



**VILLAGE OF JACKSON
PLAN COMMISSION MEETING AGENDA**

Thursday, July 17, 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 May 15, 2025
3. Conditional Use and Site Plan Review - Building Expansion - N173W20855 Metro Court - Metro Hardwoods
4. Review of Public Participation Plan - Village Zoning Code Update - Tim Schwecke, Civi Tek Consulting
5. Ordinance #25-08 Amending Section 48-155(c) for Planned Unit Development District PUD-03 for Parcel: V3_047700K - KARM Properties, LLC
6. Ordinance #25-09 Rezoning of Parcel: V3_00400A from Planned Unit Development District (PUD) to B-2 Downtown Business District - Center Main, LLC
7. Citizens/Village Staff to Address the Plan Commission
8. 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.

VILLAGE OF JACKSON
PLAN COMMISSION MEETING
Thursday, May 15, 2025 at 7:00 PM
Minutes

1. Call to Order and Roll Call

The meeting was called to order at 7:06 PM by Pres. Heckendorf.

Members Present: Pres. Heckendorf, Tr. Emmrich, Duane Hafemeister, Dan Reik, and Matt Van Eperen

Members Excused: Tr. Kruepke and Jon Molkentin

Members Absent: None

Staff Present: Administrator Jen Heidtke, Inspections and Zoning Director Collin Johnson, and Clerk Jackie Schuh

2. Approval of Minutes for the Plan Commission Meeting of March 20, 2025

The motion to approve Minutes for the Plan Commission Meeting of March 20, 2025, was made by Tr. Emmrich and seconded by Matt Van Eperen.

Vote: 5 ayes, 0 nays. Motion carried.

3. Conditional Use and Site Plan Review - N170 W21750 Rosewood Lane – Dittmar Realty, Inc.

The motion to recommend the Village Board approve the Conditional Use and Site Plan for N170W21750 Rosewood Lane for Dittmar Realty, Inc., was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Vote: 5 ayes, 0 nays. Motion carried.

4. Final Plat – Maple Fields Subdivision, Addition No. 2 – Neumann Developments, Inc.

The motion to recommend the Village Board approve the Final Plat for Maple Fields Subdivision, Addition No. 2 was made by Matt Van Eperen and seconded by Duane Hafemeister.

Vote: 5 ayes, 0 nays. Motion carried.

5. Development Agreement - Maple Fields Subdivision, Addition No. 2 - Maple Fields, Inc.

The motion to recommend the Village Board approve the Maple Fields Subdivision, Phase III (Addition No. 2) Development Agreement conditioned upon Staff review and approval of the forthcoming plans to satisfy requirements for Exhibit B plans, was made by Matt Van Eperen and seconded by Tr. Emmrich.

Vote: 5 ayes, 0 nays. Motion carried.

6. Resolution #25-17 - Proposed Amendments to the Village of Jackson Comprehensive Plan

The motion to recommend the Village Board adopt Resolution #25-17 amending the definition of "Multi-Family/Urban-Density Residential", updating the Land Use categories for certain parcels referenced within the Resolution and amending Map 1 titled "Land Use Plan for the Village of Jackson: 2050" contained within the Village of Jackson Comprehensive Plan was made by Pre. Heckendorf and seconded by Tr. Emmrich.

Vote: 5 ayes, 0 nays. Motion carried.

7. Citizens/Village Staff to Address the Plan Commission

None.

8. Adjourn

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

Vote: 5 ayes, 0 nays. Motion carried. The meeting adjourned at 7:15 PM.

Respectfully Submitted,

Jacqueline Schuh
Village Clerk
Village of Jackson



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: July 17, 2025

Agenda Item: # 3

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

From: Collin Johnson, Director of Inspections/Zoning

Subject: Conditional Use and Site Plan Review - Building Expansion - N173W20855 Metro Court - Metro Hardwoods

Description / Background and Analysis:

Metro Hardwoods proposes to build a nearly 36,000-square-foot addition to their existing 48,000 sf. warehouse and office facility located on Metro Court. The added space will be utilized to consolidate some of their operations and allow them to bring in new and additional products by way of rail car. The steel frame addition with metal-insulated panelized siding would be constructed along the south and west sides of the current facility.

The new addition would include a loading dock area along its north wall and will be of materials consistent with the current building. The existing site has 22 parking spaces. There are no additional parking spaces required for warehouse spaces under Village Ordinance 48-177.

Comprehensive Plan and Zoning Impacts:

The property is designated as industrial under the Village Comprehensive Plan and is zoned as M-1 Limited Manufacturing District. All uses within the M-1 zoning district are conditional uses and therefore requires review and approval by the Village.

Site Plan:

See attached location map and site plan.

Review Procedures:

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

Signage:

Not Applicable

Additional Staff Comments:

Building Inspection/Zoning:



Taking the lead in Washington County.

Staff recommends approval of the Conditional Use Permit and Site Plan as presented.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Class II Legal Notice prior to Public Hearing

Potential Action:

Motion to recommend the Village Board approve the Conditional Use Request and Site Plan for Metro Hardwoods located at N173 W20855 Metro Court.

Attachments:

1. PC Application
2. Location Map
3. Site Plan
4. Building Elevations

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: N173 W20855 METRO COURT Unit: _____ Jackson, WI

Parcel #: V3_009000C Lot Size: 181,857 sq. ft. Building Area: 35,890 sq. ft.

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

APPLICANT INFORMATION

Name(s): KILEN ENGINEERING, LLC
Mailing Address: E9569 SMART HOLLOW ROAD LAFARGE State WI Zip 54639
Office: (____) _____ Cell: (608) 333-1003 Fax: (____) _____
Email: CHRISK@KILENENGINEERING.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): MIKE FLYNN
Address: N11404 330TH ST BONCEVILLE State WI Zip 54725
Office: (____) _____ Cell: (612) 741 6106 Fax: (____) _____
Email: MIKE FLYNN @ MIDWEST HARDWOODS.COM

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: KILEN ENGINEERING, LLC
Primary Contact: CHRIS KILEN
Address: E9569 SMART HOLLOW ROAD LAFARGE State WI Zip 54639
Office: (____) _____ Cell: (608) 333-1003 Fax: (____) _____
Email: CHRISK@KILENENGINEERING.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: 35,890 SF WAREHOUSE
ADDITION

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

Hours of Operation: 7:30 AM - 4:30 PM

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

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.: FORKLIFT ACTIVITY

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

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: PRE-ENGINEERED METAL BUILDING ADDITION, LOADING DOCK,
ASPHALT DRIVE - SEE PLANS

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

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

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): NEW FIRE HYDRANT, NEW BUILDING TO BE SPRINKLERED

Describe the projected traffic circulation and impacts: NO CHANGE

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

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

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

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

If construction is proposed, describe proposed exterior building materials (type, color, etc.):
PRE-ENGINEERED METAL BUILDING - COLORS TO MATCH EXISTING

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: NO CHANGE TO EXISTING 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: NO CHANGE

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):

KIEN ENGINEERING, LLC

Applicant Signature:

CHRIS KIEN

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

6/16/25

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:

Phone:

Email:

For questions concerning application submittal, zoning, or technical questions.

(262) 677-9696 x810

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: <u>06/17/2025</u> Amount: \$ <u>175.00</u> Payment Type: EM / CC / CASH Check/Rcpt. #: <u>47373702</u> Received By: <u>C.Johnson</u>
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AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis, IN 46278
24hr. Customer Service #: 888-604-7888

Utilities/fees Payment Confirmation (Ref #: 47373702)

PLC:
A00048

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

Date: 06/17/2025 09:38 EDT

TRANSACTION INFORMATION

Name:

Christopher E Kilen

Utility Account #:

Building Permit #:

Parking Ticket #:

Police Dept
Program:

Fire Department
Program:

General:

Plan Commission Application = Metro
Hardwoods

Transaction Reference #:

47373702

Transaction Date/Time:

06/17/2025 09:38 EDT

BILLING INFORMATION

Name:

Christopher E Kilen

Address:

E9569 Smart Hollow Road

City, State Zip:

Lafarge, Wi 54639

Phone #:

(608)333-1000

Card #:

xxxx-xxxx-xxxx-5390

PAYMENT INFORMATION

Approval #:

04458G

Payment Amount:

\$175.00

Service Fee:

\$5.16

Total Amount:

\$180.16

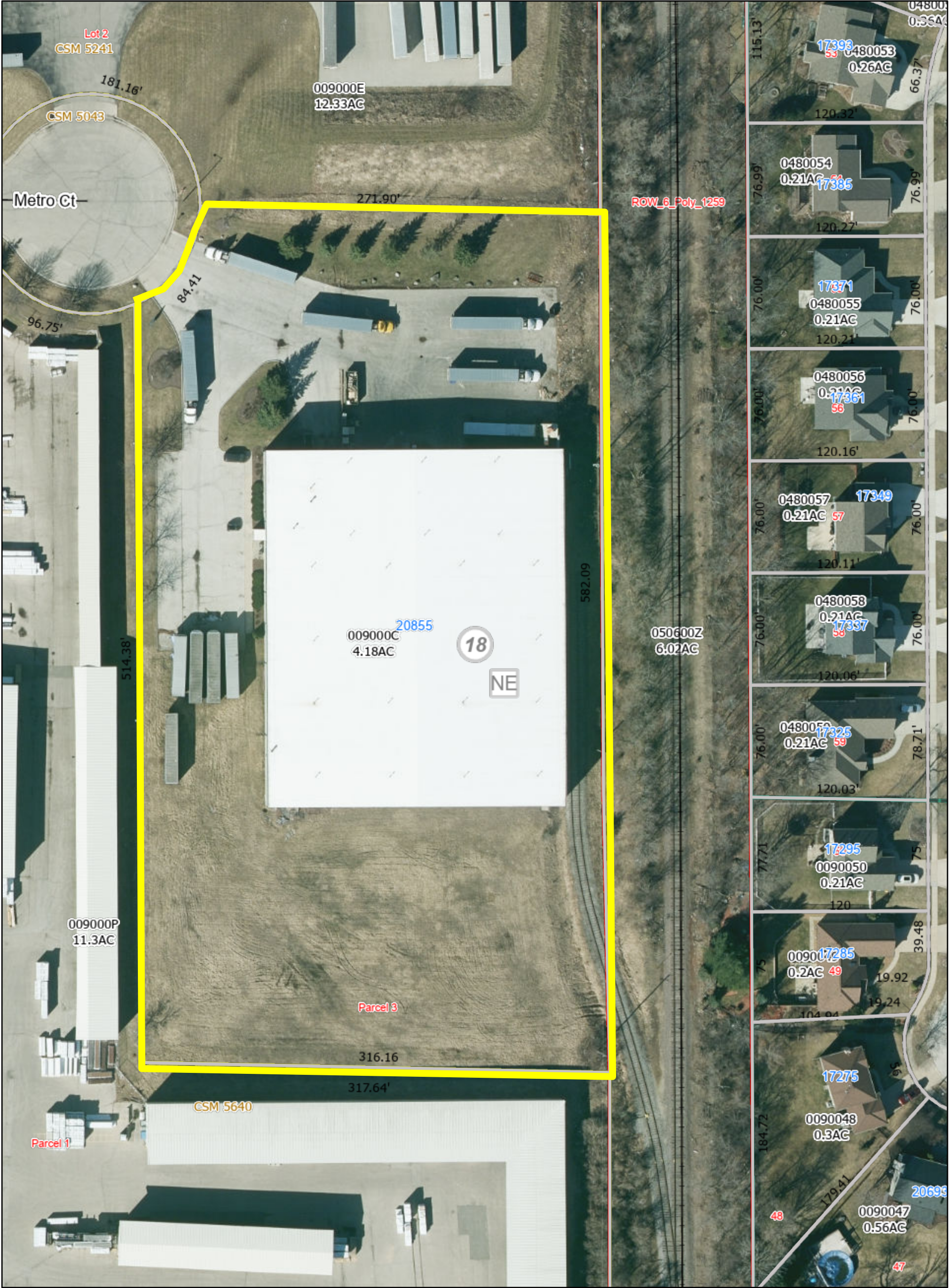
The service fee is not refundable.

ATTENTION CARDHOLDER

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

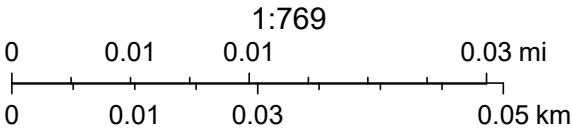
Thank you for using AllPaid

N173 W20855 Metro Court

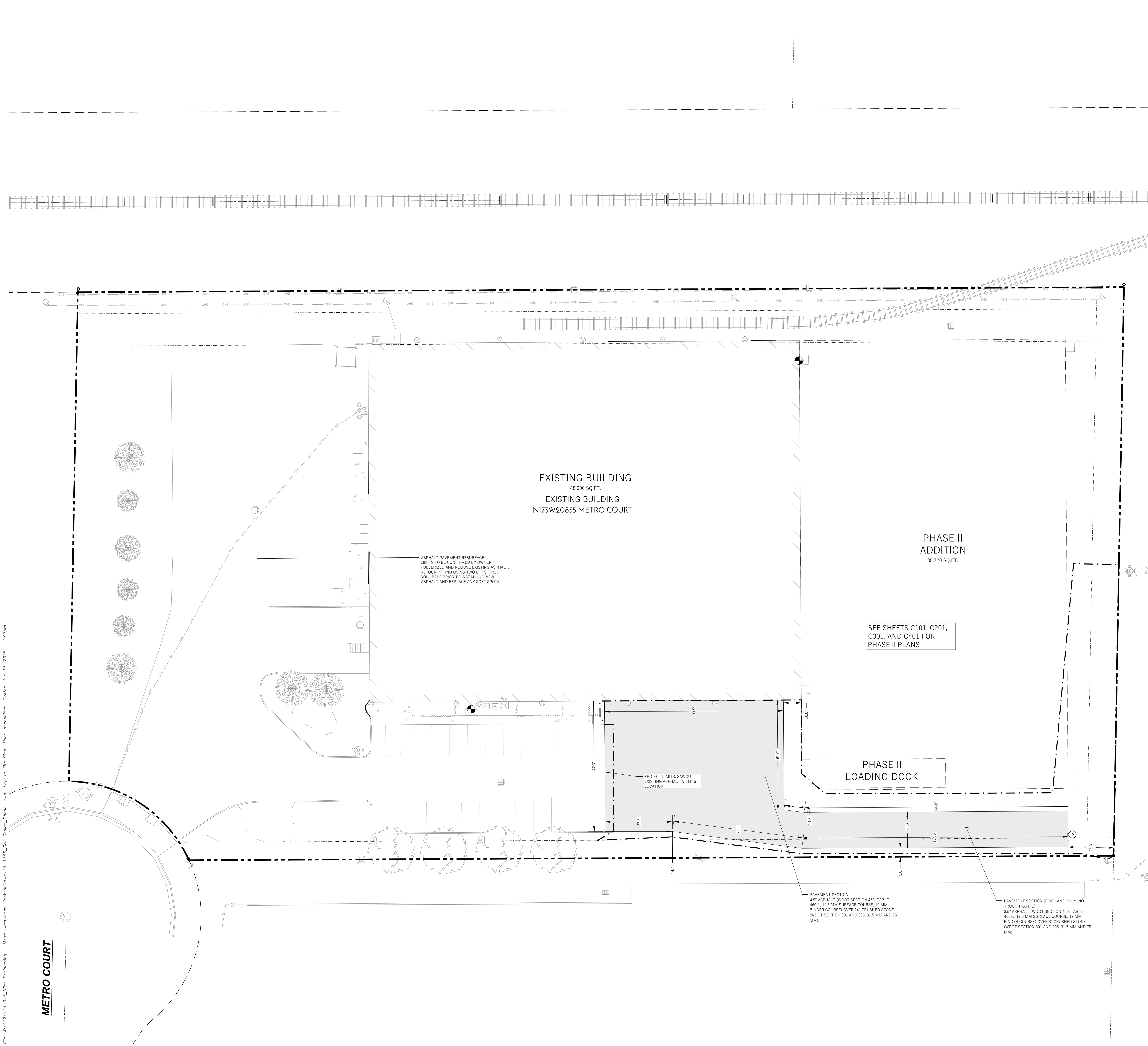


6/30/2025, 2:43:48 PM

- | | | | |
|--|----------------------|--|---|
| | Current Parcel | | Plat |
| | Override 1 | | Certified Survey Map |
| | Address Point | | Assessor Plat; Cemetery Plat; Subdivision |
| | Railroad Centerlines | | Right-of-Way |
| | PLSS Section | | Municipality |
| | PLSS Quarter | | Local Road Labels |
| | Lot | | Local Road |

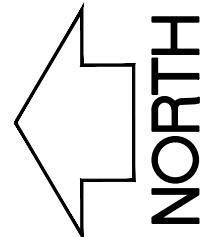


File: W:\2024\241346_Klien_Engineering - Metro Hardwoods, Jackson\wg\24-1346_Civil Design_Phase I.dwg Layout: Site Plan User: dachmader Plotat: Jun 16, 2025 -- 2:07pm



LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- FUTURE FOOTPRINT
- FUTURE PAVEMENT
- DISTURBANCE LIMITS
- ASPHALT PAVEMENT



GENERAL NOTES

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 5, 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
- WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF JACKSON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

SITE INFORMATION BLOCK:

SITE ADDRESS: N173W20855 METRO CT
SITE ACREAGE (LOT 3 CSM 5043): 181,857 SQ. FT. (4.17 AC)
USE OF PROPERTY: MANUFACTURING
ZONING: LIMITING MANUFACTURING (M-1)

SETBACKS:
FRONT YARD: 30- FEET (METRO COURT / NORTH)
REAR YARD: 25- FEET (SOUTH)
SIDE YARD: 12- FEET (EAST AND WEST)

TOTAL NUMBER OF PARKING STALLS: 20
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1

EXISTING IMPERVIOUS SURFACE AREA: 84,900 SQ. FT.
ROOFTOP: 48,000 SQ. FT.
PAVED: 36,900 SQ. FT.

NEW IMPERVIOUS SURFACE AREA: 10,364 SQ. FT.
ROOFTOP: 9 SQ. FT.
PAVED: 10,364 SQ. FT.

NEW IMPERVIOUS SURFACE AREA ON THE LOT: 95,264 SQ. FT.
PERCENT IMPERVIOUS WITHIN DISTURBANCE LIMITS: 52.4%
DISTURBANCE LIMITS: 18,500 SQ. FT.

METRO COURT

MERTO HARDWOODS WAREHOUSE ADDITION

VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

N173 W20855 METRO COURT
JACKSON, WI 53037

Sheet Title:
SITE PLAN - PHASE I

Revisions:
No. Date: Description:

Graphic Scale: 0' 5' 10' 20' 30'

Wyser Number: 24-1346

Set Type: PC REVIEW

Date Issued: 06/16/2025

Sheet Number: C100



VILLAGE OF JACKSON, WASHINGTON COUNTY, WI

Sheet title: SITE PLAN - PHASE II

[illegible]

EXISTING BUILDING
48,000 SQ.FT.
FFE = 910.8

2. POST MUNICIPAL EROSION CONTROL, PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A FINAL INSPECTION IS COMPLETED BY THE VILLAGE.
3. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
4. ENGINEER / VILLAGE OF JACKSON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE VILLAGE OF JACKSON BUILDING INSPECTOR (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
5. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE VILLAGE AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
6. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ON EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION RECORDS ON SITE AND MAKE THEM AVAILABLE TO THE VILLAGE OF JACKSON BUILDING INSPECTOR (2) UPON REQUEST.
7. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
8. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (SPECIALLY ADJACENT TO SURFACE WATER), MINIMIZE AND LIMIT DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL, COMPACTION, AND PRESERVE TOPSOIL.
9. REFER TO THE WDMR STORMWATER CONSTRUCTION PRACTICE STANDARDS AT http://dnr.wis.gov/topic/stormwater/standards/cont_standards.html
10. INSTALL PERMITTER EROSION CONTROL AND ROCK TRACKING PAD CONSTRUCTION ENTRANCES (REQUIRED) PRIOR TO ANY MAJOR DISTURBANCE ACTIVITIES. TRACKING PAD SHALL BE CONSTRUCTED USING WORK TECHNICAL STANDARD STATE PROTECTION PAD AND THE WASHING #1507 FOR ROCK CONSTRUCTION ENTRANCES.)
11. INSTALL INLET PROTECTION PRIOR TO LAND DEVELOPMENT ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR CONSTRUCTION ENTRANCES. INLET PROTECTION SHALL BE CONSTRUCTED USING WORK TECHNICAL STANDARD STATE PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
12. CONTRACTOR TO PROVIDE SLOD LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
13. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PURPOSES. STAGE GRADING TO BE CONDUCTED USING WORK TECHNICAL STANDARD STATE PROTECTION #1087.
14. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL. IF CUMULATIVE PUMP AND TREATMENT IS REQUIRED, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DNR TO PUMP AND TREAT GROUNDWATER.
15. PROVIDE ANTI-SLOP PROTECTION AND MAINTAIN NON ERODIVE FLOW CURBING DURING DEWATERING, PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WORK TECHNICAL STANDARD STATE DEWATERING #1061.
16. INSTALL AND MAINTAIN SLOD FENCING PER WORK TECHNICAL STANDARD SLOD FENCE #1056. REMOVE SEDIMENT FROM BEHIND SLOD FENCING AND MAINTAIN BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND ONE-FOURTH OF THE BARRIER OR MORE.
17. REPAIR BREAKS AND GAPS IN SLOD BARRIERS OR BARRIERS IMMEDIATELY, REPLACE DECOMPOSED BULKHEADS (TYPICAL)

- BALF LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAIN BALES PER WORK TECHNICAL STANDARD DITCH CHECKS #1062.
7. INSTALL AND MAINTAIN FILLER SOCKS IN ACCORDANCE WITH WORK TECHNICAL STANDARD INTERIM MANUFACTURED PERMITTER CONTROL, AND SLOPE INTERRUPTION PRODUCTS IF U/I).
8. IMMEDIATELY STABILIZE STOCKPILES AND SHROUD STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERMIETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER:
9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN THE PERMIETER CONTROL AND SLOPE INTERRUPTION PRODUCT WITH MULCH.
10. STABILIZATION OF STOCKPILES SHALL BE COMPLETED BY APRIL 15TH THROUGH MAY 1ST, ANNUAL DATE OF ANNUAL PESTICIDE APPLICATION. REGION AND/OR SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER DATE. STABILIZE WITH A POLYMER AND CORNMEAT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
11. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
12. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE PROJECT. THE WORKING OWNER SHALL PROVIDE AUTHORITY WITH JURISDICTION, SEPARATE SHEET MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
13. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SILT PER WORK TECHNICAL STANDARD DUTY CONTROL ON CONSTRUCTION SITES # 1068.
14. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARAGE, DEBRIS, CLEANING WASTES, ETC.) FROM CONSTRUCTION MATERIALS AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
15. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSITION OF STOCKPILED MATERIALS, INCLUDING ANY MATERIALS THAT WILL BE RE-USE ON-SITE OR OFF-SITE. MATERIALS DEPOSITED OR STOCKPILED MATERIALS SHOULD INCLUDE PERMITS FOR SEGMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALE FILTERS, OR COMPACTED EARTH BERMS).
16. FOR NON-CHANNELIZED FLOW ON UNDISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS II TYPE I EROSION CONTROL MATTING UNDER ALL CONDITIONS OF FLOW.
17. FOR CHANNELIZED FLOW ON UNDISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS III CLASS II EROSION CONTROL MATTING UNDER MORE SPECIFICALLY ON THE PLAN, INSTALL AND MAINTAIN PER WORK TECHNICAL STANDARD CHANNEL EROSION MAT #1055.
18. MAKE PROVISIONS FOR WATERING DURING THE FIRST 5 WEEKS FOLLOWING RESEEDING OR ON PLANTING OF DISTURBED AREAS WHEN THERE MORE THAN 3 CONSECUTIVE DAYS OF DRY WEATHER OCCURS.
19. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WORN REDEMPTION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE SPECIFIC INFORMATION FOR AREAS OF CONCERN PREVENTION, AND/OR GEOLOGICAL CONTACT NUMBER CAN BE OBTAINED FROM THE BUREAU OF ENVIRONMENTAL PROTECTION AND DEVELOPMENT TRACKING SYSTEM (BERTS) PUBLIC DATABASE AT: <http://www.epw.gov/berts/>
20. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER ACR 93-131-106:
<http://www.epw.gov/govpub/docs/publications/acr93-131-106.pdf>. REQUEST USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE EITHER RETURNED TO SOURCE OR TREATED PRIOR TO DISCHARGE.

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL, UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. MULCH SHALL BE WOOD-FRST STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE SECTION 107 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WSDOT 2014)
6. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THIS TIME. COORDINATE WITH THE OWNER AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET
 - b. EROSION CONTROL MAT CLASS 1 TYPE 1 URBAN EROSION CONTROL MAT.

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 5, 2020. WYSER ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS FOR THE PROPOSED CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN ANY TYPE OF CLAIMS, DAMAGES, LOSSES OR EXPENSES AGAINST THE ENGINEER.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONSTRUCTIONS, WORKS IN R.V. PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH VILLAGE OF JACKSON STANDARDS FOR PUBLIC UTILITY CONSTRUCTION.

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	912.00	TOP NUT OF HYDRANT LOCATED NEXT TO THE EAST R/W OF METRO COURT
BM - 2	913.16	TOP NUT OF HYDRANT LOCATED NEXT TO THE NORTHWEST CORNER OF THE BUILDING
BM - 3	909.66	TOP NUT OF HYDRANT LOCATED NEXT TO THE SOUTHWEST PROPERTY CORNER
BM - 4	912.05	TOP NUT OF HYDRANT NEAR THE MIDDLE OF THE SOUTH PROPERTY LINE

NOTE:
SPOT GRADES ARE AS FOLLOWS:
FFE - FINISHED FLOOR GRADE
EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP OF WALL
BW - FINISH GRADE ADJACENT BOTTOM OF
WALL (NOT FOOTING)

PHASE II
ADDITION
FFE = 910.80

WILMERTO HARDWOODS WAREHOUSE ADDITION

N173 W20855 METRO COURT

Sheet title: GRADING & EROSION CONTROL PLAN

Revisions:		
No.	Date:	Description:

[illegible]

Graphic Scale 0' 5'

Wyser Number	24-1346
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Set Type	PC REVIEW
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Date Issued	06/16/20
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Sheet
Number C20

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Page 15 of 15

2. POST MUNICIPAL EROSION CONTROL PERMITS ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A FINAL INSPECTION IS COMPLETED BY THE VILLAGE.
3. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
4. ENGINEER / VILLAGE OF JACKSON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES WHEN NECESSARY. CONTRACTOR MUST NOTIFY THE VILLAGE OF ANY ADDITIONAL INSPECT (OR TWO) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
5. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE VILLAGE AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
6. THE SITE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST EVERY 1 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION RECORDS ON SITE AND MAKE THEM AVAILABLE TO THE VILLAGE AT ALL TIMES.
7. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
8. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATER FEATURES), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY (ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL).
9. REFER TO THE RURAL STORMWATER CONSTRUCTION PRACTICE STANDARDS AT http://dnr.wis.gov/topic/stormwater/standards/construction_standards.html
10. INSTALL PERMITTED EROSION CONTROLS AND ROCK TRACKING PAD (CONSTRUCTION ENTRANCES) PRIOR TO ANY SOIL DISTURBING ACTIVITIES, INCLUDING GRADING. USE WORKING TECHNIQUE, STANDARD STONE TRACKING PAD AND THE WASHING #1567 FOR ROCK CONSTRUCTION ENTRANCES.)
11. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR CONSTRUCTION ENTRANCES. INLET PROTECTION SHALL BE INSTALLED PRIOR TO ANY STORMWATER INLET PROTECTION FOR CONSTRUCTION SITES #1060 AND DANE COUNTY REQUIREMENTS FOR FRAMED INLET PROTECTION.
12. CONTRACTOR TO PROVIDE SLOD OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
13. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE VULNERABILITY EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL. PERFORM TEMPORARY GRADING PRACTICES FOR EROSION CONTROL, #1567.
14. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A D-1 SCAVENGER DISCHARGE PERMIT AND A D-16 HIGH CAPACITY WELL APPROVAL. IF Dewatering PUMP IS REQUIRED, IT IS REQUIRED TO GROUND TO ZERO.
15. PROVIDE ANTI-SLOSH PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WORKN TECHNICAL STANDARD SL FENCE #1061.
16. INSTALL AND MAINTAIN SL FENCING PER WORKN TECHNICAL STANDARD SL FENCE #1066. REMOVE SEDIMENT FROM BEHIND SL FENCING AND MAINTAIN BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
17. REPAIR BREAKS AND GAPS IN SL FENCING AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSED BULKHEADS (TYPICAL

2. BALANCE LIFE (3 MONTHS), LOCATE, INSTALL, AND MAINTAIN STRAIN BALES PER WORK TECHNICAL STANDARD DITCH CHECKS #1062.
3. INSTALL AND MAINTAIN FLAIL SOCKS IN ACCORDANCE WITH WORK TECHNICAL STANDARD INTERIM MANUFACTURED PERMITTER CONTROL AND CLOSURE INTERRUPTION PRODUCTS (P.107).
4. IMMEDIATELY STABILIZE STOCKPILES AND SHROUD STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERMITTER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
5. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER WITH: HYDRATED LIME, HYDRATED LIME/CEMENT, OR HYDRATED LIME/CEMENT/STABILIZER. A PERSONNEL SHALL MIXED WITH HYDRATED LIME, ANNUAL, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER AND THROUGH COOL WEATHER: STABILIZE WITH A POLYMER AND DOMINANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
6. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
7. SWEEP/CLAN UP ALL SEDIMENT/TRASH THAT MOVES OFF SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE WORK. NOTIFY THE LOCAL AUTHORITIES WITH JURISDICTION SEPARATE SHEET MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SILT PER WORK TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
9. PROPERLY DISPOSE OF ALL WASTE AND UNDESIRABLE BUILDING MATERIALS (INCLUDING GRASS, DEBRIS, CEMENT WASTES, CEMENT, AND OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
10. COORDINATE WITH THE AUTHORITIES WITH JURISDICTION TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE LOCATION OF THE DEPOSITED OR STOCKPILED MATERIAL. MEASURES TO INCLUDE PERMITTER SEDIMENT CONTROL, MEASURES (SUCH AS SILT FENCE, HAY BALES, FLOPPERS, OR COMPACTED EARTH BERM).
11. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS II TYPE I EROSION CONTROL MATTING (E.C.M.) OR UNDISTURBED OR GROUNDCOVERING CONTACT NON-EROSION MATTING (E.C.M.) AT 100%.
12. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE II EROSION CONTROL MATTING UNLESS OTHERWISE SPECIFIED ON THE PLAN, INSTALL AND MAINTAIN PER WORK TECHNICAL STANDARD CHANNEL EROSION MAT #1069.
13. MAKE PROVISIONS FOR WATERING DURING THE FIRST 3 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 1 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
14. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WORK REVISION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH CONTAMINATED MATERIALS AND FOR GROUNDCOVERING CONTACT NON-EROSION MATTING (E.C.M.) AT 100%.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE LOCAL BUREAU OF WASTE MANAGEMENT AND REDEVELOPMENT TRACKING SYSTEM (BRTS) PUBLIC DATABASE AT: <http://www.bwsr.com/bwsr/>.
16. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER AREA 833-1-11-006.
17. <http://www.bwsr.com/bwsr/public/publications/area833-1-11-006.pdf>
18. THE CONTRACTOR SHALL MIXING, SPREADING, AND APPLYING CONCRETE WASHOUT BASIN LIQUID MAY BE USED TO PREVENT CONCRETE WASHOUT BASIN FROM BEING USED AS A WASTE TREATMENT.

1. ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
2. AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL, UNLESS OTHERWISE NOTED.
3. AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
4. APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
5. MULCH SHALL BE WOOD-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 157 OF THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (STRW 2014)
6. PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THIS TIME. COORDINATE WITH THE OWNER AS NECESSARY.
7. TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
 - a. TEMPORARY SEEDING/COVERING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
 - b. TEMPORARY MULCH TYPE C OR TYPE D URBAN EROSION CONTROL.

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BM - 4	912.05	TOP NUT OF HYDRANT NEAR THE MIDDLE OF THE SOUTH PROPERTY LINE

PROPERTY BOUNDARY
EASEMENT
BUILDING FOOTPRINT
18" CURB AND GUTTER
ASPHALT PAVEMENT
CONCRETE PAVEMENT
1180' PROPOSED MAJOR COLLECTOR
1181' PROPOSED MINOR COLLECTOR
STM PROPOSED STREET SIDEWALK
SILT FENCE
INLET PROTECTION
DITCH CHECK
SPOT GRADE
DRAINAGE GRADE BRIDGE
DRAINAGE ARROW

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF MAY 5, 2020. WYSER ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS FOR THIS CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE VILLAGE'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN VIOLATIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN RIVER, PUBLIC OUTFALLS AND PUBLIC INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH VILLAGE OF JACKSON STANDARDS FOR PUBLIC WORKS CONSTRUCTION.



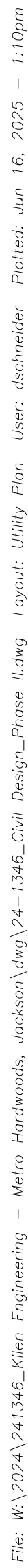
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NOTE:
SPOT GRADES ARE AS FOLLOWS:
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EP - EDGE OF ASPHALT PAVEMENT
EC - EDGE OF CONCRETE PAVEMENT
BC - BACK OF CURB
SW - EDGE OF SIDEWALK
FG - FINISH GRADE
TW - FINISH GRADE ADJACENT TOP
BW - FINISH GRADE ADJACENT BOTTOM
WALL (NOT FOOTING)

INSTALL DOWNSPOUT IN THIS CORNER
DISCHARGING TO THE SOUTH. CONFIRM
DRAINAGE FROM THE DOWNSPOUT
DRAINS TO THE SWALE HEADING TO THE
SOUTHWEST. DOWNSPOUT RUNOFF
SHOULD NOT DRAIN TO NORTH AND EAST.

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 813-242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN PLANS.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.

THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND THE WISCONSIN DEPARTMENT OF WORKS, AND WORK.

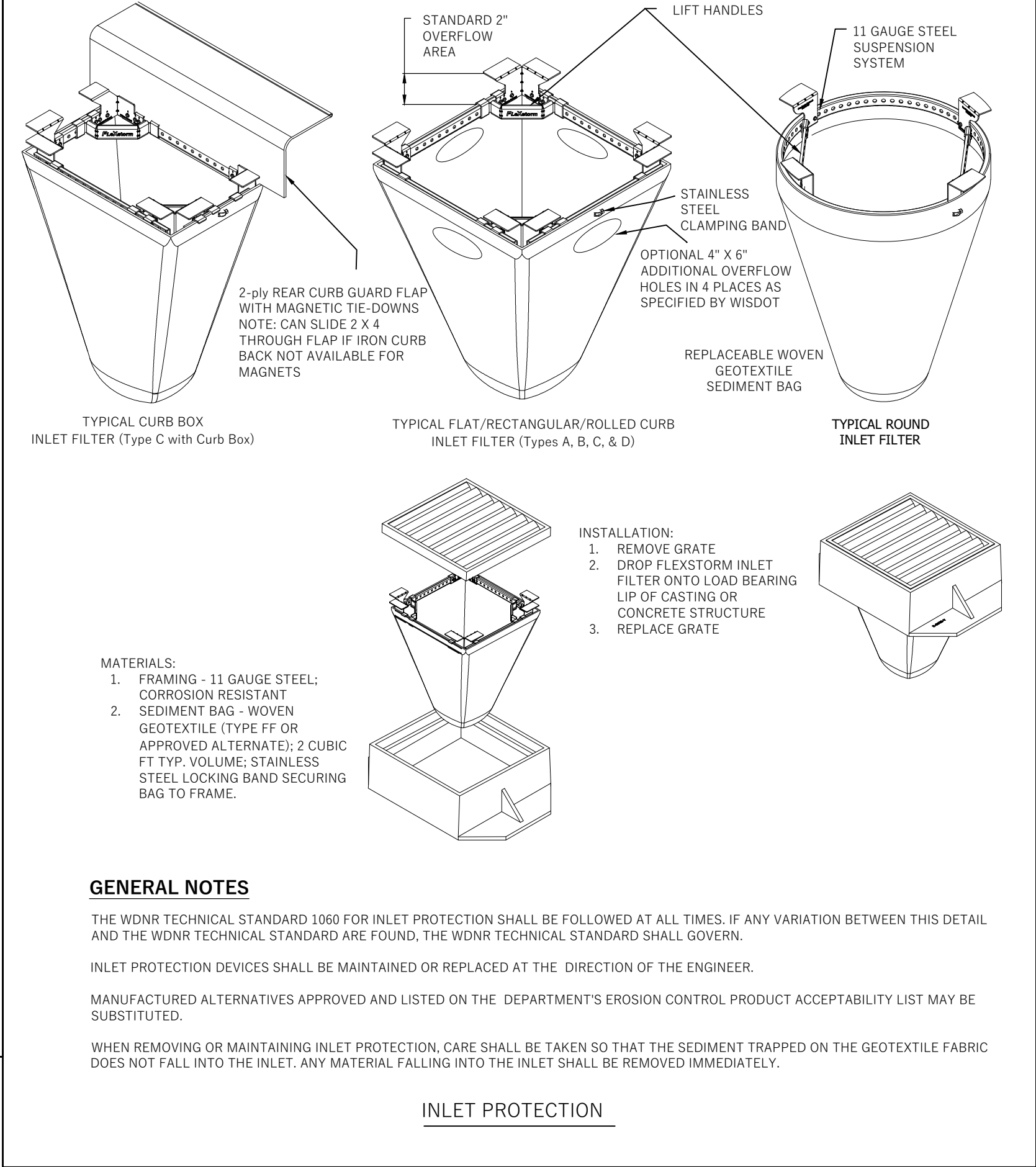
PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:

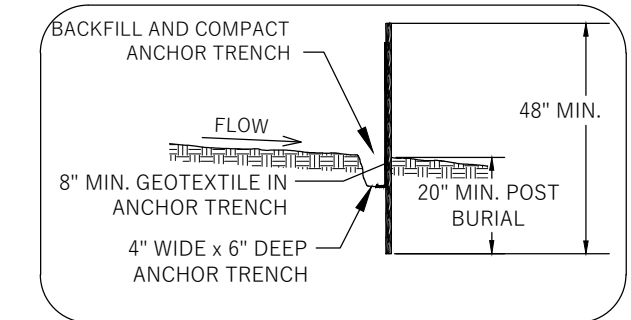
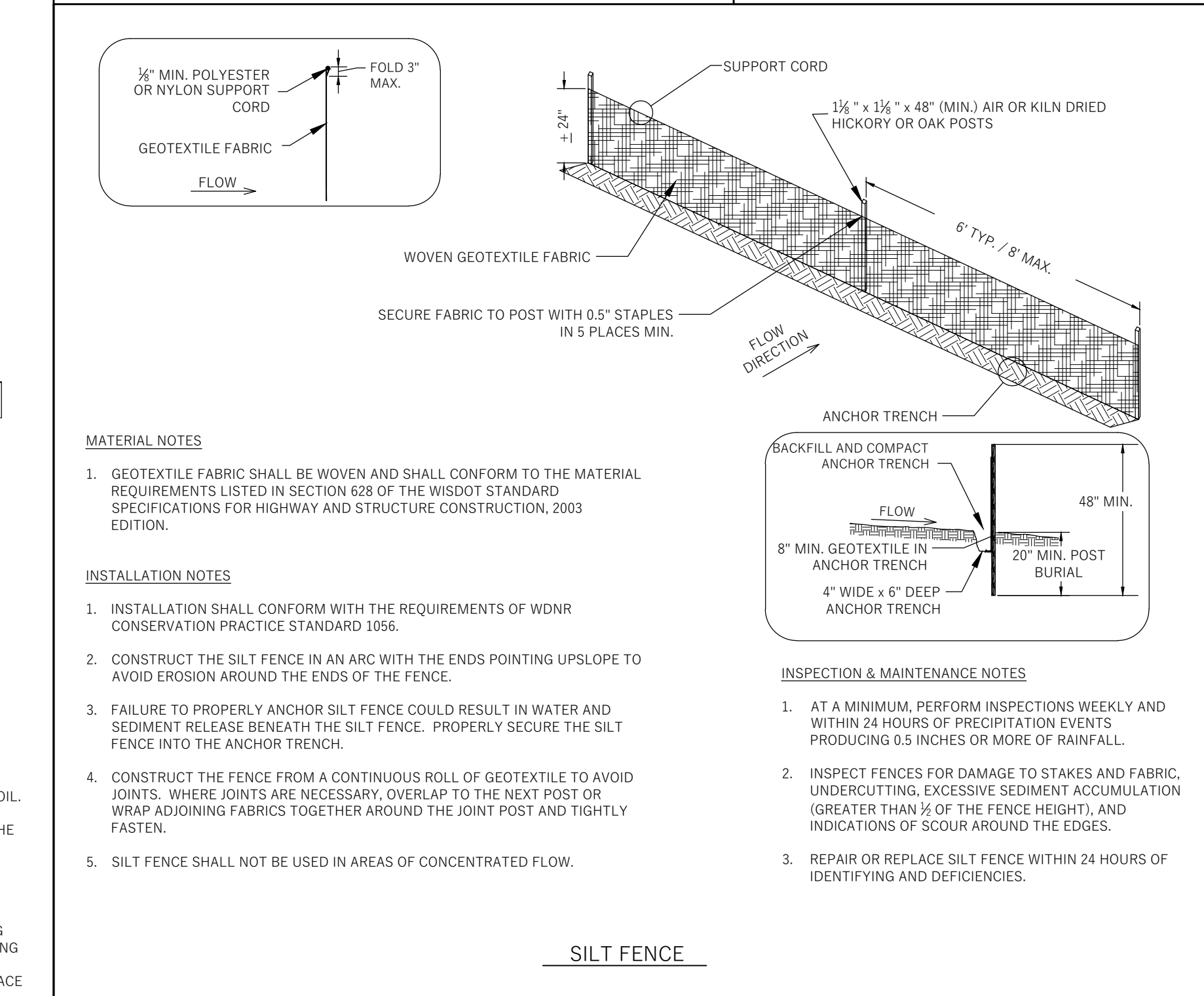
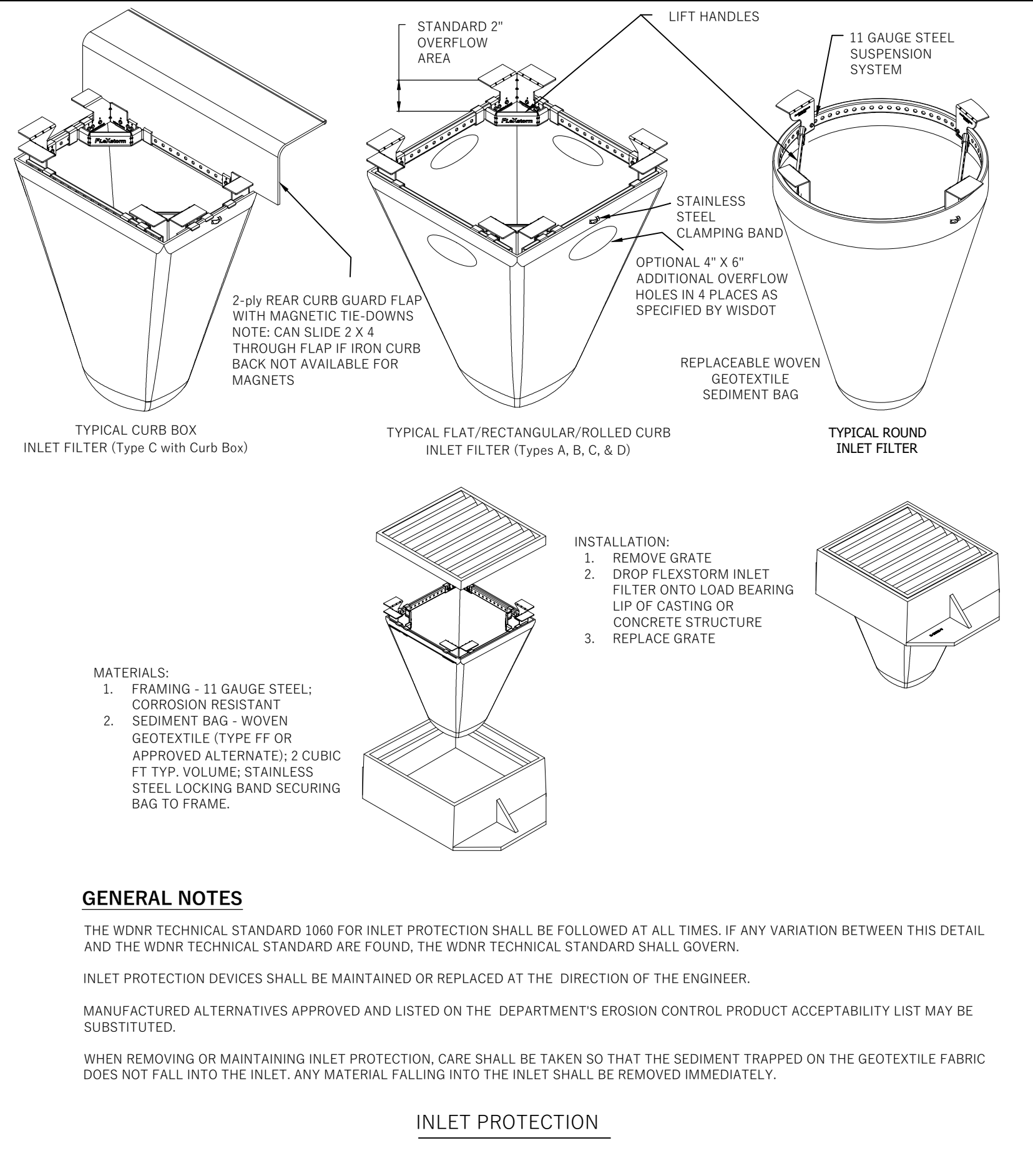
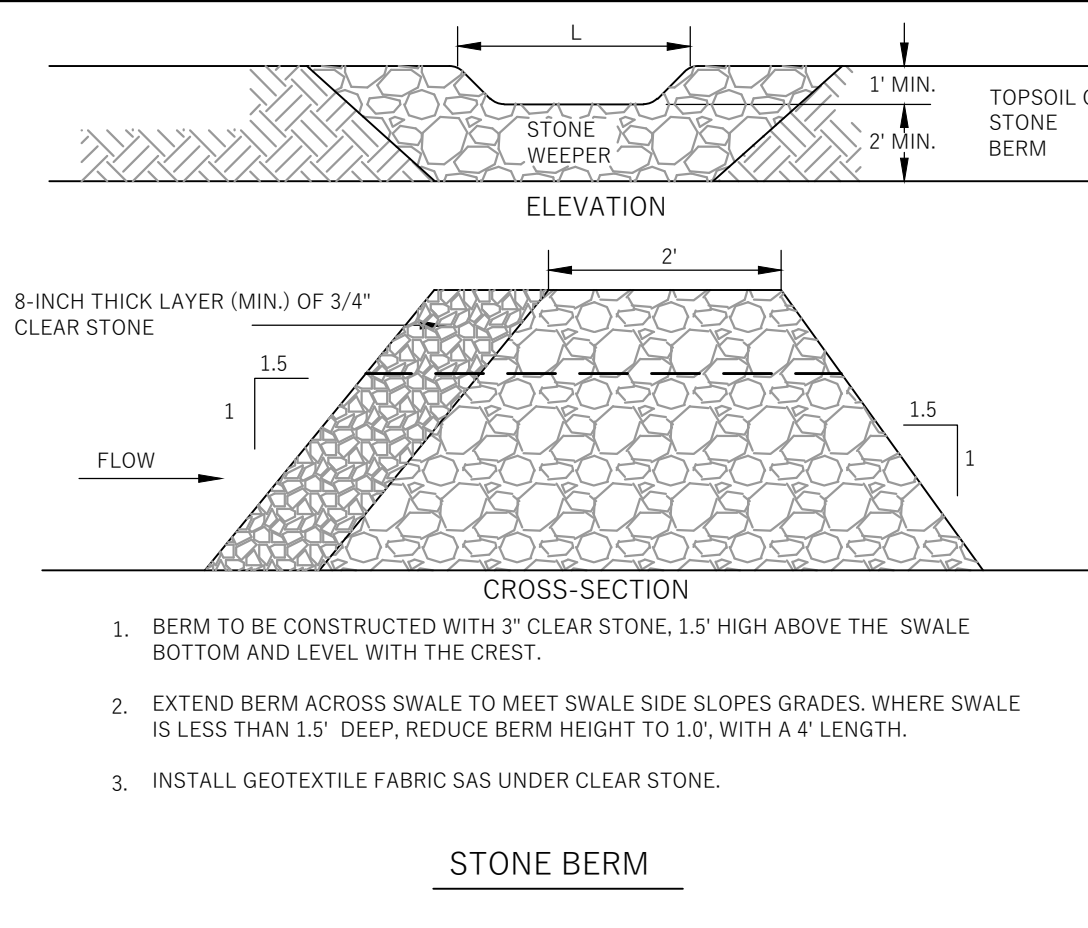
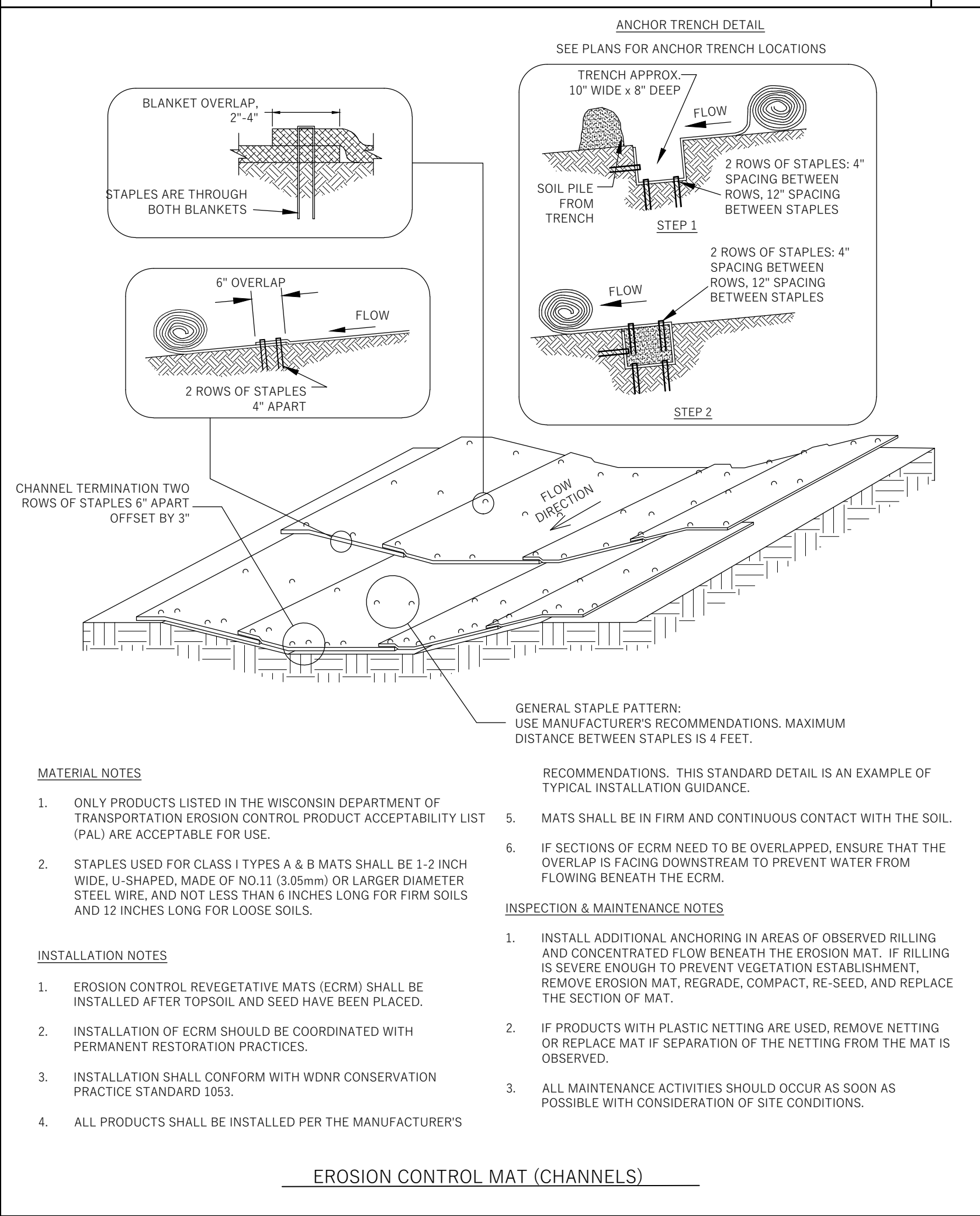
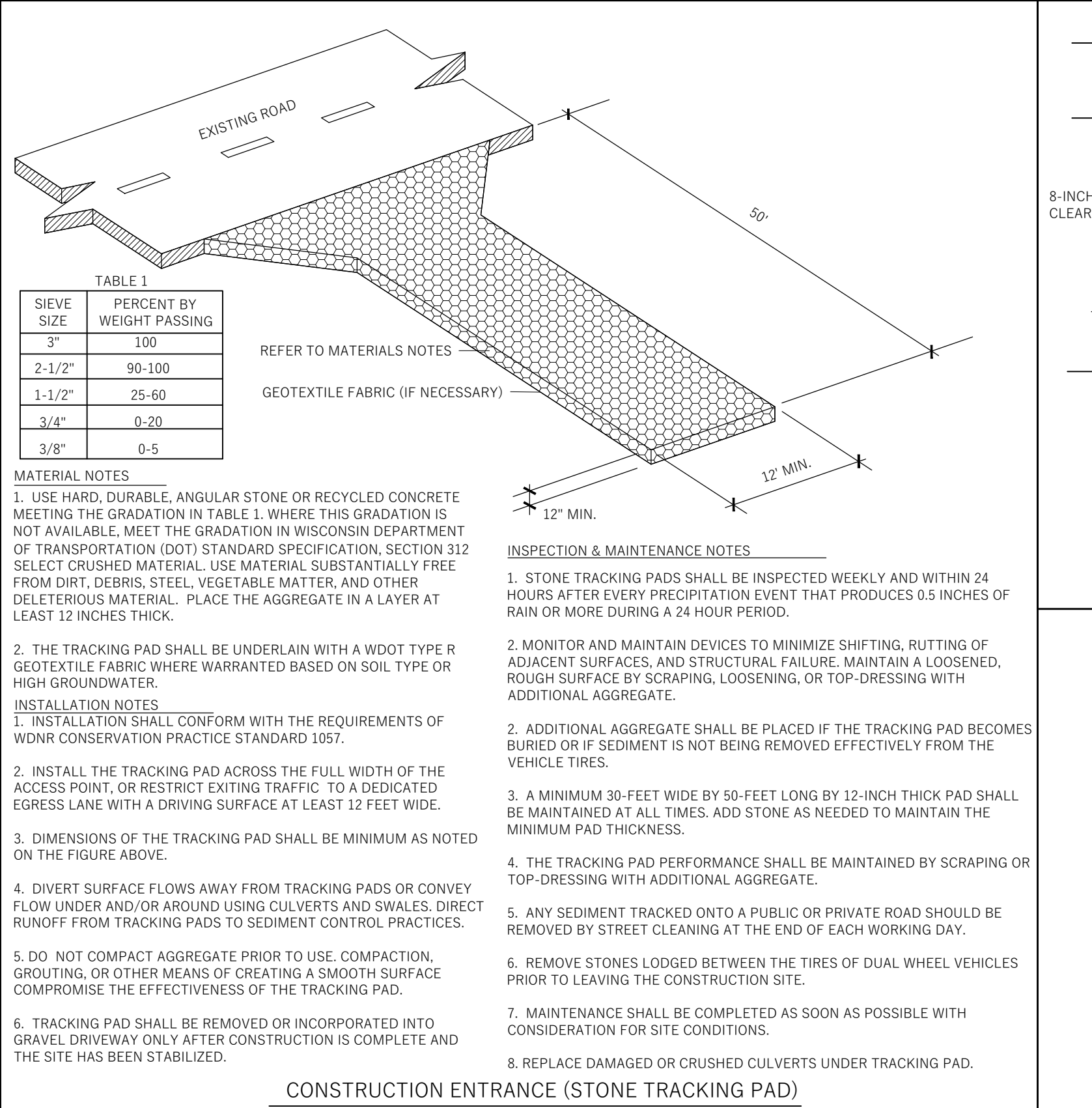
- EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS AND TO DISCREPANCIES THAT MAY BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
- OBTAINING ALL PERMITS INCLUDING PERMITS FOR COSTS, TAP FEES, MORT DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO BE OBTAIN OCCUPANCY.
- VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
- NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
- NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS OF THE PREPARATION OF THE AS-BUILT DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.

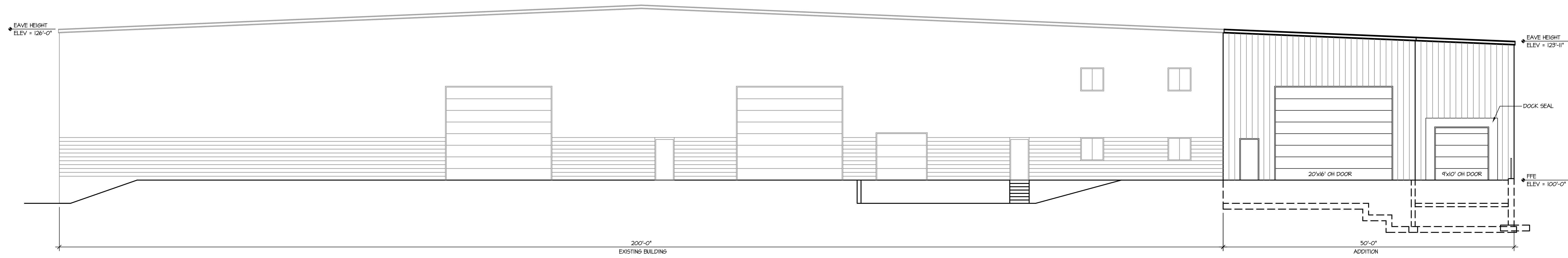
4. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE, NO BLASTING ALLOWED WITHIN 50 FEET OF EXISTING UTILITIES.
5. GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER).
6. ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND ACCESSORIES TO THE MAIN LINES.
7. EXTERIOR CLEANOUTS SHALL BE PROVIDED AS REQUIRED BY SPEC 382.35. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPEC 382.34(a)&(b) AND SPEC 384.302(c)(i).
8. ALL PRIVATE PLUMBING MATERIALS SHALL CONFORM TO SPEC 384.30.
9. ALL PRIVATE PIPE JOINTS SHALL BE INSTALLED PER SPEC 384.40.
10. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO BE IN CONFORMANCE WITH THE MUNICIPAL EROSION CONTROL ORDINANCE AT ALL TIMES.

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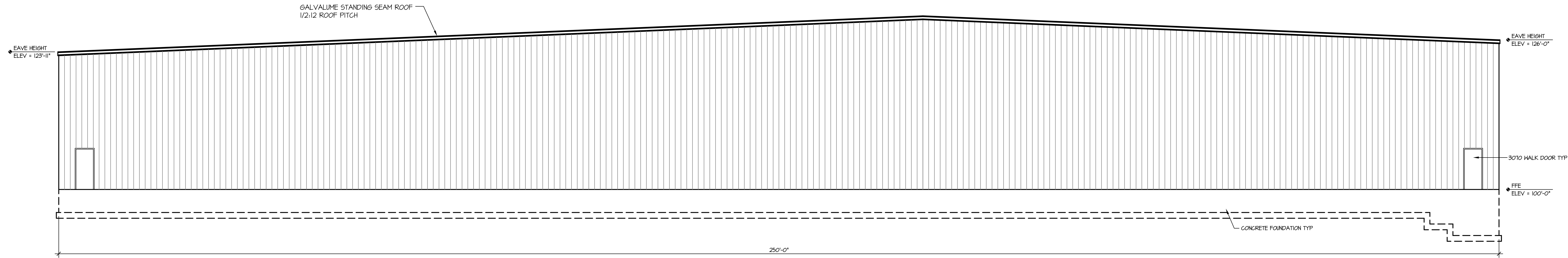




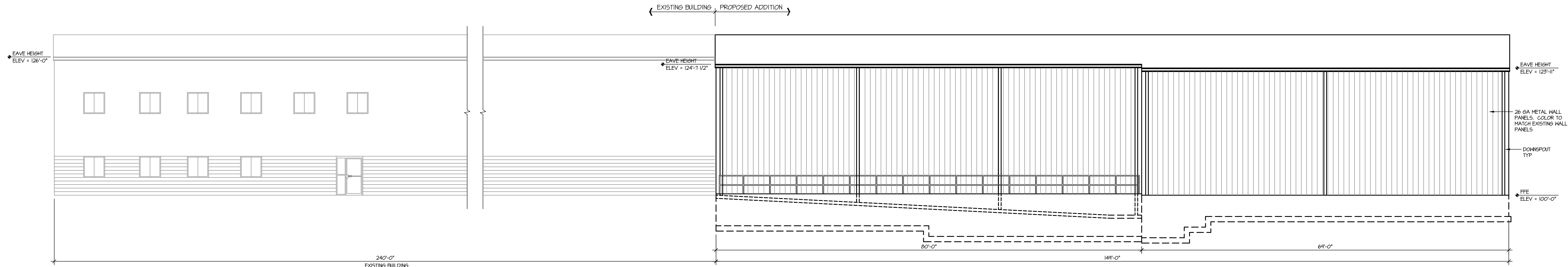
		N173 W20855 METRO COURT JACKSON, WI 53037			
MERTO HARDWOODS WAREHOUSE ADDITION					
VILLAGE OF JACKSON, WASHINGTON COUNTY, WI					
Sheet Title:		DETAILS — PHASE II			
Revisions:					
No.	Date:	Description:			
Graphic Scale					
Wyser Number	24-1346				
Set Type	PC REVIEW				
Date Issued	06/16/2025				
Sheet Number	C401				



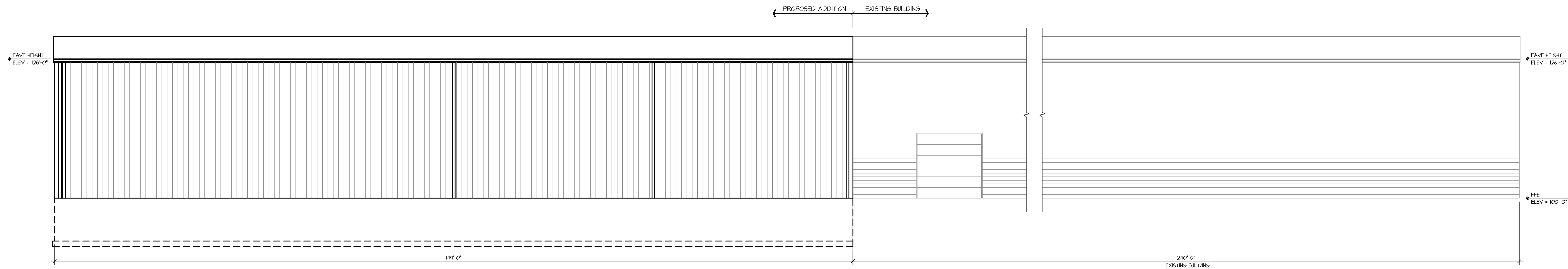
1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

REV	DATE	REMARKS
	6-16-25	PLAN COMMISSION SUBMITTAL

PROJECT: METRO HARDWOODS WAREHOUSE ADDITION
N173W20855 METRO COURT
JACKSON, WI 53031

KILEN ENGINEERING, LLC
E9569 SMART HOLLOW ROAD
LAFARGE, WI 54639
PHONE: 608/333-1003
chris@kilenengineering.com

TITLE:
BUILDING
ELEVATIONS

SHEET
A2



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: July 17, 2025

Agenda Item: # 4

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

From: Collin Johnson, Director of Inspections/Zoning

Subject: Review of Public Participation Plan - Village Zoning Code Update - Tim Schwecke, Civi Tek Consulting

Description / Background and Analysis:

As part of the Village Zoning Code Update project, the Village's zoning consultant has proposed a number of public participation objectives intended to gather input from the general public.

This is a crucial element in any public participation plan that ensures transparency and gathers valuable community feedback. The plan is designed to foster public participation, including open discussion, communication programs, information services, and public meetings with advance notice provided at every stage of the process. It will engage a diverse cross-section of the community, ensure the public has access to information about the process, meeting schedules, and proposed changes and most importantly, creates opportunities from residents and others to share their perspectives and suggestions.

Additionally, this plan will work to build trust and understanding by way of open communication to help bridge gaps and build public trust.

Comprehensive Plan and Zoning Impacts:

The public participation plan will include information on updates to both the comprehensive plan and zoning code.

Site Plan:

Not Applicable

Review Procedures:

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

Signage:

Not Applicable

Additional Staff Comments:



Taking the lead in Washington County.

Staff recommend approval of the proposed Public Participation Plan.

Notice Requirements:

- Posting on the agenda

Potential Action:

Motion to recommend the Village Board approve the Public Participation Plan as presented by the Village Zoning Consultant Civi Tek.

Attachments:

1. Zoning Code Update - Public Participation Plan

Public Participation Plan Zoning Code Update Project Village of Jackson

INTRODUCTION

Public participation in government decision making is vital in our system of governance. While it is true that our elected officials were chosen to make decisions on behalf of the people they represent, it is also true that elected officials need to inform, be informed by, and interact with the public on an ongoing basis if their representation is to be meaningful. Regular and continuing involvement in government decision making is the very basis for the idea of citizenship. Public participation is likely to produce better decisions by utilizing the knowledge of the populace and by allocating part of the responsibility for formulating and implementing decisions to the citizens.

The Village of Jackson is therefore committed to encouraging and facilitating public participation throughout the preparation, review, and adoption of new zoning regulations. This public participation plan serves as a basic framework for achieving an open dialogue between Village residents, property owners, Village staff, and elected and appointed officials.

OBJECTIVES FOR PUBLIC PARTICIPATION

- The public has opportunities to provide input (both formally and informally) to appropriate decision makers.
- The public has access to technical information created during the process.
- Elected officials will have input from a broad range of perspectives and interests in the community.
- Public input is elicited through a variety of means (electronic, printed, and oral) in such a way that it may be carefully considered and responded to in a timely fashion.
- The process strengthens the sense of community and civic engagement.
- The process furthers the vision of having active and positive participation throughout the process by those most directly affected.

RESPONSIBILITY FOR IMPLEMENTATION

The Village of Jackson Village Board, Plan Commission, Village staff, and project consultant will share the responsibility for implementing the public participation activities described in this plan.

RESPONSIBILITY FOR DEVELOPING THE ZONING CODE

The Plan Commission will have the primary responsibility of developing a proposed zoning code and submitting it to the Village Board for further deliberations. The Village Board has the ultimate responsibility to ensure the adopted regulations achieve community-wide objectives.

PLANNED PUBLIC PARTICIPATION ACTIVITIES

- The project consultant will conduct up to 8 listening sessions with key stakeholders, which may include elected and appointed officials, department staff, and representatives of civic organizations, the local chamber of commerce, business groups, neighborhood groups, and the like.
- The project consultant will conduct one or more workshops for the Plan Commission to identify issues the new zoning code should address in new or different ways. The purpose of this exercise is to develop consensus on what needs to be addressed in the rewrite and sufficient direction to begin drafting the zoning ordinance.
- The project consultant and Village staff will conduct an open house prior to the public hearing to create an informal setting for residents and others to learn more about the proposed zoning code and to offer their suggestions and comments.



- A public hearing will be conducted to solicit input relating to the proposed zoning code.
- The project consultant, in consultation with Village staff, may issue news releases when appropriate.
- Residents and others will be able to provide written comments throughout the entire project.
- Various drafts of the zoning code will be made available as they are submitted for public review.
- An online survey will be conducted to solicit input from Village residents and others.
- The project consultant will use the ZoningHub platform to share the proposed zoning regulations in an online interactive way so that people can find out how their property may be zoned and related development standards.

OPPORTUNITY FOR WRITTEN COMMENTS

- Written comments will be accepted throughout the process and should be sent to Collin Johnson, Director of Inspections & Zoning, at collin.johnson@villageofjacksonwi.gov
- At public meetings or hearings, the presiding officer will announce any deadline for submitting written comments, if such comments are allowed subsequent to the meeting or hearing.

PUBLIC NOTICES FOR MEETINGS AND HEARINGS

Public notices of all meetings and public hearings will be prepared and distributed consistent with applicable notice requirements of the Wisconsin Open Meetings Law, and any other notice requirements imposed by local ordinance or bylaws.

APPROVAL

The Plan Commission reviewed this public participation plan at their meeting on July 17, 2025, and the Village Board approved the plan at their meeting on August 12, 2025.



STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: July 17, 2025

Agenda Item: # 5

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

From: Collin Johnson, Director of Inspections/Zoning

Subject: Ordinance #25-08 Amending Section 48-155(c) for Planned Unit Development District PUD-03 for Parcel: V3_047700K - KARM Properties, LLC

Description / Background and Analysis:

KARM Properties, LLC, the property owner, is requesting an amendment to Planned Unit Development District PUD-03. The owner is proposing to construct a standalone commercial spec building on the existing site. The proposed 3,872 square foot building would contain two tenant spaces including a drive-thru along the west side of the building. The current PUD does not allow for a drive-thru operation. Owner/Agent are requesting the current PUD Ordinance (48-155(c)) be updated to allow for a drive-thru operation as a conditional use.

Sec. 48-155. PUD-03 KARM Planned Unit Development District. (Existing Ordinance)

- (a) Generally. The KARM Planned Unit Development District (PUD-03) was established in 2022 to accommodate the unique needs of a mixed-use commercial development.
- (b) Uses allowed by right. Uses allowed by right, subject to other requirements of the zoning code: (1) vehicle fuel station, (2) car wash, (3) general retail, (4) restaurant, and (5) laundromat.
- (c) Conditional uses. Uses allowed as a conditional use, subject to other requirements of the zoning code: (1) mini-storage facility and (2) truck parking.
- (d) Lot area and width. Lots shall have a minimum area of five acres and shall not be less than 60 feet in width at the setback line.
- (e) Building height. No building or part of a building shall exceed 35 feet in height.
- (f) Setbacks and yards. There shall be a minimum building setback of 50 feet from the right-of-way of all streets. There shall be a side yard on each side of all buildings not less than 20 feet in width and a rear yard of not less than 25 feet.
- (g) Building coverage. The maximum building coverage is 60 percent.
- (h) Maximum impervious surface. The maximum impervious surface area is 80 percent.
- (i) Division of land restricted. This district includes two adjoining parcels which shall be owned and operated as a single parcel. The subject property may not be subdivided by any means. Further, the configuration of the



Taking the lead in Washington County.

subject property shall not hereafter be modified by any means without the approval of the village board upon recommendation of the plan commission.

(j) Revisions to the zoning map. Upon adoption of this section, the subject property shall be designated as a planned development district with reference to this section. Hereafter, the subject property is subject to this section and other sections of this code as applicable.

Comprehensive Plan and Zoning Impacts:

The property is designated as General Commercial under the Village Comprehensive Plan and is zoned Planned Unit Development.

If the changes to the PUD Ordinance are approved by the Village, the Owner/Agent would then need to apply to the Village for a Conditional Use and Site Plan review for construction of the proposed building and drive-thru.

Site Plan:

See attached location map and site plan.

Review Procedures:

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

Signage:

Not Applicable

Additional Staff Comments:

Building Inspection/Zoning

Staff recommends approval of the proposed PUD amendment as presented.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Class II Legal Notice prior to Public Hearing

Potential Action:

Motion to recommend the Village Board approve the Ordinance #25-08 amending Ordinance Section 48-155(c) for Planned Unit Development District PUD-03 to allow a drive-thru operation as a Conditional Use.

Attachments:

1. PC Application
2. Location Map
3. Site Plan
4. Ordinance 25-08 (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: N168W19490 Main Street Unit: Jackson, WI

Parcel #: 047700K Lot Size: 5.62A sq. ft. Building Area: 3,872 sq. ft.

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

APPLICANT INFORMATION

Name(s): Mark Hertzfeldt - Design 2 Construct

Mailing Address: N173W21010 Northwest Passage State WI Zip 53037

Office: (262) 677-9933 Cell: (414) 224-1342 Fax: (262) 677-9934

Email: mhertzfeldt@design2construct.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: Spec Building

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

Mailing Address: _____ State _____ Zip _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Kurt Kruepke

Address: N168W19490 Main Str, Jackson State WI Zip 53037

Office: (262) 677-4901 Cell: (_____) _____ Fax: (_____) _____

Email: jmkapetro@att.net

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Same as Applicant

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 speculative retail building with drive thru. Two tenant spaces proposed
New site development included.

Provide a brief overview of proposed use(s) of entire property and/or lease space: _____
No specific users yet. Speculative retail building

Hours of Operation: _____ TBD based upon ultimate tenants

Provide a brief overview of proposed daily on-site operations: _____ TBD based upon ultimate tenants

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.: _____
TBD based upon ultimate tenants

Describe all businesses, properties and other entities located adjacent to the proposed use: _____
Other existing business on the PUD site. West- Commercial vacant property, East - Vancatn property
South - Existing commercial business

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: _____
New 3,872 sf speculative retail building with drive thru and parking lot. Reconfiguration of existitng
RV dump area.

Describe any proposed grading, and/or stormwater management plan: _____
No new stormwater management - Existing pond

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____
No new landscaping is proposed for this development

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): _____
Existing fire hydrant adjacent to building, existing site lighting

Describe the projected traffic circulation and impacts: Traffic will circulate through existing traffic lanes on site
The drive thru Traffic will access from the north side of the building and the parking lot will be located
on the south side.

List all setbacks from rights-of-way and property lines and height limitations: ROW setback of 50'-0"
30' building setback on west side, 20' parking setback west side. Balance of project faces internal
to the site

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: _____

Proposed signage TBD for tenants

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

The building will be constructed to mimic the existing retail / gas building on site already. Face Brick
aluminum storefront windows, asphalt shingles, EIFS, Stone Veneer

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

None

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

The parking proposed is designed considering one tenant as a restaurant and one tenant as retail.

This calculation netted 21 required stalls. We show 28 provided stalls including 2 ADA

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

None proposed at this time

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

An existing trash enclosure is located north of this proposed building. This enclosure will be increased
in size 2 times to accommodate additional trash and recycling.

Projected Sewer/Wastewater Usage: TBD gal/year

Projected Water Usage: TBD 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): Mark Hertzfeldt

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 06.26.2025

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: 6/27/25
Amount: \$ 425.00
Payment Type: CH/CC / CASH
Check/Rcpt. #: 47487549
Received By: [Signature]



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

Utilities/fees Payment Confirmation (Ref #: 47487549)

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

Date: 06/27/2025 11:32 EDT

TRANSACTION INFORMATION

Name: Mark Hertzfeldt

Transaction Reference #:

47487549

Utility Account #:

Transaction Date/Time:

06/27/2025 11:32 EDT

Building Permit #:

Parking Ticket #:

Police Dept

Program:

Fire Department

Program:

General: Pud Jackson Retail

BILLING INFORMATION

Name: Mark Hertzfeldt

Address: Msr

Msr

City, State Zip: Msr, WI 53037

Phone #: (262)224-1342

Card #: xxxx-xxxx-xxxx-6701

PAYMENT INFORMATION

Approval #:

620144

Payment Amount:

\$425.00

Service Fee:

\$12.54

Total Amount:

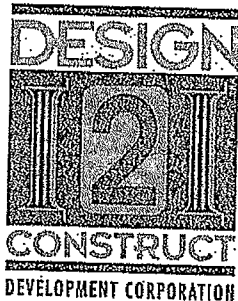
\$437.54

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



MEMORANDUM

June 25, 2025

Job Name: Jackson Retail
Job Number: 24-00215
Re.: Plan Commission Submittal
To: Village of Jackson

LETTER OF INTENT

Dear Plan Commission:

It is the Owner's intent to have Design 2 Construct build (1) speculative retail building in the southwest corner of the existing site, located west of the existing facility located at N168W19490 Main Street in Jackson.

The building will be approximately 70'-0"x 62'-8" (3,872 sf) with a peak height of 28'-1"

The building design will mimic the existing retail / gas building.

IMPACT STATEMENT

Water and Sanitary use is yet to be determined. This can be evaluated when tenants are secured.

Vehicle traffic will be focused to the south of the building in the new parking area for retail clients. Drive thru clients will be directed around the building to the north to access the drive thru on the west side of the building.

We anticipate the facility to be open spring 2026

There will be no hazardous materials, unusual conditions, noises or odors.

Thank you,

KARM Properties LLC

N173 W21010

Northwest Passage

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

1

Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

June 27, 2025

Re: Project Narrative Jackson Retail

Introduction:

Included with this project narrative you will find the graphical information regarding the proposed business development located at N168W19490 Main Street. The new development will include a new free-standing 3,872 square foot speculative retail building and the requisite site development needed to support the new building.

There are no prospective tenants at this time.

Existing Site:

The existing site is approximately 5.62 acres and is currently occupied by a gas station / retail tenant building, carwash and several storage buildings. The site frontage is commercial property to the West, commercial property to the South, vacant land to the east, and residential property to the North. Vehicular access to the site is limited to Eagle Drive.

The base zoning of the site is designated "PUD-03 KARM"

Plan of Operation:

The proposed development will include a new retail building set for up to two individual tenants. There is an opportunity for the western tenant to have a drive thru service.

Proposed Building/Site:

The proposed building is approximately 3,872 square feet. The site design provides 21 total parking spaces (including 2 accessible spaces) located along Main Street on the south side of the site. A drive thru has been planned for the west side of the building. Traffic for the drive thru can circulate through the site from either the north side of the existing development or between the car wash and new building from the south. Existing RV services will remain but will be relocated slightly to provide more stacking space for a drive thru.

The building will be constructed using a combination of brick veneer, stone veneer, EIFS, lap siding, aluminum storefront glazing systems and entrances. See enclosed drawings and photos for further information. The new building will mimic the existing structures on site.



N173 W21010
Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

Storm-water management is addressed by utilizing the existing development stormwater pond which was designed to account for impervious areas on this property.

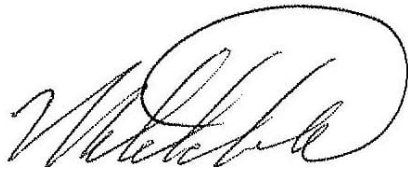
The site is currently well landscaped. No new landscaping other new grass is planned.

No new site lighting is proposed. There will be exterior lighting on the underside of the building canopy to illuminate the building entry.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This is an expansion of a long-standing established use and is consistent with the nature of the surrounding neighborhood which is currently a mixture of commercial and residential properties. The traffic patterns in the neighborhood are already established and will not be affected by the new development.

If you have any questions or concerns regarding this proposed development please feel free to contact our office.

Sincerely,
Mark Hertzfeldt

A handwritten signature in black ink, appearing to read 'Mark Hertzfeldt', enclosed within a large, hand-drawn oval.

Design 2 Construct Development Corporation



EXISTING RETAIL BUILDING

JACKSON RETAIL

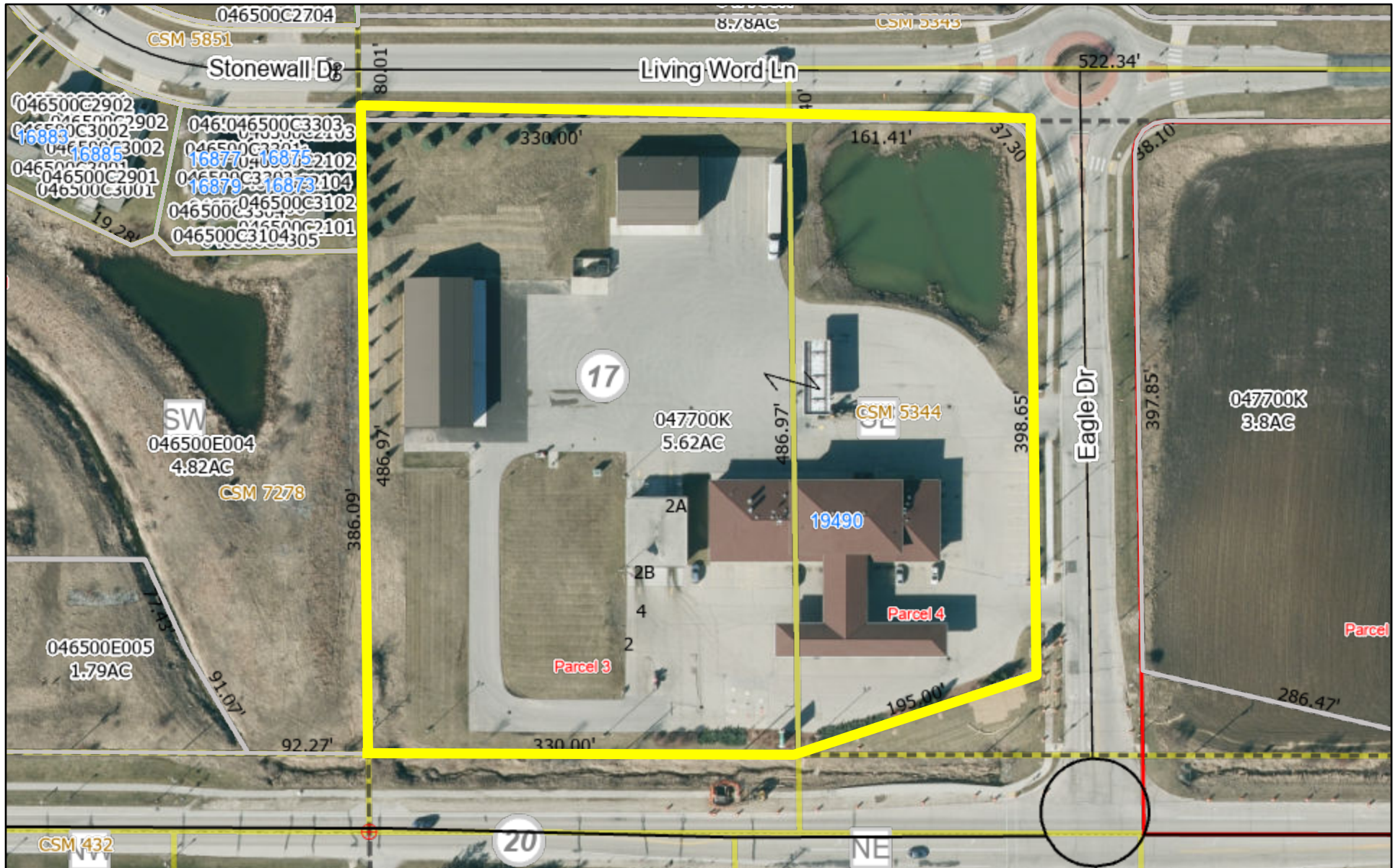
N168W19490 Main Street, Jackson WI 53037

N173 W21010 NORTHWEST PASSAGE WAY • JACKSON, WI 53037 TEL: 262.677.9933 • FAX: 262.677.9934



DESIGN 2 CONSTRUCT

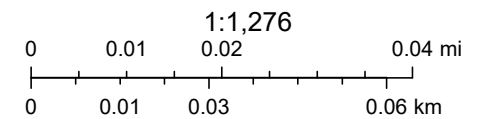
N168 W19490 Main Street



7/8/2025, 1:35:22 PM

- | | | |
|----------------|--------------------------|----------------------|
| Current Parcel | Road Centerline STH, CTH | PLSS Quarter |
| Override 1 | State Highway | Lot |
| Address Point | PLSS Boundary | Plat |
| | PLSS Section | Certified Survey Map |

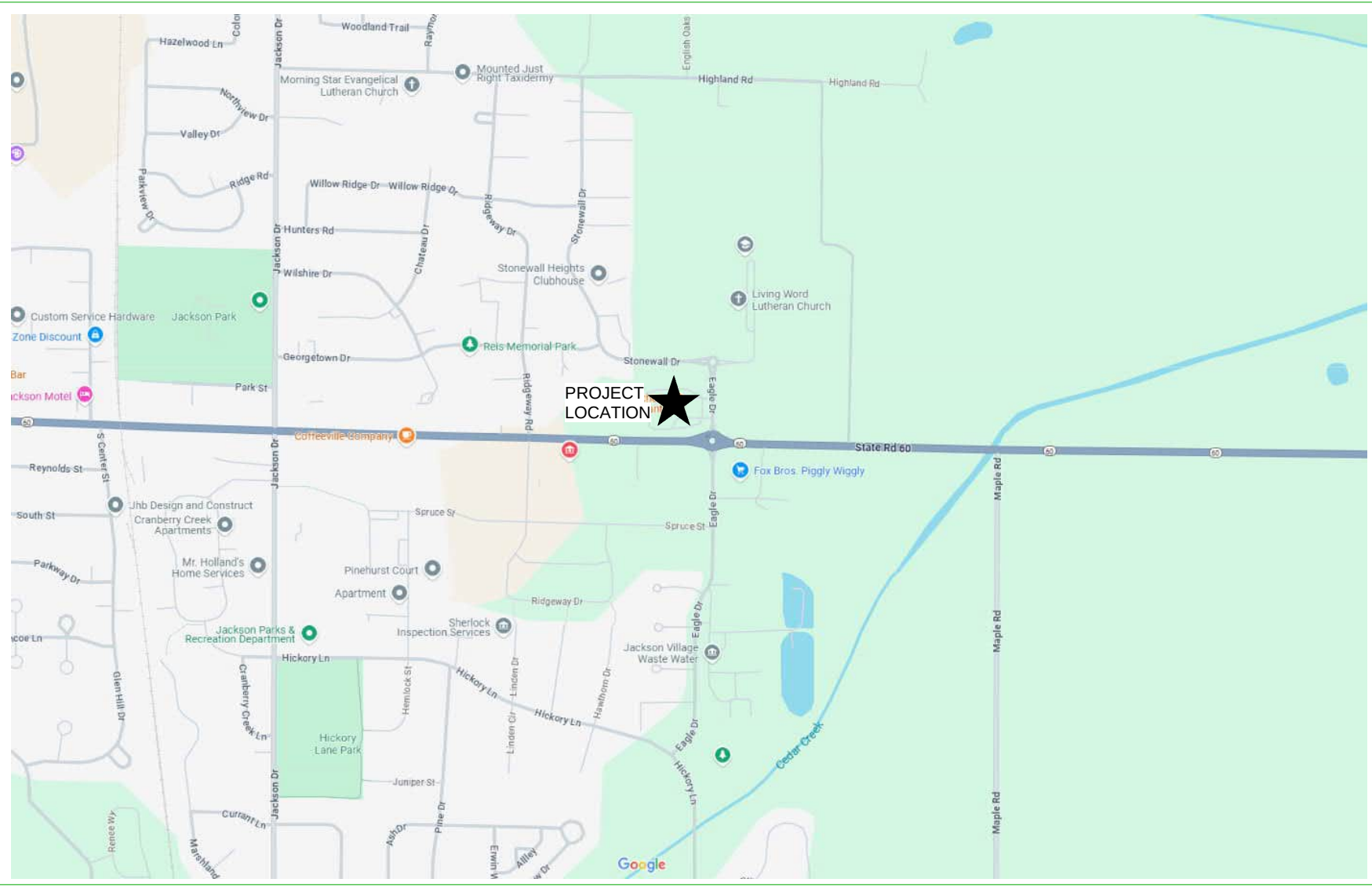
- | | |
|--------------|-------------------|
| Condominium | Local Road Labels |
| Right-of-Way | Local Road |
| Municipality | PLSS Monument |
| | Landhook |



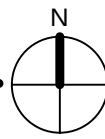
BUILDING DESIGN FOR:

JACKSON RETAIL

MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037



LOCATION MAP

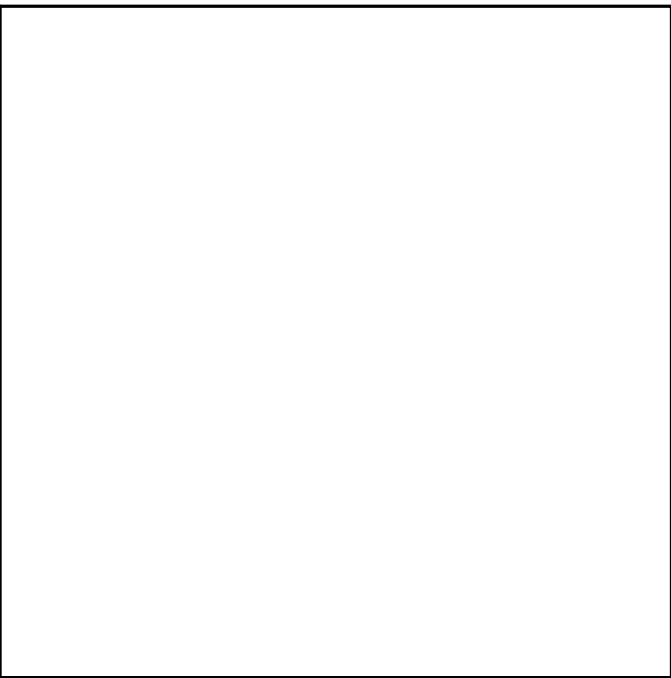


SHEET INDEX:

PROJECT CONTACTS

TS		TITLE SHEET	REV	DATE
CIVIL				
C1.01		EXISTING CONDITIONS PLAN		
C1.02		PROPOSED SITE PLAN		
C1.03		EROSION CONTROL PLAN		
C1.04		GRADING PLAN		
C1.05		UTILITY PLAN		
C2.01		CONSTRUCTION NOTES		
C2.02		SITE DETAILS		
C2.03		EROSION CONTROL & UTILITY DETAILS		
ARCHITECTURAL				
A1.0		ARCHITECTURAL SITE PLAN		
A1.1		SITE PLAN W/ LANDSCAPING		
A2.1		FLOOR PLAN		
A4.1		EXTERIOR ELEVATIONS		

ARCHITECT	MARK HERTZFELDT
SUPERVISING PROFESSIONAL	MH
PROJECT MANAGER	JASON HERNKE
PROJECT NO.	24-00215
DATE	06.26.2025
SEAL	



DESIGN
•
CONSTRUCTION

PHONE (262) 677-9933
FAX (262) 677-9934

•
N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037



DESIGN2CONSTRUCT

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

•
PHONE 262.677.9933
FAX 262.677.9934

•
info@design2construct.com

BUILDING DESIGN FOR:

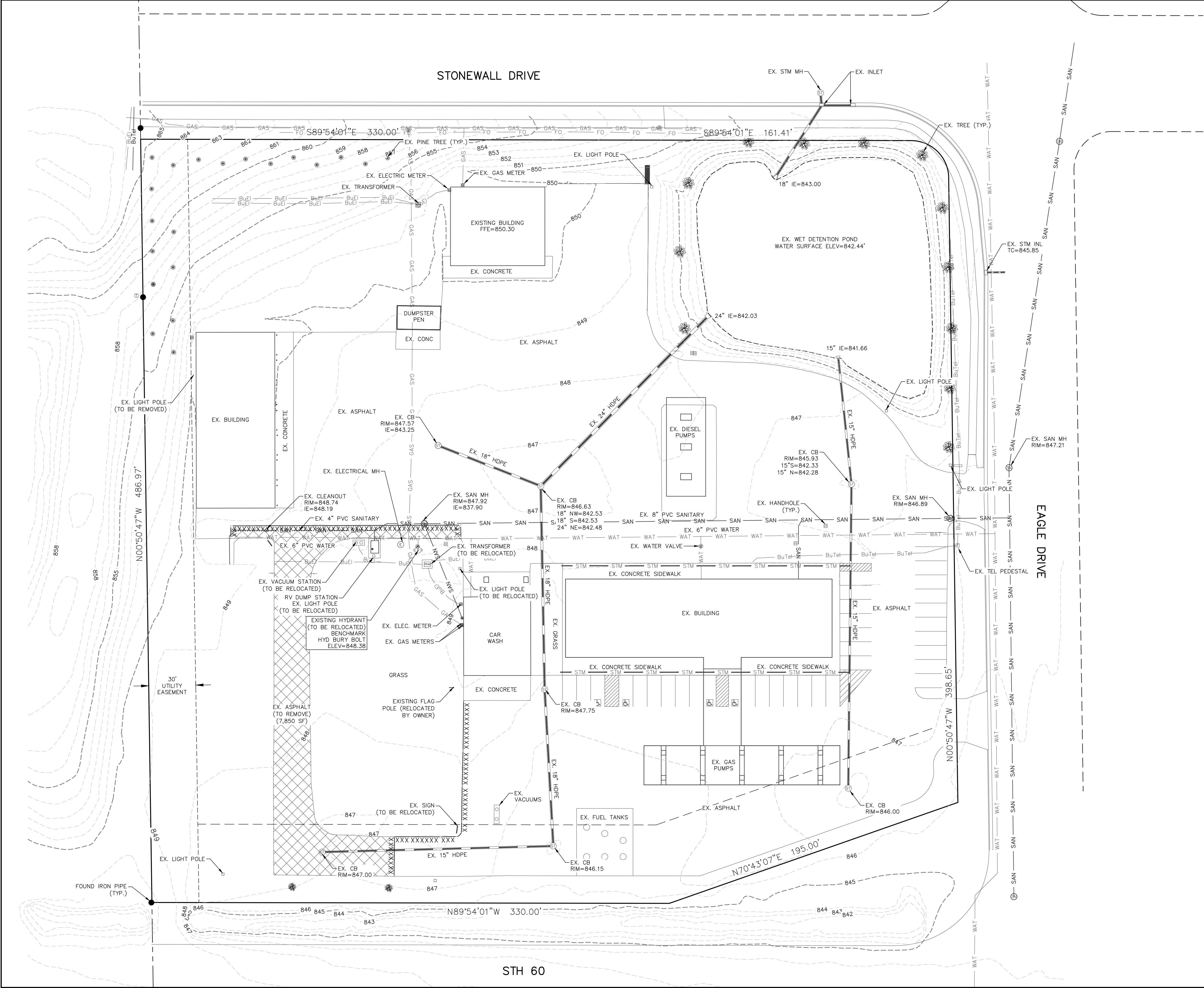
JACKSON RETAIL

MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA
DATE
06.26.2025
JOB NO.
24-00215
SET USE
PLAN COMMISSION
DRAWN BY
DLH
SHEET NO.
TS



CIVIL SHEET INDEX:	
SHEET	SHEET TITLE
C1.01	EXISTING CONDITIONS PLAN
C1.02	PROPOSED SITE PLAN
C1.03	EROSION CONTROL PLAN
C1.04	GRADING PLAN
C1.05	UTILITY PLAN
C2.01	CONSTRUCTION NOTES
C2.02	SITE DETAILS
C2.03	EROSION CONTROL & UTILITY DETAILS

LEGEND:	
	896 - EXISTING MINOR CONTOUR.
	895 - EXISTING MAJOR CONTOUR.
	OH-EL - OVERHEAD ELECTRIC LINE.
	Bu-EL - BURIED ELECTRIC LINE.
	Bu-Tel - BURIED TELEPHONE LINE.
	FO - FIBER OPTIC LINE.
	GAS - GAS LINE.
	SAN - SANITARY SEWER MAIN OR LATERAL.
	WAT - WATER MAIN OR SERVICE.
	----- - STORM SEWER LINE.
	ELEC - ELECTRIC METER.
	GAS - GAS METER.
	GV - GAS VALVE.
	HYD - FIRE HYDRANT.
	PP - POWER POLE.
	SN - SANITARY SEWER MANHOLE.
	ST - STORM SEWER MANHOLE.
	SI - STORM SEWER INLET.
	T - TELEPHONE PEDESTAL.
	TRAN - TRANSFORMER.
	WV - WATER VALVE.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037**

PLAN TITLE:
**EXISTING
CONDITIONS
PLAN**

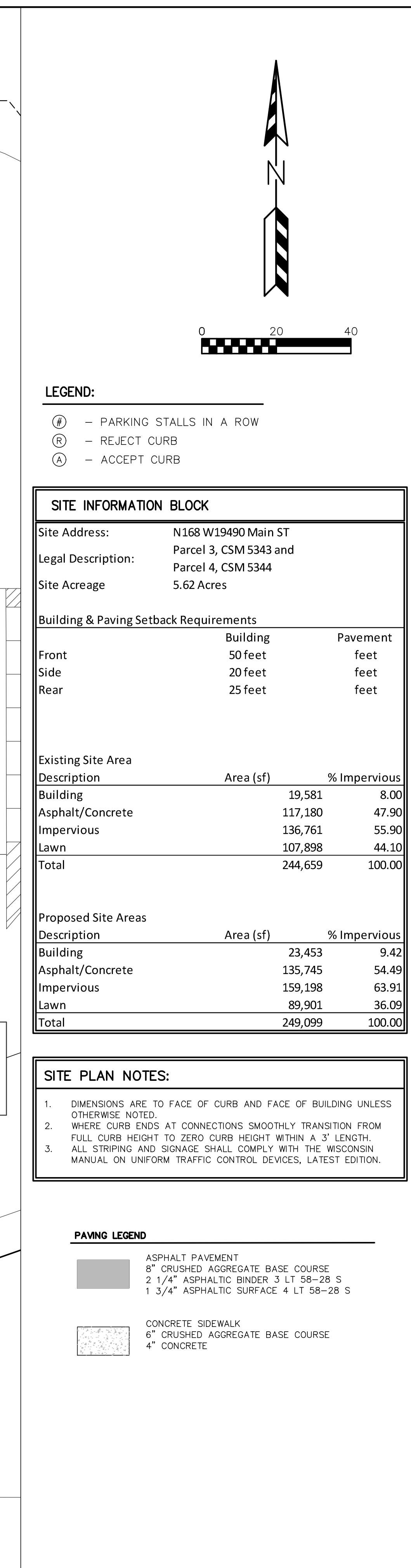
DRAWN BY:
DLC
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
6/27/2025

PROJECT NO:
\DE-106-19

SUBMITTAL

SHEET NO:
C1.01

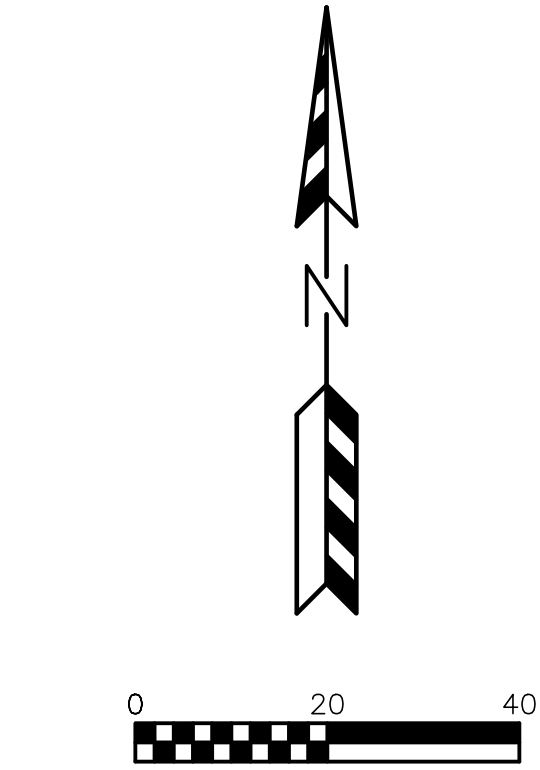
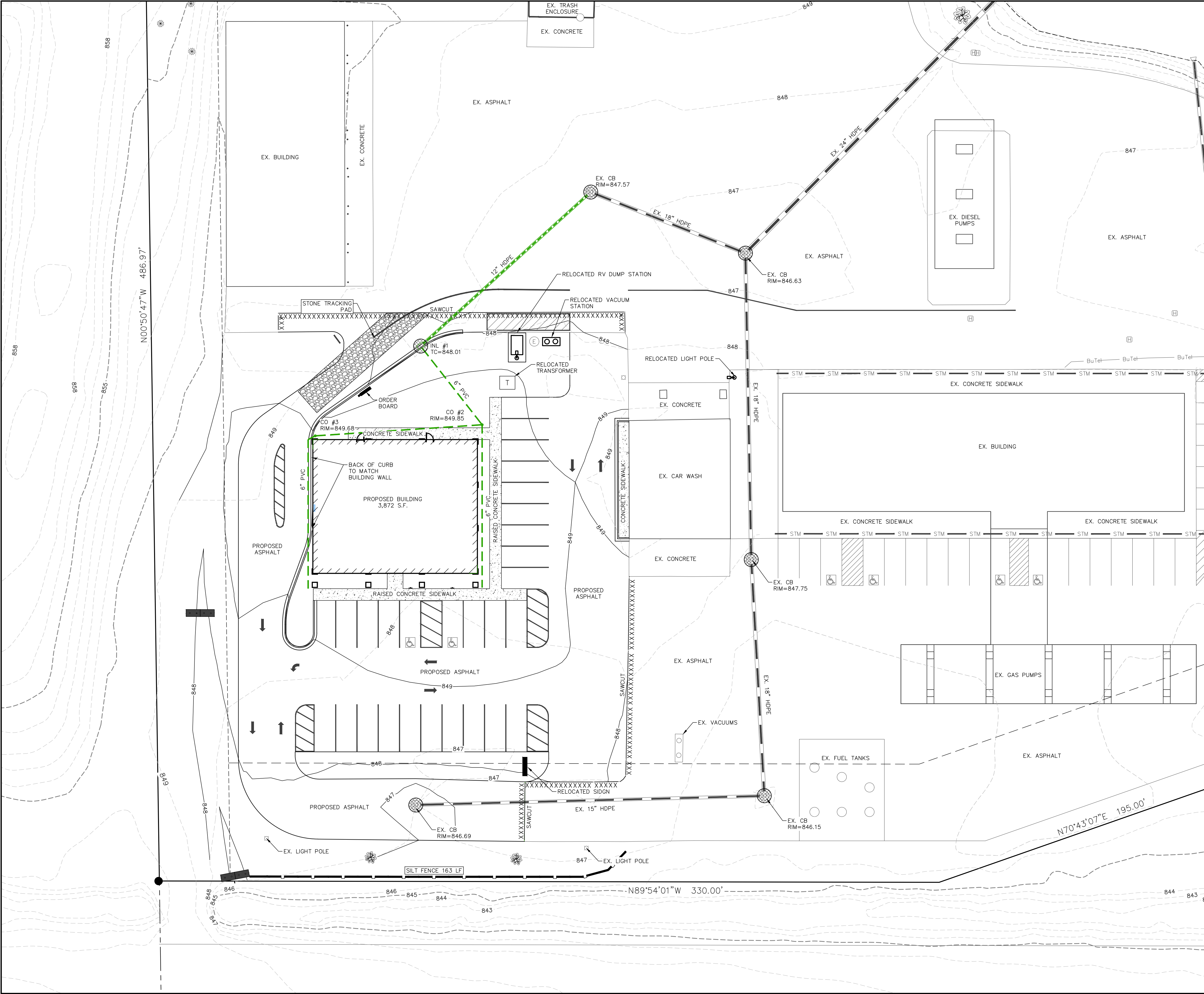


PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PLAN TITLE: PROPOSED SITE PLAN	
DRAWN BY: DLC	
DESIGNED BY: KJP	
CHECKED BY: JDR	

SHEET NO:

C1.02



DIGGERSHOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

- LEGEND:**
- 936 --- EXISTING MINOR CONTOUR.
 - 935 --- EXISTING MAJOR CONTOUR.
 - - - 936 - - - PROPOSED MINOR CONTOUR.
 - - - 935 - - - PROPOSED MAJOR CONTOUR.
 - PROPOSED STORM SEWER.
 - - - EXISTING STORM SEWER.
 - INSTALL WISDOT TYPE D INLET PROTECTION.
 - INSTALL SILT FENCE.
 - INSTALL SEDIMENT LOG.
 - DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

AUGUST 1, 2025

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF JACKSON SHALL HAVE A TRACKING PAD.

AUGUST 2, 2025 - APRIL 1, 2026

2. STRIP TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE"
3. BEGIN PROPOSED SITE GRADING -- RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF
4. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
5. CONSTRUCT BUILDING PADS AND BUILDINGS.
6. CONTINUE SITE GRADING.
7. INSTALL BASE COURSES, PROPOSED PAVEMENTS
8. INSTALL LANDSCAPING.
9. APPLY FINAL STABILIZATION TO ENTIRE SITE.

APRIL 2 - 15, 2025

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF JACKSON PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AREAS DISTURBED BY REMOVAL OF BMPs.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037**

PLAN TITLE:
**EROSION
CONTROL
PLAN**

DRAWN BY:
WWS

DESIGNED BY:
JDR

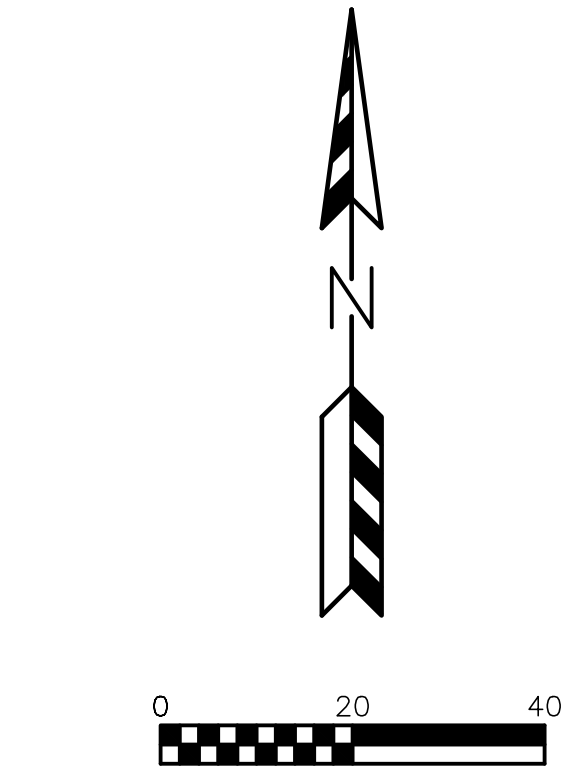
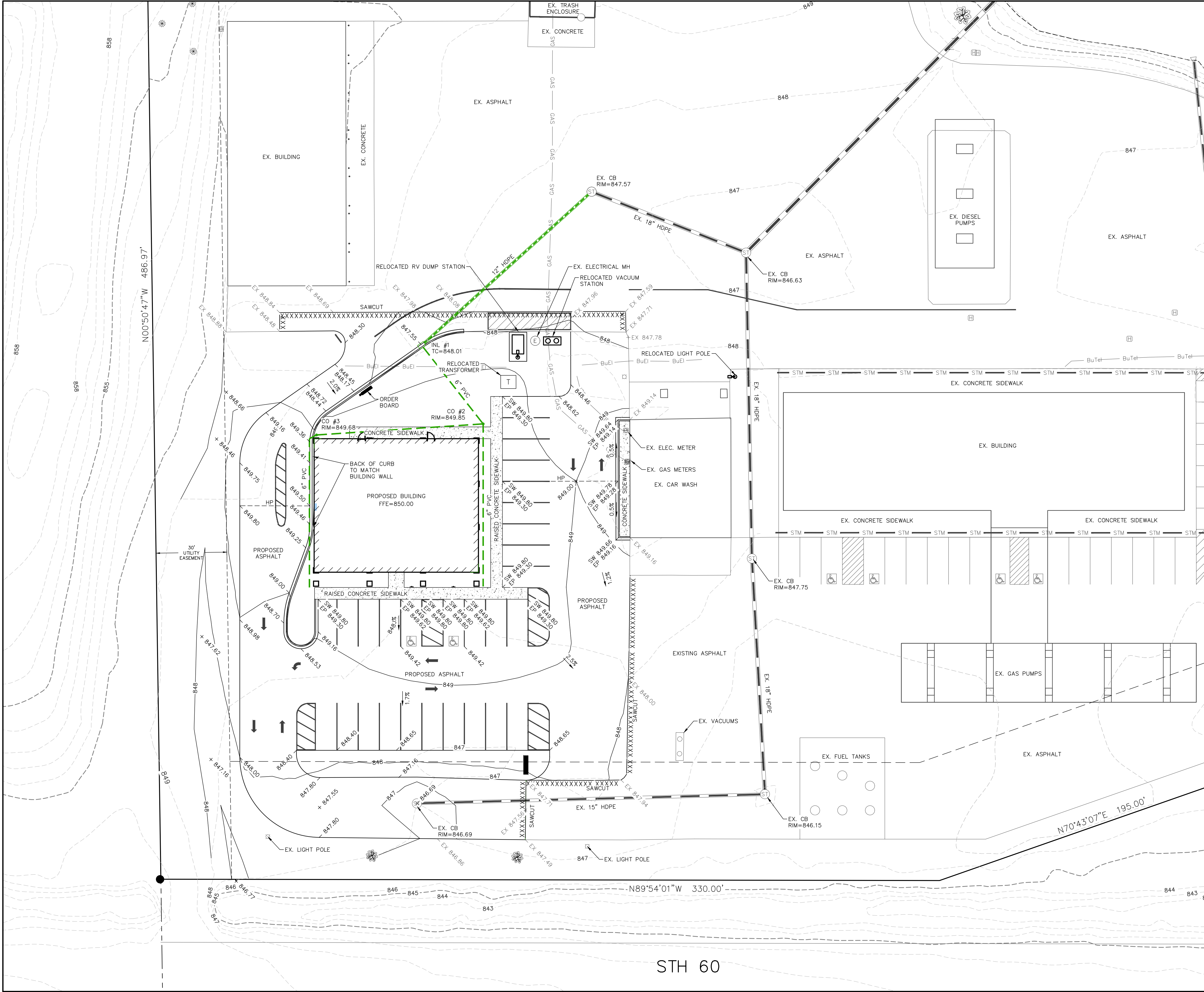
CHECKED BY:
KJP

PLAN DATE:
6/27/2025

PROJECT NO:
\DE-106-19

SUBMITTAL

SHEET NO:
C1.03



DIGGERSHOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

- LEGEND:**
- 936 --- EXISTING MINOR CONTOUR.
 - 935 --- EXISTING MAJOR CONTOUR.
 - 936 --- PROPOSED MINOR CONTOUR.
 - 935 --- PROPOSED MAJOR CONTOUR.
 - EX 934.23 - EXISTING SPOT ELEVATION.
 - 934.23 - PROPOSED CURB FLANGE ELEVATION.
 - TC 934.23 - PROPOSED TOP OF CURB ELEVATION.
 - SW 934.23 - PROPOSED SIDEWALK ELEVATION.
 - EP 934.23 - PROPOSED EDGE OF PAVEMENT ELEVATION.
 - EXP 934.23 - PROPOSED BUILDING EXPOSURE ELEVATION.
 - FFE 934.23 - PROPOSED BUILDING FIRST FLOOR ELEVATION.
 - PROPOSED STORM SEWER.
 - EXISTING STORM SEWER.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037**

PLAN TITLE:
**GRADING
PLAN**

DRAWN BY:
DLC
DESIGNED BY:
JDR
CHECKED BY:
KJP

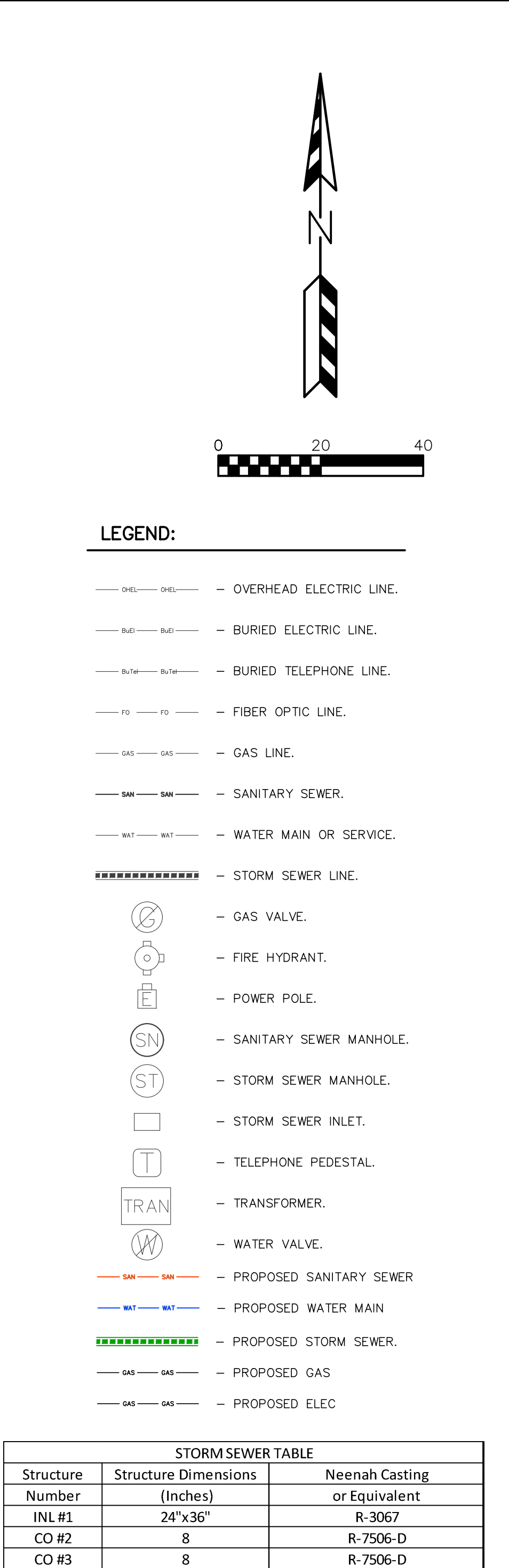
PLAN DATE:
6/27/2025

PROJECT NO:
\DE-106-19

SUBMITTAL

SHEET NO:
C1.04

STH 60



STORM SEWER TABLE		
Structure	Structure Dimensions	Neenah Casting or Equivalent
Number	(Inches)	
INL #1	24"x36"	R-3067
CO #2	8	R-7506-D
CO #3	8	R-7506-D

[illegible]

PSE
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PROJECT TITLE:

**JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037**

PLAN TITLE:

UTILITY PLAN

DRAWN BY:

JDR

DESIGNED BY

JDR

CHECKED B

KJP

PLAN DATE:

6/27/2025

PROJECT NO.

\DE-106-19\

SUBMITTAL

SHEET NO:

C1.05

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360.382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERGUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE. AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSHYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF JACKSON AND WISCONSIN DSPS STANDARDS.
14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
18. ALL WORK WITHIN THE VILLAGE RIGHT-OF-WAY REQUIRES A PERMIT FROM THE VILLAGE OF JACKSON PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, LOADING DOCKS AND NON-FLOOR SLABS SHALL CONFORM TO THE LATEST VERSION OF SECTION 415 OF THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONCRETE SHALL BE GRADE A, ASTM C-94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED. LOADING DOCKS SHALL HAVE REINFORCING CONSISTING OF NOVOMESH 950 FIBER MESH OR #4 BARS AT 24" ON CENTER EACH WAY PER SECTION 415.2.2 OF THE STANDARD SPECIFICATIONS.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS: WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059. FOR SEEDING RATES OF COMMONLY USED SPECIES, THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:	
NO.	DESCRIPTION



PROJECT TITLE:

JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PLAN TITLE:

CONSTRUCTION
NOTES

DRAWN BY:

WWS

DESIGNED BY:

WWS

CHECKED BY:

JDR

PLAN DATE:

6/27/2025

PROJECT NO:

DE-106-19\

SUBMITTAL

SHEET NO:

C2.01

REVISIONS:

PS&E
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:

PLAN TITLE:

SITE DETAILS

DRAWN BY:
WWS

DESIGNED BY:
WWS

CHECKED BY:
JDR

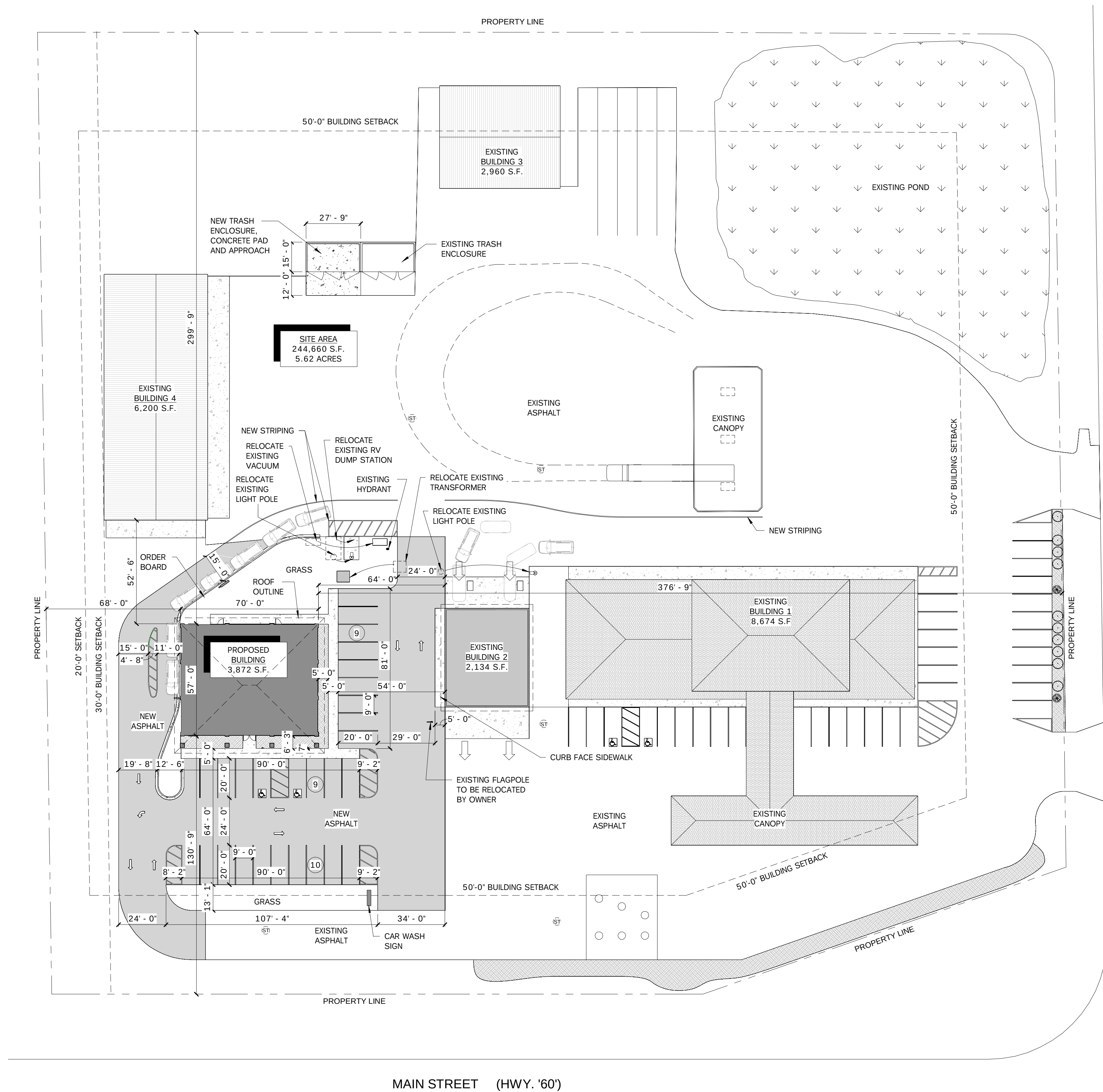
6/27/2025

PROJECT NO:
\DE-106-19

SUBMITTAL

SHEET NO:

C2.02



SITE DATA:

SITE AREA:	244,660 SF 5.62 ACRES
AREA OF EXISTING BUILDINGS:	19,968 SF
AREA OF PROPOSED BUILDING:	3,872 SF
TOTAL BUILDING FOOTPRINT:	23,840 SF
MAX. GROSS FLOOR AREA RATIO:	60% (ACTUAL: 9.8%)
TOTAL HARD SURFACE AREA:	136,820 SF
MAX. IMPERVIOUS SURFACE AREA:	80% (ACTUAL 55.9%)
EXISTING HARD SURFACE AREA:	115,844 (47.3% OF SITE)
PROPOSED HARD SURFACE AREA	20,976 SF (8.6% OF SITE)
CONCRETE AREA:	2,200 SF
LIGHT DUTY PAVING:	18,776 SF
TOTAL GREEN SPACE AREA:	84,000 SF (34.3% OF SITE)
LINEAR FEET OF CURB:	212 LF
ZONING DISTRICT:	PUD 03 - KARM
ALLOWABLE BUILDING HEIGHT:	35'-0"
BUILDING HEIGHT:	28'-1"
FRONT YARD SETBACK:	50'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	25'-0"
PARKING STALL REQUIREMENTS:	
RESTAURANT: 1/250 SF	8
(1,936 SF) 1/EMPLOYEE	6
RETAIL: 1/300 SF	7
(1,936 SF)	
TOTAL	21
TOTAL PARKING PROVIDED:	28 (INCL. 2 H.C. STALLS)
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2



N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
•
PHONE 262.677.9933
FAX 262.677.9934
•
info@design2construct.com

BUILDING DESIGN FOR:
JACKSON RETAIL
MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

SHEET TITLE
ARCHITECTURAL SITE PLAN

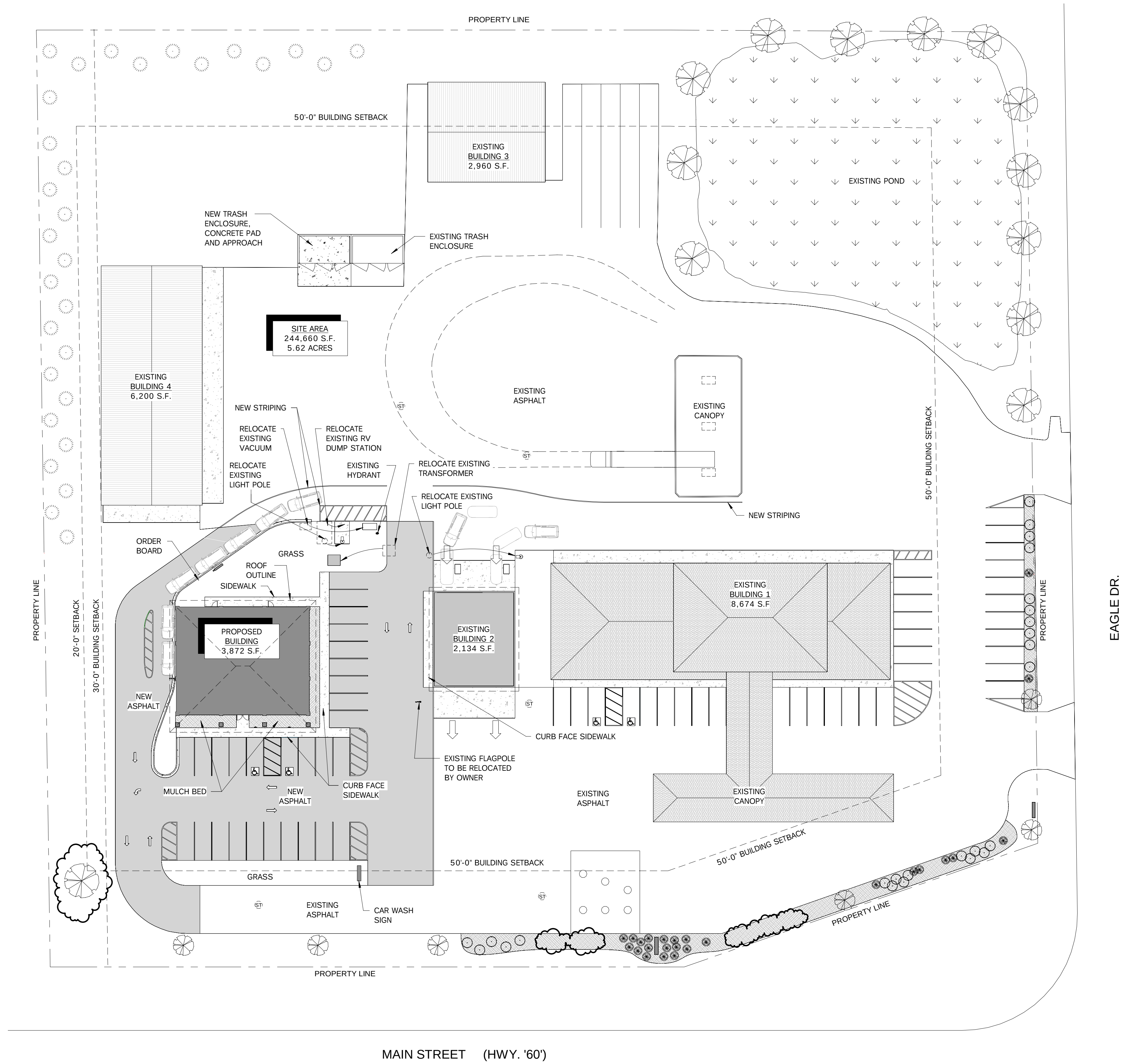
REVISIONS

PROJECT DATA	
DATE	06.26.2025
JOB NO.	24-00215
SET USE	PLAN COMMISSION
DRAWN BY	DLH
SHEET NO.	

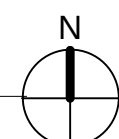
A1.0

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

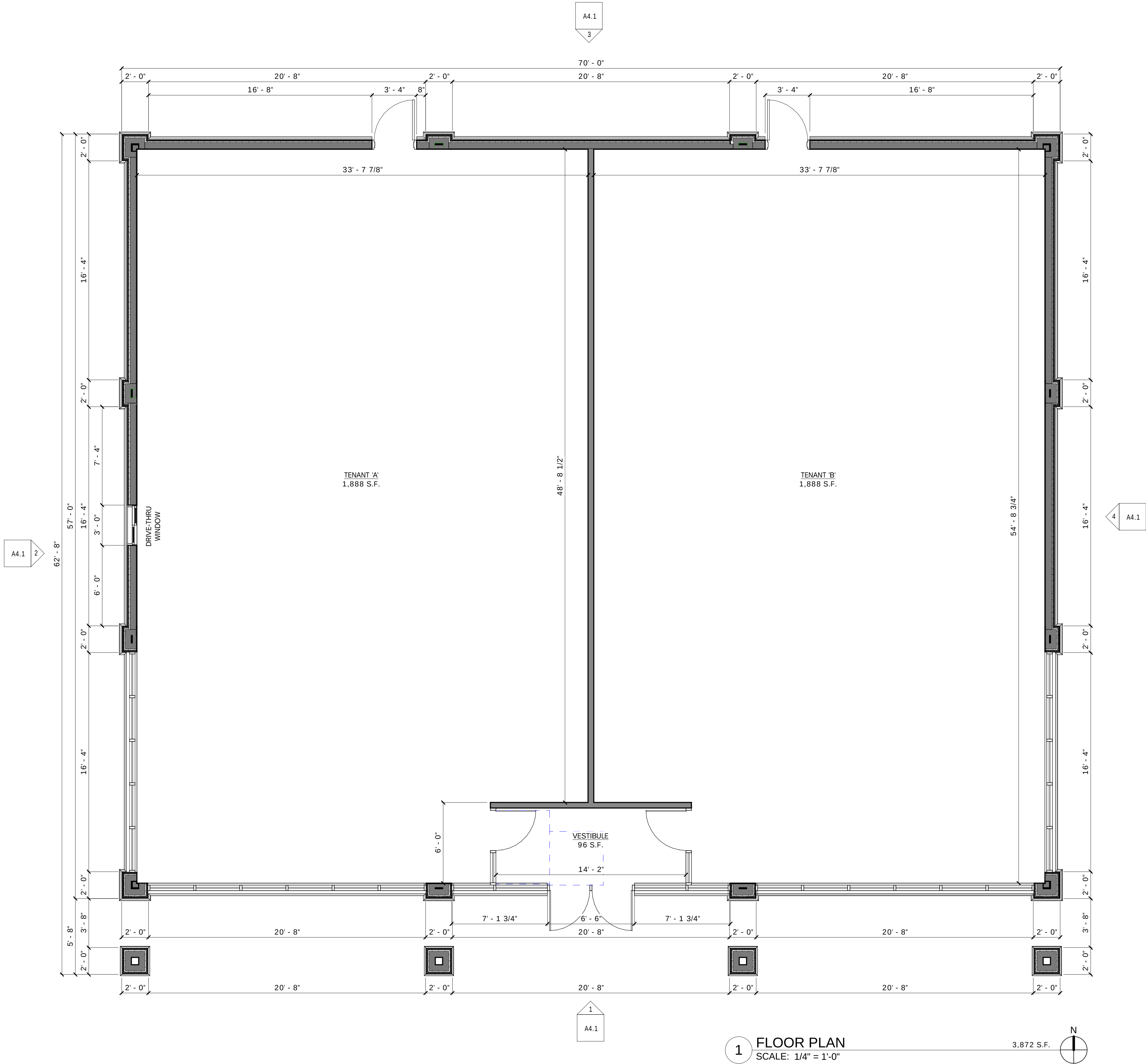




1 SITE PLAN W/ LANDSCAPING
SCALE: 1" = 30'-0"



This drawing is not to be reproduced or changed without the written permission of Design 2 Construct.



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

3,872 S.F.



N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
PHONE 262.677.9933
FAX 262.677.9934
info@design2construct.com

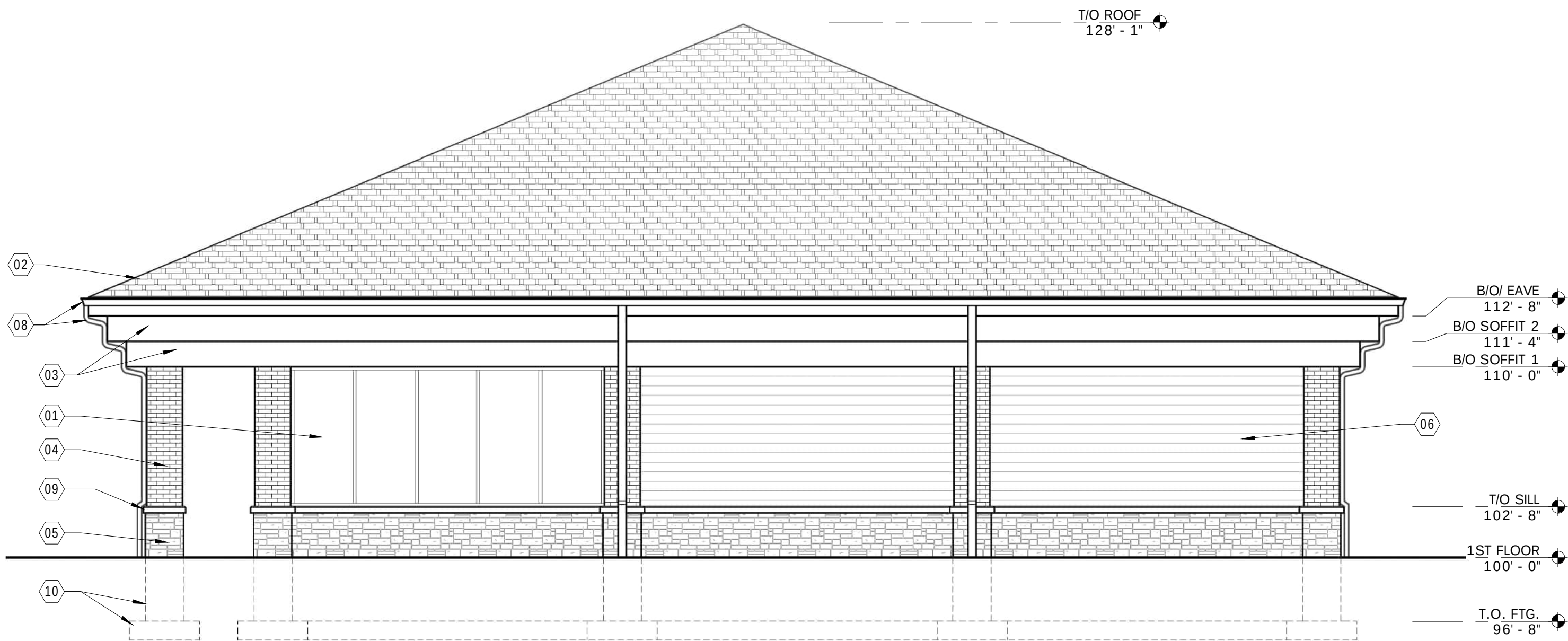
BUILDING DESIGN FOR:
JACKSON RETAIL
MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

SHEET TITLE
FLOOR PLAN

REVISIONS

PROJECT DATA	
DATE	06.26.2025
JOB NO.	24-00215
SET USE	PLAN COMMISSION
DRAWN BY	DLH
SHEET NO.	

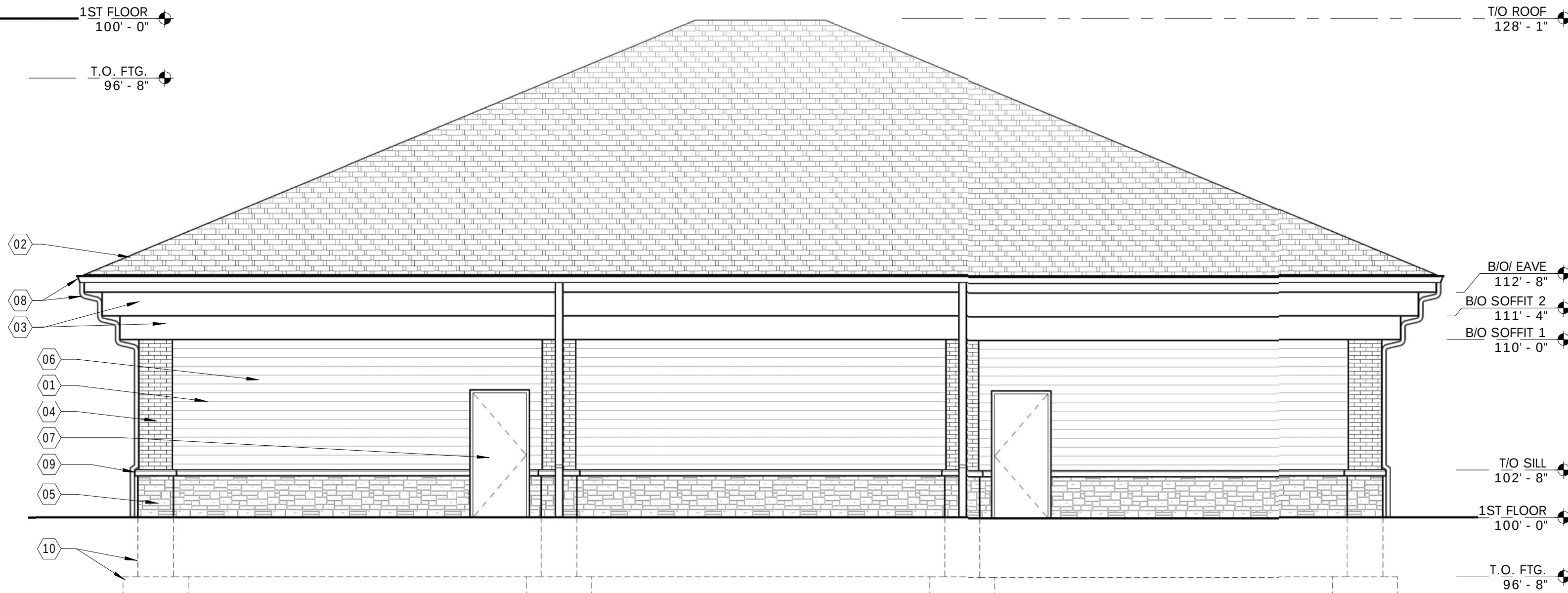
A2.1



4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

ELEVATION NOTE LEGEND

- 01 PREFINISHED ALUMINUM WINDOW SYSTEM W/ TINTED, INSULATED GLASS. MATCH EXISTING
- 02 30-YR. DIMENSIONAL ASPHALT SHINGLES. MATCH EXISTING
- 03 EXTERIOR INSULATION FINISH SYSTEM (EIFS). MATCH EXISTING
- 04 FACE BRICK VENEER. MATCH EXISTING
- 05 STONE VENEER. MATCH EXISTING
- 06 COMPOSITE 6" EXPOSED LAP BOARD SIDING. MATCH EXISTING
- 07 HOLLOW METAL DOOR AND FRAME - PAINTED
- 08 PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT. MATCH EXISTING
- 09 LIMESTONE SILL. MATCH EXISTING
- 10 FOOTING AND FOUNDATION WALL
- 11 DRIVE-THRU TRANSACTION WINDOW
- 12 PREFINISHED ALUMINUM STOREFRONT SYSTEM W/ TINTED, INSULATED GLASS. MATCH EXISTING



N173 W21010
NORTHWEST PASSAGE WAY
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PHONE 262.677.9933
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BUILDING DESIGN FOR:
JACKSON RETAIL
MAIN STREET (HWY. '60')
JACKSON, WISCONSIN 53037

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA

DATE
JOB NO. 06.26.2025
SET USE 24-00215
PLAN COMMISSION
DRAWN BY
SHEET NO. DLH

A4.1

ORDINANCE #25-08

AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN SECTION 48-155 OF THE VILLAGE OF JACKSON MUNICIPAL CODE FOR PLANNED DEVELOPMENT DISTRICT PUD-03

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

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

WHEREAS, KARM Properties LLC (hereafter property owner) owns the property at N168 W19490 Main Street (hereafter subject property), more particularly described as Parcel: V3_047700K, and

WHEREAS, the property owner has submitted a petition to amend Section 48-155(c) pursuant to the requirements in Section 48-151 of the zoning regulations; and

WHEREAS, the Village of Jackson Plan Commission reviewed the petition at their meeting on July 17, 2025, and recommended approval as set forth in this ordinance; and

WHEREAS, upon due notice as required by the zoning code, the Village Board conducted a public hearing on August 12, 2025, to accept public input; and

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

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

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

Section 1. Amend Section 48-155(c) in Chapter 48, to read as set forth below.

(c) **Conditional uses.** Uses allowed as a conditional use, subject to other requirements of the zoning code: (1) mini-storage facility and (2) truck parking and (3) vehicular drive-thru.

Section 2. This ordinance shall become effective upon 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.

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 Village Hall, Post Office and one other location in the Village.

Village Official

Date

DRAFT



STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: July 17, 2025

Agenda Item: # 6

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

From: Collin Johnson, Director of Inspections/Zoning

Subject: Ordinance #25-09 Rezoning of Parcel: V3_00400A from Planned Unit Development District (PUD) to B-2 Downtown Business District - Center Main, LLC

Description / Background and Analysis:

The subject property was previously home to The Latest Edition, a tavern that operated for several years in the Village. The business closed in the fall of 2022 and has remained empty since. Center Main, LLC purchased the property on March 30, 2023.

The property consists of 0.59 acres. The main structure includes the original tavern, comprised of a 2,633-square-foot first floor and a 2,025-square-foot second floor. There is also a 3,145 square-foot addition constructed in 2007. Additionally, there are also two outbuildings located on the parcel.

Site plan improvements include demolition of the easterly outbuilding, fourteen new parking stalls in addition to the roughly five that exist currently, including one ADA van accessible stall, private sidewalks, and a refuse enclosure area. There are currently no plans for the north outbuilding.

The owner is requesting a rezoning from Planned Unit Development (PUD) to B-2 Downtown Business District. The rezoning is the first requirement to allow them to operate an antiques resale store out of the building. A future Conditional Use and Site Plan review will be necessary as the final step in allowing the retail operation.

Comprehensive Plan and Zoning Impacts:

The property is currently designated as mixed-use under the 2050 Comprehensive Plan and is currently zoned Planned Unit Development District. Rezoning to a B-2 Downtown Business District will allow for greater use flexibility in the future and is recommended by staff. Ordinance Section 48-146 below outlines the approved uses and requirements for B-2 zoning districts:

Sec. 48-146. B-2 Downtown Business District.

(a) Generally. The B-2 Downtown Business District is intended to provide for the orderly continuation of the traditional central business district. The business activities are more of a general nature and are characterized by on-street parking. While continuing those existing businesses at their present level of service, new businesses located in the B-2 Downtown Business District should be required to provide for off-street parking and loading.



Taking the lead in Washington County.

- (b) Permitted uses. None; all uses are conditional uses.
- (c) Lot area and width. Lots shall have a minimum of 7,000 square feet in area and shall be not less than 60 feet in width at the setback line.
- (d) Building height. No building or parts of building shall exceed 35 feet in height.
- (e) Setbacks and yards. There shall be a minimum building setback of ten feet from the street right-of-way. No minimum side yard is required; however, where a side yard is provided, it shall not be less than ten feet. There shall be a rear yard of not less than 25 feet.

Site Plan:

See attached location map and Plat of Survey

Review Procedures:

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

Signage:

No signage is being requested at this time. Signage complying with the current zoning code does not require review or approval by the Plan Commission or Village Board.

Additional Staff Comments:

Inspections & Zoning:

Recommend the Plan Commission recommend approval of the rezoning to B-2 Downtown Business District as requested.

Notice Requirements:

- Posting on the agenda
- Notification of all other municipalities located within 1000-feet of the subject property including any non-contiguous
- Publication of a Class II Legal Notice is also required

Potential Action:

Motion to recommend Village Board approve Ordinance #25-09 to rezone Parcel V3_004000A from Planned Unit Development to B-2 Downtown Business District.

Attachments:

1. Plan Commission Application
2. Location Map and Plat of Survey
3. Building / Site Plans
4. Ordinance 25-09 (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: N168W20788 Main St. Unit: _____ Jackson, WI

Parcel #: 13-004000A Lot Size: _____ sq. ft. Building Area: _____ sq. ft.

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

APPLICANT INFORMATION

Center Main, LLC

Name(s): John Bagley / The Rusted J Resale, LLC

Mailing Address: W208 N16710 S. Center St. Jackson State WI Zip 53037

Office: (262) 483-5337 Cell: (262) 305-1260 Fax: () _____

Email: jess@rustedj.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: The Rusted J Resale, LLC

D/B/A: _____ FEIN #: 87-3706224

Mailing Address: W208 N16710 S. Center St. Jackson State WI Zip 53037

Office: (262) 483-5337 Cell: (262) 305-1260 Fax: () N/A

Email: jess@rustedj.com

Website: N/A

PROPERTY OWNER INFORMATION

Name(s): Center main LLC

Address: N168 W20788 Main St. Jackson State WI Zip 53037

Office: (262) 483-5337 Cell: () _____ Fax: () _____

Email: jhbdesignandconstruct@yahoo.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Envision Design Architects

Primary Contact: Shawn Sullivan

Address: 342 N. Water St. Suite 600, Milwaukee State WI Zip 53202

Office: (262) 327-4338 Cell: () _____ Fax: () _____

Email: envision3design@gmail.com

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

Briefly explain what you are requesting to be reviewed and/or approved: REQUEST re-zoning of
parcel.

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

Retail space / Antique Mall

Hours of Operation: Wednesday - Sunday 10Am - 5Pm

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

Retail Sales During hours of operation

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

N/A

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

Hotel, Flower shop, Beauty Salon

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

Interior remodeling see proposed plan

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

No change grading to remain as is until
demolition of back shed then manage plan

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

New Driveway and sidewalks per plan

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

Street lights and parking lot lights per plan.

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

Village fire hydrants on corner. Fire extinguisher

Describe the projected traffic circulation and impacts: _____

No change

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

N/A

See proposed Plan / No change or addition
Interior Remodel Only

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: _____

N/A

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

Sign will be on South elevation of building with
views from both east and west direction with possible
sign on west side of building.

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

N/A

Exterior will stay same

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

N/A

None

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

Please see plan provided plan meet 1 stall
per 300 sq ft of Retail Space.

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

N/A.

None needed

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

See proposed plan.

Projected Sewer/Wastewater Usage: 15,750 gal/year

Projected Water Usage: 15,750 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):

John H. Bagley

Applicant Signature:

[Signature]

Co-Applicant Name (Print):

Jessica Giese

CO-Applicant Signature:

[Signature]

Date of Application:

6/27/25

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:
Phone:
Email:

For questions concerning application submittal, zoning, or technical questions.
(262) 677-9696 x810
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:	7/2/25
Amount: \$	475.00
Payment Type:	CH / CC / CASH
Check/Rcpt. #:	1004
Received By:	[Signature]

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 300103

Date: 7/02/2025

Check

RECEIVED
FROM THE RUSTED J RESALE

\$475.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	475.00
	RUSTED J ANTIQUES REZONE	

TOTAL RECEIVED	475.00
----------------	--------

Receipt Memo: RUSTED J ANTIQUES REZONE/CK#1004

The Rusted J Resale, LLC

Letter of Intent

We are requesting a review of plans for a resale shop consisting of mostly vintage and antique items. Shop will consist of resale goods of our own, and a retail space for other retail vendors to rent.

Impact Statement

General hours of operation have yet to be determined but thinking along the lines of Wednesday 10 AM -5 PM

No unusual conditions

No vehicle trip generation

1-2 shop vehicles may be kept at the property

Proposed signage will include a sign on south front façade above covered entry on Hwy 60, site view to be east/west. and potentially one on the west side of the building, site view to be north/south

Proposed start date is anticipated to be 6 months after Village approval.

See application for anticipated water consumption

Washington County

Owner (s):

CENTER MAIN LLC

Location:

SE-SE,Sect. 18, T10N,R20E

Mailing Address:

**CENTER MAIN LLC
N168W20788 MAIN ST
JACKSON, WI 53037**

School District:

6307 - WEST BEND SCHOOL

Request Mailing Address Change

Tax Parcel ID Number:Tax District:

004000A

V3-VILLAGE OF JACKSON

Status:

Active

Alternate Tax Parcel Number:Government Owned:Acres:

0.5900

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

V OF JACKSON ASSRS PLAT SE SE OL 24 EXC N180' DOC 1579539 INC FORMER RR PROPERTY (HWY V1174 P207)

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*

N168W20788 MAIN ST JACKSON, WI 53037

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2024	☐	\$4,236.67	\$4,236.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	☐	\$4,630.89	\$4,630.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	☐	\$4,897.02	\$4,897.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	☐	\$5,057.83	\$5,057.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	☐	\$5,538.06	\$5,538.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	☐	\$5,294.54	\$5,294.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	☐	\$7,138.10	\$7,138.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	☐	\$5,184.03	\$5,184.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	☐	\$5,595.35	\$5,595.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	☐	\$5,496.48	\$5,496.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	☐	\$5,408.59	\$5,408.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	☐	\$5,952.76	\$5,952.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	☐	\$5,222.70	\$5,222.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	☐	\$5,756.29	\$5,756.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	☐	\$5,300.46	\$5,300.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	☐	\$5,057.92	\$5,057.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total								\$0.00

If your taxes are 3 years or more delinquent, please contact the Treasurer's Office for additional fees due. (262) 335-4324.

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to **June 30, 2025.**

Assessments

Attachments

Districts

Documents

Notes

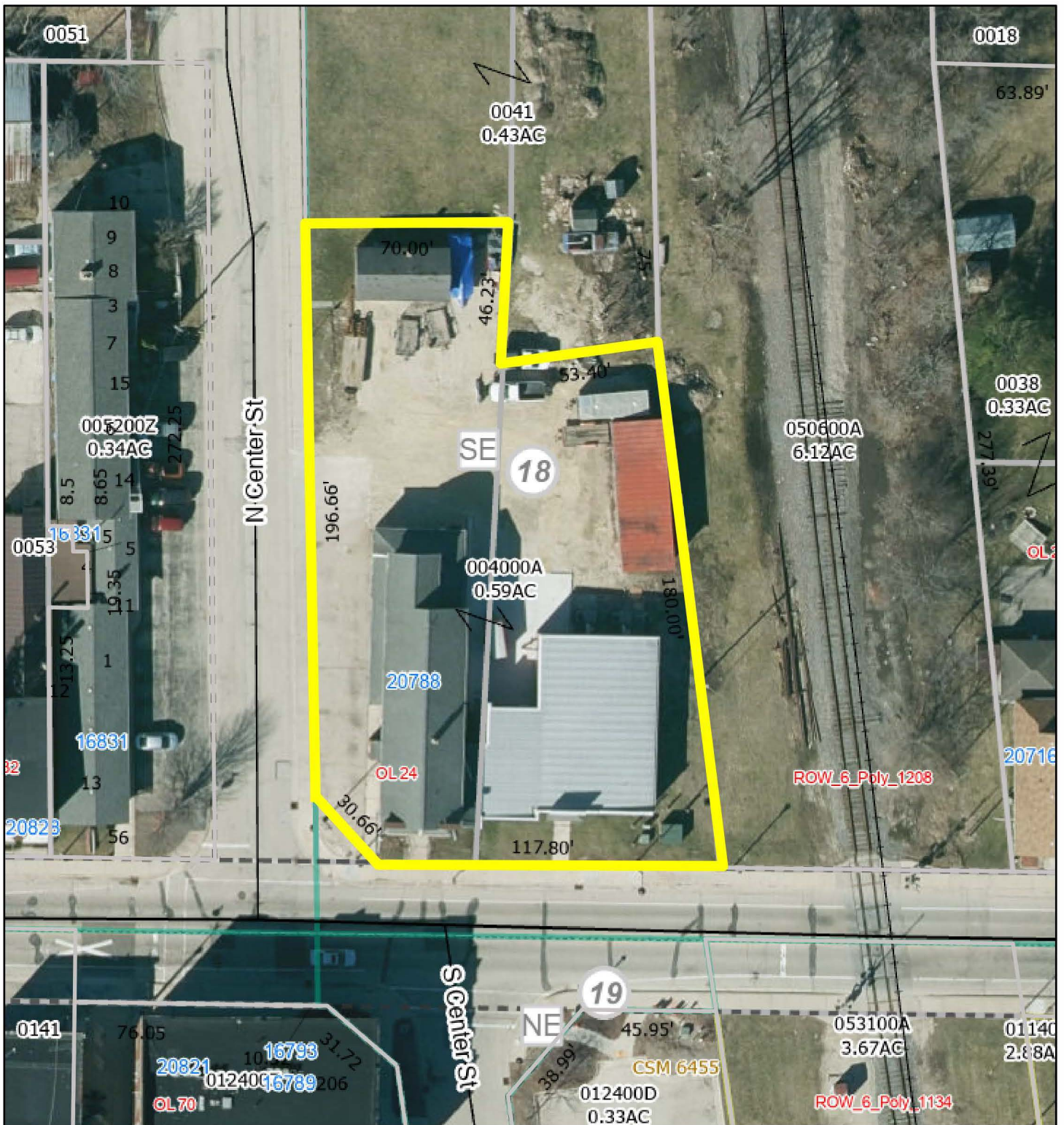
Parcel History

Permits

Sales History

Survey History

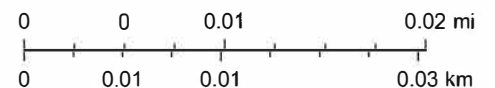
Exhibit A - Parcel: V3_004000A



6/25/2025, 3:31:57 PM

1:577

- Current Parcel
- Override 1
- Address Point
- Road Centerline STH, CTH
- State Highway
- Railroad Centerlines
- PLSS Boundary
- PLSS Section
- PLSS Quarter
- Lot
- Plat
- Certified Survey Map
- Assessor Plat; Cemetery Plat; Subdivision
- Right-of-Way
- Municipality
- Local Road Labels
- Local Road
- Landhook



JAMES R. ELDER, SR.

Professional Engineer - Registered Land Surveyor

Elder Engineering, LLC 3782 Overlook Drive West Hubertus, WI 53033

Phone (262)628-1409 Fax (262)628-1855

PLAT OF SURVEY

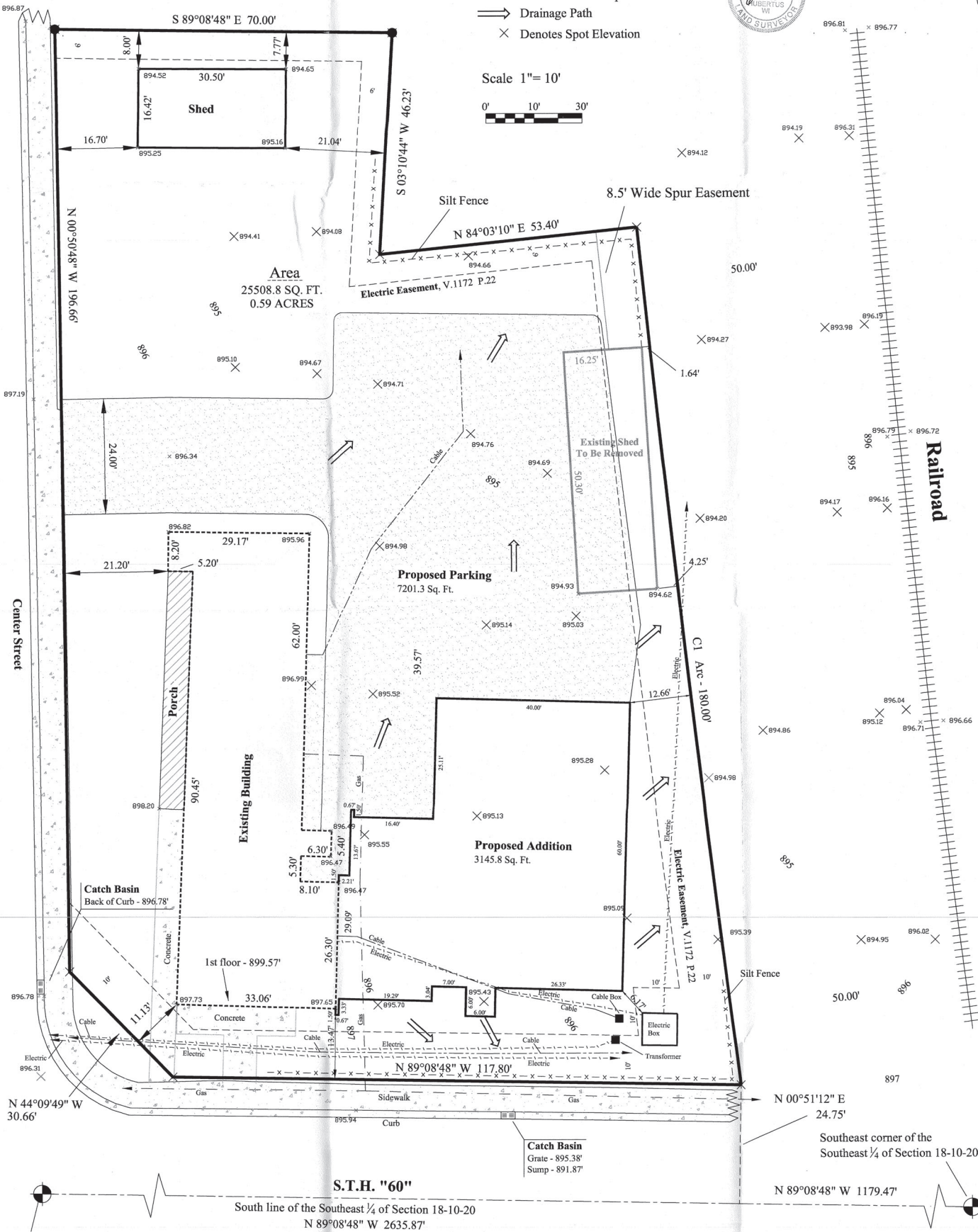
Description:

That part of the Southeast 1/4 of Section 18, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin; described as follows: Commencing at the Southeast corner of said Southeast 1/4 then N89°08'48"W, 1179.47 feet; then N00°51'12"E, 24.75 feet to the point of beginning of this description; then N89°08'48"W, 117.80 feet; then N44°09'49"W, 30.66 feet; then N00°50'48"W, 196.66 feet; then S89°08'48"E, 70.00 feet; then S03°10'44"W, 46.23 feet; then N84°03'10"E, 53.40 feet; then Southeasterly along an arc curving to the Left, Radius 5626.40 feet, Chord 179.99 feet, Chord Bearing S06°51'49"E, to the point of beginning of this description.

Legend:

- Denotes 1" Iron Pipe Set
- ⇒ Drainage Path
- × Denotes Spot Elevation

Scale 1"= 10'



Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5626.40'	180.00'	179.99'	S 06°51'49" E	01°49'59"

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)

"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.

Notes:

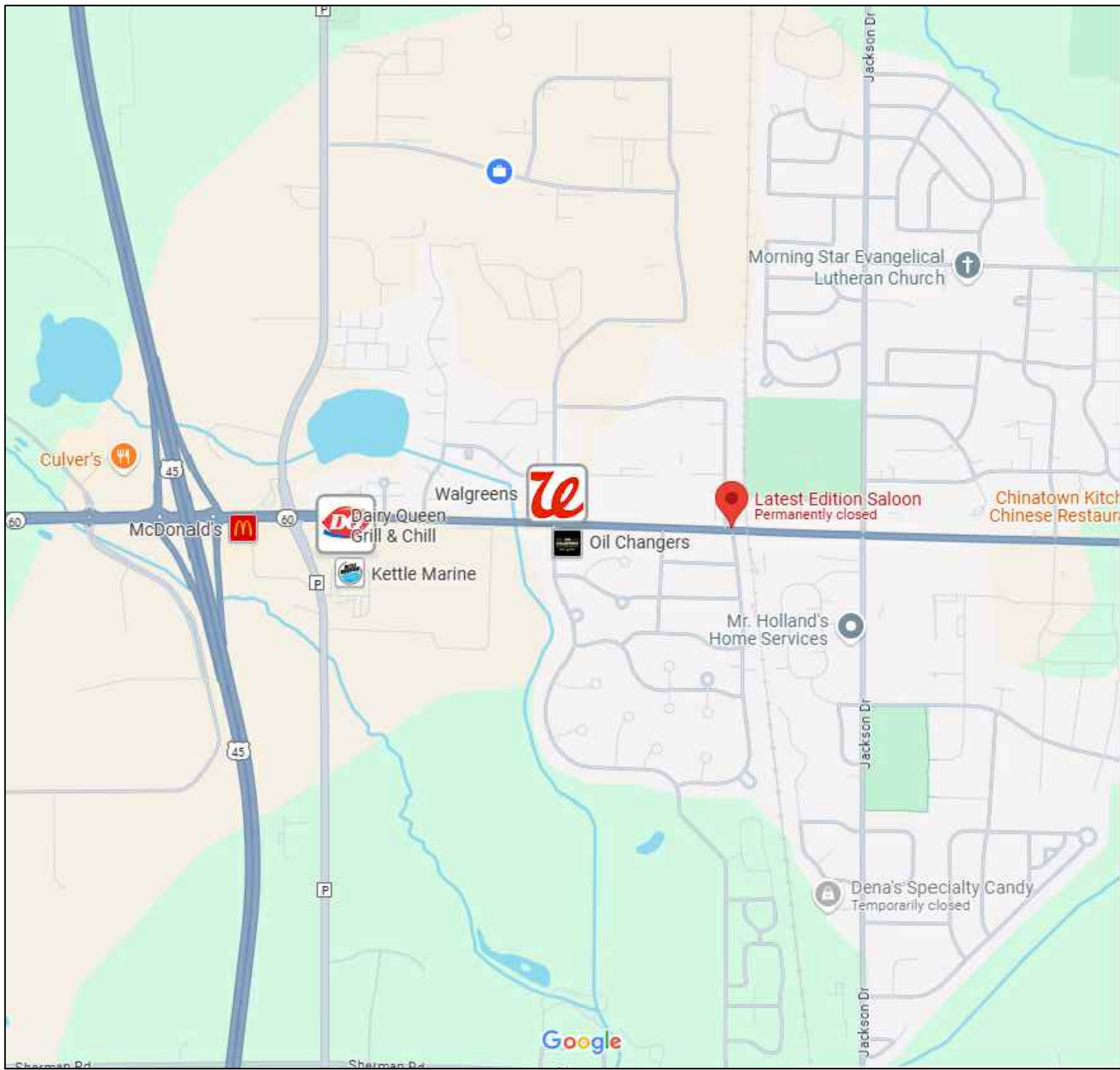
- 1) Bearings or Distances in () are Recorded Measurements
- 2) Underground Utilities shown were located on 2-20-07.
- 3) Elevations are referenced to the Southwest corner of the Southeast 1/4 of Section 18-10-20, assumed Elevation = 883.26', per National Vertical Datum of 1929.

Survey For: Rick Knabe

Dated this 19th day of January, 2007.
Revised this 22th day of February, 2007.
Revised this 4th day of April, 2007.
Revised this 5th day of May, 2007.
Revised this 22nd day of June, 2007.



AREA MAP:



PROJECT: THE RUSTED J RESALE

ADDRESS: N168W20788 MAIN ST
JACKSON, WI 53037

PROJECT DATA:

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE	
OCCUPANCIES:	MERCANTILE: M	
CLASS OF CONSTRUCTION:	TYPE VB	
NO. OF STORIES:	TWO	
BUILDING IS:	NOT SPRINKLERED	
BUILDING TYPE:	RETAIL SALES WITH BACK OF HOUSE OFFICE AREAS	
AREAS (GROSS):		
MERCANTILE 1ST FLOOR:	5,778 SF	
MERCANTILE 2ND FLOOR:	2,025 SF	
TOTAL:	7,803 SF	
ALLOWED AREAS (GROSS):		
MERCANTILE (WORST CASE):	9,000 SF	
TOTAL:	9,000 SF	
OCCUPANCY SEPARATIONS:	EXISTING 2-HOUR SEPARATION FROM PRIOR USE, NO SEPARATION FOR THIS ALTERATION.	
OCCUPANT LOAD:		
MERCANTILE (60 SF/OCC.):	130 OCC	
TOTAL:	130 OCC	

SHEET INDEX:

TS	TITLE SHEET
A1.0	ARCHITECTURAL
D2.1	SITE PLAN
D2.2	FIRST FLOOR DEMO PLAN
A2.1	SECOND FLOOR DEMO PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A3.1	FIRST AND SECOND FLOOR REFLECTED CEILING PLANS

PROJECT CONTACTS:

OWNER CONTACT: JOHN BAGULY
P: 262-483-5337
E: john@rustedj.com

ARCHITECT: SHAUN SULLIVAN
ENVISION DESIGN ARCHITECTS
342 N. WATER ST. SUITE 600
MILWAUKEE, WI 53202
P: 414-626-4312
C: 262-327-4338
E: envision3design@gmail.com

GENERAL CONTRACTOR:
TBD

DATE: 06.03.2025

MUNICIPALITY: JACKSON, WI

SEAL:

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ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

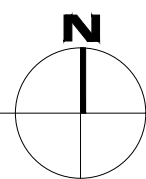
SHEET TITLE
TITLE SHEET

REVISIONS	
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PROJECT NUMBER	25-010
SET USE	SCHEMATIC
DATE	05.23.2025
SHEET	TS



1 SITE PLAN
SCALE: 1/16" = 1'-0"



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ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE

SITE PLAN

REVISIONS

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PROJECT NUMBER

25-010

SET USE

SCHEMATIC

DATE

05.23.2025

SHEET

A1.0

DEMOLITION NOTES:

GENERAL:

WHEREVER AN EXISTING ITEM IS SCHEDULED OR NOTED FOR REMOVAL, ALL ADJACENT AREAS DISTURBED BY THE DEMOLITION SHALL BE PATCHED AND PREPARED AS REQUIRED FOR THE INSTALLATION OF ALL NEW WORK.

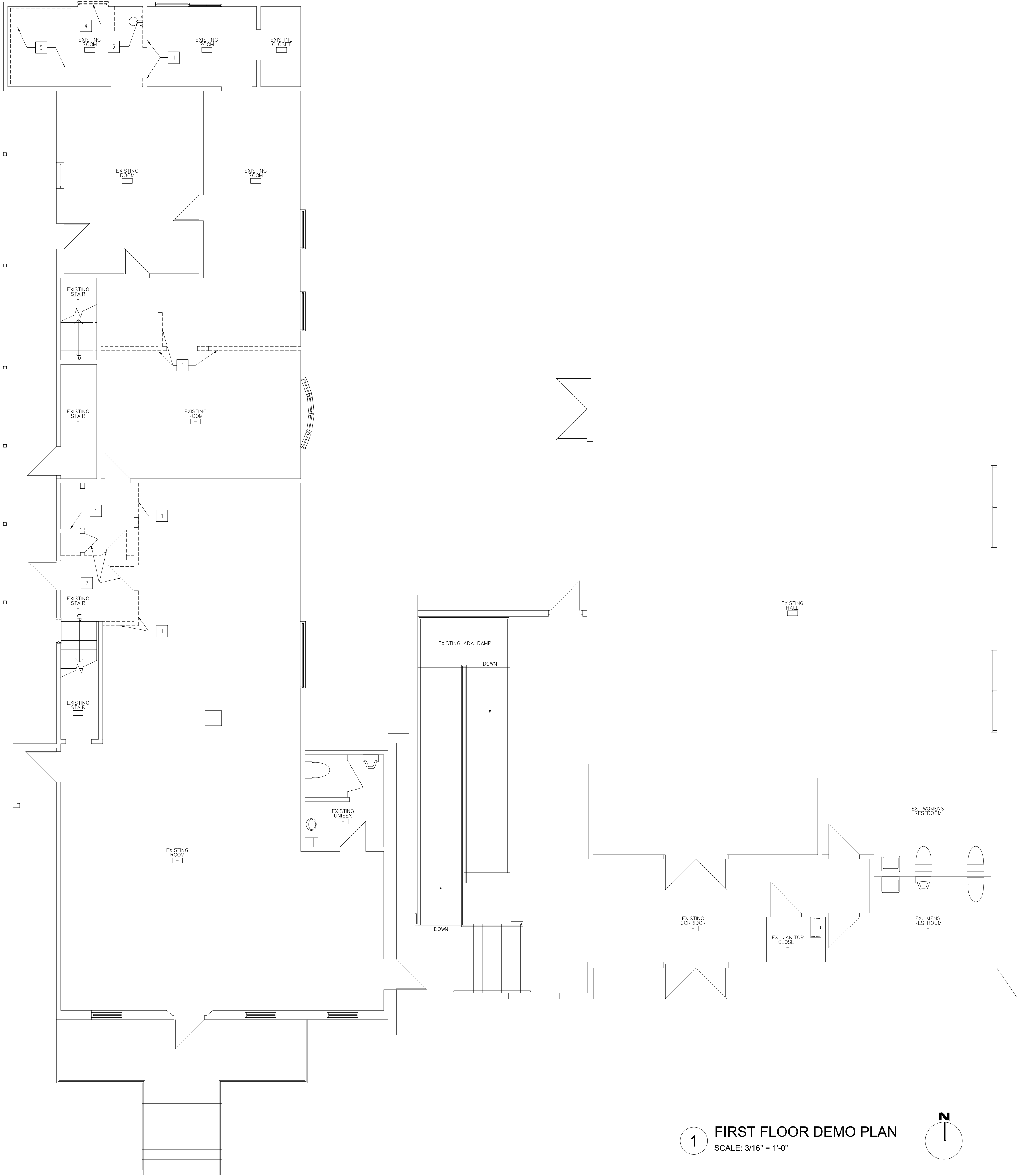
ITEMS OF OBVIOUS VALUE, REMOVED BY THE DEMOLITION WORK BUT NOT SCHEDULED FOR REUSE, SHALL BE RETURNED TO THE BUILDING OWNER FOR HIS USE. WHERE THE VALUE IS UNCLEAR, CONTACT THE BUILDING OWNER FOR A DETERMINATION. IF AN ITEM HAS BEEN REQUESTED FOR SALVAGE BY THE BUILDING OWNER, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MAINTAIN THE ITEM IN SERVICEABLE CONDITION.

WHERE OUTLETS OR FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE WIRING AND BOX WHENEVER POSSIBLE, AND PATCH TO MATCH ADJACENT WALL SURFACE. WHERE IT IS NOT PRACTICAL TO REMOVE THE BOX, CAP WITH FLUSH PLASTIC COVER PLATE. COLOR OF PLATE TO MATCH COLOR OF NEW ADJACENT WALL FINISH.

WHERE PLUMBING FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE AND CAP SUPPLY AND DRAIN PIPING TO INSIDE OF WALL CAVITY. PATCH TO MATCH ADJACENT WALL FINISH.

WHEREVER AN EXTERIOR WALL AND/OR WINDOW IS SCHEDULED FOR REMOVAL, THE CONTRACTOR RESPONSIBLE FOR THE SCHEDULED WORK SHALL PROVIDE A WEATHER TIGHT, SECURE TEMPORARY ENCLOSURE AT THE END OF EACH WORK DAY.

- 1 REMOVE EXISTING INTERIOR NON-BEARING WALL AS INDICATED.
- 2 REMOVE EXISTING DOOR AND FRAME.
- 3 REMOVE EXISTING PLUMBING FIXTURES AND CAP ALL PLUMBING LINES.
- 4 REMOVE EXISTING WINDOW.
- 5 CLEAR AND PREP EXISTING FLOOR OPENING FOR NEW FLOOR STRUCTURE.



1 FIRST FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"

SHEET TITLE

FIRST FLOOR DEMOLITION PLAN

REVISIONS

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PROJECT NUMBER

25-010

SET USE

SCHEMATIC

DATE

05.23.2025

SHEET

D2.1

DEMOLITION NOTES:

GENERAL:

WHEREVER AN EXISTING ITEM IS SCHEDULED OR NOTED FOR REMOVAL, ALL ADJACENT AREAS DISTURBED BY THE DEMOLITION SHALL BE PATCHED AND PREPARED AS REQUIRED FOR THE INSTALLATION OF ALL NEW WORK.

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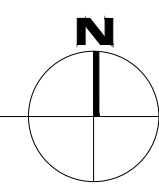
WHERE PLUMBING FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE AND CAP SUPPLY AND DRAIN PIPING TO INSIDE OF WALL CAVITY. PATCH TO MATCH ADJACENT WALL FINISH.

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- 1 REMOVE EXISTING INTERIOR NON-BEARING WALL AS INDICATED.
- 2 REMOVE EXISTING DOOR AND FRAME.
- 3 REMOVE EXISTING PLUMBING FIXTURES AND CAP ALL PLUMBING LINES.
- 4 REMOVE EXISTING WINDOW.
- 5 CLEAR AND PREP EXISTING FLOOR OPENING FOR NEW FLOOR STRUCTURE.



1 SECOND FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"



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THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE

SECOND FLOOR DEMOLITION PLAN

REVISIONS

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PROJECT NUMBER

25-010

SET USE

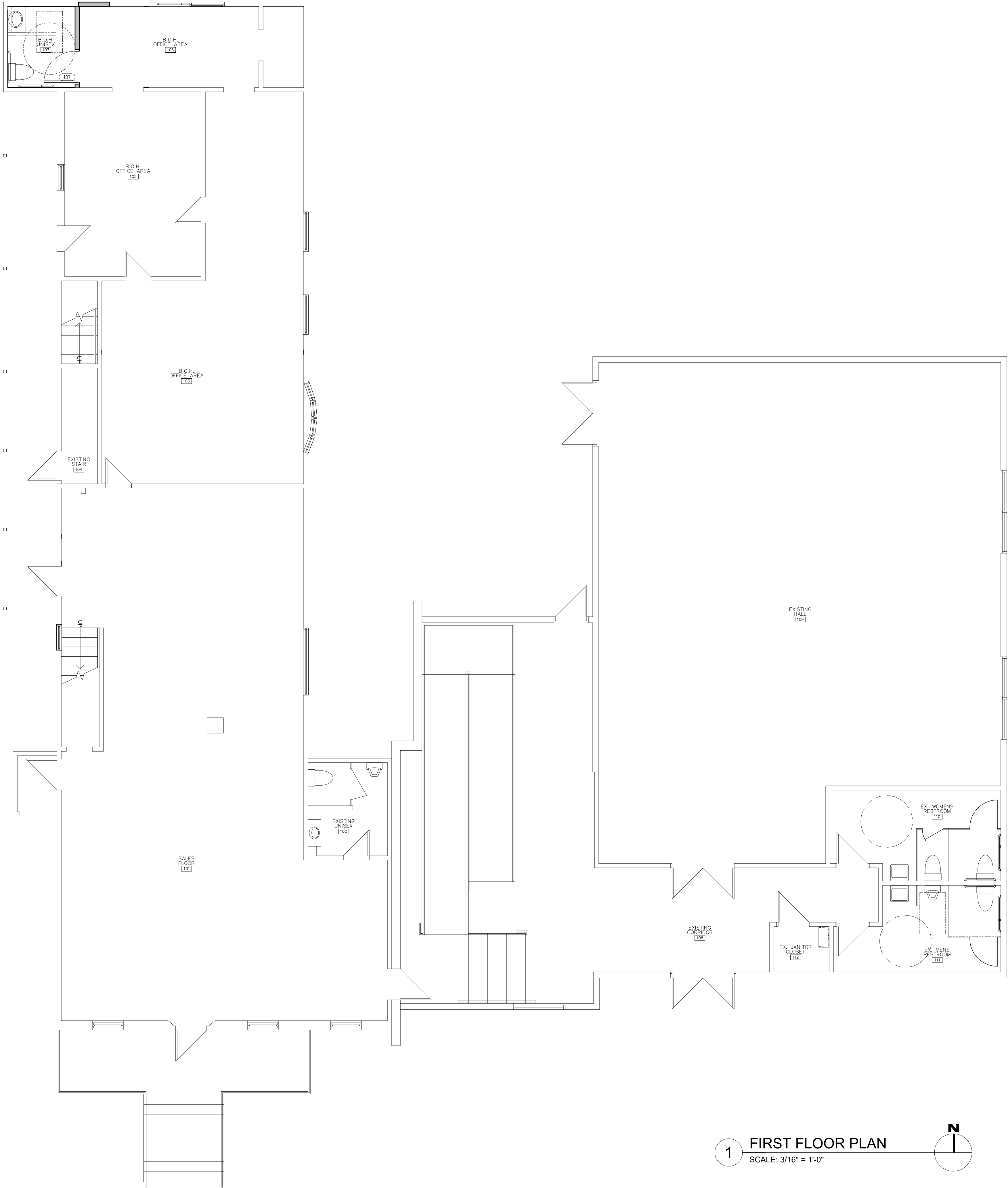
SCHEMATIC

DATE

05.23.2025

SHEET

D2.2



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

SHEET TITLE

FIRST FLOOR PLAN

REVISIONS

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PROJECT NUMBER

25-010

SET USE

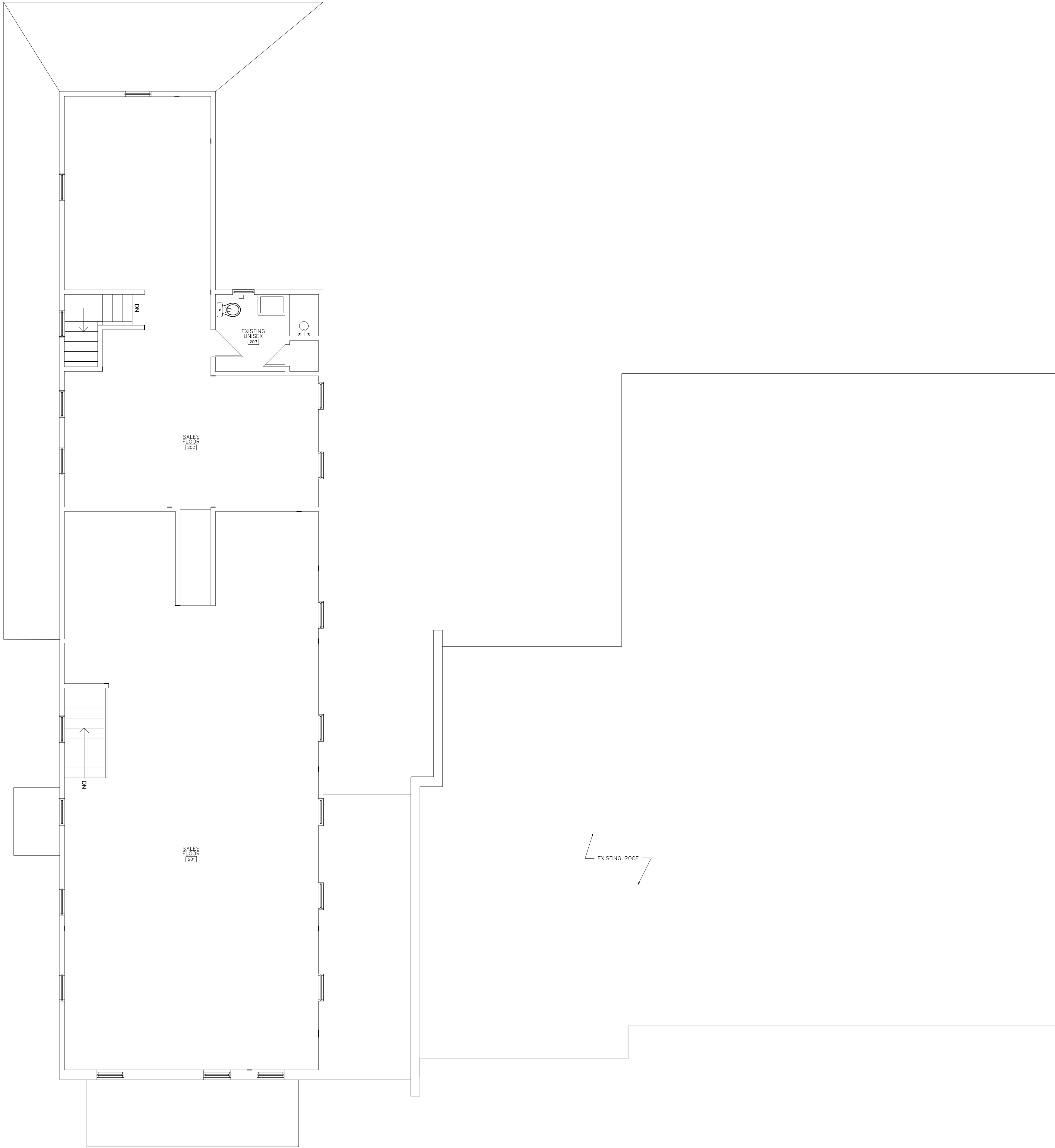
SCHEMATIC

DATE

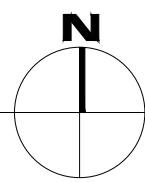
05.23.2025

SHEET

A2.1



1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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THE RUSTED J RESALE
N168W20788 MAIN ST
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SHEET TITLE

SECOND FLOOR PLAN

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
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PROJECT NUMBER

25-010

SET USE

SCHEMATIC

DATE

05.23.2025

SHEET

A2.2

LIGHTING KEY:

- 
- EXHAUST FAN
-
- 
- SWITCH, SINGLE POLE
-
- 
- SWITCH, 3-WAY
-
- 
- SWITCH, 4-WAY
-
- 
- SWITCH, w/ DIMMER
-
- 
- SWITCH, w/ DUAL LEVEL SWITCHING
-
- 
- SWITCH, w/ PILOT LIGHT
-
- 
- ELECTRICAL PANEL

NOTE:
SWITCHES, OUTLETS AND COVER PLATES ARE TO BE LEVITON "DECORA" SERIES; COLOR TO BE SELECTED BY OWNER.

IECC AND NEC COMPLIANCE:
DESIGN BUILD ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE LIGHTING FIXTURES WHICH WILL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.

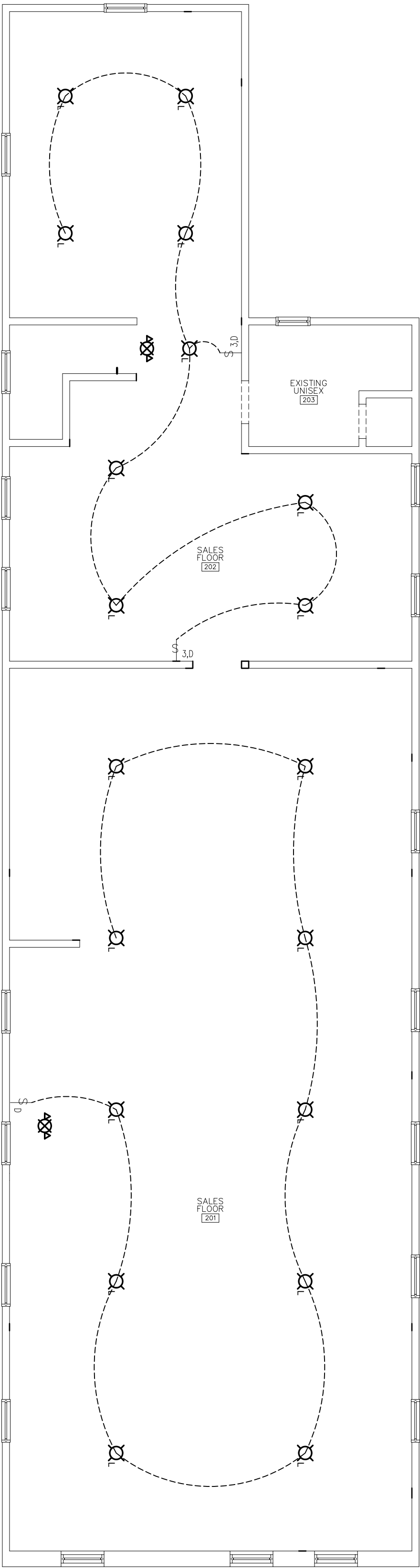
LIGHTING FIXTURES ARE SHOWN ON THE PLAN TO COMMUNICATE THE DESIGN INTENT ONLY. ELECTRICAL CONTRACTOR SHALL PROVIDE INTERIOR SPACE PHOTOMETRIC FOR APPROVAL OF LIGHTING FIXTURES AND LIGHTING LEVELS. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE FIXTURES AND LAMPS TO MEET THE FOLLOWING MINIMUM DESIGN LIGHT LEVELS.

RECEPTION	30-50 FC
OFFICE	75 FC
HALLWAY	30 FC
KITCHEN:	80 FC
TOILET ROOM	25 FC
UTILITY / MECHANICAL ROOM	30 FC

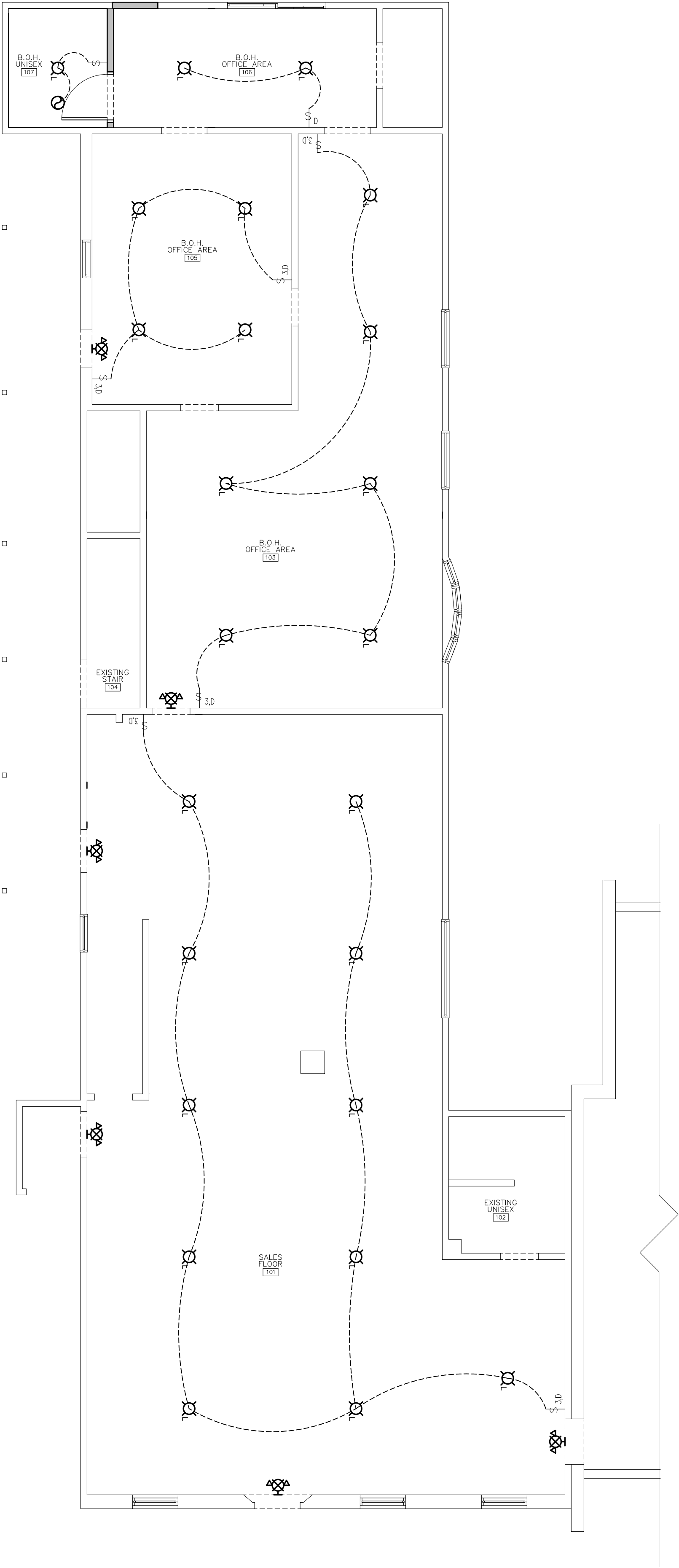
MEANS OF EGRESS ILLUMINATION - EMERGENCY LIGHTING:
DESIGN BUILD ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AN EXIT/ EMERGENCY LIGHTING SYSTEM WHICH WILL ILLUMINATE PATH OF EGRESS TO ALL EXITS IN THE EVENT OF POWER FAILURE. EXIT/ EMERGENCY LIGHTING SHALL MEET ALL FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.

EXIT/ EMERGENCY LIGHTING FIXTURES ARE SHOWN ON THE PLAN TO DELINEATE THE EGRESS PATH AND DESIRED LOCATIONS FOR POTENTIAL EXIT/ EMERGENCY FIXTURES ONLY. ADDITIONAL FIXTURES MAY BE REQUIRED BASED UPON DESIGN BUILD ELECTRICAL CONTRACTORS PHOTOMETRIC STUDY OF EGRESS PATH LIGHTING. LIGHTING LEVELS AND REQUIRED FIXTURE COUNT IS THE SOLE RESPONSIBILITY OF THE DESIGN BUILD ELECTRICAL CONTRACTOR.

TEMPORARY LIGHTING THROUGHOUT CONSTRUCTION:
ALL CONSTRUCTION AREAS INCLUDING HALLWAYS, INDIVIDUAL ROOMS AND SHOP/ WAREHOUSE AREAS SHALL BE PROVIDED WITH TEMPORARY LIGHTING EQUIVALENT TO 20 FOOTCANDLES. ALL FIXTURES SHALL UTILIZE ROUGH SERVICE LAMPS ONLY.



2 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"

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ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE

FIRST & SECOND FLOOR REFLECTED
CEILING PLANS

REVISIONS

XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
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PROJECT NUMBER

25-010

SET USE

SCHEMATIC

DATE

05.23.2025

SHEET

A3.1

ORDINANCE #25-09

**TO REZONE PARCEL V3_004000A 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, Center Main, LLC (hereafter property owner) owns the property at N168 W20788 Main Street (hereafter subject property), more particularly described as Parcel: V3_004000A; and

WHEREAS, the property owner has submitted a zoning petition requesting the parcel be rezoned from Planned Unit Development District (PUD) to B-2 Downtown Business District; 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 July 17, 2025, and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on August 12, 2025; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of B-2 Downtown Business 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_004000A on Exhibit A, attached hereto, from Planned Unit Development (PUD) to B-2 Downtown Business 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

Exhibit A - Parcel: V3_004000A

