.00
Taxes Prorated through 10-31-00	
(1999 net general tax \$364.54* ÷ 29.41 ac. =	
\$12.40 per ac. x 16.50 ac = \$204.60 ÷ 366	
days x 61 days of Buyer Ownership)	34.10
Recording Fee/Deed	<u>12.00</u>
Total Due Seller:	\$552,796.10

CREDIT BUYER:

Earnest Money Deposit	\$ 10,000.00	
		Total Credits to Buyer: <u>- 10,000.00</u>
Balance from Buyer to Seller:		\$542,796.10

TO BE DISBURSED AS FOLLOWS:

Lakeland Title Services, Inc. - Title Policy	\$ 620.00	
Special Assessment Cert.	11.00	
Gap Endorsement	75.00	
Escrow Fees	<u>500.00</u>	\$ 1,206.00
Register of Deeds - Recording fees, Real		
Estate Transfer Fee	\$1,658.40	
Recording Fee/Deed	<u>12.00</u>	1,670.40
Register of Deeds - Recording Fee/		
Partial Release of Mortgage		12.00
Badgerland Farm Credit Services, FLCA -		
Mortgage Payout		75,000.00
Schloemer Law Office		12,000.00
Lakeland Title Services, Inc. - Intermediary		452,907.70
Total Disbursements:		\$542,796.10

NOTE:

* Seller shall be responsible for payment of 2000 real estate taxes. Parcel will not be split off until January, 2001.

Possession shall be given to Buyer on date of closing.

Dated November 1, 2000

BUYER:
LIVING WORD LUTHERAN
HIGH SCHOOL, INCORPORATED

SELLER:
ANDREW J. LODUHA LIVING TRUST
DATED MAY 2, 1997

By _____
Timothy R. Niekerk, President

By _____
Andrew J. Loduha, Trustee



LIVING WORD

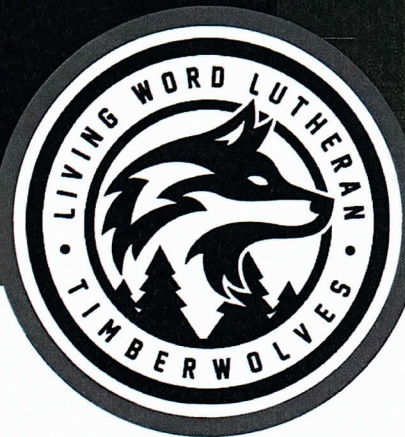
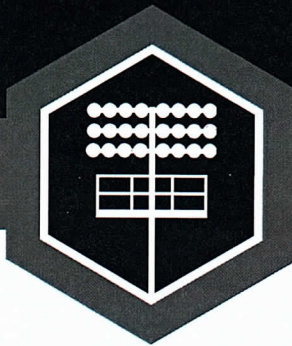
LUTHERAN HIGH SCHOOL

You're invited to our

COMMUNITY FORUM

About an upcoming lighting project for football field on LWLHS campus.

Proposed lighting area on the field.



DATE

Thursday, March 21, 2024



TIME

7:00 PM



LOCATION

Living Word Lutheran HS
2230 Living Word Ln
Jackson, WI 53037



PARKING

Use East Parking Lot



PHONE

262-677-9353

Dear valued neighbor,

Living Word Lutheran High School is embarking on a project to add permanent lighting to its football field (may also be used for some soccer contests) in spring of 2024. The facility will likely be used for 10-12 events annually. You may have noticed the three previous events over the last two years when we brought in temporary lighting. The initial community feedback was very positive, so we are proceeding with plans for permanent lights.

At this community forum we will give greater detail about the specific lighting plan and open the forum to questions from the floor. Please note the picture (upper right corner) that shows the engineer's anticipated light impact beyond the playing field. The light produced beyond the field itself is minimal, if any. If you have any specific questions with regard to this light project, we invite you to attend our community forum on Thursday, March 21 at 7pm in the LWLHS Student Center (use the east parking lot).

Respectfully,

Dave Miskimen
Executive Director, LWLHS





SUMMARY OF COMMUNITY FORUM

Location: Living Word Lutheran High School Student Center

Date: Mar 21, 2024

Time: 7pm

Feedback was provided from seven (7) households and two (2) businesses.

Primary questions were with regard to timing of the project and if there were current plans for future lighting projects. There was no opposition to the project that was voiced, but mostly curiosity. Most attendees were actually very positive with regard to development.

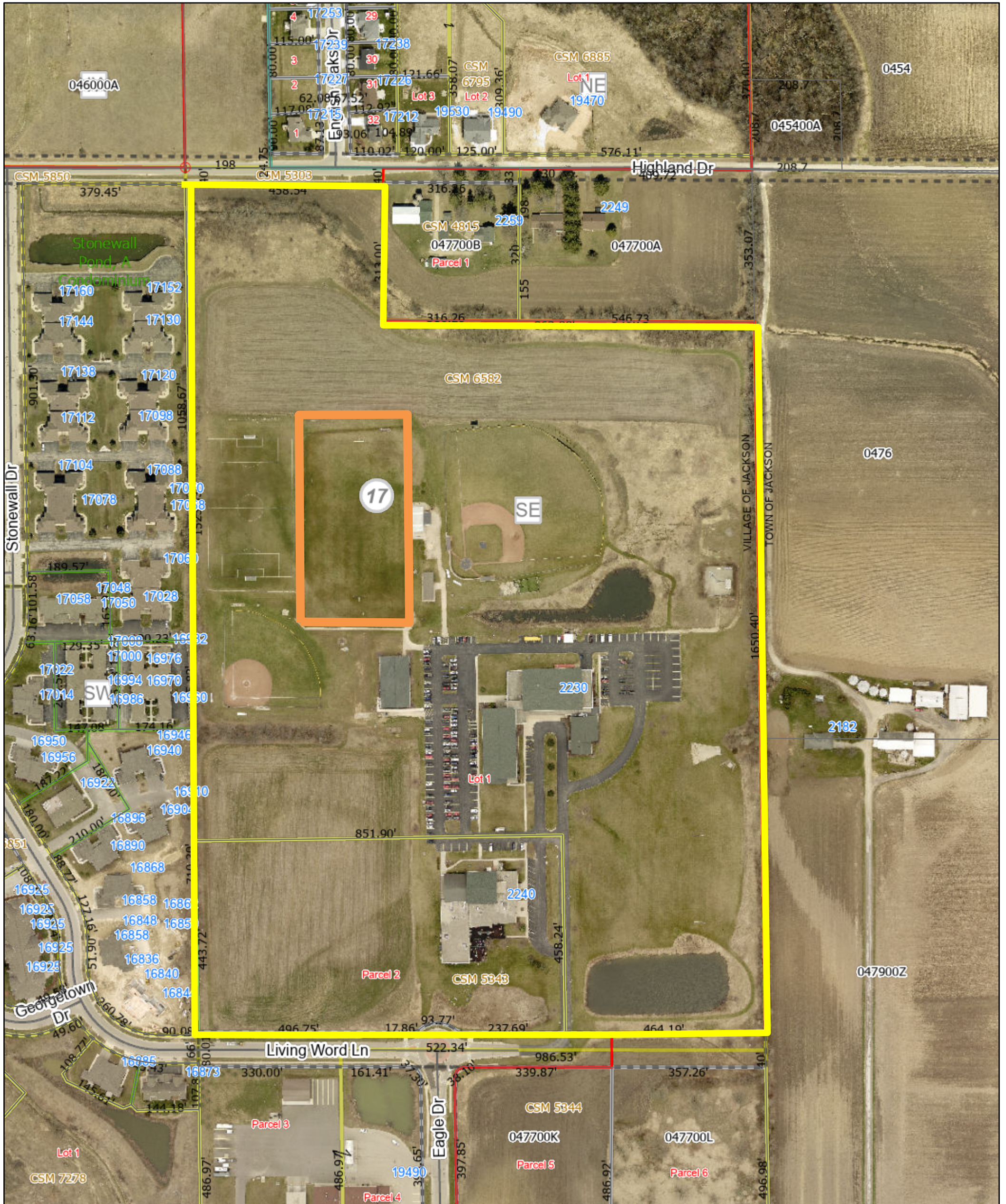
The forum concluded at 7:47 pm.

Submitted by:

A handwritten signature in black ink, appearing to read "DM", enclosed within a large, loopy oval shape.

Dave Miskimen
Executive Director

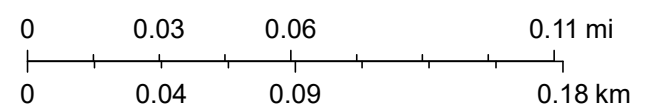
2230 Living Word Lane



3/25/2024, 3:04:01 PM

Lines	Leader Lines	Assessor Plat; Cemetery Plat; Subdivision
Override 1	Parcel Taxkey & Acreage	Right-of-Way
Override 2	PLSS Boundary	Municipality
Current Parcel	PLSS Section	Local Road Labels
Address Point	PLSS Quarter	Local Road
Lot Number	Lot	PLSS Monument
Certified Survey Number Plat		Landhook
Condominium Name	Certified Survey Map	
Subdivision Name	Condominium	

1:2,543



PROJECT SUMMARY

Project: Living Word High School - Football Field [Class III]

Quote No.:

Designed By:

Date Created: 9-7-2023

Sales Agent: Enterprise Lighting



☐ Triton™ G2
300W/400W/500W
Weight: 33 lbs.
EPA: 1.42 ft²



☒ Triton™ G2
750W/1250W
Weight: 62 lbs.
EPA: 2.08 ft²



☐ Nova™ G2
400W/500W/600W
Weight: 43 lbs.
EPA: 1.90 ft²



☐ Nova™ G2
800W/1000W/1200W
Weight: 77 lbs.
EPA: 3.60 ft²

Luminaire Summary

Color/CRI/NEMA:	5700K – 70CRI – NEMA 4
Luminaire Output:	146469 Lumens
Total Load:	24 .91kW
No. of Luminaire:	20
LED Lifetime:	L70>100,000 hours
Electrical Load:	Refer to Amperage Draw Chart in product spec sheet.
Aiming/Installation:	Results ± 3% nominal voltage at line side of driver & structures located within 3ft of layout locations.
Measurement:	Illuminance (FC) are measured at a 1m (3ft) elevation within PPA (Primary Playing Area).
Illumination Performance:	LLF is 0.90 includes the dirt depreciation factor, illumination level guaranteed minimum 10 year & up to 25 years based on usage. *Refer to Warranty Letter.
Spill Reading:	Spill reading listed do not account for any foliage or obstructions.

THIS DESIGN WAS DONE IN ACCORDANCE WITH
ILLUMINATION SOCIETY OR NORTH AMERICA STANDARDS

MAINTAINED

GUARANTEE IS BASED ON PROPER INSTALLATION, MINIMUM
INPUT VOLTAGE+/- 3 FEET, AND POLES PLACED WITHIN
4 FEET OF SPECIFIED LOCATIONS, POLES TO COMPLY
WITH CURRENT ASSHTO STANDARDS.

THIS IS PRINT IS FOR PROPOSAL USE ONLY
AND IS NOT TO BE USED FOR PRODUCTION.

Illumination Calculation Summary (Primary Playing Area)

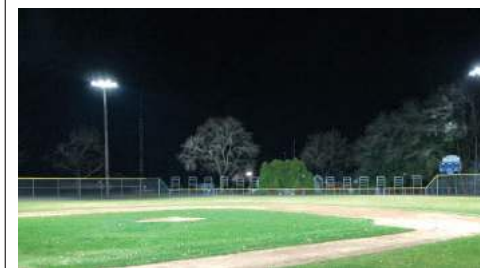
Symbol	Qty	Label	Arrangement	LLF	Watt	Total Watts	Lum. Lumens
→	20	Triton G2 1250W NEMA4 - 40D	SINGLE	0.900	1245.7	24914	146469

Calculation Summary (Primary Playing Area)

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	CV	UG	PtSpclr	PtSpctb	Grid Z
Football Field	Illuminance	Fc	34.46	45	26	1.33	1.73	0.17	1.67	25	25	3



Recreation Areas to Professional Locales



Game-Changing Performance & Reliability

Not to be reproduced in whole or part without the written consent of TGS SPORTS ©2023

File# 09072023 9601 Variel Ave. Chatsworth, CA 91311 818-206-4404 www.tgssports.com

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ILLUMINATION SUMMARY

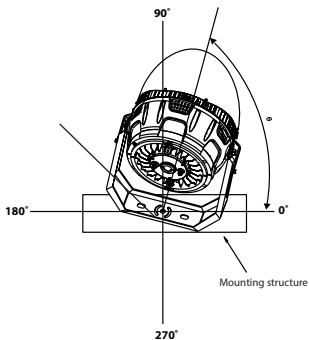
Pole/Luminaires/Bracket Summary

Pole	# Lums	Bracket
P1	5	X
P2	5	X
P3	5	X
P4	5	X

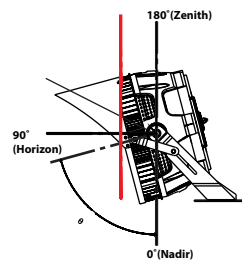
Luminaire Location Summary

LumNo	Label	X	Y	Z	Orient	Tilt	X-Aimpt	Y-Aimpt
1	Triton G2 1250W NEMA4 - 40D	-111	-96	70	314.516	53.342	-44.869	-163.257
2	Triton G2 1250W NEMA4 - 40D	-111	95.498	70	45.735	54.227	-43.002	165.264
3	Triton G2 1250W NEMA4 - 40D	111	-96	70	221.711	54.465	37.635	-161.391
4	Triton G2 1250W NEMA4 - 40D	111	95.498	70	139.629	54.994	34.648	160.411
5	Triton G2 1250W NEMA4 - 40D	-111	-93	70	328.314	58.516	-13.51	-153.178
6	Triton G2 1250W NEMA4 - 40D	-111	92.498	70	32.203	57.447	-17.989	151.078
7	Triton G2 1250W NEMA4 - 40D	111	-93	70	209.627	56.462	18.968	-145.338
8	Triton G2 1250W NEMA4 - 40D	111	92.498	70	148.658	56.712	19.716	148.091
9	Triton G2 1250W NEMA4 - 40D	-111	-90	70	20.497	54.636	-18.362	-55.369
10	Triton G2 1250W NEMA4 - 40D	-111	89.498	70	336.925	53.068	-25.082	52.895
11	Triton G2 1250W NEMA4 - 40D	111	-90	70	154.557	53.144	26.436	-49.769
12	Triton G2 1250W NEMA4 - 40D	111	89.498	70	206.717	54.623	22.702	45.056
13	Triton G2 1250W NEMA4 - 40D	-111	-88	70	48.975	53.883	-47.855	-15.423
14	Triton G2 1250W NEMA4 - 40D	-111	87.498	70	311.027	54.203	-47.109	14.069
15	Triton G2 1250W NEMA4 - 40D	111	-88	70	132.938	53.407	46.595	-18.783
16	Triton G2 1250W NEMA4 - 40D	111	87.498	70	223.087	55.332	36.888	18.176
17	Triton G2 1250W NEMA4 - 40D	-111.093	-91.501	70	351.626	55.076	-11.643	-106.14
18	Triton G2 1250W NEMA4 - 40D	-111.093	90.999	70	8.933	54.5	-13.883	106.279
19	Triton G2 1250W NEMA4 - 40D	111.093	-91.501	70	184.869	54.306	13.743	-99.794
20	Triton G2 1250W NEMA4 - 40D	111.093	90.999	70	176.988	52.617	19.342	95.827

Orientation
Pre-aiming base on modulo positioning

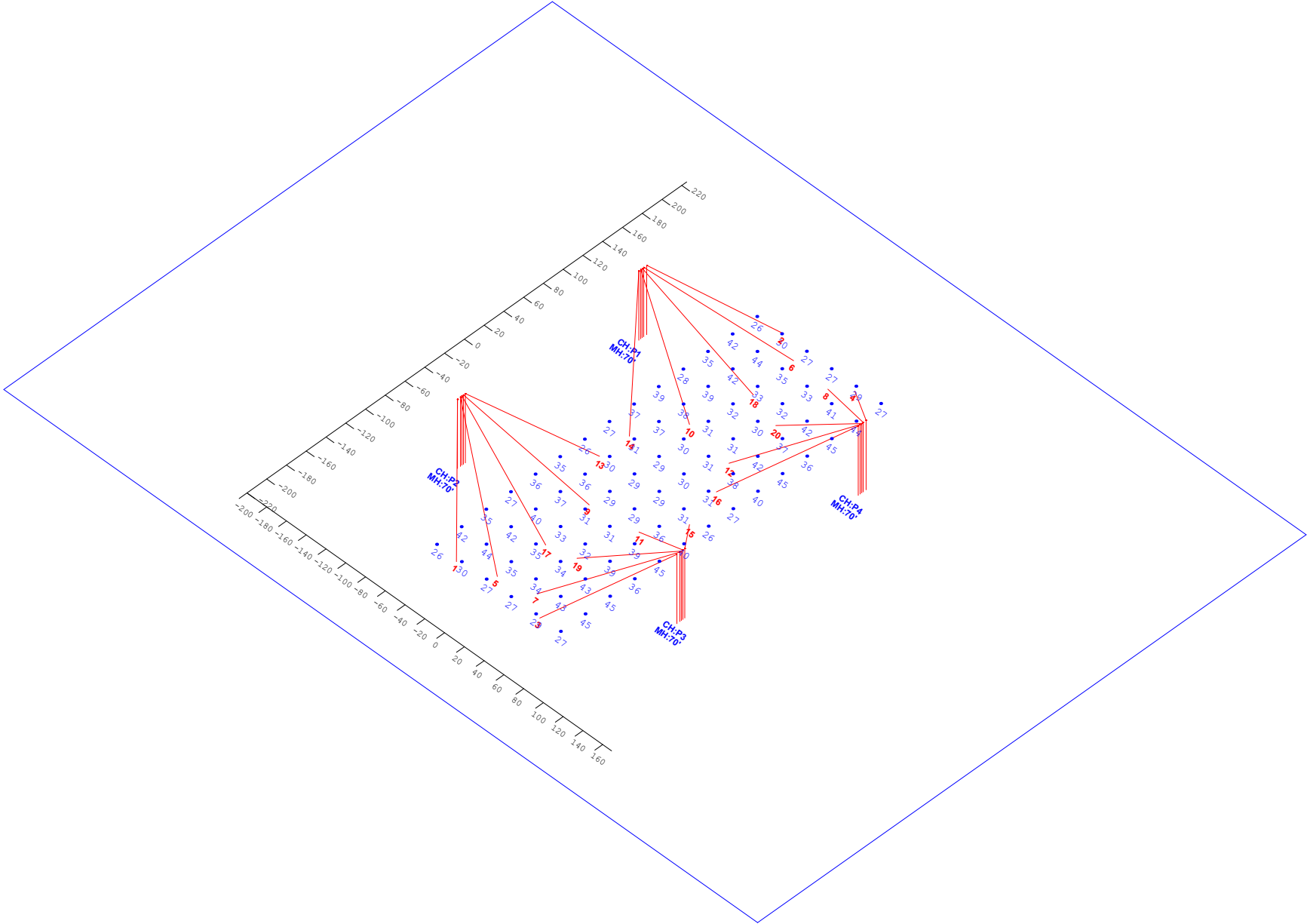


Tilt



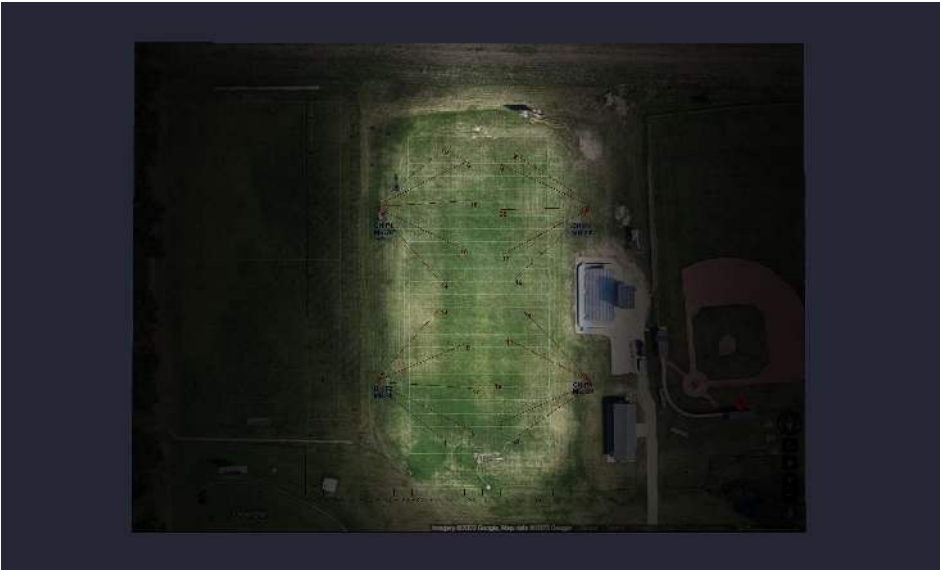
Mounting Height: 70ft (Above Grade)

Orient values shown in TGS Installation layout are based on 0° being Plan East. Plan East means 0° is heading to the right side of layout drawing as you hold it in front of you, which is not necessarily geodetic or True East.

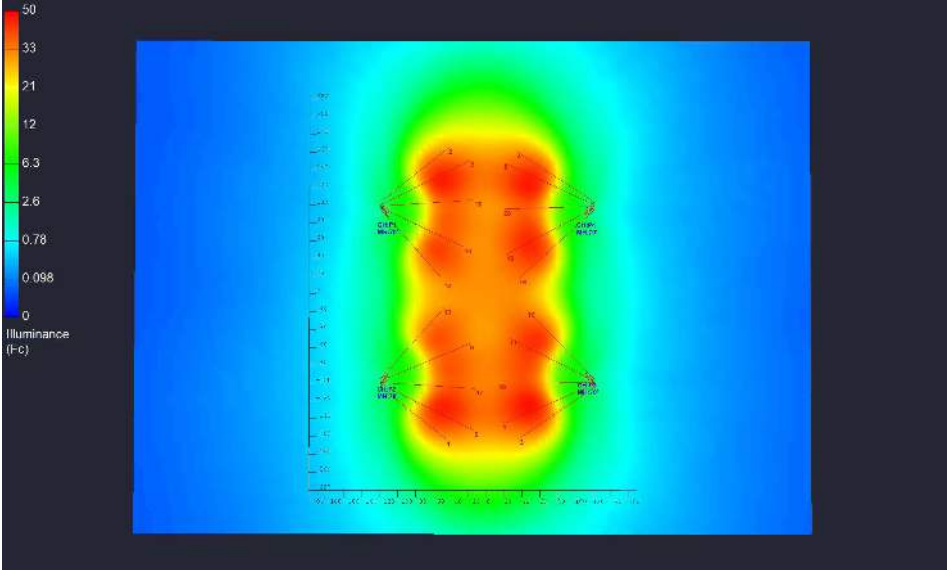


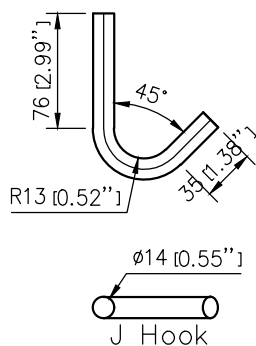
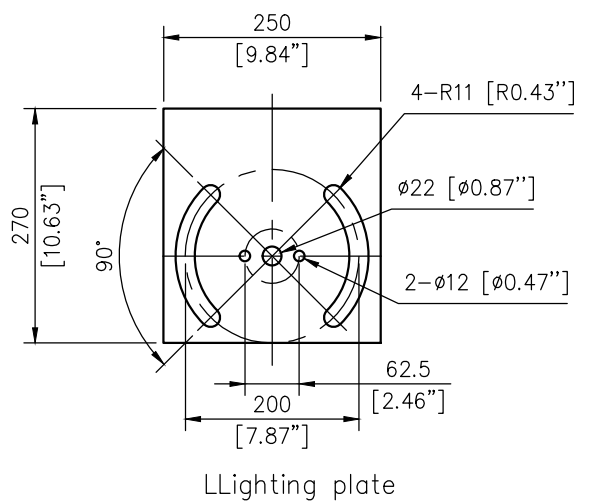
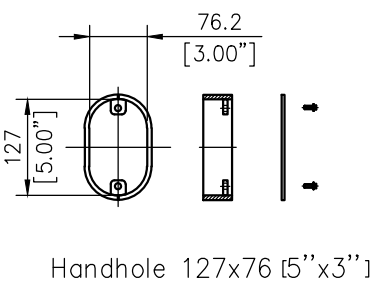
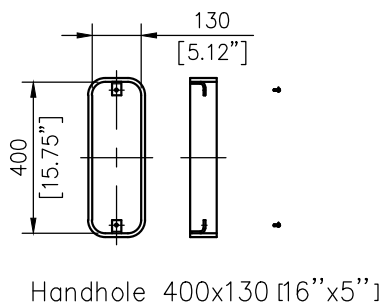
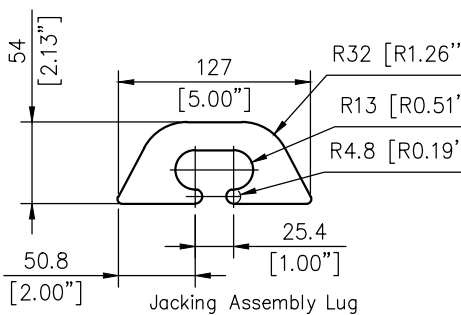
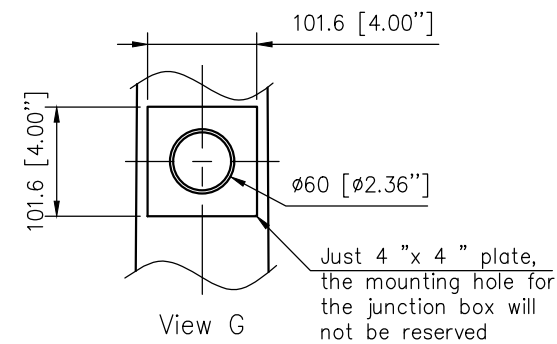
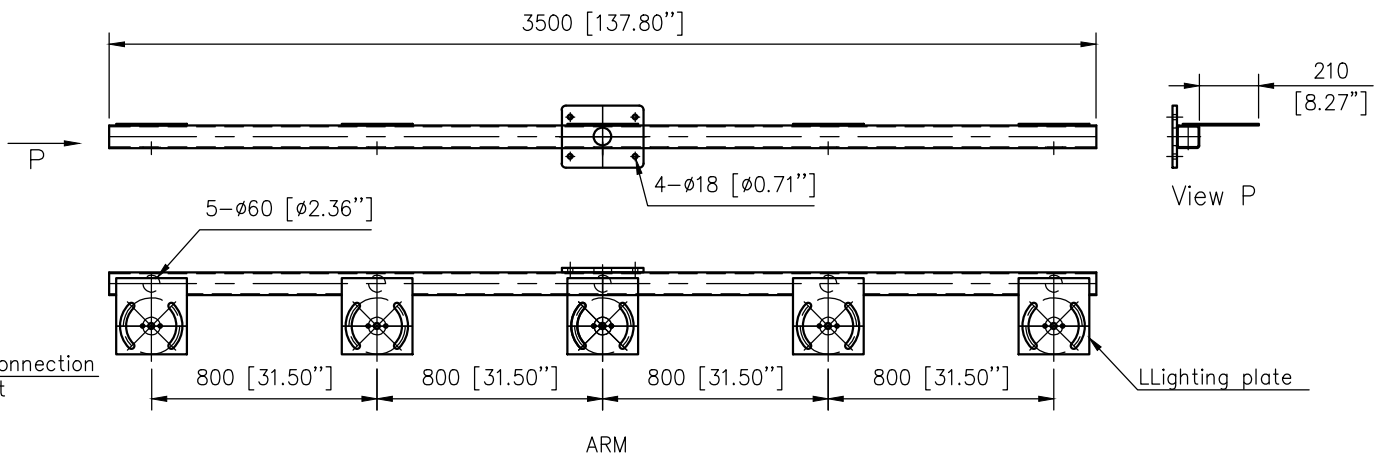
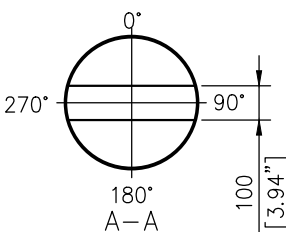
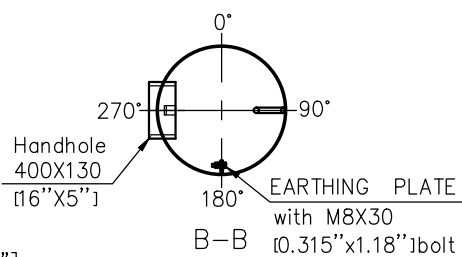
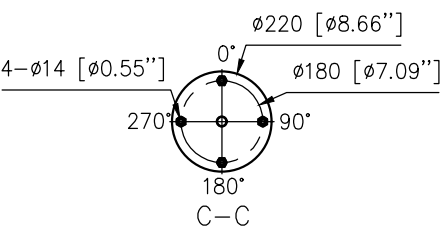
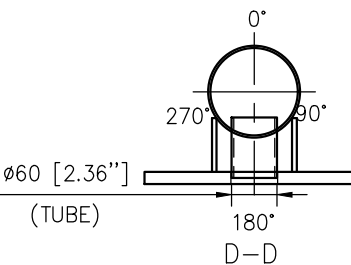
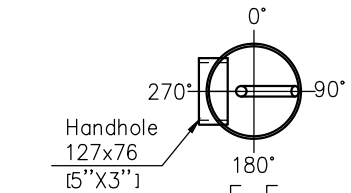
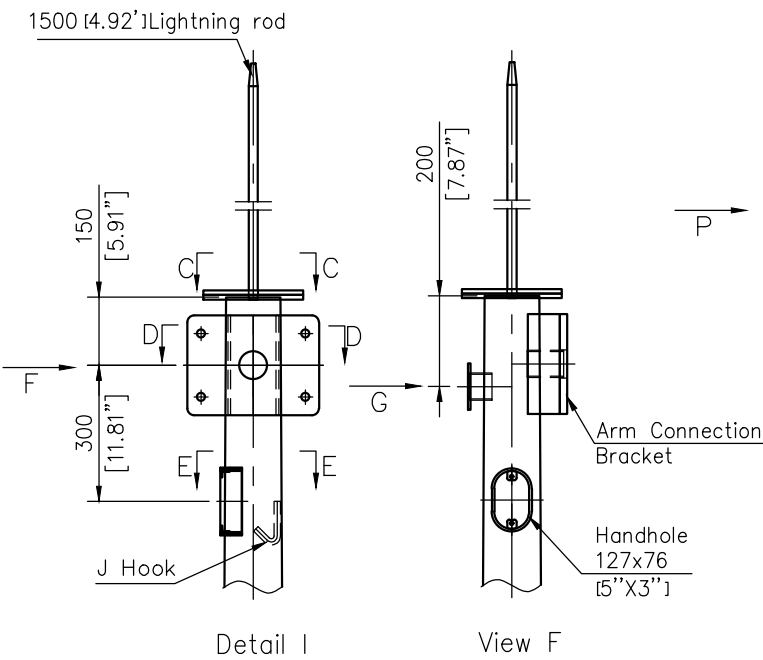
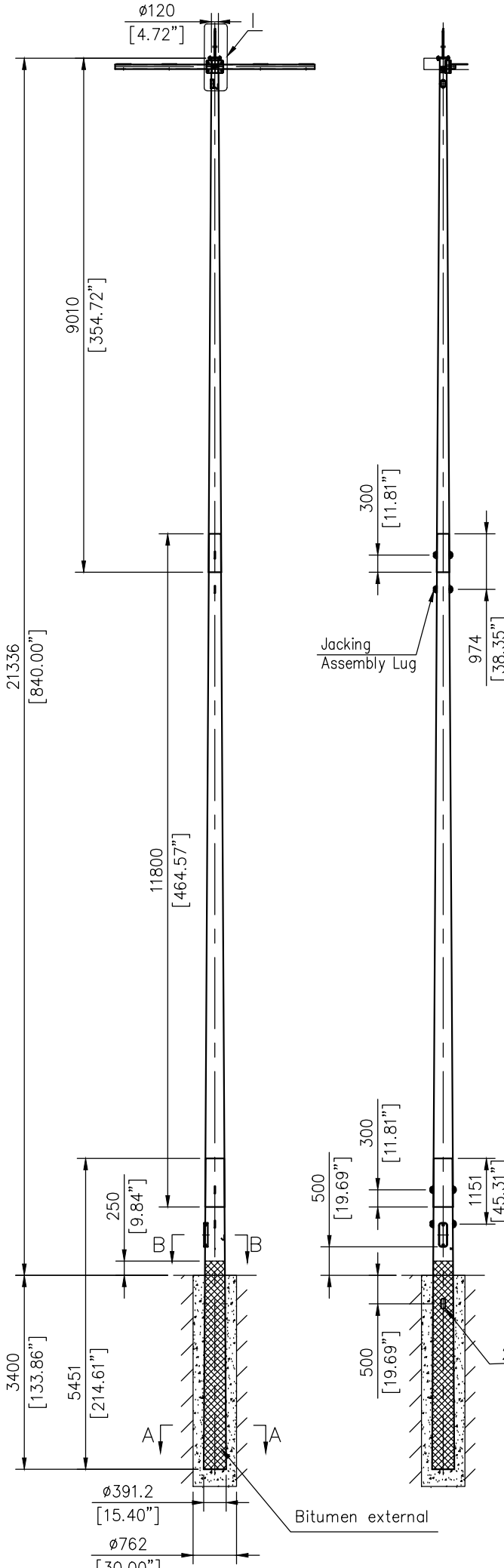


3D Rendering



Color Rendering





		上海安伯工业设备有限公司 Shanghai Ambor Manufacturing Ltd. www.ambor.cn	
CLIENT		TGS sports	
TITLE		L23027007-Jackson WI-SP70ft-5L-106mph vult-R0	
DRAWN	LB 2024/1/29	MATERIAL	MANUFACTURING ORDER
ENGR	WZL 2024/1/29	THK(mm)	
CHECKED	LCL 2024/1/29	WT(kg)	
SPECIFICATIONS		SCALE	VERSION: A Page 24 of 4



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: April 18, 2024
Agenda Item: # 4
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Certified Survey Map - W197 N16961-63 Stonewall Drive - Juanita Nickelson

Background and Analysis:

The owner began construction of a duplex in October 2023. Shortly thereafter, the owner decided that it was more advantageous for financing purposes to change the designation from a two-family duplex, to what is commonly referred to as a twin-home, with a zero limit lot-line.

Different from a typical duplex, where two dwelling units are located on the same lot, a zero lot-line home is constructed in the same manner, utilizing a shared or common wall that separates each dwelling. However, each dwelling unit sits on its own separate lot with a shared lot line separating each parcel.

Comprehensive Plan & Zoning Impacts:

The parcel is zoned R-6 Mixed Residential District, which allows for twin-home development.

Site Plan:

See the attached location map and draft Certified Survey Map.

Review Procedures:

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

Signage:

None.

Additional Staff Comments:

Building Inspection/Zoning

Staff recommends approval of the Certified Survey Map, as submitted.

Public Works/Engineering

The Certified Survey Map should indicate the location of the water service valves.

Lot 1 shall grant easement access to the water and sewer laterals for Lot 2 for maintenance purposes. Each unit is served by a separate water lateral and sewer lateral connected to a private main sewer.



Taking the lead in Washington County.

Notice Requirements:

Posting on the agenda.

Potential Action:

Motion to recommend the Village Board approve the Two-Lot Certified Survey Map for Parcel V3_046500C9994, located at W197 N16961-63 Stonewall Drive, Jackson, WI.

Attachments:

1. PC Application
2. Location Map
3. Certified Survey Map (DRAFT)

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 ☐ COMP. PLAN AMENDMENT
- ☐ Special Use ☐ Special Use ☐ OTHER _____
- (For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: W197 N16961-63 Stonewall Drive Unit: _____ Jackson, WI

Parcel #: V3-046500C9994 Lot Size: 17,735 sq. ft. Building Area: 4,408 sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☒ Other R-6 Floodplain: Y ☒ N

APPLICANT INFORMATION

Name(s): Juanita Nickelson

Mailing Address: PO Box 986, Menomonee Falls, WI State WI Zip 53052

Office: (414) 704-4217 Cell: (____) _____ Fax: (____) _____

Email: JNICKELS@GMAIL.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): SAME AS APPLICANT

Address: _____ State _____ Zip _____

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

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Homeland Surveying, LLC

Primary Contact: David Lerner

Address: 2079 Cold Springs Rd., Saukville State WI Zip 53080

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

Email: B.HOMELAND2079@GMAIL.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: LOOKING TO HAVE A ONE LOT CSM WITH A DUPLEX BUILT ON IT CONVERTED INTO A TWO LOT ZERO LOT LINE WITH THE COMMON DEMISING WALL ON THE LOT LINE.

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

Hours of Operation: _____

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

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.: _____

Describe all businesses, properties and other entities located adjacent to the proposed use: Duplexes and MultiFamily

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

Describe any proposed grading, and/or stormwater management plan: _____

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____

Describe any proposed on-site security measures including site lighting: _____

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

Describe the projected traffic circulation and impacts: _____

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

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

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☐ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: _____

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

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

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

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

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

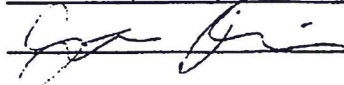
Projected Sewer/Wastewater Usage: _____ gal/year

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.

You MUST sign and date this Application!

Applicant Name (Print): Juanita Nickelson
Applicant Signature: 
Co-Applicant Name (Print): _____
CO-Applicant Signature: _____
Date of Application: _____

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 x810
Email: collin.johnson@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.

----- THIS PAGE FOR VILLAGE USE ONLY -----

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: 4-2-24

Amount: \$ 150.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 41733302

Received By: enf



AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis, IN 46278
24hr. Customer Service #: 888-604-7888

Utilities/fees Payment Confirmation (Ref #: 41733302)

PLC: Village Of Jackson
A00048 N168 W19851 Main Street
Jackson, Wisconsin 53037
For: Utilities/fees

Date: 04/02/2024 10:54 EDT

TRANSACTION INFORMATION

Name: Juanita Nickelson

Transaction Reference #: 41733302

Utility Account #:

Transaction Date/Time: 04/02/2024 10:54 EDT

Building Permit #:

Parking Ticket #:

Police Dept

Program:

Fire Department

Program:

General: Plan Commission Application For Csm

BILLING INFORMATION

Name: Juanita Nickelson

Address: Po Box 986

City, State Zip: Menomonee Falls, WI 53052

Phone #: (414)704-4217

Card #: xxxx-xxxx-xxxx-9701

PAYMENT INFORMATION

Approval #: 860430

Payment Amount: \$150.00

Service Fee: \$4.43

Total Amount: \$154.43

The service fee is not refundable.

ATTENTION CARDHOLDER

If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid

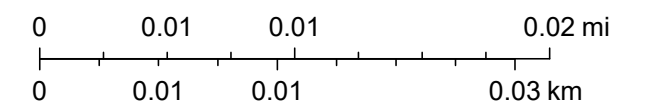
Parcel #: V3_046500C9994

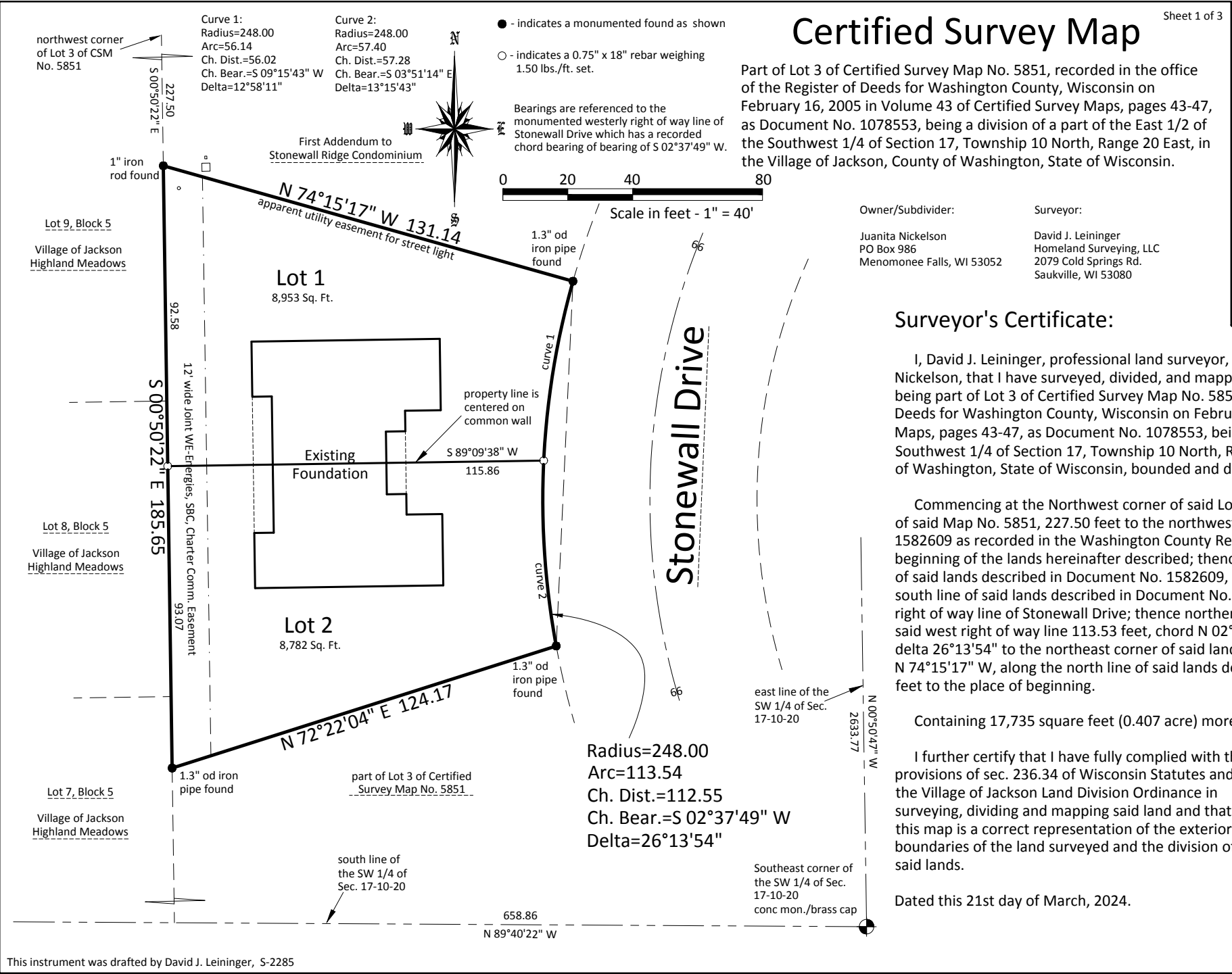


8/1/2023, 3:58:59 PM

1:477

- | | | | |
|---|---|---|---|
| Override 1 | Condominium Name | Lot | Right-of-Way |
| Current Parcel | Subdivision Name | Plat | Municipality |
| Address Point | Parcel Taxkey & Acreage | Certified Survey Map | Local Road Labels |
| Lot Number | PLSS Section | Condominium | Local Road |
| Certified Survey Number | PLSS Quarter | Assessor Plat; Cemetery Plat; Subdivision | |





Certified Survey Map

Part of Lot 3 of Certified Survey Map No. 5851, recorded in the office of the Register of Deeds for Washington County, Wisconsin on February 16, 2005 in Volume 43 of Certified Survey Maps, pages 43-47, as Document No. 1078553, being a division of a part of the East 1/2 of the Southwest 1/4 of Section 17, Township 10 North, Range 20 East, in the Village of Jackson, County of Washington, State of Wisconsin.

Owner's Certificate:

As owner, I hereby certify that I caused the land shown and described hereon to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Jackson Plan Commission

Juanita Nickelson - owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

Personally came before me this _____ day of _____, 2024, the above named member is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal)_____ Notary Public, _____, Wisconsin.

My commission expires _____

Village of Jackson Plan Commission Approval:

This land division is hereby approved by the Village of Jackson Plan Commission this _____ day of _____, 2024.

Brian Heckendorf - Chairperson

Anastasia Gonstead - Secretary

Village of Jackson Board Approval:

This land division is hereby approved by the Village of Jackson Board this _____ day of _____, 2024.

Brian Heckendorf - President

Anastasia Gonstead - Village Clerk

Certified Survey Map

Part of Lot 3 of Certified Survey Map No. 5851, recorded in the office of the Register of Deeds for Washington County, Wisconsin on February 16, 2005 in Volume 43 of Certified Survey Maps, pages 43-47, as Document No. 1078553, being a division of a part of the East 1/2 of the Southwest 1/4 of Section 17, Township 10 North, Range 20 East, in the Village of Jackson, County of Washington, State of Wisconsin.

Consent of Corporate Mortgagee:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this plat, and does hereby consent to the above certificate of Juanita Nickelson, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary (cashier), at _____, _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2024.

In the presence of:

Corporate Name (Corporate Seal)

President	Date	Secretary or Cashier	Date
-----------	------	----------------------	------

(Corporate Mortgagee Notary Certificate)

STATE OF _____)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, _____, President, and _____, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, _____, _____
City State

My commission expires _____



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: April 18, 2024
Agenda Item: # 5
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Ordinance #24-05 - Planned Unit Development Zoning District (PUD-06) and Site Plan Review for W223 N16601 Cedar Parkway - Rytec Corporation, LLC

Background and Analysis:

Rytec Corporation recently submitted a Concept Plan review related to construction of an addition for a material handling system. During the initial review, staff discovered that a proper Planned Unit Development (PUD) Zoning District ordinance was never developed for the initial development and use of this site.

The addition, as proposed, would include construction of a 24' x 45' tower-like structure along the south side of the existing building. The tower would be approximately 43 to 45-feet in height, as originally proposed. However, Rytec would like to increase the height of the structure to near 50-feet to maximize the overall storage capacity of the internal conveyor system. The south facade of the current structure stands at 28'8" above grade. The proposed tower structure would extend an additional potential maximum of 21'4" above the existing structure if the maximum 50-foot building height is approved.

In addition to the building height matter, the applicant also seeks approval for exterior storage of shipping crate materials. Exterior storage has been an ongoing concern of the Village. Staff have worked with the applicant regarding the proposed storage area and suggest limiting exterior storage to only the current paved areas along the south side of the parcel as well as providing screening along the east and south sides, to limit visibility from the adjacent public roadway. (*Refer to attached "Site Plan"*)

Comprehensive Plan & Zoning Impacts:

The parcel is classified as Industrial under the Comprehensive Plan and zoned as a Planned Unit Development District. The current and proposed uses are consistent with both designations.

Site Plan:

See attached proposed Site Plan and Exterior Storage & Screening Detail.

Review Procedures:

The Plan Commission is advisory. The Village Board makes the final decision following a public hearing.

Signage:

None.



Additional Staff Comments:

Building Inspection/Zoning

Staff recommends approval of the proposed zoning ordinance creating zoning district PUD-06.

Administrator

The proposed PUD is currently under review by the Village's consultant planner. Staff are seeking confirmation that the only variation from existing M-1 or M-2 zoning is the proposed height variation, allowing up to 50' instead of the current 35' maximum allowable height. Additionally, it shall be confirmed the draft language found in the "permitted use" section of the draft ordinance is also standard, so that future zoning code changes allow for this development to be transitioned to a standard M-1 or M-2 zoning designation instead of the proposed use of PUD zoning. Fees incurred by the Village's consultant planner for review of this proposal will be invoiced to the applicant.

Notice Requirements:

1. Posting on the agenda.
2. Notification of all contiguous property owners.
3. Publication of a Class II Notice prior to holding a public hearing.

Potential Action:

Potential Action for PUD:

Motion to recommend the Village Board approve Ordinance #24-05 establishing Planned Unit Development District PUD-6 for Rytec Corporation, LLC, W223 N16601 Cedar Parkway, Jackson, WI.

Potential Action for Site Plan:

Motion to recommend the Village Board approve the proposed site plan, subject to the following:

1. Exterior storage shall be permitted upon all existing paved surfaces located in the south side-yard area and the general area indicated on the approved Site Plan, except as outlined in #3 below.
2. Exterior storage shall not extend beyond the boundaries of the storage area as detailed on the approved Site Plan and shall not encroach within any yard setback area at any time.
3. The exterior storage area may be expanded, on a limited temporary basis, by the Village Board, for a time frame established by the Village Board.
4. Except for temporary exterior storage granted by the Village Board, all exterior storage areas shall be adequately screened from view, from the public road, by impervious fencing, high speed doors, sliding gates, a vegetative buffer with 75% density, or a combination thereof.
5. Violation of and/or receipt of a written complaint related to exterior storage shall be subject to review by the Village Board and may be subject to further regulation or revocation of the Site Plan.

Attachments:

1. PC Application
2. Location Map
3. Rytec Site Plan
4. Ordinance 24-05 Amending to Create Zoning District PUD-06 - Rytec Corporation, LLC (DRAFT)

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* ☐ **COMP. PLAN AMENDMENT**
☐ *Special Use* ☒ *Special Use* ☐ **OTHER** _____
(For existing Cond. Use ONLY) *(For existing PUD ONLY)*

Property Address: W223N16601 Cedar Parkway **Unit:** _____ **Jackson, WI**

Parcel #: V3_030200F **Lot Size:** 8.11 acres **sq. ft.** **Building Area:** 112,900 **sq. ft.**

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

APPLICANT INFORMATION

Name(s): Jeremy Becker - Rytec Corporation

Mailing Address: W223N16601 Cedar Parkway **State** WI **Zip** 53037

Office: (262) 677-9046 **Cell:** (262) 224-0095 **Fax:** (_____) _____

Email: jbecker@rytecdoors.com

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: Rytec Corporation

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

Mailing Address: W223N16601 Cedar Parkway **State** WI **Zip** 53037

Office: (262) 677-9046 **Cell:** (262) 224-0095 **Fax:** (_____) _____

Email: jbecker@rytecdoors.com

Website: www.rytecdoors.com

PROPERTY OWNER INFORMATION

Name(s): Winfield Develoment, LLC

Address: One Cedar Parkway P.O. Box 403, Jackson **State** WI **Zip** 53037-0403

Office: (262) 677-9046 **Cell:** (262) 224-0095 **Fax:** (_____) _____

Email: jbecker@rytecdoors.com

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

Firm Name: Parish Survey & Engineering, LLC

Primary Contact: Kevin Parish

Address: 122 Wisconsin Street, West Bend **State** WI **Zip** 53095

Office: (262) 346-7800 **Cell:** (262) 338-6641 **Fax:** (_____) _____

Email: kparish@parishse.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 for special use

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

Hours of Operation: 8:00-5:00 Monday - Friday

Provide a brief overview of proposed daily on-site operations: Manufacturing of high speed industrial doors.

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.: None

Describe all businesses, properties and other entities located adjacent to the proposed use: Sysco and Willer Tool

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: Steel storage tower.

Describe any proposed grading, and/or stormwater management plan: Minimal grading to construct concrete pad for tower foundation.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: None

Describe any proposed on-site security measures including site lighting: None

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): Fire suppression inside proposed steel storage tower. Extend security cameras to cover the proposed tower.

Describe the projected traffic circulation and impacts: No traffic impacts.

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

Front setback=377', Side setback 117', Rear setback=232', height 48'

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: State building approval will be applied for following approval of PUD.

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?

☒ No ☐ Yes If yes, explain: _____

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

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Metal siding
Color to match existing building.

Describe any site-specific features/constraints, etc.: None

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: N/A gal/year

Projected Water Usage: N/A 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): Jeremy Becker
Applicant Signature: *Jeremy Becker*
Co-Applicant Name (Print): Brett Richards
CO-Applicant Signature: *Brett Richards*
Date of Application: March 28, 2024

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 x810
Email: collin.johnson@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: 4/09/24_____

Amount: \$ 425.00_____

Payment Type: CH /

Check/Rcpt. #: 293577_____

Received By: C.Johnson_____

VILLAGE OF JACKSON

N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 282969
Date: 4/10/2024
Check

RECEIVED FROM RYTEC

\$425.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	425.00
	RYTEC/PLAN COMM APPLICATION	

TOTAL RECEIVED	425.00
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Receipt Memo: PLAN COMM/RYTEC PUD APP/CK#293577

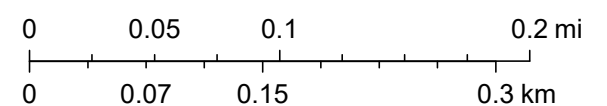
Location Map



4/9/2024, 12:55:55 PM

	Override 1		Condominium Name		Assessor Plat; Cemetery Plat; Subdivision
	Current Parcel		Subdivision Name		Right-of-Way
	Road Centerline STH, CTH		Leader Lines		Retired Parcel
	State Highway		Parcel Taxkey & Acreage		Municipality
	County Highway		PLSS Boundary		Local Road Labels
	Ramp		PLSS Section		Local Road
	Road Centerline I, USH		PLSS Quarter		Named Private Drive
	Federal Highway		Lot		PLSS Monument
	Address Point		Plat		Meander Line
	Lot Number		Certified Survey Map		Landhook
	Certified Survey Number		Condominium		

1:4,867



ORDINANCE #24-05

AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN CHAPTER 48 OF THE VILLAGE OF JACKSON MUNICIPAL CODE FOR A PLANNED DEVELOPMENT DISTRICT (PUD-06)

WHEREAS, the Village of Jackson Village Board adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning;" and

WHEREAS, Rytec Corporation, LLC (hereafter property owner) owns the property at W223 N16601 Cedar Parkway (hereafter subject property), more particularly described as:

Tax parcel: V3_030200F (CSM 4509); and

WHEREAS, the property owner has submitted a petition to establish a Planned Unit Development district for the subject property pursuant to the requirements in Section 48-151 of the zoning regulations; and

WHEREAS, the Village of Jackson Plan Commission reviewed the petition at their meeting on April 18, 2024, and recommended approval as set forth in this ordinance; and

WHEREAS, upon due notice as required by the zoning code, the Village Board conducted a public hearing on May 14, 2024, to accept public input; and

WHEREAS, the Village Board accepted the Plan Commission's recommended code amendment without revision; and

WHEREAS, the Village Board, after careful review and upon consideration of the recommendation of the Plan Commission and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Village of Jackson, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

NOW, THEREFORE BE IT RESOLVED, the Village of Jackson Village Board, Washington County Wisconsin ORDAINS AS FOLLOWS:

Section 1. Create Section 48-158 in Chapter 48, to read as set forth below.

Sec. 48-158. – PUD-06 – Rytec Corporation, LLC - Planned Unit Development District.

- (a) **Generally.** The Rytec Corporation Planned Unit Development District (PUD-06) was established to accommodate the unique needs of a building addition that exceeds the maximum building height defined within the zoning code.
- (b) **Permitted uses.** Warehousing and Manufacturing with limited exterior storage in accordance with the approved Site Plan.
- (c) **Lot area and width.** Lots shall have a minimum area of 10,000 square feet and shall not be less than 60 feet in width at setback line.
- (d) **Building height.** No buildings or part of a building shall exceed 50 feet in height.
- (e) **Setbacks and yards.** There shall be a minimum building setback of 30 feet from the right-of-way of all streets. There shall be a side yard of each side of all buildings not less than 12 feet in width and a rear yard of not less than 25 feet.
- (f) **Division of land restricted.** This district includes a single property and may not be subdivided by any means. Further, the configuration of the subject property shall not hereafter be modified by any means without the approval of the Village Board upon recommendation of the Plan Commission.
- (g) **Revisions to the zoning map.** Upon adoption of this section, the subject property shall be designated as a planned development district with reference to this section. Hereafter, the subject property is subject to this section and other sections of this code as applicable.

Section 2. The zoning map is hereby amended by designating the subject property as a planned unit development district.

Section 3. This ordinance shall become effective upon passage and posting or publication as provided by law.

Section 4. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 5. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by:_____ Seconded by:_____

Vote: _____aye _____nay Passed and approved_____

VILLAGE OF JACKSON

By:_____
Brian J. Heckendorf, Village President

Attest:

Anastasia Gonstead, Village Clerk

Proof of Posting:
I, the undersigned, certify that I posted copies of this Ordinance on bulletin boards at the Village Hall, Post Office and one other location in the Village.

Village Official

Date