



**VILLAGE OF JACKSON
PLAN COMMISSION MEETING AGENDA**

Thursday, January 16, 2025 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 September 19, 2024
3. Ordinance #25-01 - Repeal and Recreate Municipal Code Section 48-108 pertaining to Accessory Buildings and Accessory Structures
4. Re-Zoning of Parcel V3_048900J002 – N174 W21400 Alcan Drive – Patriot Fence & Construction, LLC – Village of Jackson
5. Conditional Use Request and Site Plan Review– Patriot Fence & Construction, LLC – N174 W21400 Alcan Drive – Mike and Elizabeth Kotecki
6. Review of Extra-Territorial Certified Survey Map - Parcel : T9_052300B - Gene and Ann Kissinger
7. Review of Extra-Territorial Certified Survey Map - Parcel: T9_049500B - Robert and Nicolette Kearns
8. Certified Survey Map - Parcel: V3_007900Y - Dittmar Realty
9. Citizens/Village Staff to Address the Plan Commission
10. 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, September 19, 2024 at 7:00 PM

1. Call to Order and Roll Call

The meeting was called to order at 7:04 PM by Pres. Heckendorf.

Members Present: Pres. Heckendorf, Tr. Emmrich, Tr. Kruepke, Jon Molkentin, Dan Reik, and Duane Hafemeister

Members Excused: Matt Van Eperan

Members Absent: None

Staff Present: Administrator Jen Heidtke, Inspections and Zoning Director Collin Johnson, and Deputy Clerk Pamela Wolf

Trustees Present in Audience: None

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

The motion to approve the minutes of the Plan Commission Meeting of August 15, 2024 was made by Tr. Emmrich and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

3. Final Plat - Morning Meadows Subdivision, Addition No. 3 - Home Path Financial, LP

The motion to recommend to the Village Board to approve the Final Plat for the Morning Meadows Subdivision, Addition No. 3 for Home Path Financial, LP was made by President Heckendorf and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

4. Final Plat - Oaks of Jackson Subdivision, Addition No. 1 - Hillcrest Jackson, LLC

The motion to recommend to the Village Board to approve the Final Plat for the the Oaks of Jackson Subdivision, Addition No. 1 for Hillcrest Jackson, LLC was made by Jon Molkentin and seconded by Tr. Emmrich.

Vote: 6 ayes, 0 nays. Motion carried.

5. Ordinance #24-10 - Rezoning of Parcel V3_046500E004 - Jackson Development, LLC

The motion to recommend to the Village Board to approve Ordinance #24-10 for the Rezoning of Parcel V3_046500E004 for Jackson Development, LLC was made by President Heckendorf and seconded by Duane Hafemeister.

Director Johnson commented that this has been submitted a few times in the past and this

latest version, four two-family homes, will be a good fit, blending in with the other buildings and homes in the neighboring area.

Vote: 6 ayes, 0 nays. Motion carried.

6. Citizens/Village Staff to Address the Plan Commission

None.

7. Adjourn

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

Vote: 6 ayes, 0 nays. Motion carried. The meeting was adjourned at 7:09 PM.

Respectfully Submitted,
Pamela Wolf - Deputy Clerk

DRAFT

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: January 16, 2025

Agenda Item: Item #3

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Heidtke, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Ordinance #25-01 – Amending Municipal Code Section 48-108 Pertaining to Accessory Buildings and Accessory Structures

Description:

Recently, a resident of Twin Creeks subdivision contacted the Village expressing their desire to construct a shed in excess of the current 150 square foot limit. The resident further indicated they were of the belief that larger sheds were permitted in their subdivision under the attachment agreement with the Town of Jackson however, that was not the case. While larger sheds were permitted by the Town prior to attachment, current Village ordinance limits all sheds, regardless of location, to the 150 square foot maximum.

With staff recognizing there are numerous existing sheds upon former Town of Jackson parcels that were permitted under Town zoning ordinances, and which exceed the 150 square foot limit, we recognized the need to amend our current ordinance to allow for larger sized sheds in those former Town subdivisions while also providing needed clarification for accessory buildings and accessory structures.

Comprehensive Plan & Zoning Impacts:

The proposed ordinance is consistent with the prescribed residential uses outlined in the Village Comprehensive Plan and standard residential zoning.

Site Plan:

Not Applicable

Signage:

Not Applicable

Additional Staff Comments:

None

Review Procedures:

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

Notice Requirements:

- Posting on the agenda
- Class II Notice of Public Hearing

Potential Motion:

Motion to recommend the Village Board approve Ordinance #25-01 amending and recreating Municipal Code Section 48-108 pertaining to accessory buildings and accessory structures.

Attachments:

1. Ordinance #25-01 (DRAFT)

ORDINANCE #25-01

**TO REPEAL AND RECREATE SECTION 48-108 OF THE MUNICIPAL CODE
RELATING TO ACCESSORY USE SETBACK AND CONSTRUCTION
REQUIREMENTS**

WHEREAS, the Village Board for the Village of Jackson 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, the Village of Jackson Plan Commission prepared a draft ordinance setting forth various revisions to requirements for construction and setback requirements for accessory structures and recommended approval of the same at their meeting on January 16, 2025; and

WHEREAS, the Village Board conducted a public hearing on February 11, 2025; and

WHEREAS, the Village Board finds that the recommended revisions to the Village's zoning regulations could potentially be interpreted to be a down zoning ordinance because it may decrease the development density of land or reduce the permitted uses of land, and therefore the super majority requirement in s. 66.10015, Wis. Stats, applies to this ordinance, requiring a vote in favor by two-thirds of the members-elect of the Village Board for passage and adoption; and

WHEREAS, the Village Board having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, and having based its determination on the effect of the granting of such zoning amendments on the health, safety and welfare of the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved as well as the impact on the surrounding properties as to noise, dust, smoke and odor, and others, hereby determine that the zoning amendments will not violate the spirit or intent of the Zoning Code for the Village of Jackson, will not be contrary to the public health, safety or general welfare of the Village of Jackson, will not be hazardous, harmful, noxious, offensive and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhoods within the Village and will be consistent with the Village of Jackson Comprehensive Plan.

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

Section 1. Repeal and recreate Section 48-108 to read as set forth below.

Sec. 48-108. Residential accessory structures.

(a) Definitions.

- (1) Residential accessory structure: Includes structures such as pergolas, patios, decks (*detached and attached*), swimming pools, hot tubs, fences, retaining walls, sidewalks, driveways, which are incidental to the principal structure.
- (2) Residential accessory building: Includes roofed structures such as detached garages, sheds, pool houses, greenhouses, playhouses, and gazebos, the use of which is incidental to the principal structure.

(b) Generally. Residential accessory structures shall meet all applicable state and local code requirements, including the following:

- (1) Shall not be permitted unless a principal structure already exists or is under construction on the same parcel.
- (2) Shall comply with the requirements of Chapter 16 relating to floodplain development.
- (3) Shall not encroach within any utility, storm, or drainage easement.
- (4) Shall not be located closer than three (3) feet to any property line unless noted elsewhere in this section.
 - a. Exception: Attached decks shall comply with the applicable side, front, and rear setback requirements
- (5) Shall not be more than fifteen feet in height when measured from the bottom of the structure.

(c) Detached Accessory Buildings. Detached Accessory buildings shall meet all applicable state and local code requirements, including the following:

- (1) Shall not be permitted unless a principal structure already exists or is under construction on the same parcel.
- (2) Shall comply with the requirements of Chapter 16 relating to floodplain development.
- (3) Shall not encroach within any utility, storm, or drainage easement.
- (4) Membrane buildings shall not be permitted in any residential zoning district.
- (5) No more than two detached accessory buildings shall be permitted on any residential lot.
- (6) Shall be located in the side or rear yard only. Corner lots have two front yards in accordance with Sec. 48-1.
- (7) Shall have a minimum setback of 10 feet from any principal structure unless provided with $\frac{3}{4}$ -hour fire-resistive construction on the abutting wall(s).
- (8) The aggregate floor area of all detached buildings is limited to 880 square feet or 40 percent of the living space of the dwelling unit, whichever is greater. The floor area of any shed shall be included in the aggregate floor

area calculation.

(d) Sheds. In addition to paragraph (c) above, sheds shall meet the additional requirements listed below:

- (1) No more than one shed shall be permitted on any residential lot.
- (2) Shall be located in rear yards only.
- (3) Shall be securely anchored to withstand wind uplift of 20 pounds per square foot.
- (4) In zoning districts R-1 thru R-9, no shed shall have a floor area larger than 150 square feet and shall have a minimum setback of three (3) feet from any property line.
- (5) In zoning districts RT-10 and RT-11, no shed shall have a floor area larger than 200 square feet and shall have a minimum setback of 10 feet from any property line.

Section 2. This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

Section 3. 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 4. 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.

Adopted by a vote in favor by two-thirds of the members-elect of the Village Board, or more, this__ day of ____ 2025.

Introduced by: _____

Seconded by: _____

Vote: _____aye _____nay

Passed and approved _____

VILLAGE OF JACKSON

By: _____

Brian J. Heckendorf, Village President

Attest:

Jacqueline Schuh, Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted copies of this Ordinance on bulletin boards at the Jackson Municipal Complex, Post Office and one other location in the Village.

Village Official

Date

DRAFT

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: January 16, 2025

Agenda Item: Item #4

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Heidtke, Village Administrator

From: Collin Johnson, Director of Inspections and Zoning

Subject: Re-Zoning of Parcel V3_048900J002 – N174 W21400 Alcan Drive – Patriot Fence & Construction, LLC – Village of Jackson

Description:

The subject property (see Ordinance “Exhibit A”) was previously home to Star Promotions, a supplier of promotional items, apparel, and corporate gifts which recently ceased operations at this location. Patriot Fence & Construction, LLC recently purchased the property and intends to relocate their business to this site from their current location in Pewaukee is a custom fence construction company established over 25 years ago. They specialize in fencing for schools, universities, state & local governments as well as industrial and commercial businesses. Fencing projects include athletic facilities, security fencing, temporary fencing, specialized enclosures such as dumpster enclosures, as well as fence repair and removal.

The parcel is currently zoned Planned Unit Development (PUD) which typically requires adoption of a PUD ordinance specific to site developments and proposed operations however, in recognizing the complexity of drafting and adopting such an ordinance, village staff felt that a simple rezoning from PUD to M-2 General Manufacturing District would be a more appropriate method.

Comprehensive Plan & Zoning Impacts:

The proposed use is consistent with the 2050 Comprehensive Plan which lists these parcels as “Industrial”. The parcel is currently zoned Planned Unit Development however, a PUD ordinance was never properly drafted when the property was originally developed. It is the recommendation of staff that the parcel be rezoned to M-2 General Manufacturing District which is consistent with the proposed use and adopted Village Comprehensive Plan. Ordinance Section 48-147 below outlines the approved uses and requirements for M-2 zoning districts:

Sec. 48-148. M-2 General Manufacturing District.

(a) Generally. The M-2 General Manufacturing District is intended to provide for manufacturing and industrial development of a more general and less restrictive nature than in the M-1 district in those areas where the relationship to surrounding land use would create fewer problems of compatibility and would not necessitate as stringent regulatory controls. Such districts should not normally abut directly upon residential districts less than ten acres.

(b) Permitted uses. None; all uses are conditional uses.

(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 the setback line.

(d) Building height. No building or part of a building shall exceed 35 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 on each side of all buildings not less than 12 feet in width and a rear yard of not less than 25 feet.

Site Plan:

See attached aerial map

Signage:

Owner has submitted and received approval for updated signage at this location which complies with applicable signage ordinances.

Additional Staff Comments:

Inspections & Zoning:

Recommend the Plan Commission approve the rezoning as suggested.

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing for re-zoning and conditional use review.

Notice Requirements:

Aside from posting on the agenda, notification of all other municipalities located within 1000-feet of the subject property is required, including any non-contiguous. Publication of a Class II Legal Notice is also required.

Potential Motions:

Motion to recommend Village Board approve the rezoning of Parcel V3_048900J002 from Planned Unit Development to M-2 General Manufacturing District.

Attachments:

1. Plan Commission Application
2. Aerial Map
3. Property Record for Parcel V3_048900J002
4. Ordinance #25-02 (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: N174W21400 ALCAN DRIVE Unit: _____ Jackson, WI

Parcel #: LOT 2 CSM 5900 Lot Size: 4.21 AC sq. ft. Building Area: 12,810 sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☒ Other PUD (IND) Floodplain: N/A

APPLICANT INFORMATION

Name(s): MIKE AND ELIZABETH KOTECKI

Mailing Address: P.O. BOX 596 SUSSEX State WI Zip 53089

Office: (262) 521 - 0029 Cell: (715) 923 - 1067 Fax: (_____)

Email: MIKE@PATRIOTFENCING.COM LIZ@PATRIOTFENCING.COM

BUSINESS INFORMATION (If New Business)

Legal Business Name: KLEEN MAINTENANCE

D/B/A: PATRIOT FENCE FEIN #: 75 - 3101507

Mailing Address: P.O. BOX 596 SUSSEX State WI Zip 53089

Office: (262) 521 - 0029 Cell: (715) 923 - 1067 Fax: (_____)

Email: MIKE@PATRIOTFENCING.COM LIZ@PATRIOTFENCING.COM

Website: WWW.PATRIOTFENCING.COM

PROPERTY OWNER INFORMATION

Name(s): MIKE AND ELIZABETH KOTECKI

Address: N62W23882 SUNSET DR, SUSSEX State WI Zip 53089

Office: (262) 521 - 0029 Cell: (715) 923 - 1067 Fax: (_____)

Email: MIKE@PATRIOTFENCING.COM LIZ@PATRIOTFENCING.COM

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: JAHNKE & JAHNKE ASSOCIATES LLC

Primary Contact: ROBERT KRAUSE

Address: 524 BLUEMOUND RD, WAUKESHA State WI Zip 53089

Office: (262) 720 - 7938 Cell: (_____) Fax: (_____)

Email: RKRAUSE@JAHNKEANDJAHNKE.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: _____

The installation of a gravel lay down yard for the temporary storage of fencing materials waiting for installation

Provide a brief overview of proposed use(s) of entire property and/or lease space: Offices, shop activities,
lay down yard for material to be installed.

Hours of Operation: 7:00 a.m. - 6:00 p.m.

Provide a brief overview of proposed daily on-site operations: Shop activities, load and haul material
trailers will be outside, vehicles kept inside.

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.: _____

Small amount of noise from HVAC equipment and employees, also from loading unloading of fencing materials

Describe all businesses, properties and other entities located adjacent to the proposed use: Sno stud MFG
across the street, paint shop next door.

Property is surrounded by similar PUD (IND) zoned properties.

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

Exterior gravel lay down yard. See engineered drawing provided.

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

Are of laydown yard is to be grading low slope 0.52% - 1.32%. See engineered drawing provided.

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

Storage yard is screened by existing building and existing landscaping

Describe any proposed on-site security measures including site lighting: Exsisting lighting, 24-hour security
cameras will be installed. Wall pacs at building corners

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____
Hydrant in front of parking lot/sprinkler system in building.

Describe the projected traffic circulation and impacts: 8-10 employees come to the site daily/2-3 trucks delivering weekly

List all setbacks from rights-of-way and property lines and height limitations: 40' front yard 20' side yard

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: We are working with Wisconsin DNR to allow construction in a manmade artificial wetland

Describe any proposed signage including type, size, and location: 5x8 sign to be erected in the same place as previous

If construction is proposed, describe proposed exterior building materials (type, color, etc.): We would like to install a laydown yard. Approximately, 250' behind the building running the entire width of the building driveway. It would be gravel, fence, and gated.

Describe any site-specific features/constraints, etc.: Man made artificial wetland

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: No change to parking

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

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: Existing dumpster corral on site

Projected Sewer/Wastewater Usage: 50,000 gal/year

Projected Water Usage 60,000 gal/year

ACKNOWLEDGEMENT & SIGNATURES

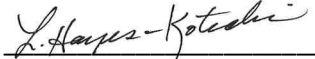
I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result 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): MIKE KOTECKI

Applicant Signature: 

Co-Applicant Name (Print): ELIZABETH KOTECKI

CO-Applicant Signature: 

Date of Application: 12/11/24

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: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____



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

Utilities/fees Payment Confirmation (Ref #: 44456692)

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

Date: 01/06/2025 10:41 EST

TRANSACTION INFORMATION

Name: Elizabeth Kotecki

Transaction Reference #: 44456692

Utility Account #:

Transaction Date/Time: 01/06/2025 10:41 EST

Building Permit #:

Parking Ticket #:

**Police Dept
Program:**

**Fire Department
Program:**

General: Plan Commission ApplicationOccupancy
ApplicationSign Permit

BILLING INFORMATION

Name: Elizabeth Kotecki

Address: N174 W21400 Alcan Drive

City, State Zip: Jackson, Wi 53037

Phone #: (262)521-0029

Card #: xxxx-xxxx-xxxx-8054

PAYMENT INFORMATION

Approval #: 04458G

Payment Amount: \$575.00

Service Fee: \$16.96

Total Amount: \$591.96

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.

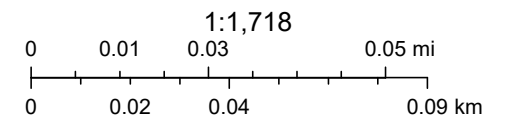
Thank you for using AllPaid

N174 W21400 Alcan Court



12/20/2024, 8:50:53 AM

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



2024 Property Record | Washington County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 1/9/2025 1:45:34 PM

Owner Address		Owner				
N174 ALCAN LLC , PO BOX 596 SUSSEX, WI 53089		N174 ALCAN LLC				
Property Information		Property Description				
Parcel ID: 048900J002		For a complete legal description, see recorded document.				
Document # 1600929		PT OF E1/2 NW CSM 5900 LOT 2 DOC 1600929				
Tax Districts: WEST BEND SCHOOL TIF DISTRICT 4		Municipality: V3-VILLAGE OF JACKSON				
		Property Address: N174W21400 ALCAN DR				
Tax Information		Land Valuation				
Print Tax Bill						
Installment	Amount	Code	Acres	Land	Impr.	Total
First:	7,232.59	2	4.21	\$274,800	\$888,100	\$1,162,900
Second:	7,231.00		4.21	\$274,800	\$888,100	\$1,162,900
Third:	0.00					
Total Tax Due:	14,463.59					
Base Tax:	14,519.45					
Special Assessment:	0.00					
Lottery Credit:	0.00					
First Dollar Credit:	55.86					
Amount Paid: (View payment history info below)	14,463.59					
Current Balance Due:	0.00					
Interest:	0.00					
Total Due:	0.00					
Payment History						
<u>Date</u>	<u>Receipt</u>	<u>Amount</u>	<u>Interest</u>	<u>Penalty</u>	<u>Total</u>	
12/16/2024	421937	14463.59	0.00	0.00	14463.59	

*No data found for Special Assessment Detail, Delinquent Tax Summary in 2024

ORDINANCE #25-02

**TO REZONE PARCEL V3_048900J002 IN THE VILLAGE OF JACKSON AND TO
AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO
SECTION 48.34 OF THE MUNICIPAL CODE**

WHEREAS, the Village Board for the Village of Jackson 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, the Village of Jackson hereby proposes to amend the zoning classification of Tax Parcel V3_053600C; and

WHEREAS, the proposed rezoning has been submitted to the Village of Jackson Plan Commission for report and recommendation; and

WHEREAS, the Village of Jackson Plan Commission considered the matter at its meeting on January 16, 2025, and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on February 11, 2025; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of M-2 General Manufacturing District be made; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the zoning classification is consistent with the Village's Comprehensive Plan, and having based its determination on the effect of granting of said zoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the zoning classification will not violate the spirit or intent the zoning ordinance for the Village of Jackson, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

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

Section 1. To amend the zoning designation of the subject property, as described above, and depicted as Parcel V3_048900J002 on Exhibit A, attached hereto, from Planned Unit Development (PUD) to M-2 General Manufacturing District, and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject property.

Section 2. Effective Date

This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

The Village Clerk and Village Administrator are hereby 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:

Jacqueline Schuh, Village Clerk

Proof of Posting:

I, the undersigned, certify that I posted copies of this Ordinance on posting boards at the Jackson Municipal Complex, Post Office and one other location in the Village.

Village Official

Date

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: January 16, 2025

Agenda Item: Item #5

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Heidtke, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Conditional Use Request & Site Plan Review– Patriot Fence & Construction, LLC – N174 W21400 Alcan Drive – Mike and Elizabeth Kotecki

Background and Analysis:

Patriot Fence and Construction, LLC is a custom fence construction company established over 25 years ago. They specialize in fencing for schools, universities, state and local governments as well as industrial and commercial businesses. Fencing projects include athletic facilities, security fencing, temporary fencing, specialized enclosures such as dumpster enclosures, as well as fence repair and removal.

In August 2024, they purchased an industrial building on Alcan Drive where they intend to relocate all business operations to in the coming months. The 4.21-acre parcel includes a 12,920 square foot building with a loading dock and large overhead door along the south side of the building. Other site improvements include a wide paved driveway and parking lot for 29 vehicles, including two additional ADA parking stalls, a dumpster enclosure, and established landscaping all of which are compliant with development standards within the M-2 zoning district.

As part of their planned site improvements, they are proposing to install a gravel “lay-down” yard in the rear area of the property. The lay-down yard will be used to store fencing materials prior to actual construction and will be fenced and gated.

Since some of the property located behind the building is considered wetlands, the owners are proposing to construct the lay-down yard in three phases (*Refer to page 3 on enclosed plans*). The first phase will be constructed immediately while they work with the WI-DNR on any required permit related to wetland impacts. While preliminary indication from the WI-DNR indicates the presence of wetlands, they have also indicated that they are likely man-made. If true, then no formal permitting would be required however, their review is ongoing.

General hours of operation are 7:00am to 6:00pm. Anticipated traffic impacts include roughly 10 employees and 2 to 3 daily truck deliveries.

Comprehensive Plan & Zoning Impacts:

The parcel is classified as “Industrial” under the Village Comprehensive Plan and zoned Planned Unit Development requiring a Conditional Use approval from the Village.

Site Plan:

See attached location map.

Additional Staff Comments:

None

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a Public Hearing.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners.
- Class II Legal Notice

Potential Action:

Motion to recommend the Village Board approve/deny the Conditional Use request and Site Plan for Patriot Fence & Construction, LLC at N174 W21400 Alcan Drive conditioned upon the following:

1. Completion of Phase 2 and Phase 3 of the lay-down areas shall be subject to DNR approval for wetland development, where applicable.

Attachments:

1. PC Application
2. Location Map
3. DNR Wetlands Identification Report
4. Site Plans

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W St Paul Ave
Milwaukee WI, WI, 53233

Tony Evers, Governor

Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



11/20/2024

Liz Hayes-Kotecki
N174W21400 Alcan Drive
Jackson, WI 53037

WIC-SE-2024-67-03554

RE: Wetland Identification Report for Project Review Area, located in NW 1/4, NE 1/4, Section 18, Township 10 North, Range 20 E, Village of Jackson, Washington County

Dear Liz Hayes-Kotecki:

On 11/20/2024 Kara Brooks conducted a wetland identification review at the above mentioned property. According to the request form you sent us, the reason for the wetland identification was to identify any wetlands located in the project area in which you are hoping to construct a gravel lay-down yard.

Approximate wetland boundaries were identified following 1987 Wetland Delineation Manual and applicable regional supplement guidelines. Wetlands are defined by the 1987 Wetland Delineation Manual as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. If any wetland areas were detected, their approximate boundaries were sketched onto an aerial photograph (see attached map).

Methods used to detect the presence of wetlands within the project area involved on-site and off-site techniques, including a review of antecedent hydrologic conditions, recent aerial photography, Wisconsin Wetland Inventory (WWI) mapping, NRCS Soil Survey mapping, LiDAR and contour mapping, and on-site observations.

Based on the data analyzed for the off-site review, as well as the field conditions observed during the field review, **wetlands are located in the project review area.**

The boundaries depicted on the associated field sketch are approximate only and may not be suitable for design purposes, set-back, or permit requirements. A wetland delineation conducted on your property by a qualified wetland delineator may be required if a state wetland permit application is required for your project. Prior to conducting any activities in or around wetlands, we recommend you contact the appropriate staff from DNR Waterways Program, the U.S. Army Corps of Engineers, which may require a federal permit to work in wetlands, and relevant local government zoning authorities to ensure your project meets local floodplain and shoreland zoning ordinance requirements.

If you have any questions, please call me at (414) 308-6780 or email kara.brooks@wisconsin.gov.

Sincerely,

Kara Brooks
Wetland Identification Specialist

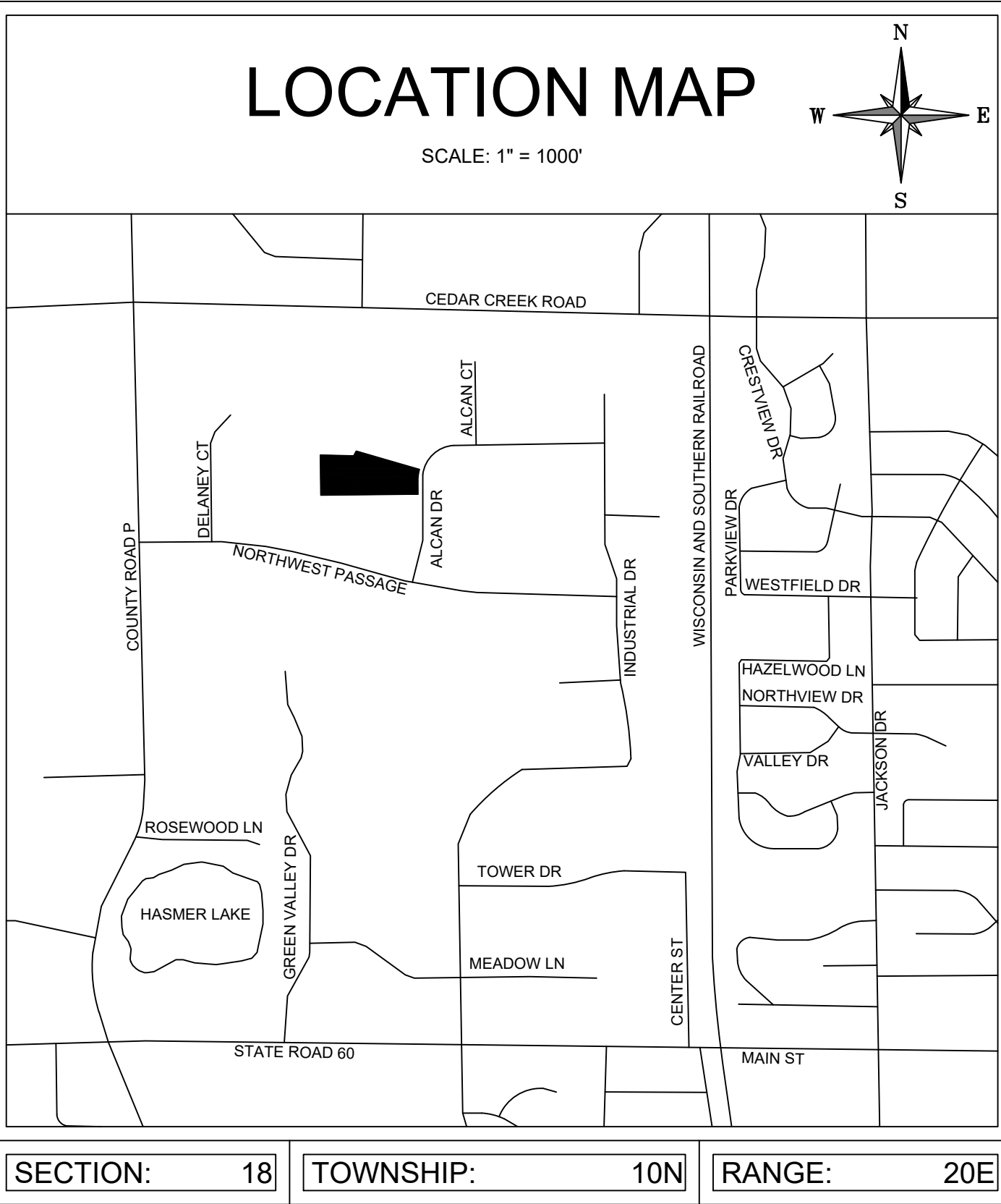
Enclosed: Wetland ID Service Field Map
LiDAR Mapping
WWI & Hydric Soil Indicator Mapping
Representative Historic Air Photographs
Representative Site Photographs
USACE Wetland Determination Data Forms
CC: Robert Krause, Jahnke & Jahnke Associates LLC
Mike Kotecki, Patriot Fencing

PATRIOT FENCE

AT
N174W21400 ALCAN DRIVE
VILLAGE OF JACKSON

INDEX												
CIVIL ENGINEERING PLANS						REVISIONS						
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1 OF 5	COVER SHEET					X						
2 OF 5	EXISTING CONDITIONS PLAN											
3 OF 5	GRADING PLAN											
4 OF 5	EROSION CONTROL											
5 OF 5	FIELD RECORD OF DNR WETLAND BOUNDRY											
-												
-												
-												
-												
-												
-												
SUPPORTING DOCUMENTS												
						REVISIONS						
						1	2	3	4	5	6	7
1 OF 1	DNR WETLAND IDENTIFICATION REPORT											
-												
-												

NOTE: THE DESIGNS CONTAINED IN THE ABOVE PLANS AND SUPPORTING DOCUMENTS WERE PREPARED WITH THE UNDERSTANDING THAT THEY WOULD BE USED AS A WHOLE PLAN SET. EACH CONSTRUCTION DISCIPLINE IS TO USE ALL THE PLANS AND SUPPORTING DOCUMENTS TOGETHER AS A WHOLE AND NOT AS SEPARATE DOCUMENTS. EACH CONTRACTOR IS TO BECOME COMPLETELY FAMILIAR WITH THE WHOLE PLAN SET AND THE EXISTING SITE CONDITIONS. SHOULD ANYTHING WITH ALL THESE PLANS AND SUPPORTING DOCUMENTS BE INCONSISTENT WITH THE SITE CONDITIONS THEN THE CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY BEFORE ANY CONSTRUCTION IS STARTED.



BENCHMARKS:

REFERENCE BENCHMARK #1:
WAUKESHA COUNTY MONUMENT NUMBER #####, LOCATED AT THE ##### CORNER OF

DATUM: NAVD 88
ELEVATION = 000.00

REFERENCE BENCHMARK #2:
WAUKESHA COUNTY MONUMENT NUMBER #####, LOCATED AT THE ##### CORNER OF

DATUM: NAVD 88
ELEVATION = 000.00

SITE BENCHMARKS:
SITE BENCHMARK #1 ELEV 908.00 (DATUM: NAD 88)
FINISH FLOOR ELEVATION JUST INSIDE THE WEST MOST OVERHEAD DOOR

ELEVATION = 908.00

SITE BENCHMARK #2

ELEVATION = 000.00

LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER MONUMENT
	EX. CHISELED CROSS FOUND
	EX. IRON ROD FOUND
	EX. IRON PIPE FOUND
	EX. STORM MANHOLE
	EX. CATCH BASIN ROUND
	EX. CATCH BASIN SQUARE
	EX. SIAMESE HYDRANT
	EX. GAS VALVE
	EX. AIR CONDITIONER
	EX. ELECTRIC METER
	EX. GAS METER
	EX. ELECTRIC PEDESTAL
	EX. TELEPHONE PEDESTAL
	EX. CLEANOUT
	EX. POWER POLE
	EX. MAILBOX
	EX. SANITARY MANHOLE
	EX. UNKNOWN MANHOLE
	EX. COMBINED SEWER MANHOLE
	EX. ELECTRIC MANHOLE
	EX. ELECTRIC TRANSFORMER
	EX. TELEPHONE MANHOLE
	EX. GUY WIRE
	EX. LIGHT POLE
	EX. SIGN
	EX. BOLLARD (BOL)
	EX. WATER VALVE
	EX. OVERHEAD WIRES
	EX. BUREAU OF ELECTRICAL SERVICES
	EX. FENCE LINE
	EX. COMMUNICATIONS
	EX. TELEPHONE LINE
	EX. GAS LINE
	EX. FIBER OPTICS
	EX. SANITARY SEWER (SAN)
	EX. STORM SEWER (STO)
	EX. WATER MAIN
	EX. TREE LINE
	UNDERGROUND COMBUSTIBLE GAS LINE

ABREVIATIONS

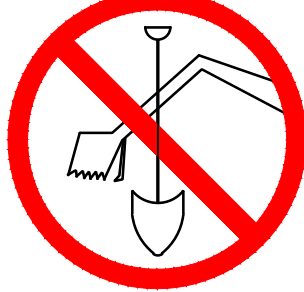
12.23'	=	MEASURED DISTANCE
(12.23')	=	RECORD/DEED DISTANCE
A	=	ARC OF CURVE
AC	=	ACRES
ASPH	=	ASPHALT
BM	=	BENCHMARK
CALC.	=	CALCULATED DISTANCE
CHD.	=	CHORD LENGTH
COR	=	CORNER
CSM	=	CERTIFIED SURVEY MAP
C.T.H.	=	COUNTY TRUNK HIGHWAY
D	=	DELTA
DEG	=	DEGREE OF CURVE
E	=	EAST
E'LY	=	EASTERLY
ELEV.	=	ELEVATION
EX	=	EXISTING
EXC.	=	EXCEPTION
FFE	=	FINISH FLOOR ELEVATION
FND	=	FOUND
GFE	=	GARAGE FLOOR ELEVATION
GND	=	GROUND
INV	=	INVERT
IP	=	IRON PIPE
IRD	=	IRON ROD
M	=	MEASURED/SURVEYED DISTANCE
NAD	=	NORTH AMERICAN DATUM
N	=	NORTH
N'LY	=	NORTHERLY
NE	=	NORTHEAST
NE'LY	=	NORTHEASTERLY
NO.	=	NUMBER
NW	=	NORTHWEST
NW'LY	=	NORTHWESTERLY
PG.	=	PAGE
QTR	=	QUARTER
REC	=	RECORDED
RIM	=	RIM OR TOP POINT
R/W	=	RIGHT OF WAY
S	=	SOUTH
S'LY	=	SOUTHERLY
SE	=	SOUTHEAST
SE'LY	=	SOUTHEASTERLY
S.T.H.	=	STATE TRUNK HIGHWAY
SW	=	SWIDEST
SW'LY	=	SWIDWESTERLY
SUR	=	SURVEYED
U.S.	=	UNITED STATES HIGHWAY
U.S.G.S.	=	UNITED STATES GEOLOGICAL SURVEY
VAR	=	VARIATION
VPI	=	VERTICAL POINT OF INTERSECTION
W	=	WEST
W'LY	=	WESTERLY

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MILW. AREA 1-414-259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

 1 OF 5	JAHNKE & JAHNKE ASSOCIATES, LLC ENGINEERS • PLANNERS • SURVEYORS CONNECT ► EMPOWER ► DESIGN WWW.JAHNKEANDJAHNKE.COM 524 BLUEMOUND ROAD, WAUKESHA, WI 53188 PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM		PROJECT PATRIOT FENCE N174W21400 ALCAN DRIVE JACKSON WI. 53037		DRAWN BY: JB JOB NO: 24-10014	CHECKED BY: RKMR DATE: 12/12/2024	CLIENT LIZ HAYES-KOTECKI N174W21400 ALCAN DRIVE JACKSON, WI 53037	REVISIONS DESCRIPTION DATE BY
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ASSOCIATES LLC

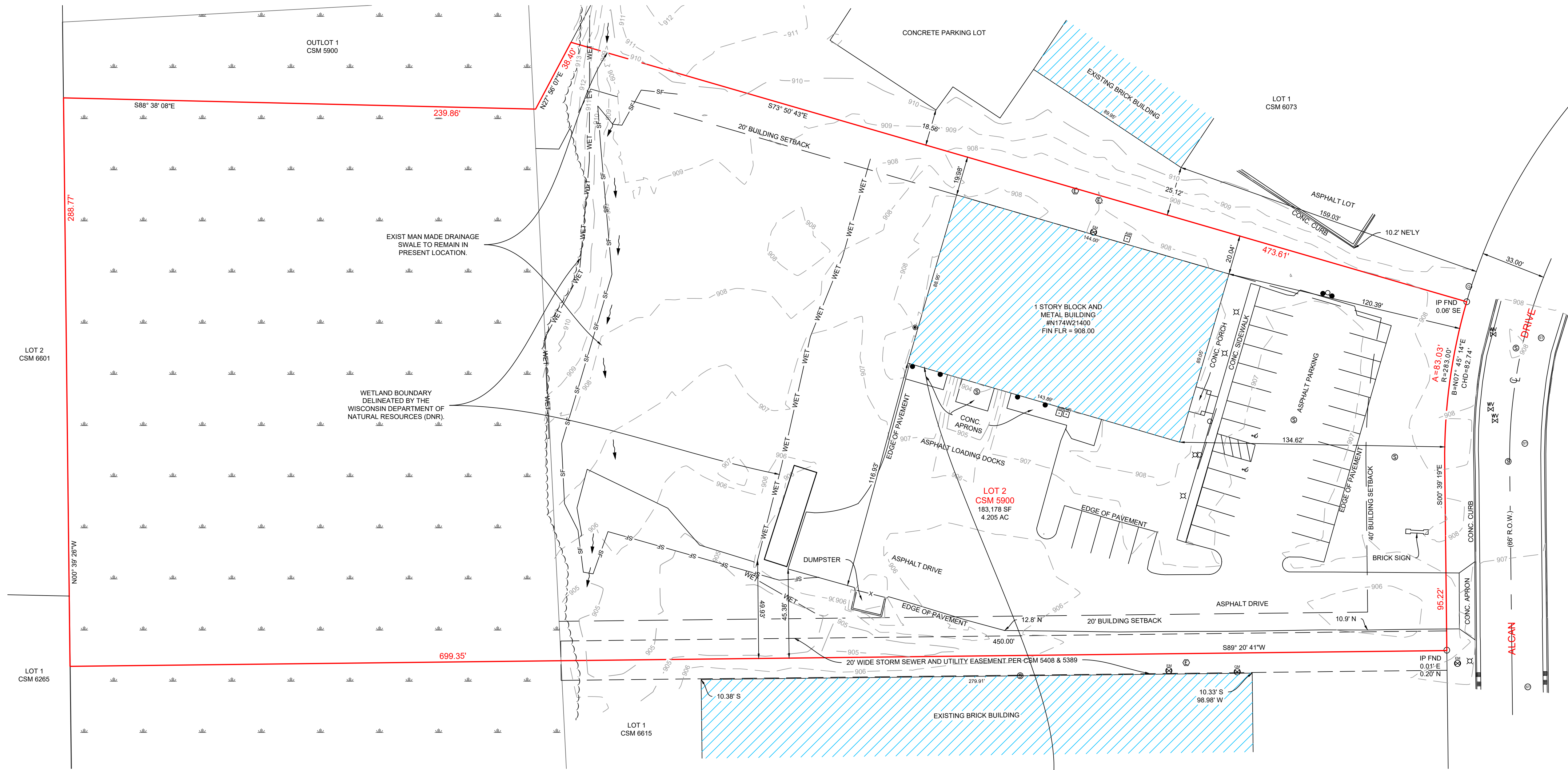
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COVER PAGE

1 OF 5



LEGEND:

- SECTION CORNER MONUMENT
- EX. CHISELED CROSS FOUND
- EX. IRON ROD FOUND
- EX. IRON PIPE FOUND
- EX. STORM MANHOLE
- EX. CATCH BASIN ROUND
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- EX. STORM SEWER (STO)
- EX. WATER MAIN
- EX. TREE LINE
- PRIMARY ENVIRONMENTAL CORRIDOR (PER WASHINGTON COUNTY GIS)

SURVEY NOTES:

- Date of the Survey field work: 09/16/2024
- Building lines, easements and other restrictions not shown herein, should refer to deed, site policy and local zoning ordinances.
- All dimensions shown are in decimal feet, US survey units.
- Legal description was obtained from the client which may not be current, accurate or complete. Review legal description and record measurements on this plat and at once report any apparent difference to the surveyor.
- Utilities have not been certified, therefore the location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but Jahnke & Jahnke Associates LLC does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.
- Reference bearing is assumed unless noted. Bearing shown here are based on the North American Datum of 1983 (NAD 83), Wisconsin State Plane Coordinate System South Zone. Elevations (if any) shown are in relation to the North American Vertical Datum of 1988 (NAVD 88).
- No measurements are to be assumed by scaling.
- Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion of this survey.
- To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.
- Per scope of this survey, not all improvements are shown.

W

N

E

S

SCALE IN FEET

0 30'

REVISIONS	
BY	DESCRIPTION

CHECKED BY: MR	DATE: 12/12/2024
CLIENT	
LIZ HAYES-KOTECKI	
N174W21400 ALCAN DRIVE	
JACKSON, WI 53037	

PROJECT	
PATRIOT FENCE	
N174W21400 ALCAN DRIVE	
JACKSON WI. 53037	

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FILE NAME: S:\projects\24-10014_Liz_Hayes_Kotacki\DWG\24-10014.R0.dwg

2 OF 5

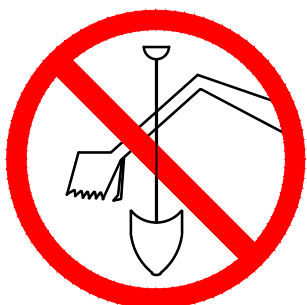
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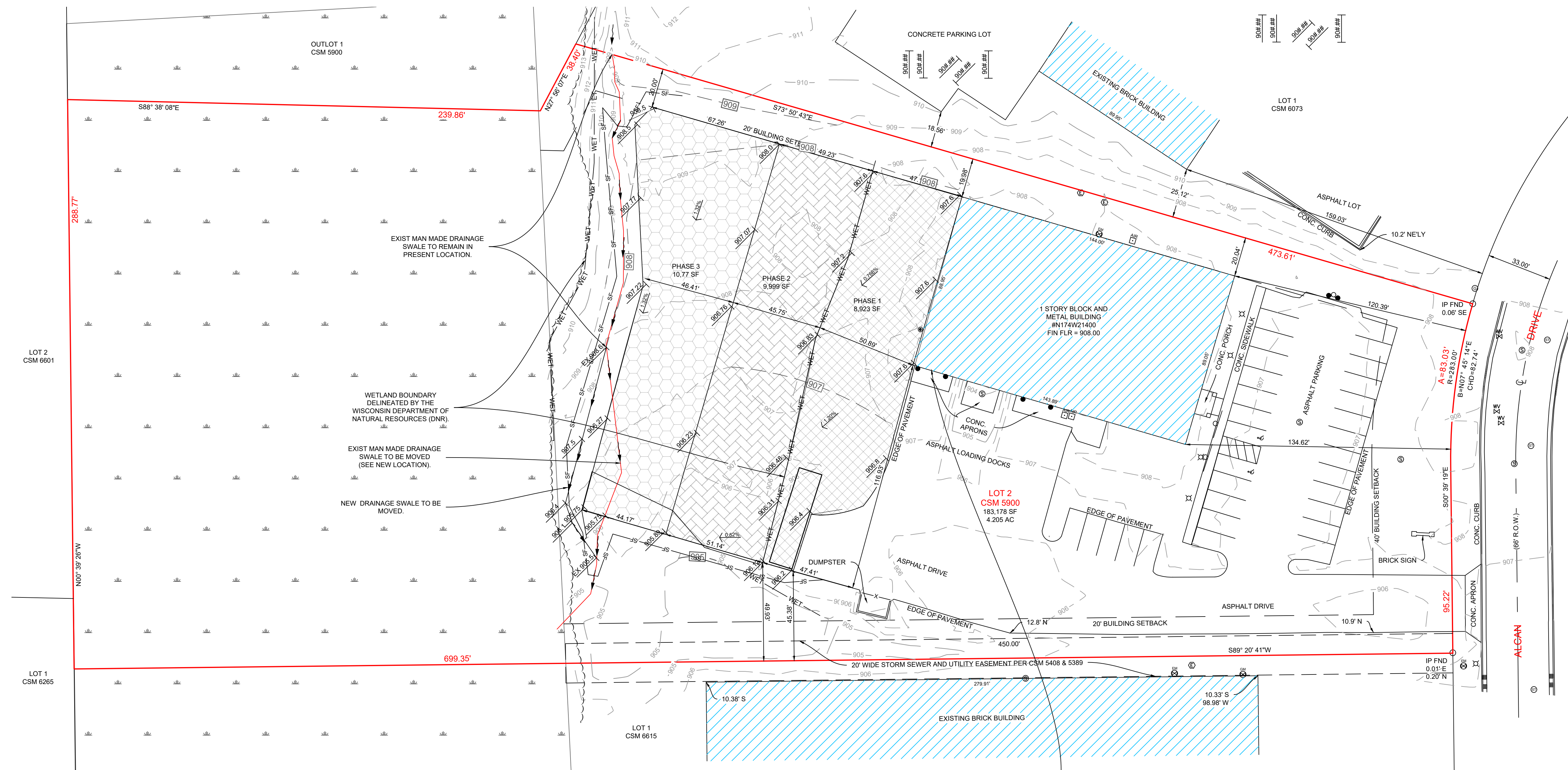
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SITE BENCHMARK # 0000
ELEV = 000.00 (DATUM: NAD 88)
PK NAIL SET IN THE GROUND 1.90 FEET NORTH OF THE SOUTHERN PROPERTY LINE OF LOT 8, 99.36 FEET EAST-SOUTHEASTERLY FROM AN IRON PIPE MARKING THE SOUTHWESTERN CORNER OF LOT 8, AND 65.49 FEET NORTHEAST FROM THE NORTHWESTERN CORNER OF AN EXISTING SHED ON LOT 7.

SITE BENCHMARK # 0000
ELEV = 000.00 (DATUM: NAD 88)
PK NAIL SET IN THE PAVEMENT NEAR THE CENTER OF THE CUL-DE-SAC OF AMBER COURT, 92.65 FEET EAST FROM AN IRON PIPE MARKING THE SOUTHERN MOST CORNER OF LOT 8, AND 72.62 FEET SOUTHEAST OF AN IRON PIPE MARKING THE SOUTHEASTERN CORNER OF LOT 8.

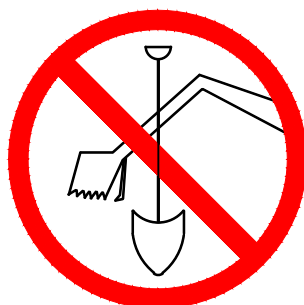
ELEV = 908.00
SITE BENCHMARK # 242 (DATUM: NAD 88)
FINISH FLOOR ELEVATION JUST INSIDE THE WEST MOST OVERHEAD DOOR.

NOT VALID WITHOUT ORIGINAL SIGNATURE



ELEV = 908.00
SITE BENCHMARK # 242 (DATUM: NAD 88)
FINISH FLOOR ELEVATION JUST INSIDE
THE WEST MOST OVERHEAD DOOR.

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GRAVEL LAYDOWN YARD AREA PAVEMENT
NOT TO SCALE

LEGEND:

- | | |
|---|---|
|  | SECTION CORNER MONUMENT |
|  | EX. CHISELED CROSS FOUND |
|  | EX. IRON ROD FOUND |
|  | EX. IRON PIPE FOUND |
|  | EX. STORM MANHOLE |
|  | EX. CATCH BASIN ROUND |
|  | EX. CATCH BASIN SQUARE |
|  | EX. SIAMESE HYDRANT |
|  | EX. GAS VALVE |
|  | EX. AIR CONDITIONER |
|  | EX. ELECTRIC METER |
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|  | EX. TELEPHONE PEDESTAL |
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|  | EX. MAILBOX |
|  | EX. SANITARY MANHOLE |
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|  | EX. BOLLARD (BOL) |
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|  | PRIMARY ENVIRONMENTAL CORRIDOR
(PER WASHINGTON COUNTY GIS) |

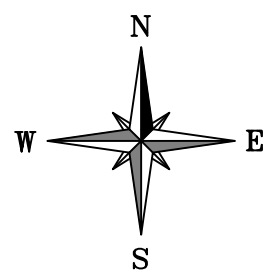
SURVEY NOTES

- Date of the Survey field work:** 09/16/2024
- 2. Building lines, easements and other restrictions not shown herein.**
We refer to the following as "restrictions":
a. Easements: All dimensions shown are in decimal feet. US survey units.
b. Legal Description: was obtained from the client which may not be
correct. Contact your attorney for more details and record
measurements on this plot and at once report any apparent difference.
- 3. Utilities have not been certified, therefore the location and size of the underground structures and utilities shown herein have been located by visual inspection only. The accuracy of the utility locations shown hereon does not guarantee their exact location or the location of others not shown. Contact Digprofs Hotline, Inc., 800-762-7263.**
- 4. The boundary lines shown on this map were determined by bearings based on the North American Datum of 1983 (NAD 83). Wisconsin's official boundary lines are based on the North American Datum of 1983 (NAD 83) and all measurements are in relation to the North American Vertical Datum of 1988 (NAVD 88).**
- 5. Record measurements are to be assumed by scaling.**
- 6. Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of delivery on this plan.**
- 7. To insure legitimacy of this Plat of Survey, it must carry the Embossed Seal of the Surveyor.**
- 8. Per scope of this survey, not all improvements are shown.**

NOT VALID WITHOUT ORIGINAL SIGNATURE

SITE & GRADING PLAN

3 OF 5



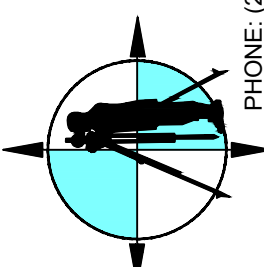
SCALE IN FEET

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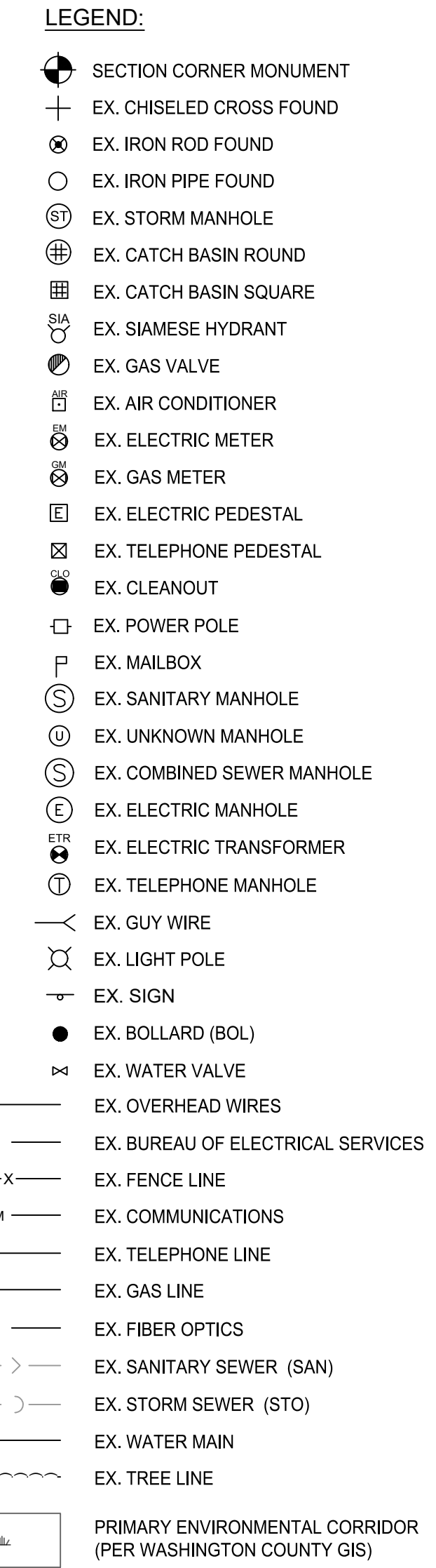
DATE: 12/12/2024	
CLIENT LIZ HAYES-KOTECKI 74W21400 ALCAN DRIVE JACKSON, WI 53037	

PROJECT
PATRIOT FENCE N174W21400 ALCAN JACKSON W1. 5300

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(62) 542-5797. EMAIL: SURVEY@JAHNKEANDJAHNKE.COM



FILE NAME: S:\projects\24-10014 Liz Hayes Kotecki\DWG\24-10014-R0.dwg



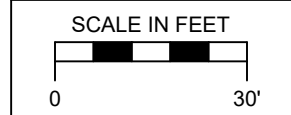
- POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED. THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. **MIKE KOTECH - PATRIOT FENCE AND CONSTRUCTION LLC** IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS, OR OTHER LAND-DISTURBING CONSTRUCTION ACTIVITY) ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topics/stormwater/standards/consr_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE **WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057** FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH **WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060**.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER **WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067**.
11. INSTALL AND MAINTAIN SILT FENCING PER **WDNR TECHNICAL STANDARD SILT FENCE #1056**. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND HEIGHT.
12. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER **WDNR TECHNICAL STANDARD DITCH CHECKS #1062**.
13. INSTALL AND MAINTAIN FILTER SINKS IN ACCORDANCE WITH **WDNR TECHNICAL STANDARD INTERIM MAINTENANCE PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071**.
14. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
15. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
16. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
17. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY **ENTER AGENCY/AGENCY**. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
18. **MIKE KOTECH - PATRIOT FENCE AND CONSTRUCTION LLC** IS RESPONSIBLE FOR CONTROLLING DUST PER **WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068**.
19. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
20. COORDINATE WITH **MIKE KOTECH - PATRIOT FENCE AND CONSTRUCTION LLC** TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSALED LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL.
21. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL, MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
22. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS **[SPECIFY CLASS I, II, OR III]** TYPE **[SPECIFY TYPE A, B, OR C]** EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDNR'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER **WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052**.
23. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS **[SPECIFY CLASS I, II, OR III]** TYPE **[SPECIFY TYPE A, B, OR C]** EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDNR'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER **WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053**.
24. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
25. **MIKE KOTECH - PATRIOT FENCE AND CONSTRUCTION LLC** IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM PUBLIC DATABASE AT: <http://dnr.wi.gov/bowtbl>
26. **REPAIR OR REPLACE SILT FENCE/SILT LOGS AS REQUIRED TO STOP MATERIAL FROM LEAVING THE CONSTRUCTION SITE** IF THERE IS A DISCHARGE OF SEDIMENT AND/OR OTHER CONTAMINANTS. A SPILL PLAN IS REQUIRED IF THERE IS POTENTIAL TO DISCHARGE CONTAMINANTS TO WATERS OF THE STATE.
26. **INVESTIGATE AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006**: <https://www3.epa.gov/rpdas/pubs/concretemwashout.pdf>. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

SURVEY NOTES:

1. Date of the Survey field work: 09/16/2024
2. During this, easements and other restrictions not shown herein should refer to deed, title policy and local zoning ordinances.
3. Easements shown on this plat are not shown on the original survey.
4. Legal description was obtained from the local which may not be current, accurate and complete. Review legal description and record of survey for more details.
5. All measurements are based on the location of the corner of the survey.
6. All measurements are certified, therefore the location side of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but Jahnke & Jahnke Associates cannot guarantee that the location of the underground structures are correct. Contact Doggers Hellige, Inc.
7. The location is assumed to be correct. The bearing shown here are based on the North American Datum of 1983 (NAD 83). Wisconsin State Plane Coordinate System State Zone. Elevations (if any) shown are based on the North American Datum of 1988 (NAD 88).
8. All measurements are to be accurate within 1/4" of 1588 NAD 88.
9. Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on this sheet.
10. For instant legitimation of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.
11. The Survey is subject to all applicable laws and regulations.

WETLAND LOCATION PLAN

5 OF 5

[illegible]

DRAWN BY: JB	CHECKED BY: MR
JOB NO.: 24-10014	
DATE: 12/12/2024	
CLIENT LIZ HAYES-KOTECKI N174W21400 ALCAN DRIVE JACKSON, WI 53037	

PROJECT
PATRIOT FENCE NN174W21400 ALCAN DRIVE JACKSON WI. 53037

JAHNKE & JAHNKE
ASSOCIATES, LLC
ENGINEERS, PLANNERS, SURVEYORS
CONNECT • EMPOWER • DESIGN
WWW.JAHNKEANDJAHNKE.COM
524 BLUEMOUND ROAD, WAUKESHA, WI 53188
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

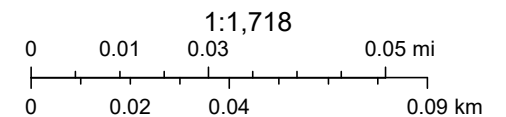
FILE NAME: S:\projects\24-10014 | iz Hayes Kotecki\DWG\24-10014-B0.dwg

N174 W21400 Alcan Court



12/20/2024, 8:50:53 AM

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



STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: January 16, 2025

Agenda Item: Item #6

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Heidtke, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Review of Extra-Territorial Certified Survey Map for Parcel: T9_052300B –
Gene & Ann Kissinger Revocable Trust

Background and Analysis:

The property owners seek Village review and approval of a Certified Survey Map for their property identified by Parcel: T9_052300B located in the Town of Polk. The Certified Survey Map was drafted to reflect roughly 0.876-acres of land along the north end of their property that was recently sold to their abutting neighbors. The updated CSM would also remove a portion of Tillie Lake that was incorrectly designated as private property belonging to Mr. & Mrs. Kissinger.

Comprehensive Plan & Zoning Impacts:

The property lies outside of the Village of Jackson boundaries and therefore, is not subject to Village comprehensive plan or zoning regulations.

Site Plan:

See attached location map and draft Certified Survey Map.

Additional Staff Comments:

Building Inspection/Zoning

Staff recommends approval of the CSM as submitted.

Review Procedures:

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

Notice Requirements:

- Posting on the agenda

Potential Action:

Motion to recommend the Village Board take no exception to the Certified Survey Map for Parcel: T9_052300B located at 3896 Mayfield Road, Jackson, WI.

Attachments:

1. PC Application

2. Location Map
3. Combined Parcel Map
4. 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: 3896 Mayfield Road, Unit: Jackson, WI

Parcel #: T9 05 2300 B Lot Size: 11.83 + 3.86 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): Sally Washick, Trustee of Gene & Ann Kissinger Rev Trust

Mailing Address: 3880 Mayfield Rd Jackson State WI Zip 53037

Office: (_____) Cell: (262) 388-3221 Fax: (_____) _____

Email: swashick66@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): Gene & Ann Kissinger Rev. Fam Trust

Address: 3896 Mayfield Road Jackson State WI Zip 53037

Office: (_____) Cell: (262) 388-3221 Fax: (_____) _____

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

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: New CSM

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

Hours of Operation: N/A

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

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 - residential existing

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

existing - residential, already abuts Tillie Lake Centre

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

None

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

None

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):

None

Describe the projected traffic circulation and impacts: None

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

None - exists on a private Road.

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: _____

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 None

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

None - residential

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

None existing.

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

N/A - existing residential

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

Projected Water Usage: N/A gal/year

private mound & well in Town of Polk

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):

Gene & Ann Kissinger Rev Trust, Sally Washick
Trustee

Applicant Signature:

Sally Washick

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

12/20/2024

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)

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: 12/20/24
Amount: \$ 150.00
Payment Type: CH / CC / CASH
Check/Rcpt. #: 44344/371
Received By: [Signature]



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

Utilities/fees Payment Confirmation (Ref #: 44344371)

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

Date: 12/20/2024 16:56 EST

TRANSACTION INFORMATION

Name: Robert Kearns

Transaction Reference #: 44344371

Utility Account #:

Transaction Date/Time: 12/20/2024 16:56 EST

Building Permit #:

Parking Ticket #:

Police Dept

Program:

Fire Department

Program:

General: Kissinger Csm

BILLING INFORMATION

Name: Robert Kearns

Address: 3900 Mayfield Road

City, State Zip: Jackson, WI 53037

Phone #: (262)689-6384

Card #: xxxx-xxxx-xxxx-4108

PAYMENT INFORMATION

Approval #: 08239Z

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.

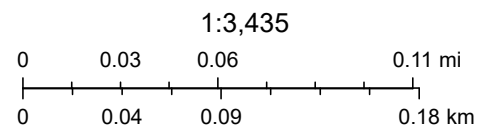
Thank you for using AllPaid

Parcel #: T9_052300B

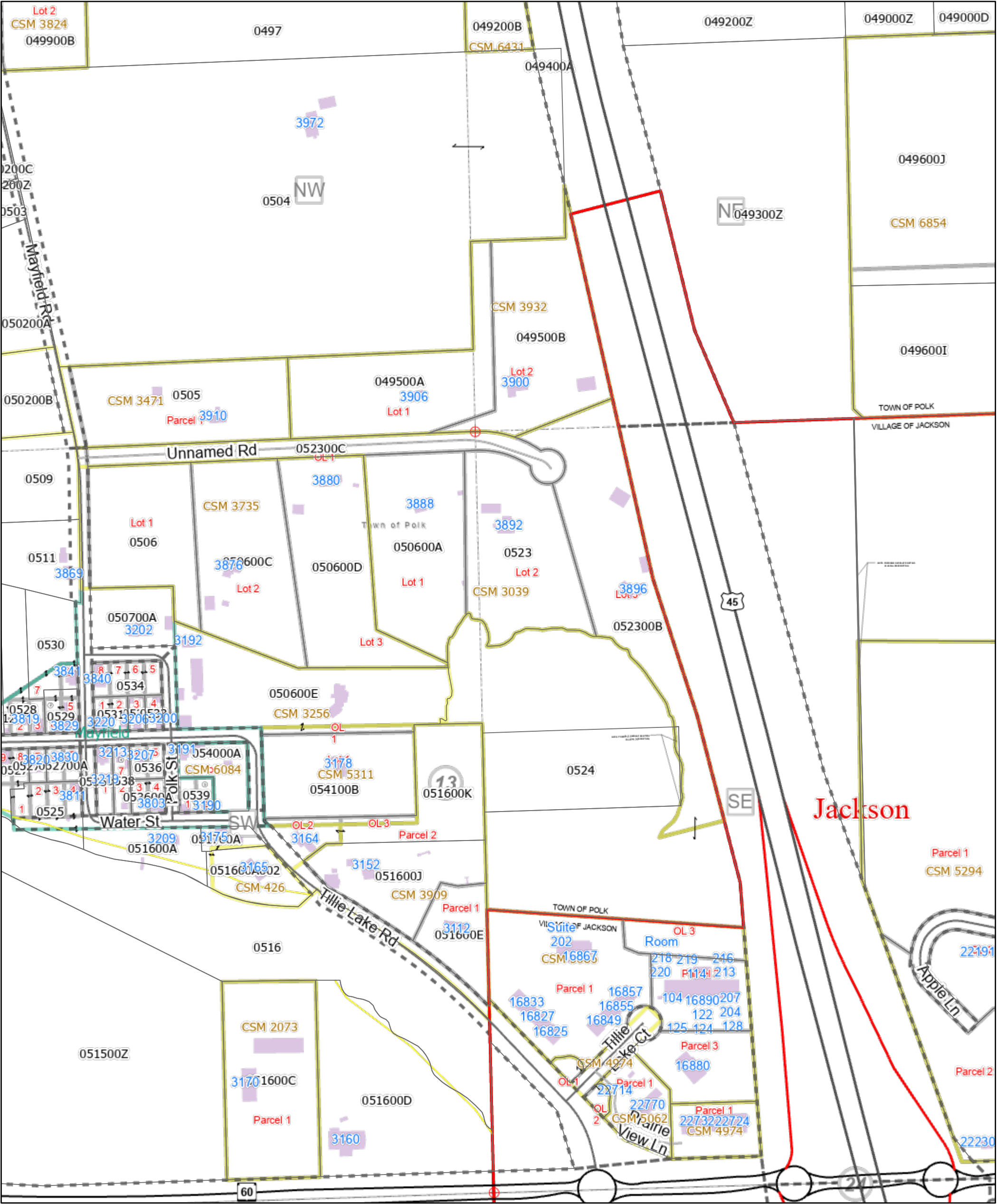


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- | | | |
|--------------------------|-------------------------|---------------------|
| Current Parcel | Leader Lines | Right-of-Way |
| Override 1 | Parcel Taxkey & Acreage | Municipality |
| Road Centerline STH, CTH | PLSS Boundary | Local Road 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 | | |

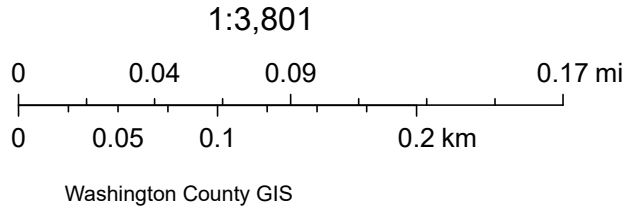


Washington County, Wisconsin



12/19/2024, 1:27:36 PM

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



Washington County Certified Survey Map

Part of Lot Three (3) Certified Survey Map No. 3039 as recorded in the Washington County Registry in Volume 17 of Certified Survey Maps on pages 209-211 as Document No. 509981 and part of the SW 1/4 and NW 1/4 of the SE 1/4 of Section 13, Township 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin.

Curve Data					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C-1	375.00'	242.72'	37°05'05"	238.50'	S 72°23'46" E
C-2	60.00'	92.53'	88°21'24"	83.63'	S 66°18'30" E
C-3	60.00'	102.15'	97°33'00"	90.26'	N 26°38'42" E

(r.a.) means "recorded as"

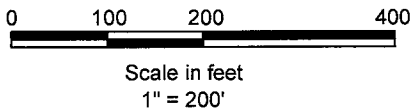
P.O.B. - indicates "Point of Beginning"

○ - indicates a 1.3"od x 18" iron pipe weighing 1.68 lbs./ft. set.

● - indicates 1.3"od iron pipe found unless noted.

OHWM - indicates a "Ordinary High-Water Mark"

Any land below the "OHWM" ordinary highwater 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.



Bearings are referenced to the Wisconsin County Coordinate System, Washington County zone (NAD-83/ WISCORS 2011 Adjustment). The west line of the SE 1/4 of Sec. 13-10-19 has a grid bearing of N 00°03'27" W.

Note: No Title Search or Title Policy was provided at the time of this survey and all easements may not be shown.

WISCONSIN

DONALD J THOMA

S-2470

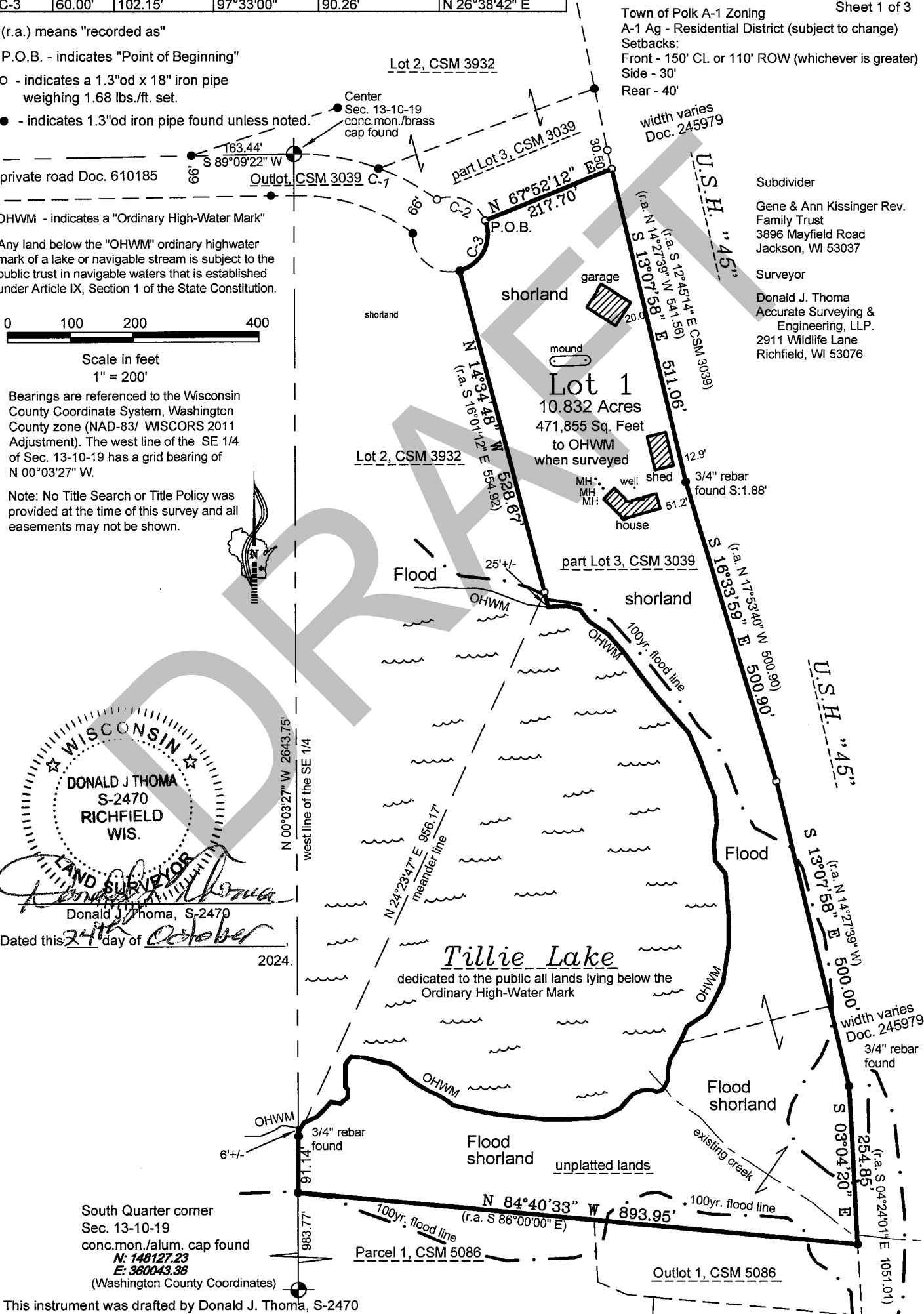
RICHFIELD

WIS.

LAND SURVEYOR

Donald J. Thoma, S-2470

Dated this 24th day of October 2024.



Town of Polk A-1 Zoning
A-1 Ag - Residential District (subject to change)
Setbacks:
Front - 150' CL or 110' ROW (whichever is greater)
Side - 30'
Rear - 40'

Sheet 1 of 3

width varies
Doc. 245979

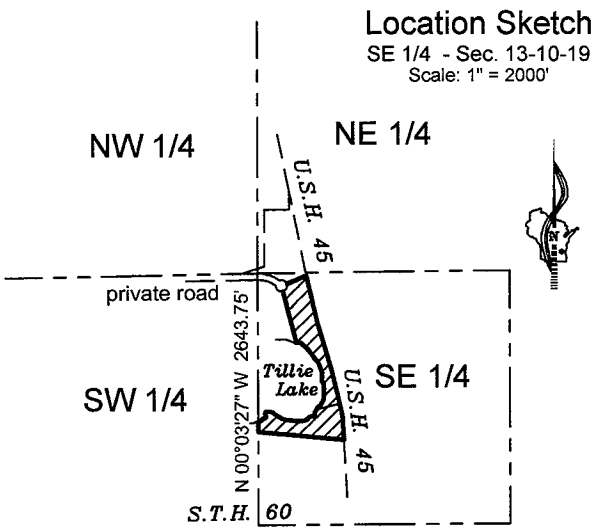
U.S.H. "45"

Subdivider
Gene & Ann Kissinger Rev.
Family Trust
3896 Mayfield Road
Jackson, WI 53037

Surveyor
Donald J. Thoma
Accurate Surveying &
Engineering, LLP.
2911 Wildlife Lane
Richfield, WI 53076

Washington County Certified Survey Map

Part of Lot Three (3) Certified Survey Map No. 3039 as recorded in the Washington County Registry in Volume 17 of Certified Survey Maps on pages 209-211 as Document No. 509981 and part of the SW 1/4 and NW 1/4 of the SE 1/4 of Section 13, Township 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin.



Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Sally A. Washick, I have surveyed, divided, mapped and dedicated the land shown and described hereon, part of Lot Three (3) Certified Survey Map No. 3039 as recorded in the Washington County Registry in Volume 17 of Certified Survey Maps on pages 209-211 as Document No. 509981 and part of the SW 1/4 and NW 1/4 of the SE 1/4 of Section 13, Township 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin, which is bounded and described as follows:

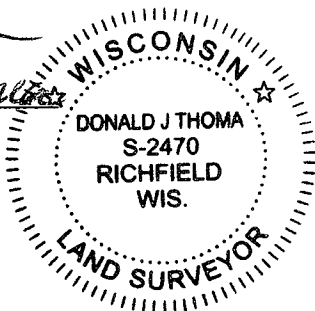
Commencing at the South quarter corner of said Section 13; thence N 00°03'27" W, along the west line of said SE 1/4, 2643.75 feet, to a concrete monument with a brass cap marking the Center of said Section 13; thence southeasterly along the northerly line of the monumented private road as Outlot in said Certified Survey Map No. 3039 and along the arc of a curve to the right 242.72 feet, radius 375.00 feet, delta 37°05'05", chord S 72°23'46" E 238.50 feet; thence southeasterly continuing along said Outlot in said Certified Survey Map No. 3039 and along the arc of a curve to the right 92.53 feet, radius 60.00 feet, delta 88°21'24", chord S 66°18'30" E 83.63 feet, to the point of beginning of lands herein described; thence N 67°52'12" E, 217.70 feet, to the intersection of the westerly right-of-way line of U.S.H. "45"; thence S 13°07'58" E, continuing along said westerly right-of-way line, 511.06 feet; thence S 16°33'59" E, continuing along said westerly right-of-way line, 500.90 feet; thence S 13°07'58" E, continuing along said westerly right-of-way line, 500.00 feet to a 3/4 inch iron rebar found; thence S 03°04'20" E, continuing along said westerly right-of-way line, 254.85 feet; to a 1.3 inch od iron pipe found marking the northeast corner of Certified Survey Map No. 5086 as recorded in the Washington County Registry in Volume 35 of Certified Survey Maps on pages 202-205 as Document No. 818642; thence N 84°40'33" W, along the north line of said Certified Survey Map No. 5086, 893.95 feet, to a 1.3 inch od iron pipe found marking the northwest corner of said Certified Survey Map No. 5086 and the intersection of said west line of the SE 1/4; thence N 00°03'27" W, along said west line of the SE 1/4, 91.14 feet, to a 3/4 inch iron rebar found marking a meander corner on the southerly shore of Tillie Lake, 6 feet +/- south of the shore; thence N 24°23'47" E, along said meander line, 956.17 feet, to the intersection of monumented westerly line of said Lot 3, to a point 25 feet +/- northerly from the shore of said Tillie Lake; thence N 14°34'48" W, along said monumented westerly line of Lot 7, 528.67 feet, to a 1.3 inch od iron pipe found marking the northwesterly corner of said Lot 3; thence northeasterly along the southerly line of said private road as Outlot and along the arc of a curve to the left 102.15 feet, radius 60.00 feet, delta 97°33'00", chord N 26°38'42" E 90.26 feet, to the point of beginning. INCLUDING all lands to the OHWM of Tillie Lake.

Containing 18.404 acres (801,676 square feet) more or less along meander line and 10.832 acres (471,855 square feet) more or less to the OHWM at the time of this survey.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Town of Polk Land Division Ordinance in surveying, dividing, mapping and dedicating said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 24th day of October, 2024.

Donald J. Thoma, S-2470



Washington County Certified Survey Map

Part of Lot Three (3) Certified Survey Map No. 3039 as recorded in the Washington County Registry in Volume 17 of Certified Survey Maps on pages 209-211 as Document No. 509981 and part of the SW 1/4 and NW 1/4 of the SE 1/4 of Section 13, Township 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin.

Owner's Certificate:

As owner/ trustee, I hereby certify that I caused the land shown and described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map I further certify that there is no mortgage on this property and that this Certified Survey Map is required to be submitted to the following for approval:

Town of Polk Plan Commission Village of Jackson Plan Commission
Town of Polk Town Board Village of Jackson Village Board

Sally A. Washick - Trustee

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this day of , 202__ , the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) , Notary Public, ,Wisconsin.

My commission expires

Town of Polk Plan Commission Approval:

This land division is hereby approved by the Town of Polk Plan Commission
this day of , 202__.

Albert J. Schulteis III - Chairperson Dean Kelley - Zoning Administrator

Town of Polk Town Board Approval:

This land division is hereby approved, and the lake dedication is accepted by the Town of Polk Town Board, this day of , 202__.

Albert J. Schulteis III - Chairperson Alison Pecha - Clerk

Village of Jackson Plan Commission Approval:

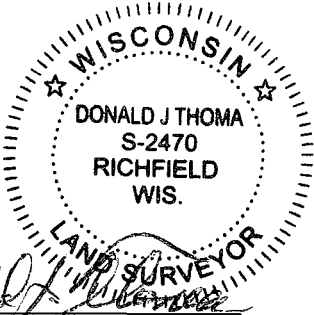
This land division is hereby approved by the Village of Jackson Plan Commission this day of , 202__.

Brian Heckendorf - Chairperson Jackie Schuh -Village Clerk

Village of Jackson Board Approval:

This land division is hereby approved and accepted by the Village of Jackson Board
this day of , 202__.

Brian Heckendorf - President Jackie Schuh -Village Clerk



Donald J. Thoma, S-2470
Dated this 24th day of October, 2024.

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: January 16, 2025

Agenda Item: Item #7

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Heidtke, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Review of Extra-Territorial Certified Survey Map for Parcel: T9_049500B – Robert & Nicolette Kearns

Background and Analysis:

The property owners seek Village review and approval of a Certified Survey Map for their property identified by Parcel: T9_049500B located in the Town of Polk. The Certified Survey Map was drafted to include roughly 0.876-acres of additional land along the south end of their property that was recently purchased from their neighbor.

Comprehensive Plan & Zoning Impacts:

The property lies outside of the Village of Jackson boundaries and therefore, is not subject to Village comprehensive plan or zoning regulations.

Site Plan:

See attached location map and draft Certified Survey Map.

Additional Staff Comments:

Building Inspection/Zoning

Staff recommends approval of the CSM as submitted.

Review Procedures:

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

Notice Requirements:

- Posting on the agenda

Potential Action:

Motion to recommend the Village Board take no exception the Certified Survey Map for Parcel: T9_049500B located at 3900 Mayfield Road, Jackson, WI.

Attachments:

1. PC Application
2. Location Map

3. Combined Parcel Map
4. 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: 3900 Mayfield Rd. Unit: — Jackson, WI

Parcel #: _____ Lot Size: 6.34 ^{276,437} sq. ft. Building Area: 4990 sq. ft.

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

APPLICANT INFORMATION

Name(s): Robert Kenneth III

Mailing Address: 3900 Mayfield Rd. Jackson State WI Zip 53037

Office: (____) _____ Cell: (262) 689-6384 Fax: (____) _____

Email: bob@C2S.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): Robert & Nikolette Kenneth

Address: 3900 Mayfield Rd Jackson State WI Zip 53037

Office: (____) _____ Cell: (262) 689-6384 Fax: (____) _____

Email: Bob@C2S.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

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: New LSM

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

Hours of Operation: N/A

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

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: None - Other Residential Land

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: None

Describe any proposed grading, and/or stormwater management plan: None

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): None

Describe the projected traffic circulation and impacts: None

List all setbacks from rights-of-way and property lines and height limitations: None
Private Rd 1

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: None

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.): None

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: None - Residential

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): None

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: None

Projected Sewer/Wastewater Usage: NA gal/year

Projected Water Usage: AA gal/year

Private Mound well

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): Robert Kerns III

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 12-20-2024

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)

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:	<u>12/20/24</u>
Amount: \$	<u>150.00</u>
Payment Type:	CH ☒ CC / CASH
Check/Rcpt. #:	<u>44344323</u>
Received By:	<u>[Signature]</u>



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

Utilities/fees Payment Confirmation (Ref #: 44344323)

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

Date: 12/20/2024 16:53 EST

TRANSACTION INFORMATION

Name: Robert Kearns
Utility Account #:
Building Permit #:
Parking Ticket #:
Police Dept
Program:
Fire Department
Program:
General: Kearns Csm

Transaction Reference #: 44344323
Transaction Date/Time: 12/20/2024 16:53 EST

BILLING INFORMATION

Name: Robert Kearns
Address: 3900 Mayfield Road
City, State Zip: Jackson, WI 53037
Phone #: (262)689-6384
Card #: xxxx-xxxx-xxxx-4108

PAYMENT INFORMATION

Approval #:	09772Z
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.

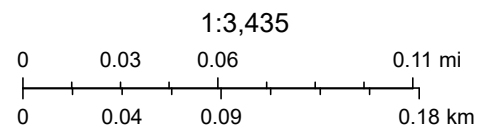
Thank you for using AllPaid

Parcel #: T9_049500B

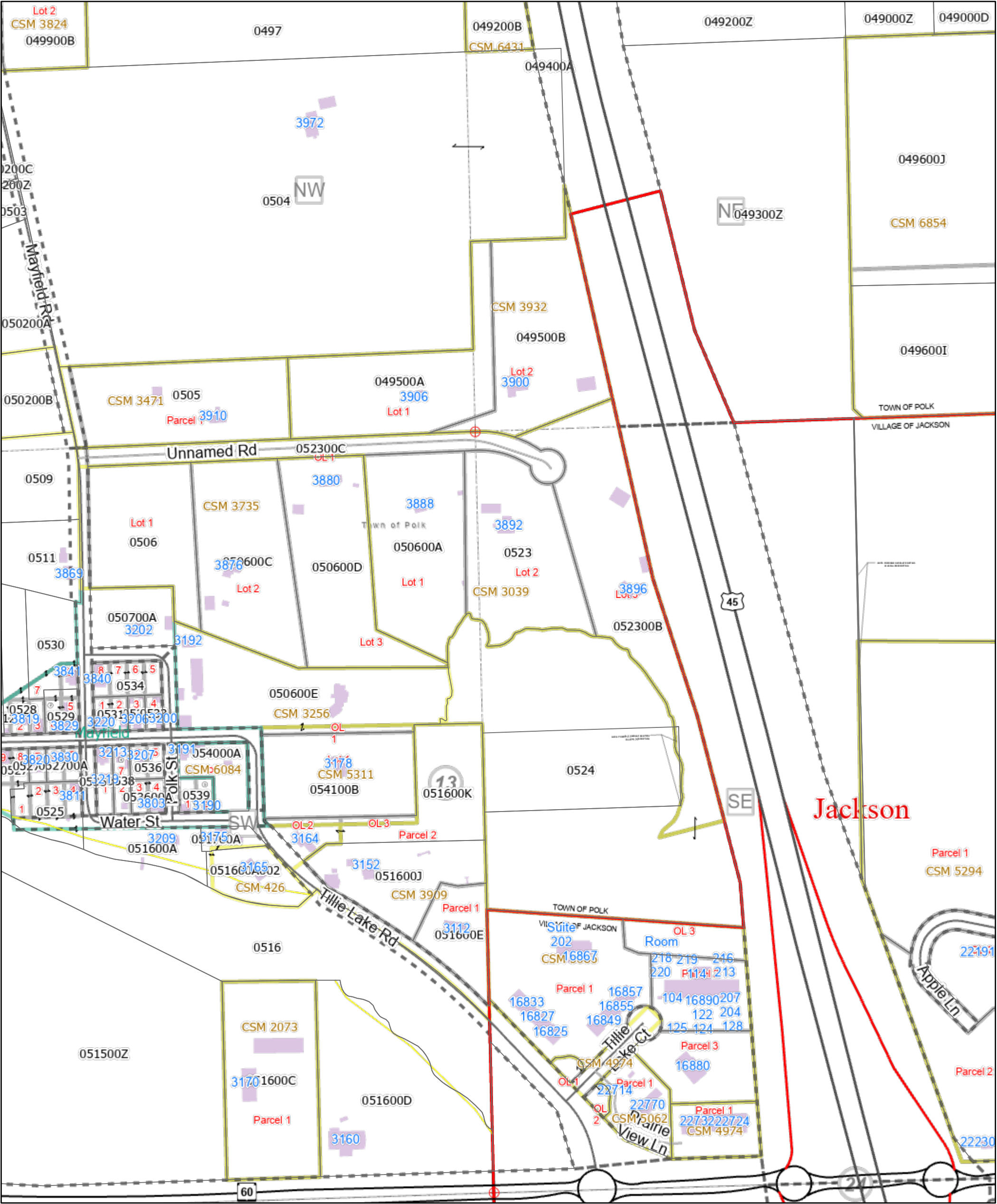


12/20/2024, 10:57:28 AM

- | | | |
|-------------------------|-------------------------|----------------------|
| Current Parcel | Leader Lines | Plat |
| Override 1 | Parcel Taxkey & Acreage | Certified Survey Map |
| Road Centerline I, USH | PLSS Boundary | Right-of-Way |
| Federal Highway | PLSS Section | Municipality |
| Address Point | PLSS Quarter | Local Road Labels |
| Lot Number | Lot | Named Private Drive |
| Certified Survey Number | | PLSS Monument |
| | | Landhook |

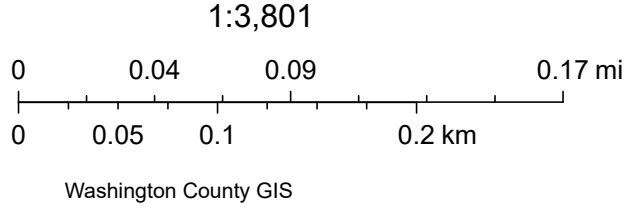


Washington County, Wisconsin



12/19/2024, 1:27:36 PM

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



Washington County Certified Survey Map

All of Lot Two (2) Certified Survey Map No. 3932 as recorded in the Washington County Registry in Volume 25 of Certified Survey Maps on pages 101-103 as Document No. 610185 and part of Lot Three (3) of Certified Survey Map No. 3039 as recorded in the Washington County Registry in Volume 17 of Certified Survey Maps on pages 209-211 as Document No. 509981 all in part of the SW 1/4 of the NE 1/4, NW 1/4 of the SE 1/4 and the SE 1/4 of the NW 1/4 of Section 13, Township 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin.

Curve Data					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C-1	60.00'	92.53'	88°21'24"	83.63'	N 66°18'30" W
C-2	375.00'	242.72'	37°05'05"	238.50'	N 72°23'46" W

(r.a.) means "recorded as"

P.O.B. - indicates "Point of Beginning"

○ - indicates a 1.3"od x 18" iron pipe weighing 1.68 lbs./ft. set.

● - indicates 1.3"od iron pipe found unless noted.

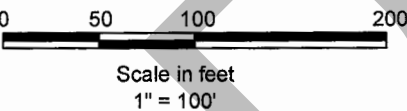
Note. A Title Policy was provided for Lot 2, CSM No. 3932, 5011400-0752442e dated 6-4-2013 by the owners. Easements are shown per Title Policy provided.

Subdivider

Robert E. Kearns III &
Nicolette L. Kearns
3900 Mayfield Road
Jackson, WI 53037

Surveyor

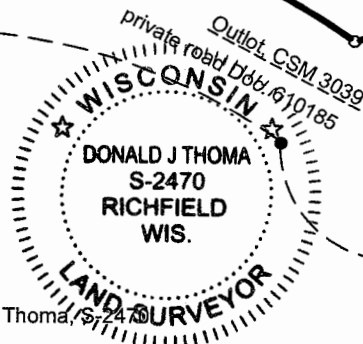
Donald J. Thoma
Accurate Surveying &
Engineering, LLP.
2911 Wildlife Lane
Richfield, WI 53076



Bearings are referenced to the Wisconsin County Coordinate System, Washington County zone (NAD-83/ WISCORS 2011 Adjustment). The west line of the SE 1/4 of Sec. 13-10-19 has a grid bearing of N 00°03'27" W.

Lot 1, CSM 3932
(r.a. N 71°00' E 244.44)
N 72°00'38" E 245.05'
163.44'
S 89°09'22" W
(r.a. S 87°37'18" W 163.00)
monumented south line of Lot 2, CSM 3932
Outlot, CSM 3039
P.O.B.
Center Sec. 13-10-19 conc.mon./brass cap found
1"od iron pipe found
C-2

South Quarter corner
Sec. 13-10-19
conc.mon./alum. cap found
N: 148127.23
E: 360043.36
(Washington County Coordinates)



This instrument was drafted by Donald J. Thoma, S-2470

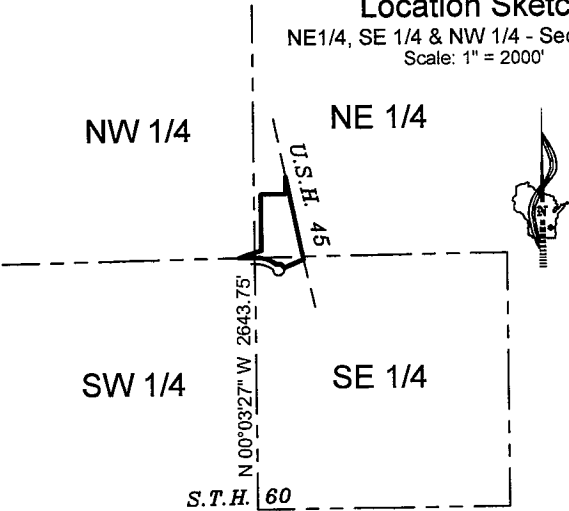
Donald J. Thoma, S-2470
Dated this 24th day of October, 2024.

Washington County Certified Survey Map

All of Lot Two (2) Certified Survey Map No. 3932 as recorded in the Washington County Registry in Volume 25 of Certified Survey Maps on pages 101-103 as Document No. 610185 and part of Lot Three (3) of Certified Survey Map No. 3039 as recorded in the Washington County Registry in Volume 17 of Certified Survey Maps on pages 209-211 as Document No. 509981 all in part of the SW 1/4 of the NE 1/4, NW 1/4 of the SE 1/4 and the SE 1/4 of the NW 1/4 of Section 13, Township 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin.

Location Sketch

NE 1/4, SE 1/4 & NW 1/4 - Sec. 13-10-19
Scale: 1" = 2000'



Surveyor's Certificate:

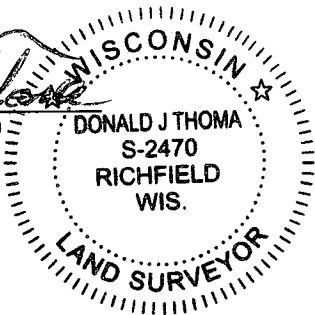
I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Robert E. Kearns III, I have surveyed, divided and mapped the land shown and described hereon, all of Lot Two (2) Certified Survey Map No. 3932 as recorded in the Washington County Registry in Volume 25 of Certified Survey Maps on pages 101-103 as Document No. 610185 and part of Lot Three (3) Certified Survey Map No. 3039 as recorded in the Washington County Registry in Volume 17 of Certified Survey Maps on pages 209-211 as Document No. 509981 all of Lot Two (2) Certified Survey Map No. 3932 as recorded in the Washington County Registry in Volume 25 of Certified Survey Maps on pages 101-103 as Document No. 610185 and part of Lot Three (3) of Certified Survey Map No. 3039 as recorded in the Washington County Registry in Volume 17 of Certified Survey Maps on pages 209-211 as Document No. 509981 all in part of the SW 1/4 of the NE 1/4, NW 1/4 of the SE 1/4 and the SE 1/4 of the NW 1/4 of Section 13, Township 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin, which is bounded and described as follows:
Commencing at the South quarter corner of said Section 13; thence N 00°03'27" W, along the west line of said SE 1/4, 2643.75 feet, to a concrete monument with a brass cap marking the Center of said Section 13 and the point of beginning of lands herein described; thence S 89°09'22" W, along the monumented south line of said Lot 2, 163.44 feet, to a 1.3 inch od iron pipe found; thence N 72°00'38" E, along the monumented line of said Lot 2, 245.05 feet, to a 1.3 inch od iron pipe found; thence N 00°04'15" W, along the monumented west line of said Lot 2, 587.60 feet, to a 1.3 inch od iron pipe found; thence N 89°45'45" E, along the monumented north line of said Lot 2, 259.38 feet, to a 1.3 inch od iron pipe found; thence N 00°05'24" E, along the westerly line of said Lot 2, 185.46 feet; to the intersection of the westerly right-of-way line of U.S.H. "45" as described in Document No. 245979 recorded in the Washington County Registry; thence S 11°25'33" E, along said westerly right-of-way line, 858.44 feet, to a 1.3 inch od iron pipe set; thence S 13°07'58" E, continuing along said westerly right-of-way line, 30.50 feet; thence S 67°52'12" W, 217.70 feet, to the intersection of monumented private road as Outlot in said Certified Survey Map No. 3039; thence northwesterly and westerly along said Outlot and along the arc of a curve to the left 92.53 feet, radius 60.00 feet, delta 88°21'24", chord N 66°18'30" W 83.63 feet; thence northwesterly continuing along said Outlot and along the arc of a curve to the left 242.72 feet, radius 375.00 feet, delta 37°05'05", chord N 72°23'46" W 238.50 feet, to the point of beginning.

Containing 6.346 acres (276,437 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Town of Polk Land Division Ordinance in surveying, dividing and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 24th day of October, 2024.


Donald J. Thoma, S-2470



Washington County Certified Survey Map

All of Lot Two (2) Certified Survey Map No. 3932 as recorded in the Washington County Registry in Volume 25 of Certified Survey Maps on pages 101-103 as Document No. 610185 and part of Lot Three (3) of Certified Survey Map No. 3039 as recorded in the Washington County Registry in Volume 17 of Certified Survey Maps on pages 209-211 as Document No. 509981 all in part of the SW 1/4 of the NE 1/4, NW 1/4 of the SE 1/4 and the SE 1/4 of the NW 1/4 of Section 13, Township 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin.

Owner's Certificate:

As owners, we hereby certify that we caused the land shown and described herein to be surveyed, divided and mapped as represented on this Certified Survey Map and that this Certified Survey Map is required to be submitted to the following for approval:

Town of Polk Plan Commission · Village of Jackson Plan Commission
Town of Polk Town Board Village of Jackson Village Board

Robert E. Kearns III - Owner Nicolette L. Kearns - Owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 202__, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

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

My commission expires _____

Town of Polk Plan Commission Approval:

This land division is hereby approved by the Town of Polk Plan Commission
this ____ day of _____, 202__.

Albert J. Schulteis III - Chairperson Dean Kelley - Zoning Administrator

Town of Polk Town Board Approval:

This land division is hereby approved, and accepted by the Town of
Polk Town Board, this ____ day of _____, 202__.

Albert J. Schulteis III - Chairperson Alison Pecha - Clerk

Village of Jackson Plan Commission Approval:

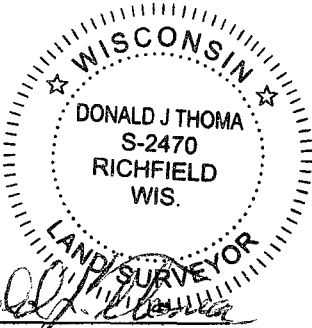
This land division is hereby approved by the Village of Jackson Plan Commission this ____ day of _____, 202__.

Brian Heckendorf - Chairperson Jackie Schuh - Village Clerk

Village of Jackson Board Approval:

This land division is hereby approved and accepted by the Village of Jackson Board
this ____ day of _____, 202__.

Brian Heckendorf - President Jackie Schuh - Village Clerk



Donald J. Thoma, S-2470
Dated this 24th day of October, 2024.

Washington County Certified Survey Map

All of Lot Two (2) Certified Survey Map No. 3932 as recorded in the Washington County Registry in Volume 25 of Certified Survey Maps on pages 101-103 as Document No. 610185 and part of Lot Three (3) of Certified Survey Map No. 3039 as recorded in the Washington County Registry in Volume 17 of Certified Survey Maps on pages 209-211 as Document No. 509981 all in part of the SW 1/4 of the NE 1/4, NW 1/4 of the SE 1/4 and the SE 1/4 of the NW 1/4 of Section 13, Township 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin.

Consent of Corporate Mortgage:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Robert E. Kearns III and Nicolette L. Kearns, owners.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its President, and countersigned by _____, it Secretary(cashier), at _____, Wisconsin, and its corporate seal to be hereunto affixed this ____ day of _____, 202__.

In the presence of:

_____(Corporate Seal)
Corporate Name

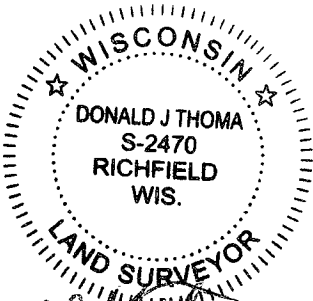
President Secretary of Cashier Date

STATE OF WISCONSIN)

COUNTY)s.s.

Personally came before me this ____ day of _____, 202__,
President, and _____, Secretary(cashier) of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal)_____, Notary Public, _____, Wisconsin.
My commission expires _____



Donald J. Thoma
Donald J. Thoma, S-2470
Dated this 24th day of October, 2024.

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: January 16, 2025

Agenda Item: Item #8

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Heidtke, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Certified Survey Map for Parcel: V3_007900Y – Dittmar Properties, LLC

Background and Analysis:

Dittmar Properties, LLC seeks Village review and approval of a Certified Survey Map (CSM) for their property identified by Parcel: V3_007900Y located in the Village of Jackson. The CSM, if approved, would create a new separate parcel consisting of 0.953-acres (41,489 sf) in area. While the owners do not have any current development plans, it is plausible that a future re-zoning request would seek to designate the property for multi-family development.

Comprehensive Plan & Zoning Impacts:

The property is designated Multi-Family/High Density Urban Residential under the Village Comprehensive Plan and is dual zoned as R-1 Single-Family Residential and R-9 Mobile Home Park Residential

Site Plan:

See attached location map and draft Certified Survey Map.

Additional Staff Comments:

Building Inspection/Zoning

Staff recommends approval of the CSM as submitted.

Review Procedures:

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

Notice Requirements:

- Posting on the agenda

Potential Action:

Motion to recommend the Village Board approve the Certified Survey Map for Parcel: V3_007900Y.

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: Rosewood Lane Unit: _____ Jackson, WI

Parcel #: Lot 1 Lot Size: 41,489 sq. ft. Building Area: _____ sq. ft.

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

APPLICANT INFORMATION

Name(s): Dittmar Realty, Inc

Mailing Address: PO Box 99, Menomonee Falls State WI Zip 53052

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

Email: _____

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): Dittmar Properties, LLC

Address: N81 W15111 Appleton Ave, Menomonee Falls State WI Zip 53051

Office: (262) 251-5800 Cell: (414) 870-5819 Fax: (____) _____

Email: cdunn@drilots.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: R.A. Smith, Inc.

Primary Contact: John Casucci

Address: 16745 W Bluemound Rd, Brookfield State WI Zip 53005

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

Email: john.Casucci@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: creating a new CSM

Provide a brief overview of proposed use(s) of entire property and/or lease space: Vacant land, in the future may possibly rezone to multifamily

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: mobile home park to the east, single family to the west, multi-family to the north.

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)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): _____

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.

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: 12/27/24

Amount: \$ 150.00

Payment Type: ☒ CH / CC / CASH

Check/Rcpt. #: 030230

Received By: emf

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 293136**Date:** 1/02/2025**Check****RECEIVED
FROM** DITTMAR REALTY

\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	150.00
	CSM - ROSEWOOD LN	

TOTAL RECEIVED	150.00
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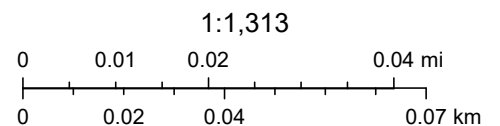
Receipt Memo: CSM - ROSEWOOD LN/CK#020230

Parcel: V3_007900Y



12/27/2024, 8:41:06 AM

- | | | |
|-------------------------|-------------------------|---------------------|
| Current Parcel | Parcel Taxkey & Acreage | Right-of-Way |
| Override 1 | PLSS Section | Municipality |
| Address Point | PLSS Quarter | Local Road Labels |
| Lot Number | Lot | Local Road |
| Certified Survey Number | Plat | Named Private Drive |
| Leader Lines | Certified Survey Map | Meander Line |

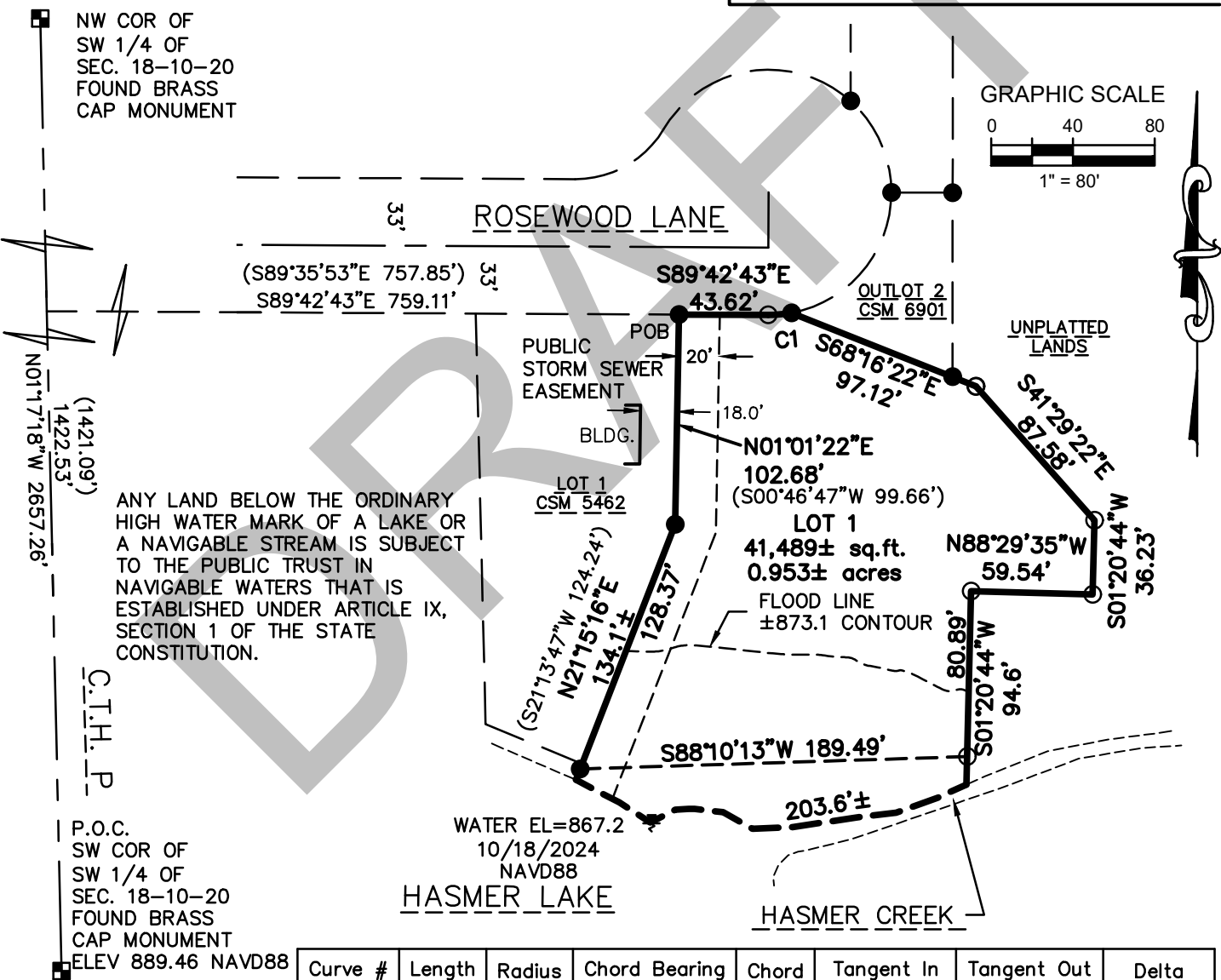


CERTIFIED SURVEY MAP NO. _____

A division of a part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 18, in Township 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

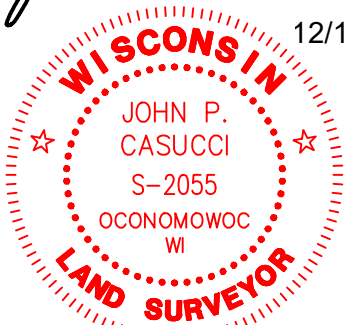
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW. 1/4 OF SECTION 18, T 10 N, R 20 E, WHICH BEARS N01°17'18"W. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83/2011).



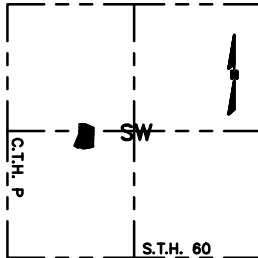
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C1	11.51	60.00	N84°47'40"E	11.49	S89°42'43"E	N79°18'04"E	10°59'13"

John P. Casucci

12/12/2024



LOCATION MAP
SOUTHWEST 1/4
OF SECTION 18, T10N, R20E



OWNER:
DITTMAR PROPERTIES LLC
PO BOX 301
JACKSON, WI 53037

SURVEYOR:
JOHN P. CASUCCI

raSmith
CREATIVITY BEYOND ENGINEERING

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

CERTIFIED SURVEY MAP NO. _____

A division of a part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 18, in Township 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of a part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 18, in Township 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of said Section; thence North 01° 17' 18" West along the West line of said 1/4 Section a distance of 1422.53 feet to a point on the Westerly extension of the South line of Rosewood Lane; thence South 89° 42' 43" East along said South line and its extension 759.11 feet to the Northeast corner of Lot 1 in Certified Survey Map No. 5462 and the point of beginning of lands to be described:

thence continuing South 89° 42' 43" East along said South line 43.62 feet to a point; thence Northeasterly along said South line and an arc of a curve to the left with an arc length of 11.51 feet, whose radius is 60.00 feet and whose chord bears North 84° 47' 40" East 11.49 feet to a point; thence South 68° 16' 22" East 97.12 feet to a point; thence South 41° 29' 22" East 87.58 feet to a point; thence South 01° 20' 44" West 36.23 feet to a point; thence North 88° 29' 35" West 59.54 feet to a point; thence South 01° 20' 44" West 80.89 feet to a point in a meander line; thence South 88° 10' 13" West along said meander line 189.49 feet to a point in the East line of Lot 1 in Certified Survey Map No. 5462; thence North 21° 15' 16" East along said East line 128.37 feet to a point; thence North 01° 01' 22" East along said East line 102.68 feet to the point of beginning.

Including those lands that fall between the meander line and the shore of Hasmer Lake and North bank of Hasmer Creek.

Said land contains 41,489± sq.ft. or 0.953± acres more or less.

THAT I have made the survey, land division and map by the direction of DITTMAR PROPERTIES LLC., owner.

THAT the 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 provisions of Chapter 236.34 of the Wisconsin Statutes and the Village of Jackson Ordinances in surveying, dividing and mapping the same.

Field date

JOHN P. CASUCCI
PROFESSIONAL LAND SURVEYOR S-2055

CERTIFIED SURVEY MAP NO. _____

A division of a part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 18, in Township 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

OWNER CERTIFICATE

DITTMAR PROPERTIES LLC., a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the Ordinances of the Village of Jackson.

DITTMAR PROPERTIES LLC., 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.

IN Witness Whereof, DITTMAR PROPERTIES LLC., has caused these presents to be signed
by _____, it's _____ on this _____ day of _____, 2024.
DITTMAR PROPERTIES LLC.

PERSONALLY came before me this _____ day of _____, 2024,
_____, the _____ of the above named company, to me known
to be the person who executed the foregoing instrument, and acknowledged that he/she executed the
foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

(print name)
Notary Public, State of Wisconsin
My commission expires _____

CERTIFIED SURVEY MAP NO. _____

A division of a part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 18, in Township 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

_____, a national banking association, duly organized and existing under
and by virtue of the laws of the State of _____, as mortgagee of the above described land,
consents to the surveying, dividing, mapping and restricting of the land described on this map and in the
surveyor's certificate, and to the certificate of the owner of said land.

Date: _____
Entity Name: _____
Signature: _____
Print Name: _____
Title: _____

STATE OF _____ }
 }SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 20____,
_____, the _____ of the above named organization, to me
known to be the person who executed the foregoing instrument and acknowledged that he/she executed the
foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

(print name)
Notary Public, State of Wisconsin

My commission expires _____

CERTIFIED SURVEY MAP NO. _____

A division of a part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 18, in Township 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

VILLAGE OF JACKSON PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby APPROVED by the Planning Commission of the Village of Jackson on

this _____ day of _____, 2024.

Date: _____

Brian J. Heckendorf, Chairperson

VILLAGE OF JACKSON BOARD APPROVAL

This Certified Survey Map is hereby APPROVED by the Village Board of the Village of Jackson on

this _____ day of _____, 2024.

Date: _____

Brian J. Heckendorf, Village President

Date: _____

Jackie Schuh, Village Clerk