



**VILLAGE OF JACKSON
PLAN COMMISSION MEETING AGENDA**

Thursday, August 21, 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 of the Plan Commission Meeting of July 17, 2025
3. Conditional Use and Site Plan Review - N168W19490 Main Street, Parcel: V3_047700K - KARM Properties, LLC
4. Conditional Use and Site Plan Review - N168W20788 Main Street, Parcel: V3_004000A - Center Main, LLC
5. Citizens/Village Staff to Address the Plan Commission
6. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Administration Department at the Jackson Municipal Complex at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

VILLAGE OF JACKSON
PLAN COMMISSION MEETING
Thursday, July 17, 2025 at 7:00 PM
Minutes

1. Call to Order and Roll Call

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

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

Members Excused: Tr. Emmrich

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 May 15, 2025

The motion to approve Minutes of the Plan Commission Meeting of May 15, 2025, was made by Matt Van Eperen and seconded by Duane Hafemeister.

Vote: 6 ayes, 0 nays. Motion carried.

3. Conditional Use and Site Plan Review - Building Expansion - N173W20855 Metro Court - Metro Hardwoods

The motion to recommend the Village Board approve the Conditional Use and Site Plan for Metro Hardwoods, located at N173W20855 Metro Court, subject to the Municipal Engineer's approval, was made by Matt Van Eperen and seconded by Tr. Kruepke.

Vote: 6 ayes, 0 nays. Motion carried.

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

Civi Tek Consulting Representative, Tim Schwecke, explained the proposed zoning code updates will set forth a plan to show how the public will be involved, what the roles of the Plan Commission, the Village Board, and Staff will be, and how solicitation of input from the public will be conducted and/or used. Mr. Schwecke advised there would be listening sessions in the future and then meetings with the Plan Commission to review feedback.

The motion to recommend the Village Board approve the Public Participation Plan for the Village Zoning Code Update Project was made by Jon Molkentin and seconded by Matt Van Eperen.

Vote: 6 ayes, 0 nays. Motion carried.

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

The motion to recommend the Village Board approve Ordinance #25-08 Amending Ordinance 48-155(c) for Planned Unit Development District PUD-03 to allow a Drive-Thru Operation as a Conditional Use was made by Jon Molkentin and seconded by Duane Hafemeister.

Vote: 5 ayes, 0 nays. Tr. Kruepke abstained. Motion carried.

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

The motion to recommend the Village Board approve Ordinance #25-09 Rezoning of Parcel: V3_00400A from Planned Unit Development District (PUD) to B-2 Downtown Business District was made by Duane Hafemeister and seconded by Jon Molkentin.

Owner/Applicant John Bagley described the intended use as a two-story antique mall with seating towards the back and a double-door entrance facing Main Street. Per Mr. Bagley, the building is ADA-compliant and has space for an office and storage area.

Vote: 7 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. Kruepke and seconded by Matt Van Eperen.

Vote: 6 ayes, 0 nays. Motion carried. The meeting adjourned at 7:14 PM.

Respectfully Submitted,

Jacqueline Schuh
Village Clerk
Village of Jackson

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 21, 2025

Agenda Item: Item #3

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

From: Collin Johnson, Director of Inspections & Zoning

Subject: Conditional Use and Site Plan Review - N168 W19490 Main Street, Parcel:
V3_047700K – KARM Properties, LLC

Background and Analysis:

KARM Properties, LLC, the property owner, is proposing to construct a standalone commercial spec building on their existing site. The proposed 3,872 sf. building would contain two tenant spaces including a drive-thru along the west side of the building. The current PUD was recently updated to allow for drive-thru operations as a conditional use in addition to the current conditional uses which include mini-storage and truck parking. The owner now seeks conditional use and site plan approval in order to begin development.

The current site consists of 5.620-acres (244,807 sf.). Existing development includes the main building which houses the convenience store, liquor store, laundromat, restaurant, and offices (8,698 sf.). Additional standalone buildings include a two-bay carwash (2,810 sf.), a private parking garage (3,000 sf.) and a commercial storage building (5,600 sf.). Total existing building coverage amounts to 20,108 sf. or 8.21% of the total site area. The proposed new building would add 3,872 sf. bringing the total amount of building coverage to 23,980 sf. or just 9.80% of the total lot size and well below the 60% building coverage maximum established under Ordinance 48-155(e) below.

Assuming each tenant space is used as a restaurant, a minimum of one parking stall for each 250 sf. of floor area, plus one space for each employee is required under Ordinance Section 48-177. This equates to a minimum of 16 required parking stalls for guests. The proposed development adds 28 new parking stalls leaving an additional 12 stalls for employees. This is compliant with Village code.

Sec. 48-155. PUD-03 KARM Planned Unit Development District. (Updated 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 and (3) vehicular drive-thru.

(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 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 & Zoning Impacts:

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

Site Plan:

See attached location map and site plan.

Additional Staff Comments:

Building Inspection/Zoning:

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

Engineering:

The civil engineering plan set was complete and provided detailed plan sheets. I did not see any issue or concern with the proposed site from a civil engineering review. A memo from Jacob Rosbeck, P.E. states that the existing storm water detention facility was sized to accommodate 4.44 acres of impervious area. The site will have 3.71 acres of impervious area with this proposed building addition, so it appears that the existing on-site detention facility will serve this additional development. I would recommend that the designer provide the Village with a complete copy of the storm water management report referenced by Mr. Rosbeck such that the Village can have it on file.

Review Procedures:

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

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 proposed Conditional Use and Site Plan amendments for KARM Properties, LLC located at N168 W19490 Main Street, Jackson, WI.

Attachments:

1. Plan Commission Application
2. Location Map
3. Site Plan

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 existng
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: 07.22.2025

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:	7/24/25
Amount: \$	175.00
Payment Type:	CH / CC / CASH
Check/Rcpt. #:	01014
Received By:	[Signature]

VILLAGE OF JACKSON

N168W19851 MAIN ST
JACKSON, WI 53037

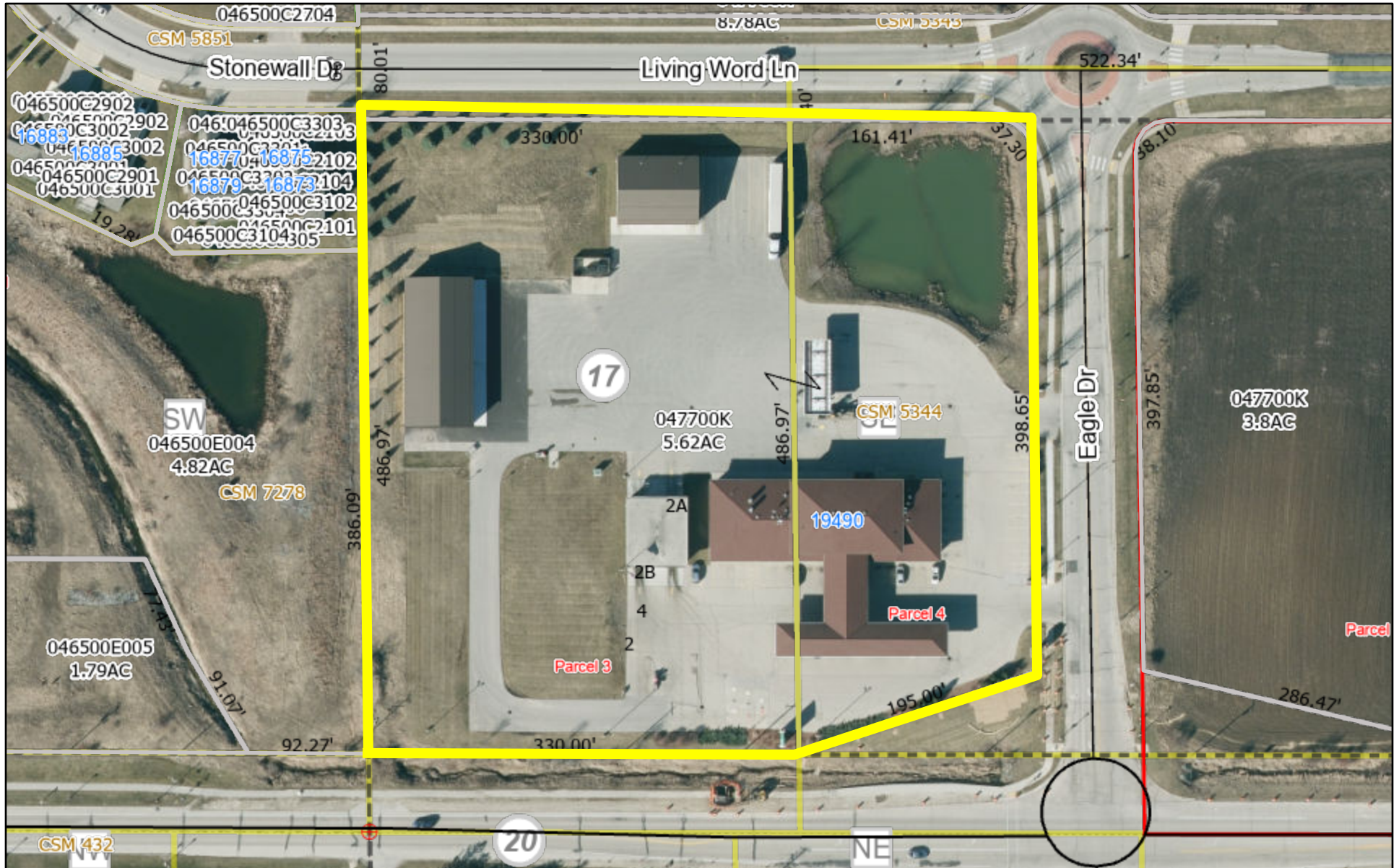
Receipt Nbr: 301026
Date: 7/24/2025
Check

RECEIVED FROM RECEIVABLES \$175.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	175.00
	KARM COND USE APPL	
<hr/>		
TOTAL RECEIVED		175.00

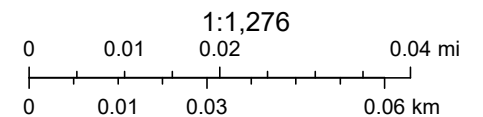
Receipt Memo: KARM COND USE APPL / CK# 1014

N168 W19490 Main Street



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

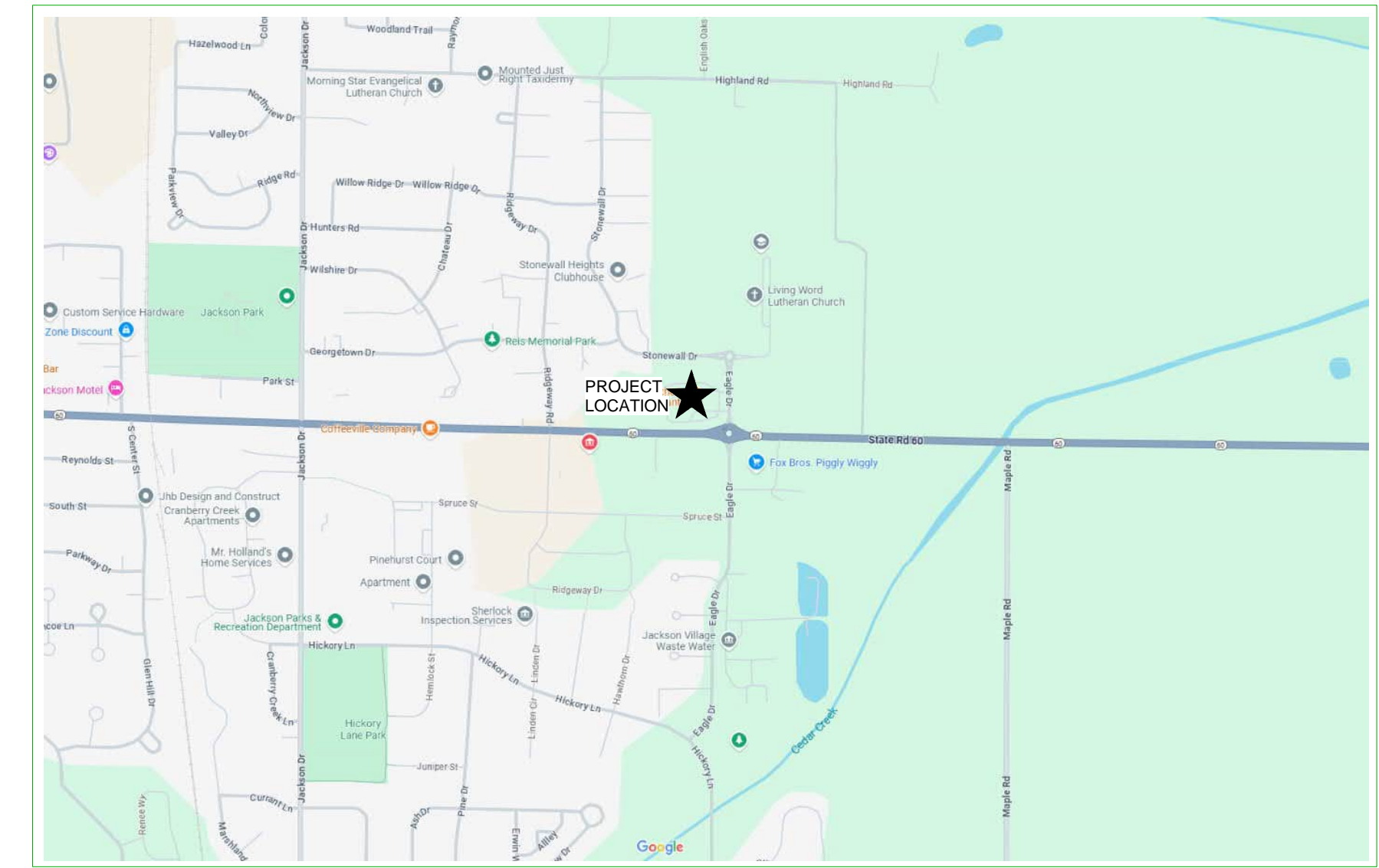
- | | | | | |
|----------------|--------------------------|----------------------|--------------|-------------------|
| Current Parcel | Road Centerline STH, CTH | PLSS Quarter | Condominium | Local Road Labels |
| Override 1 | State Highway | Lot | Right-of-Way | Local Road |
| Address Point | PLSS Boundary | Plat | Municipality | PLSS Monument |
| | PLSS Section | Certified Survey Map | | Landhook |



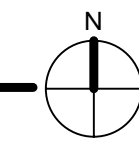
BUILDING DESIGN FOR:
JACKSON RETAIL
 MAIN STREET (HWY. '60')
 JACKSON, WISCONSIN 53037



DESIGN2CONSTRUCT



LOCATION MAP



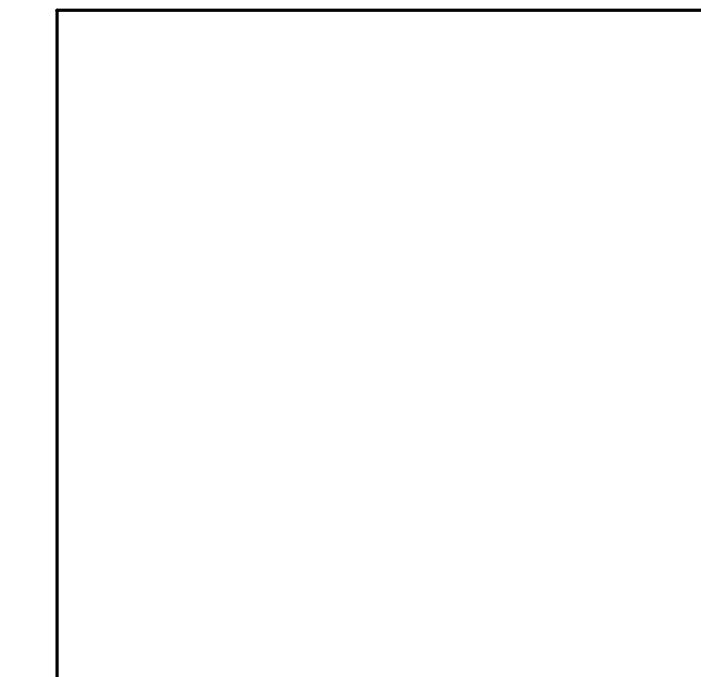
SHEET INDEX:

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		

PROJECT CONTACTS

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

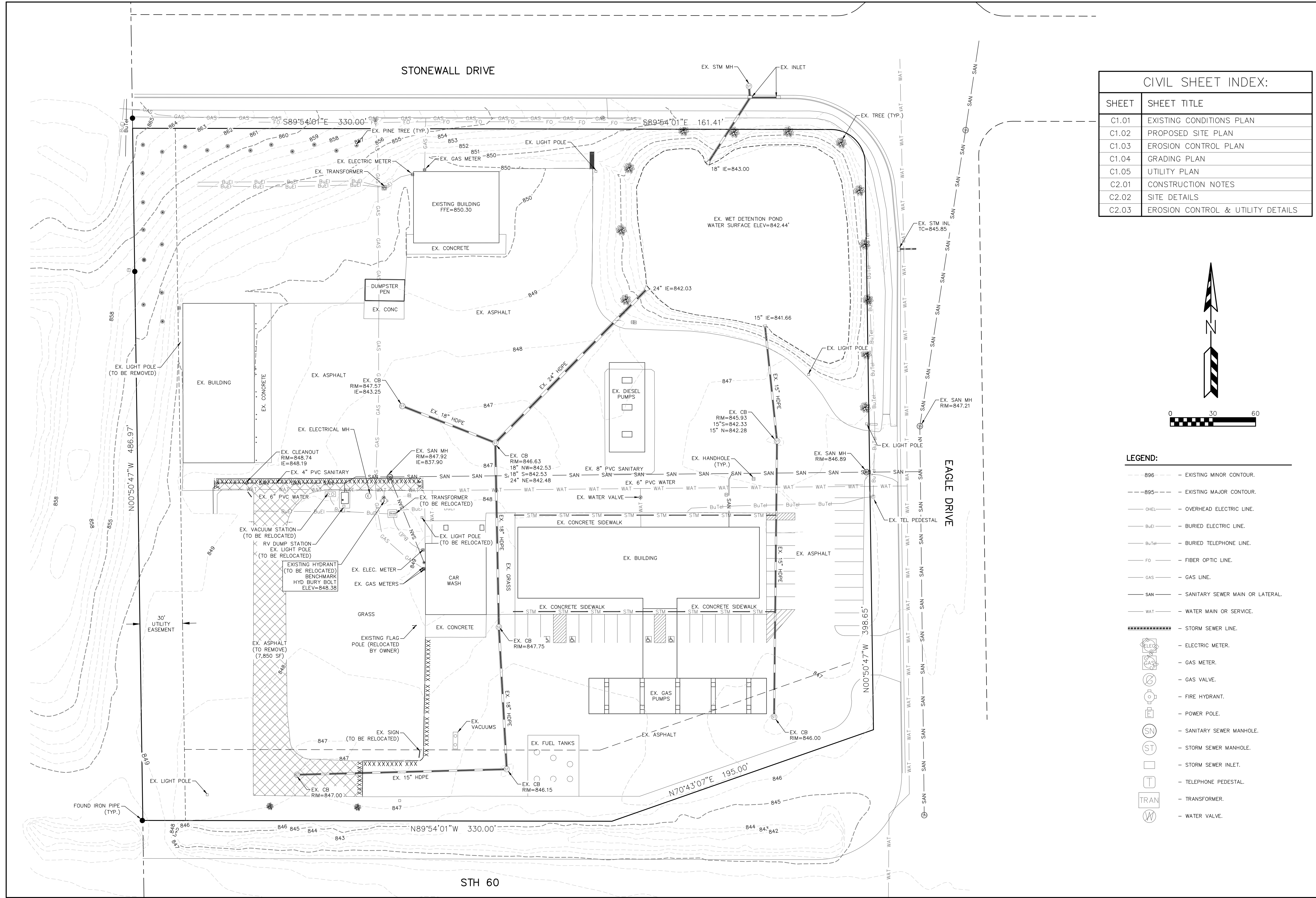
TITLE SHEET

REVISIONS

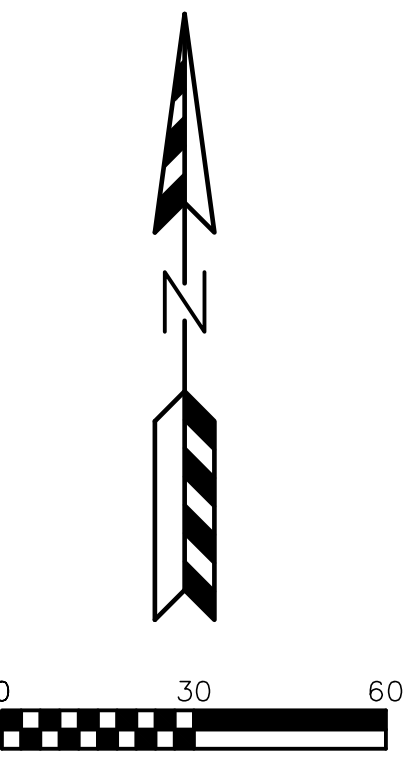
PROJECT DATA

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

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:

	EXISTING MINOR CONTOUR.
	EXISTING MAJOR CONTOUR.
	OVERHEAD ELECTRIC LINE.
	BURIED ELECTRIC LINE.
	BURIED TELEPHONE LINE.
	FIBER OPTIC LINE.
	GAS LINE.
	SANITARY SEWER MAIN OR LATERAL.
	WATER MAIN OR SERVICE.
	STORM SEWER LINE.
	ELECTRIC METER.
	GAS METER.
	GAS VALVE.
	FIRE HYDRANT.
	POWER POLE.
	SANITARY SEWER MANHOLE.
	STORM SEWER MANHOLE.
	STORM SEWER INLET.
	TELEPHONE PEDESTAL.
	TRANSFORMER.
	WATER VALVE.

REVISIONS:	
NO.	DATE 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**

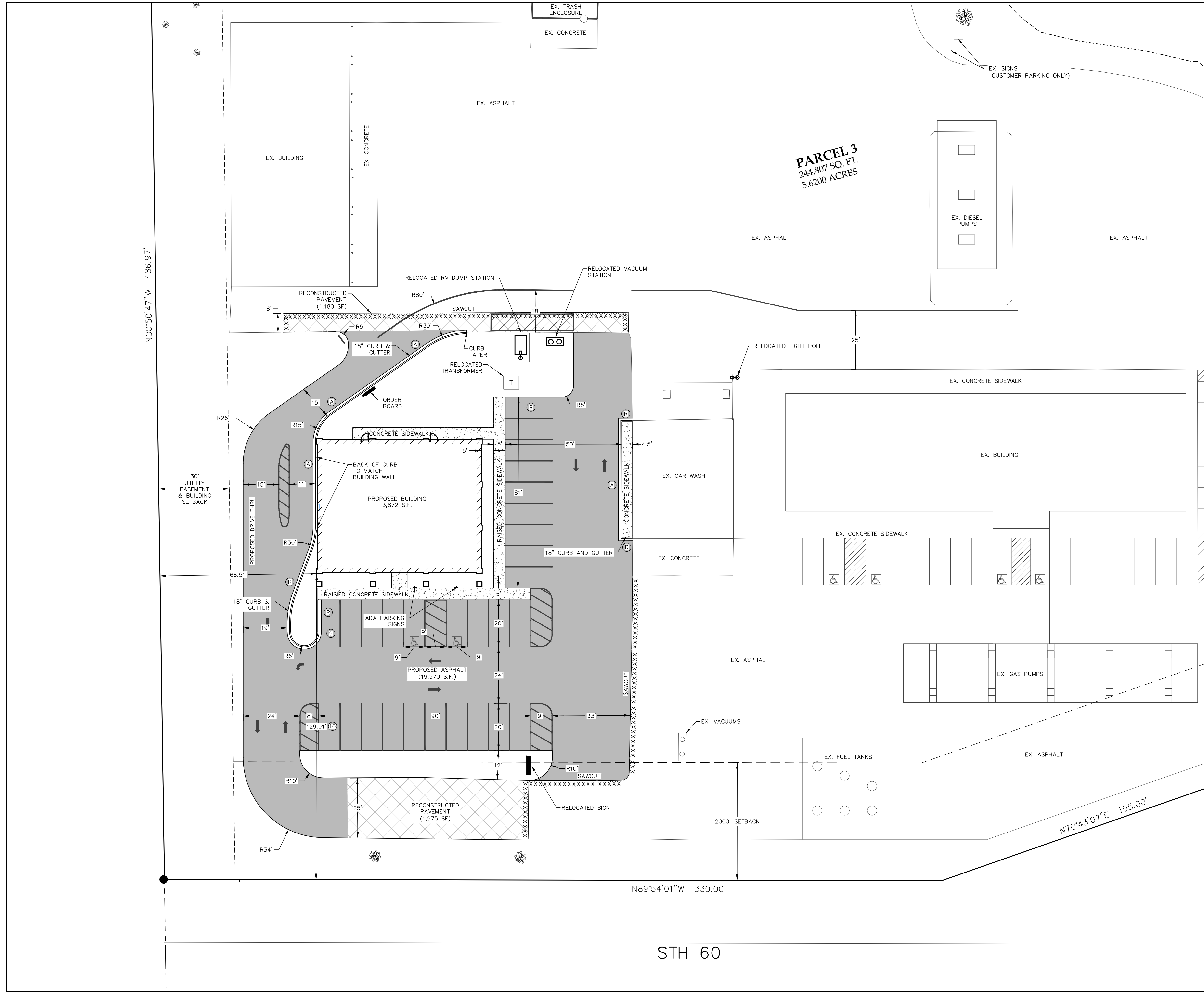
DRAWN BY:
DLC
 DESIGNED BY:
JDR
 CHECKED BY:
KJP

PLAN DATE:
6/27/2025

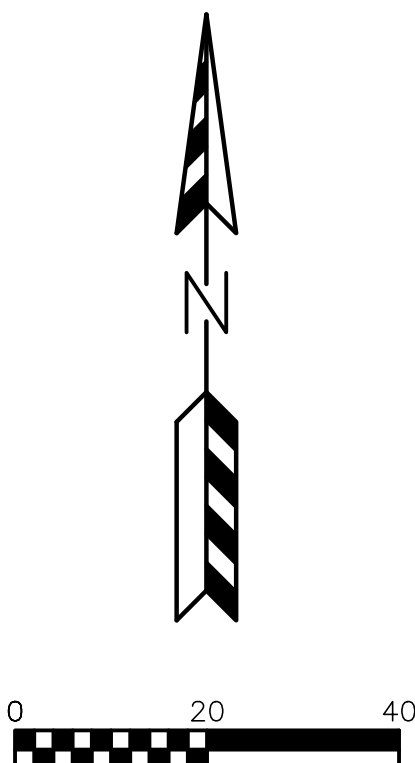
PROJECT NO:
IDE-106-19A

SUBMITTAL

SHEET NO:
C1.01



PARCEL 3
244,807 SQ. FT.
5.6200 ACRES



- LEGEND:**
- (P) - PARKING STALLS IN A ROW
 - (R) - REJECT CURB
 - (A) - ACCEPT CURB

SITE INFORMATION BLOCK		
Site Address:	N168 W19490 Main ST	
Legal Description:	Parcel 3, CSM 5343 and Parcel 4, CSM 5344	
Site Acreage	5.62 Acres	
Building & Paving Setback Requirements		
	Building	Pavement
Front	50 feet	feet
Side	20 feet	feet
Rear	25 feet	feet
Existing Site Area		
Description	Area (sf)	% Impervious
Building	19,581	8.00
Asphalt/Concrete	117,180	47.90
Impervious	136,761	55.90
Lawn	107,898	44.10
Total	244,659	100.00
Proposed Site Areas		
Description	Area (sf)	% Impervious
Building	23,453	9.42
Asphalt/Concrete	135,745	54.49
Impervious	159,198	63.91
Lawn	89,901	36.09
Total	249,099	100.00

- SITE PLAN NOTES:**
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
 - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

PAVING LEGEND

	ASPHALT PAVEMENT
	8" CRUSHED AGGREGATE BASE COURSE
	2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
	1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
	CONCRETE SIDEWALK
	6" CRUSHED AGGREGATE BASE COURSE
	4" CONCRETE

REVISIONS:	
NO.	DESCRIPTION

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

JACKSON RETAIL
N168 W19490 MAIN ST
JACKSON, WI 53037

PROPOSED SITE PLAN

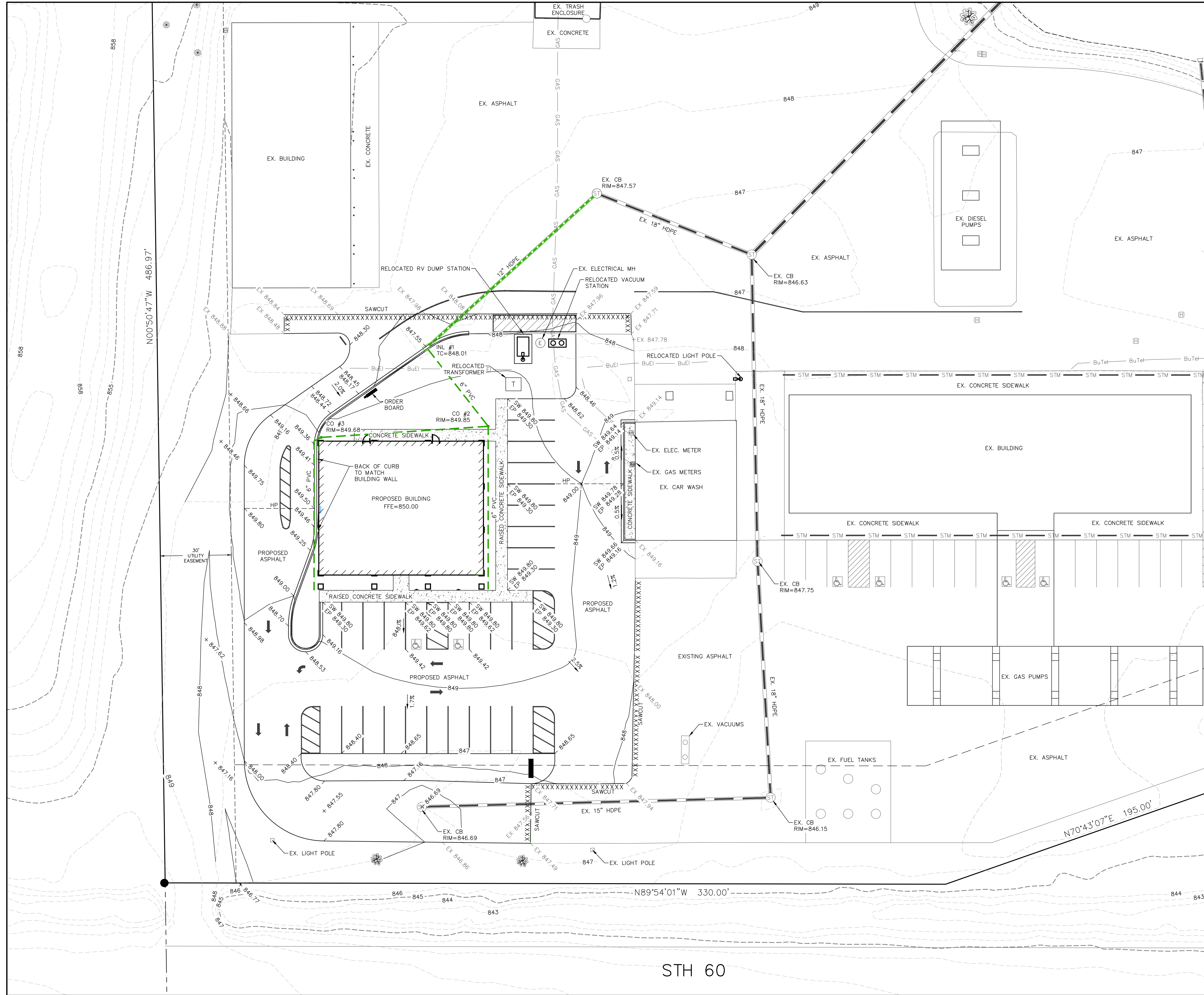
DRAWN BY:
DLC
DESIGNED BY:
KJP
CHECKED BY:
JDR

PLAN DATE:
6/27/2025

PROJECT NO:
IDE-106-19I

SUBMITTAL

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.
-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.	DATE 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

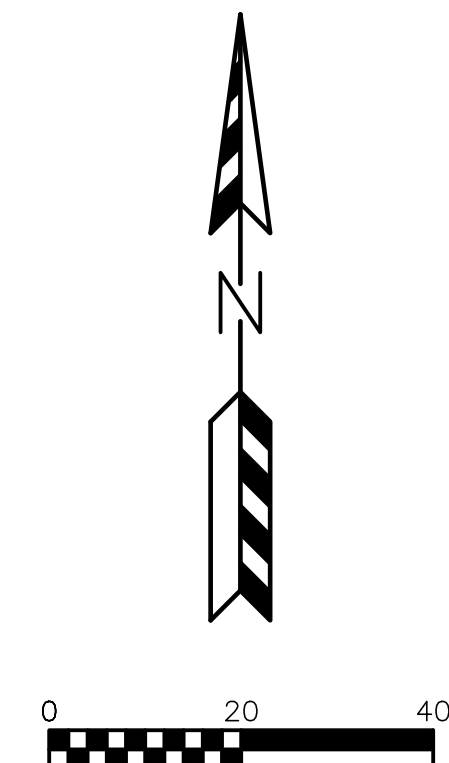
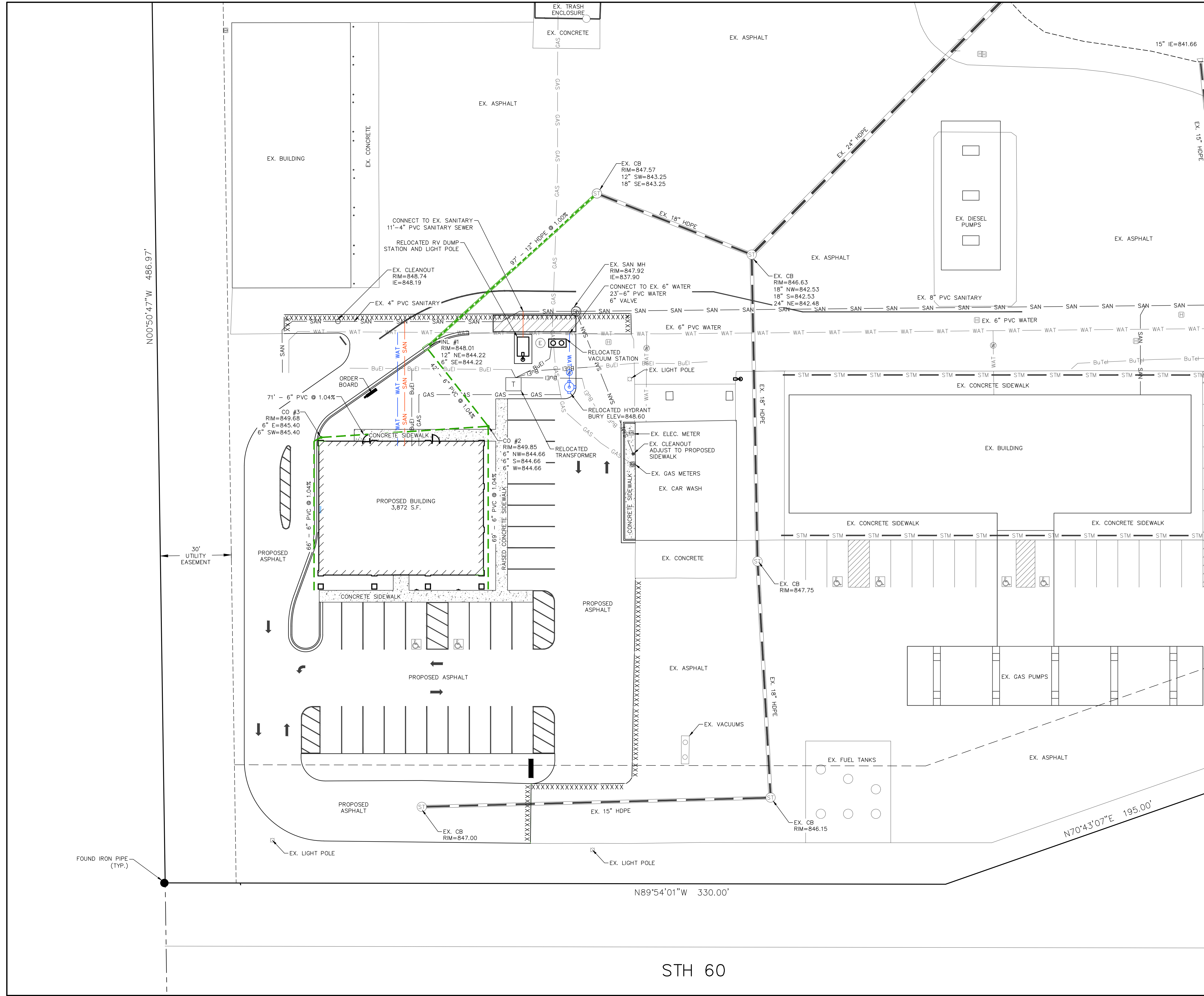
DRAWN BY:
DLC
 DESIGNED BY:
JDR
 CHECKED BY:
KJP

PLAN DATE:
6/27/2025

PROJECT NO:
IDE-106-19

SUBMITTAL

SHEET NO:
C1.04



LEGEND:

- OEL — OEL — OVERHEAD ELECTRIC LINE.
- BEL — BEL — BURIED ELECTRIC LINE.
- TEL — TEL — BURIED TELEPHONE LINE.
- FO — FO — FIBER OPTIC LINE.
- GAS — GAS — GAS LINE.
- SAN — SAN — SANITARY SEWER.
- WAT — WAT — WATER MAIN OR SERVICE.
- ST — ST — STORM SEWER LINE.
- ⊗ — ⊗ — GAS VALVE.
- ⊕ — ⊕ — FIRE HYDRANT.
- ⊞ — ⊞ — POWER POLE.
- ⊞ — ⊞ — SANITARY SEWER MANHOLE.
- ⊞ — ⊞ — STORM SEWER MANHOLE.
- ⊞ — ⊞ — STORM SEWER INLET.
- ⊞ — ⊞ — TELEPHONE PEDESTAL.
- ⊞ — ⊞ — TRANSFORMER.
- ⊞ — ⊞ — WATER VALVE.
- SAN — SAN — PROPOSED SANITARY SEWER
- WAT — WAT — PROPOSED WATER MAIN
- ST — ST — PROPOSED STORM SEWER.
- GAS — GAS — PROPOSED GAS
- ELEC — ELEC — PROPOSED ELEC

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

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 W1940 MAIN ST
 JACKSON, WI 53037**

PLAN TITLE:
UTILITY PLAN

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

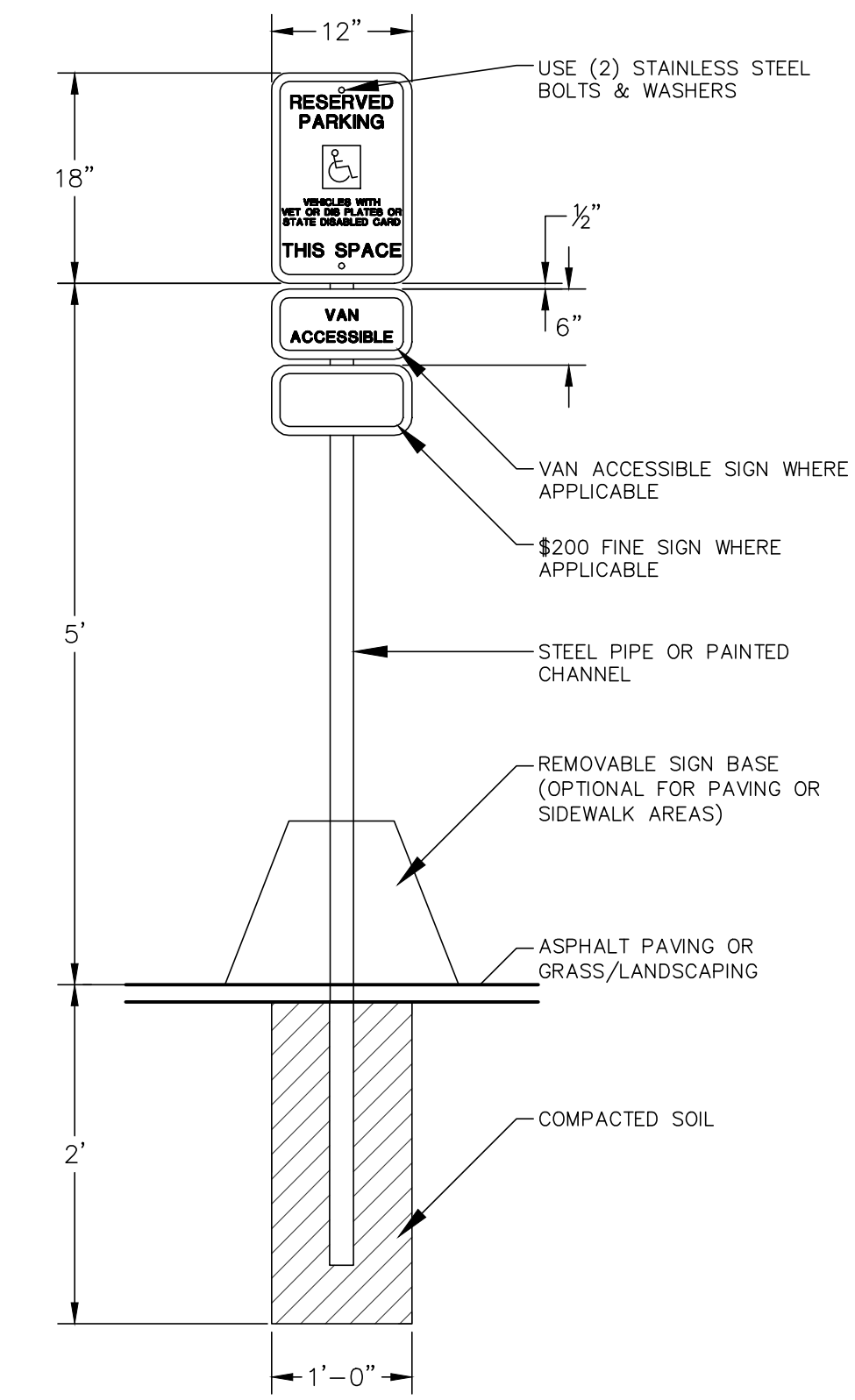
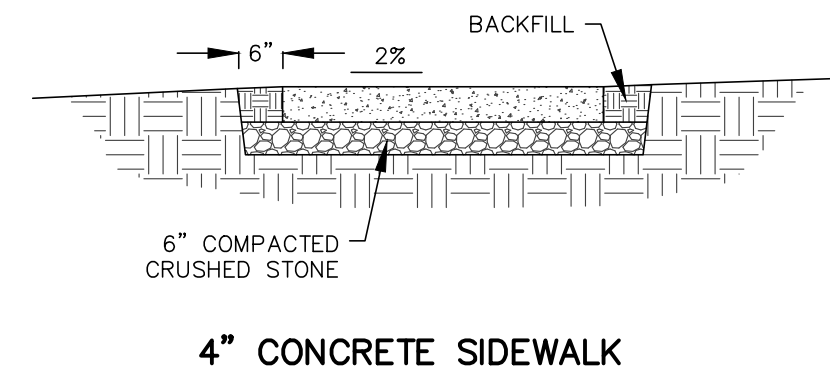
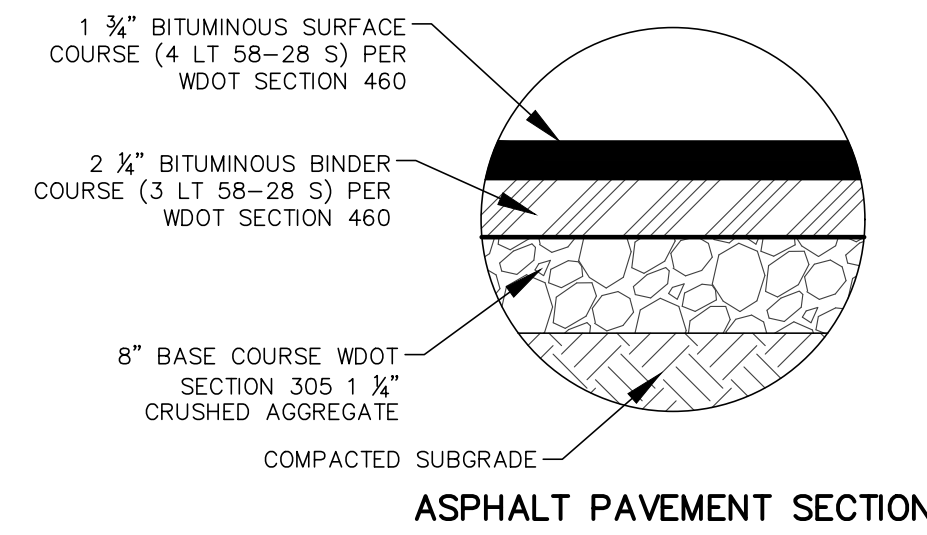
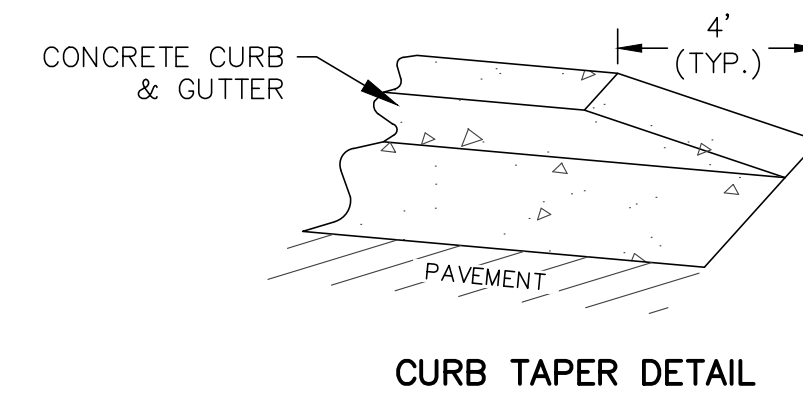
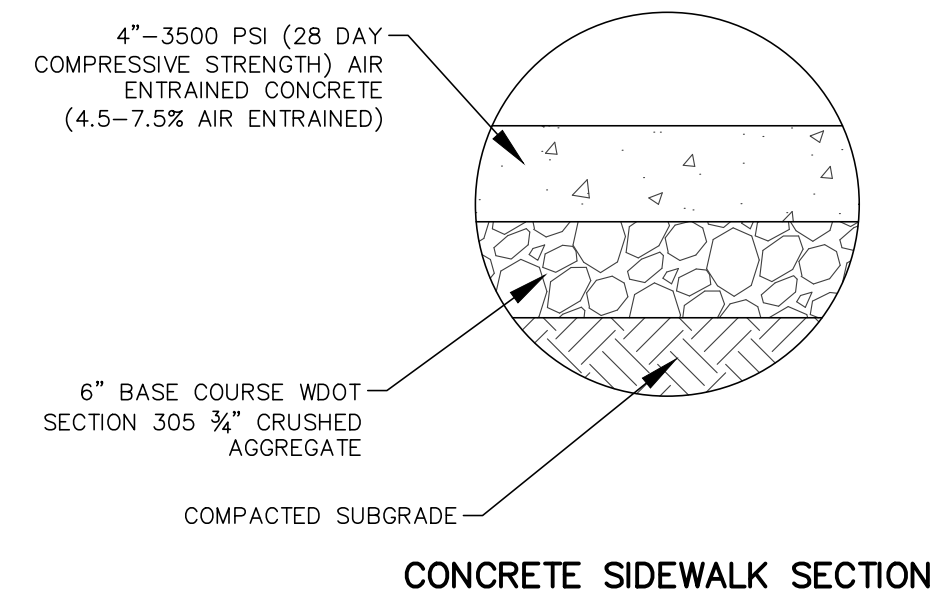
PLAN DATE:
6/27/2025

PROJECT NO:
IDE-106-19

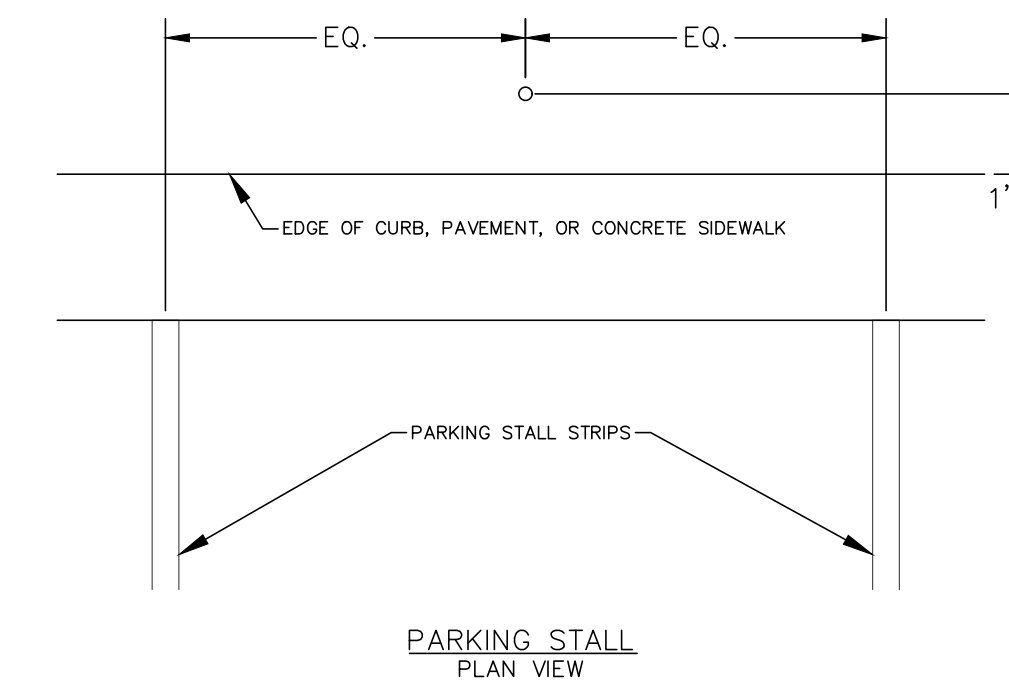
SUBMITTAL

SHEET NO:
C1.05

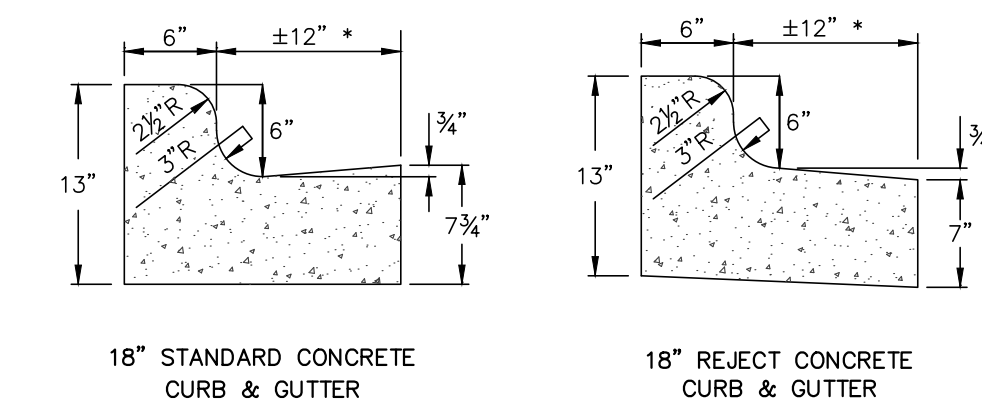
STH 60



NOTE: SIGN SHALL COMPLY WITH CURRENT STATE AND ADA GUIDELINES

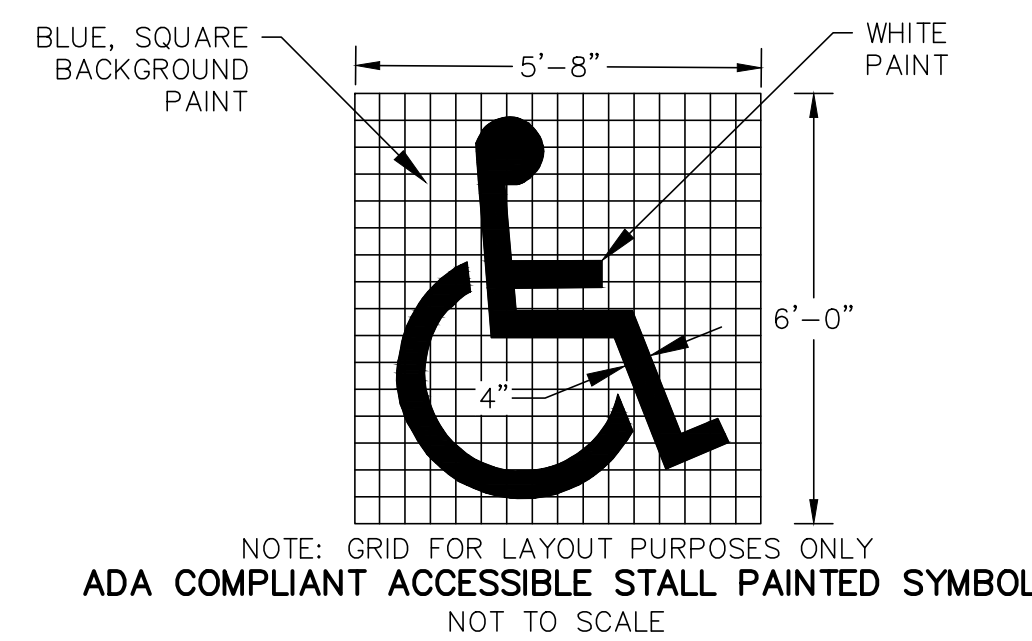
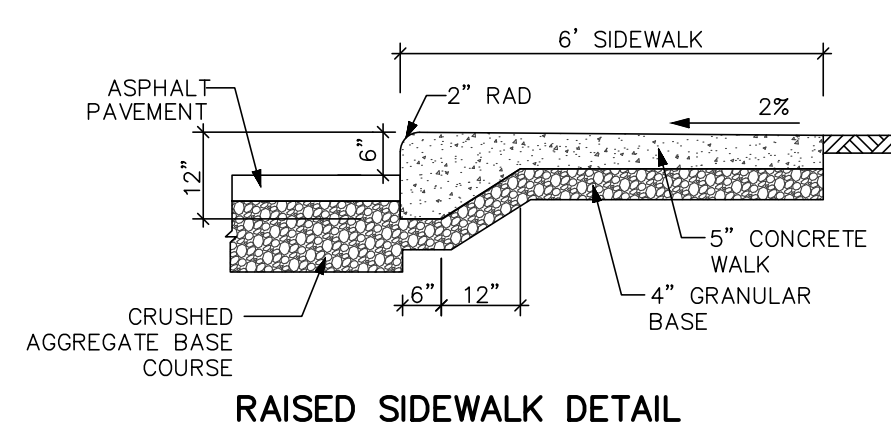


ADA COMPLIANT ACCESSIBLE SIGN DETAIL



- GENERAL NOTES:**
- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
 - * CURB APRON ±12" TO FIT STANDARD CURB MACHINE

18" CURB AND GUTTER DETAILS



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:

SITE DETAILS

DRAWN BY:

WWS

DESIGNED BY:

WWS

CHECKED BY:

JDR

PLAN DATE:

6/27/2025

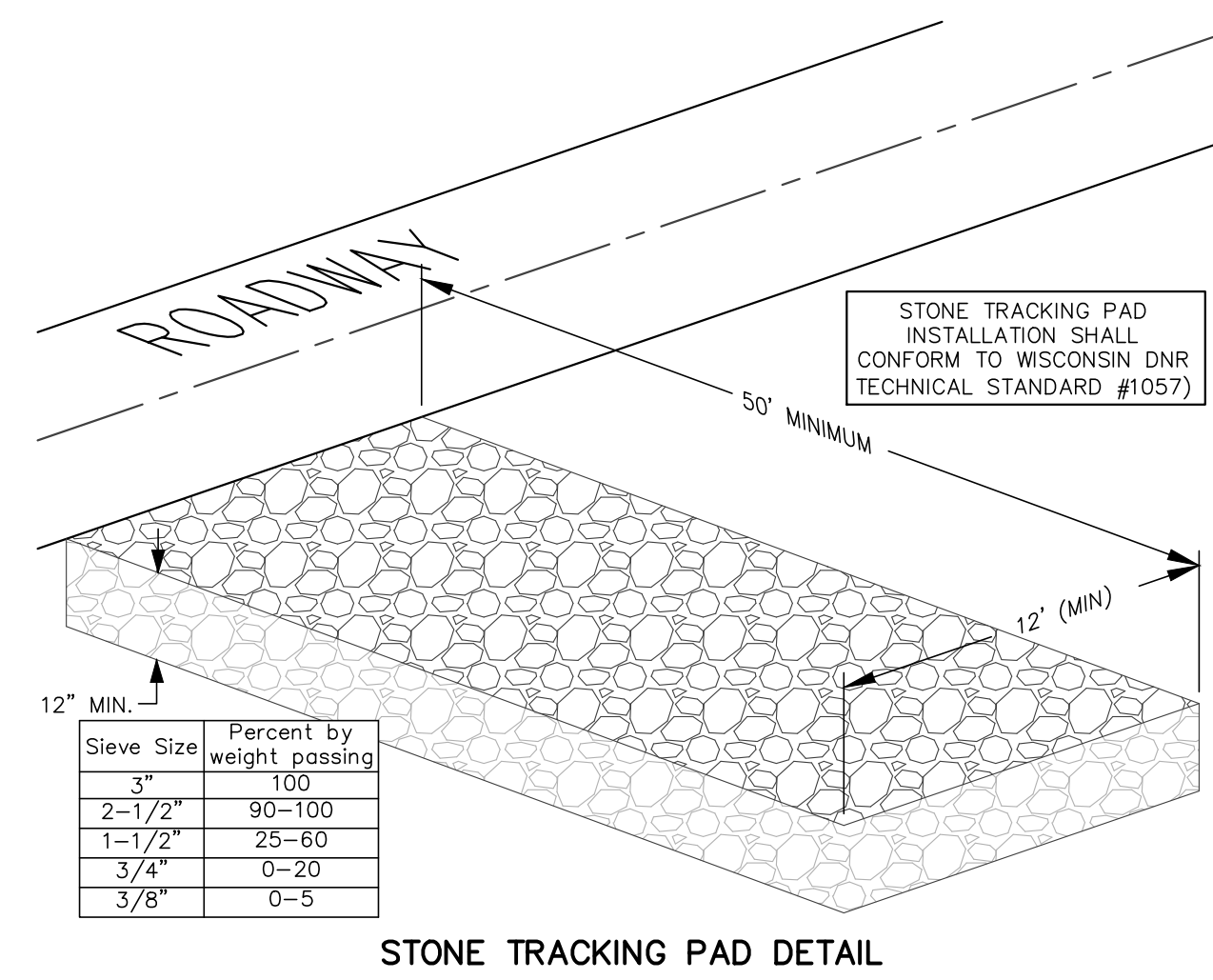
PROJECT NO:

IDE-106-19

SUBMITTAL

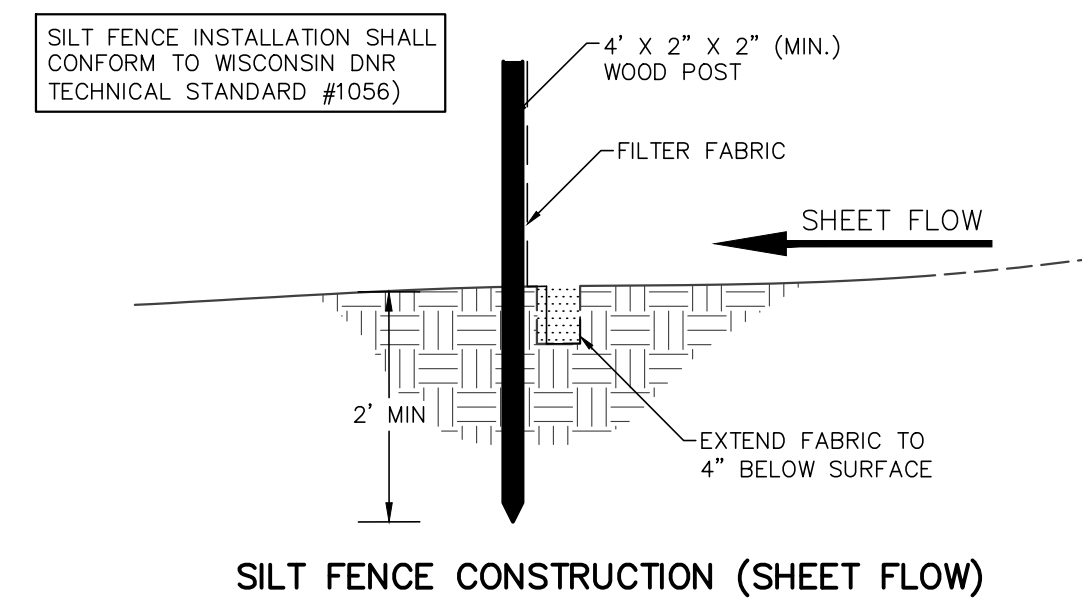
SHEET NO:

C2.02



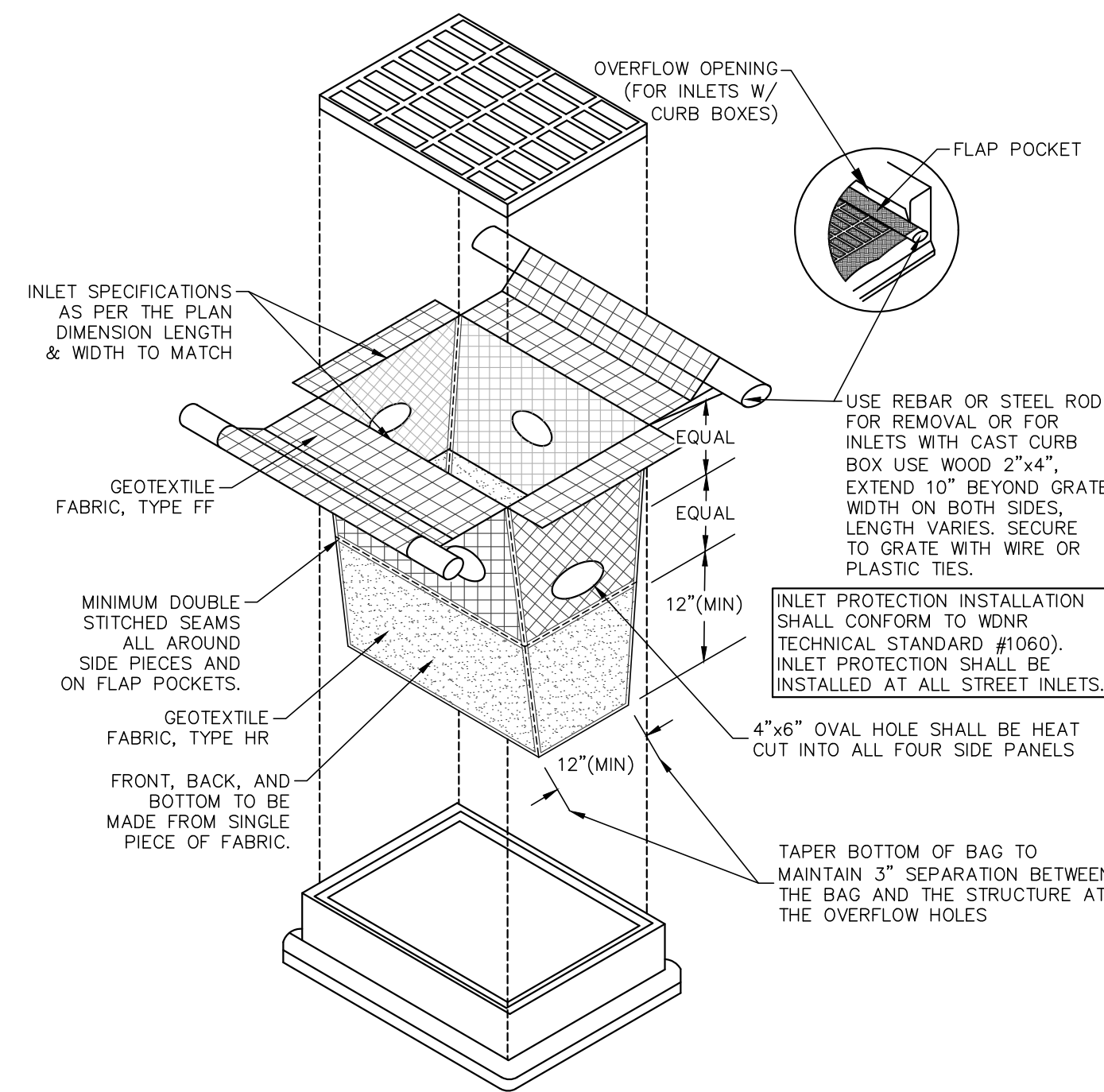
Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

STONE TRACKING PAD DETAIL

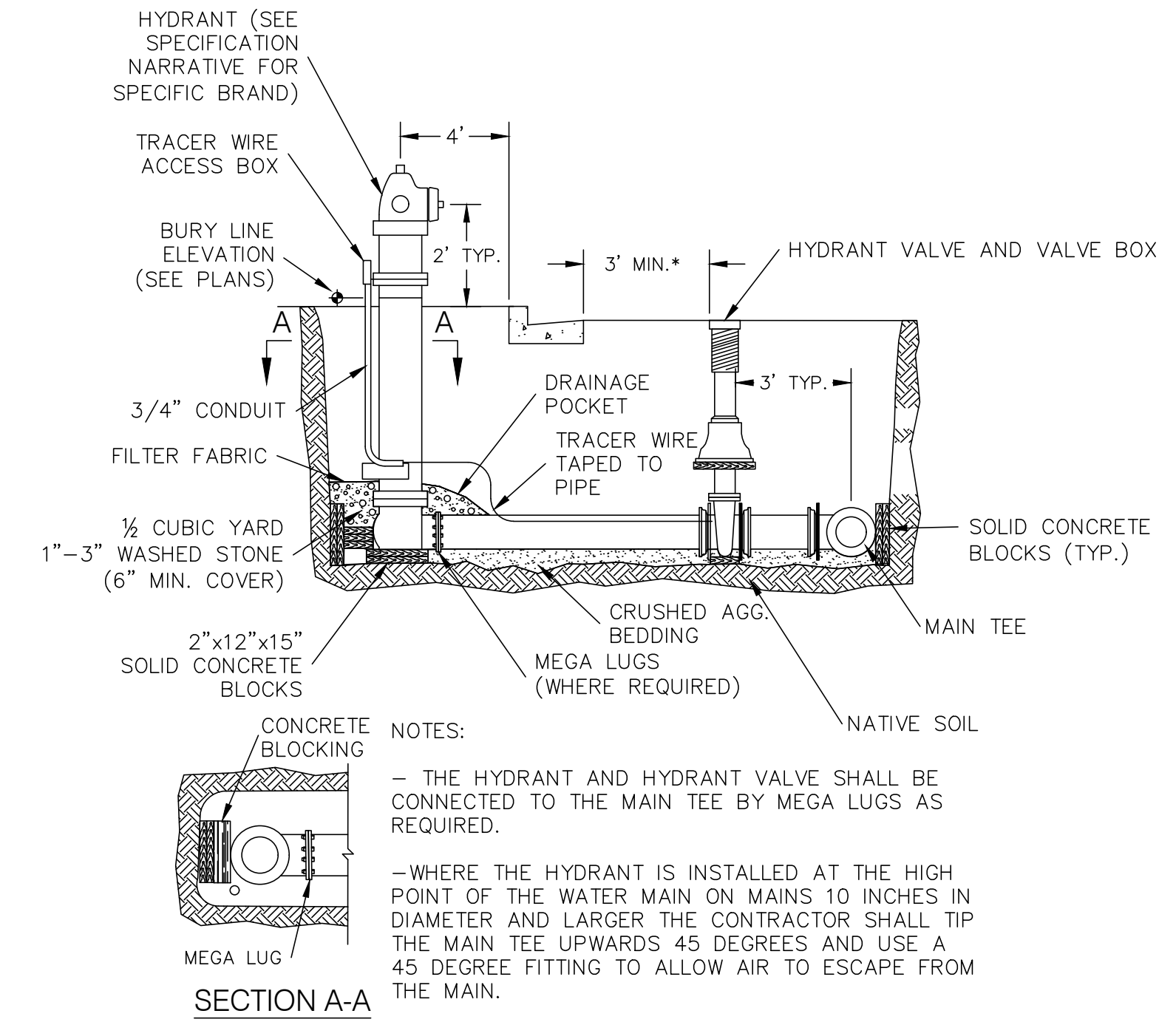


SILT FENCE CONSTRUCTION (SHEET FLOW)

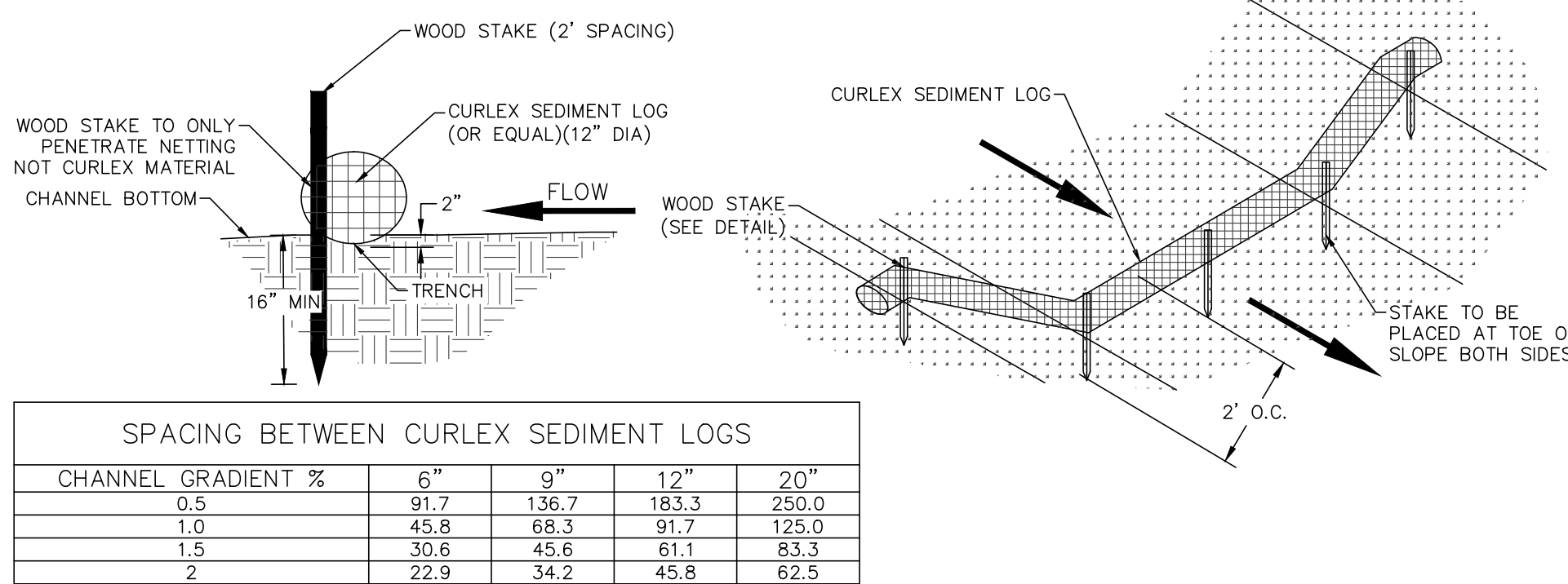
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



TYPE D-HR INLET PROTECTION DETAIL

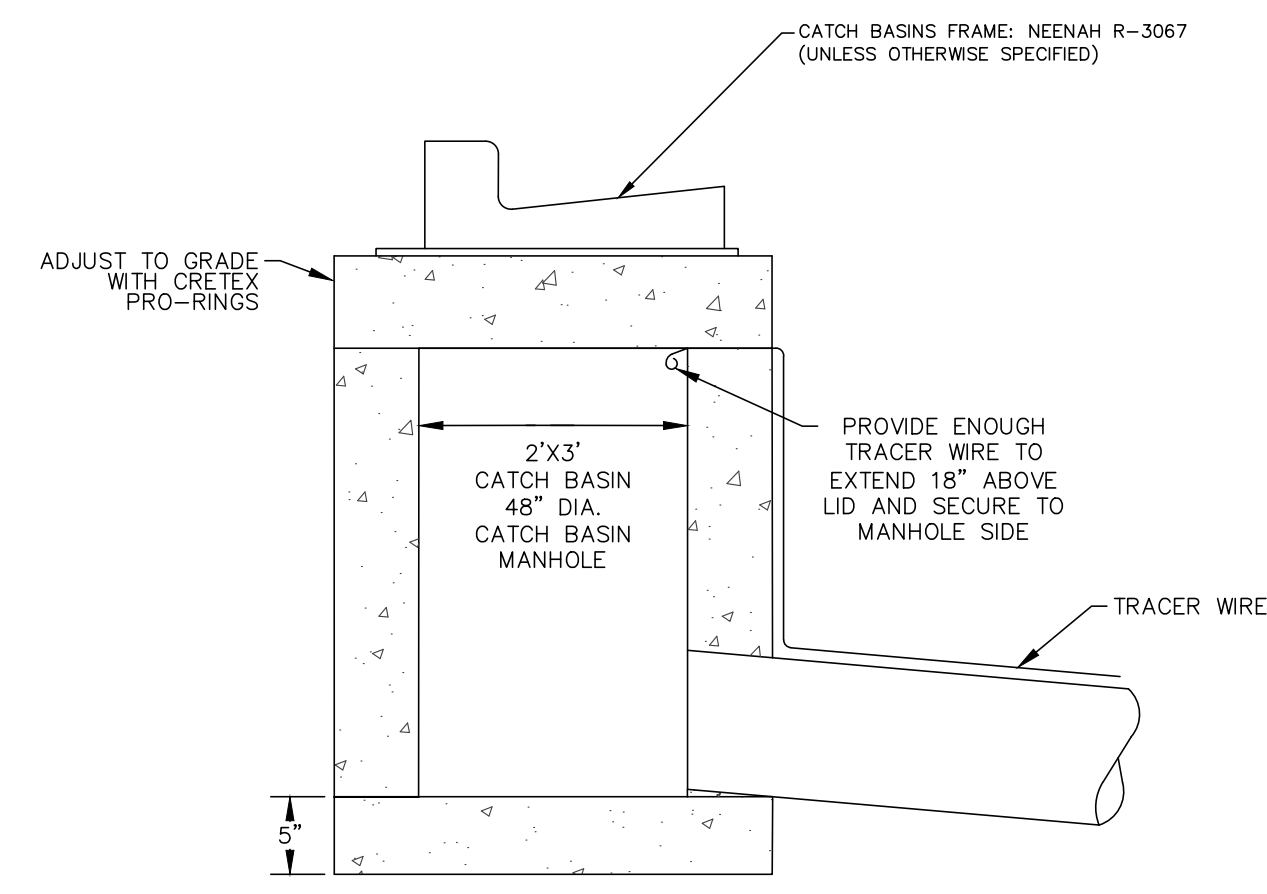


HYDRANT SETTING DETAIL

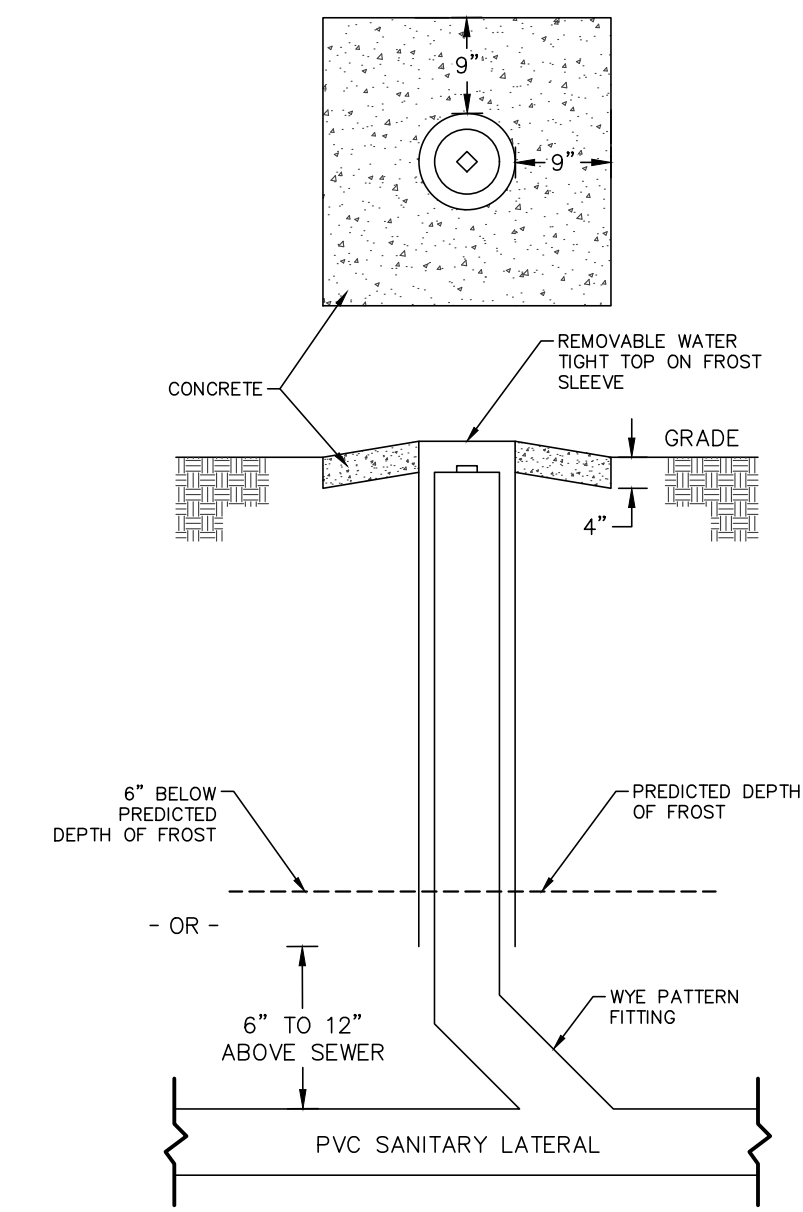


SPACING BETWEEN CURLEX SEDIMENT LOGS				
CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5

SEDIMENT LOG DETAIL



INLET/CATCH BASIN DETAIL



CLEAN OUT WITH FROST SLEEVE DETAIL

REVISIONS:	
NO.	DATE / 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 &
 UTILITY
 DETAILS**

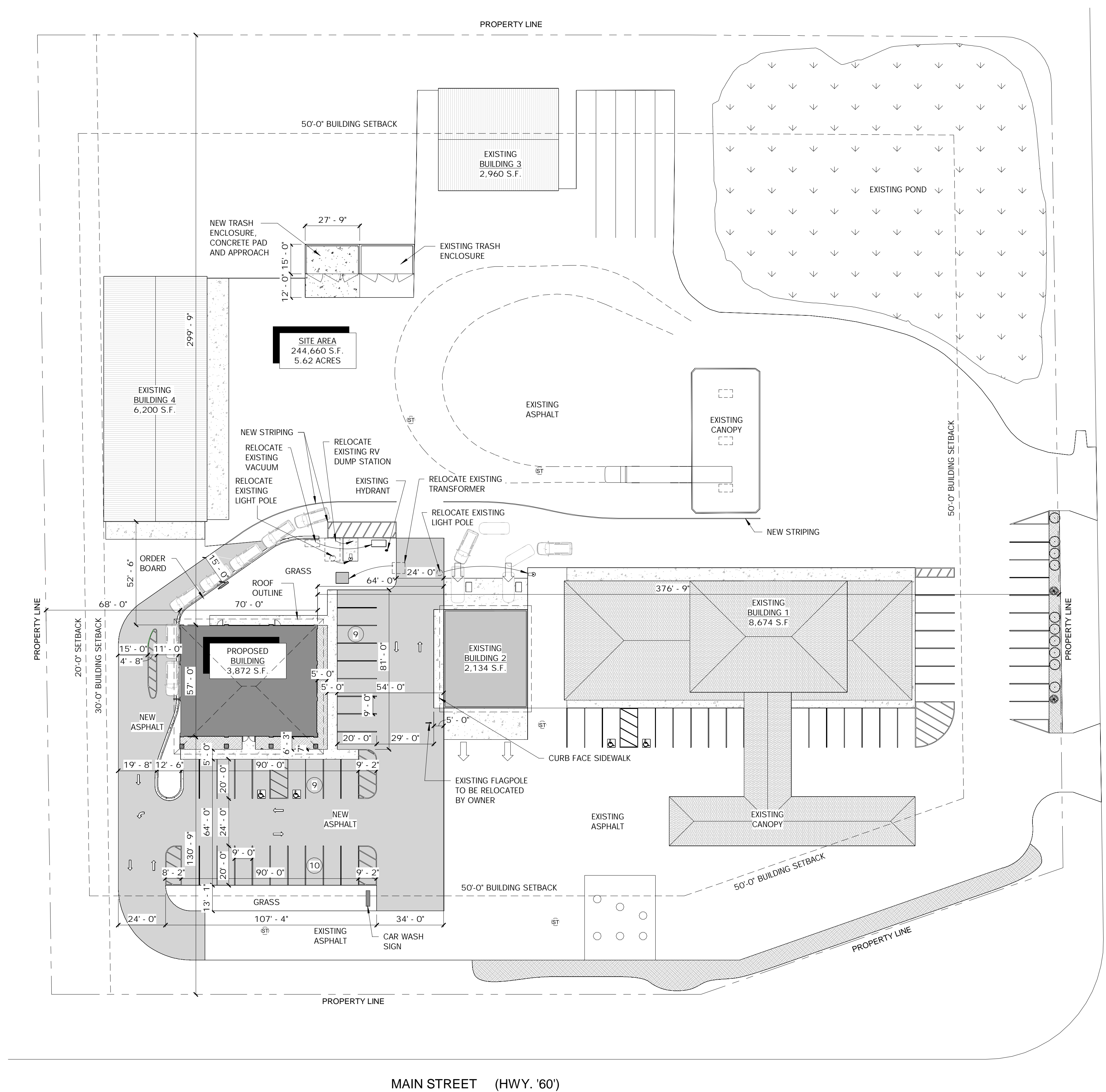
DRAWN BY:
WWS
 DESIGNED BY:
WWS
 CHECKED BY:
JDR

PLAN DATE:
6/27/2025

PROJECT NO:
IDE-106-19

SUBMITTAL

SHEET NO:
C2.03



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
(1,936 SF)	1/EMPLOYEE
RETAIL:	1/300 SF
(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

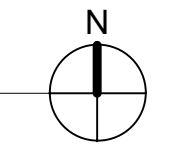
PROJECT DATA	
DATE	06.26.2025
JOB NO.	24-00215
SET USE	PLAN COMMISSION
DRAWN BY	DLH
SHEET NO.	

A1.0

MAIN STREET (HWY. '60')

EAGLE DR.

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



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FAX 262.677.9934

info@design2construct.com

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

SHEET TITLE

SITE PLAN W/ LANDSCAPING

REVISIONS

1

PROJECT DATA

DATE

06.26.2025

JOB NO.

24-00215

SET USE

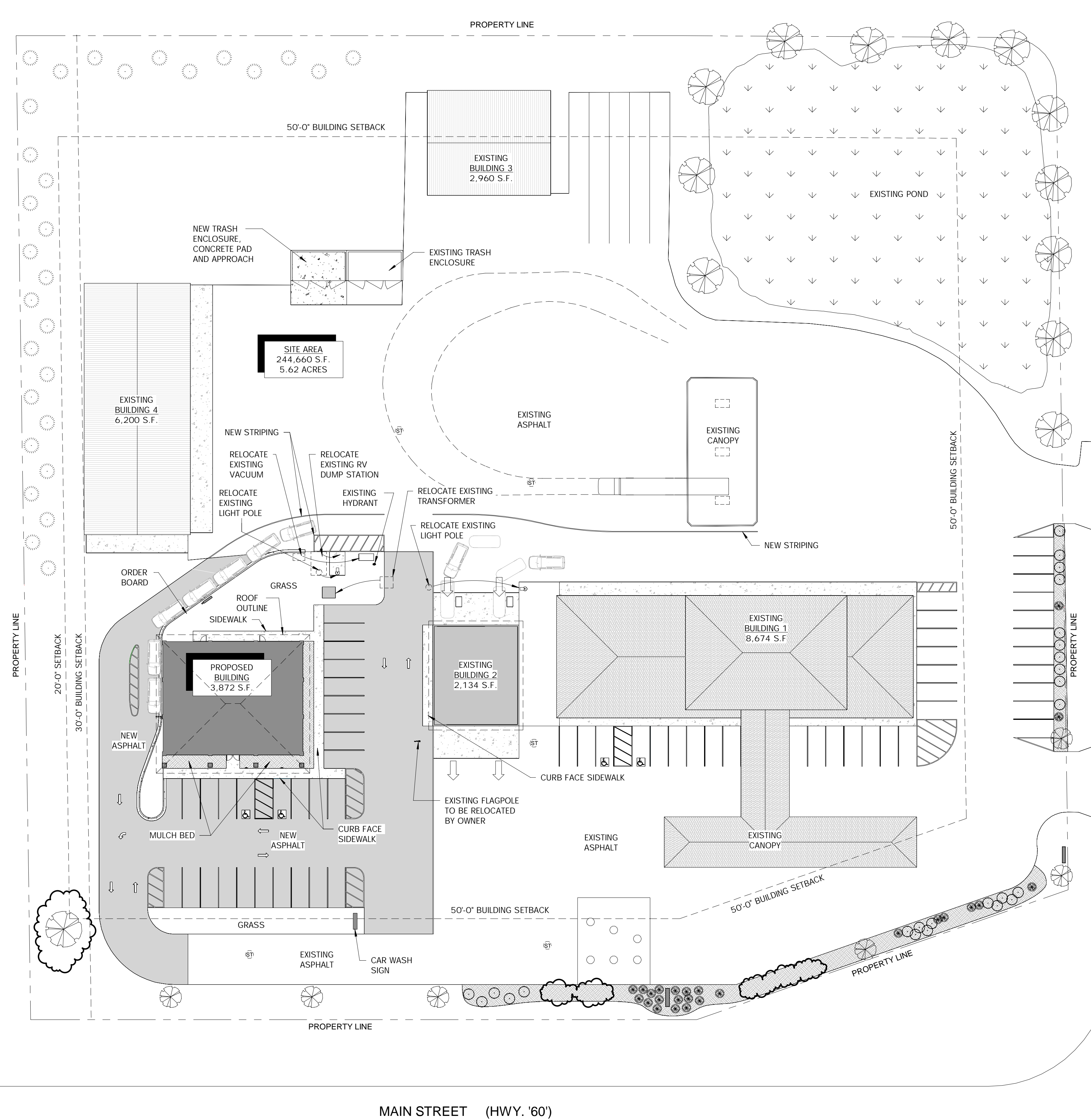
PLAN COMMISSION

DRAWN BY

DLH

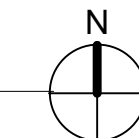
SHEET NO.

A1.1



MAIN STREET (HWY. '60')

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



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NORTHWEST PASSAGE WAY
JACKSON, WI 53037

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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

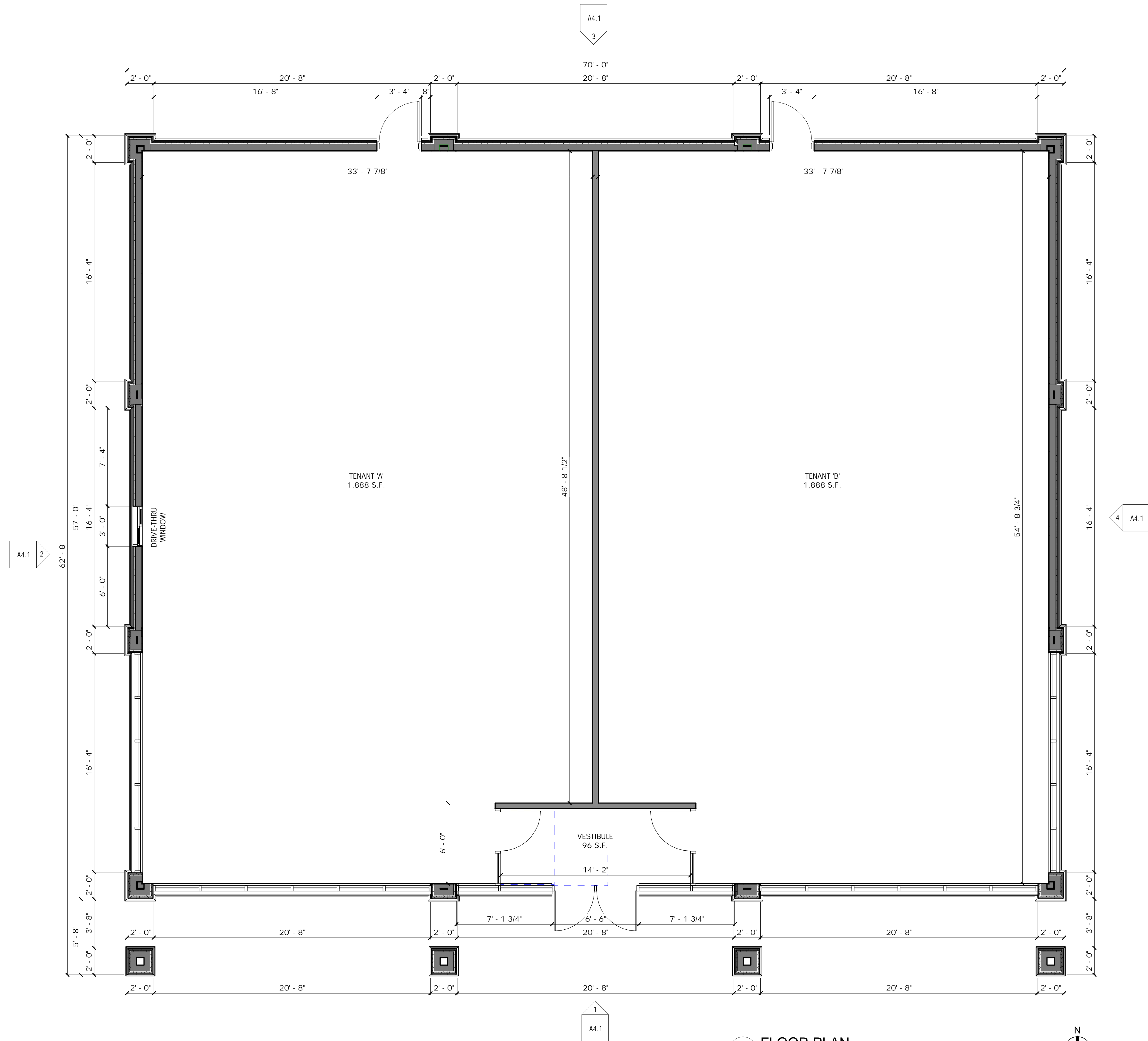
PLAN COMMISSION

DRAWN BY

DLH

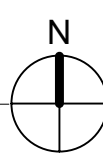
SHEET NO.

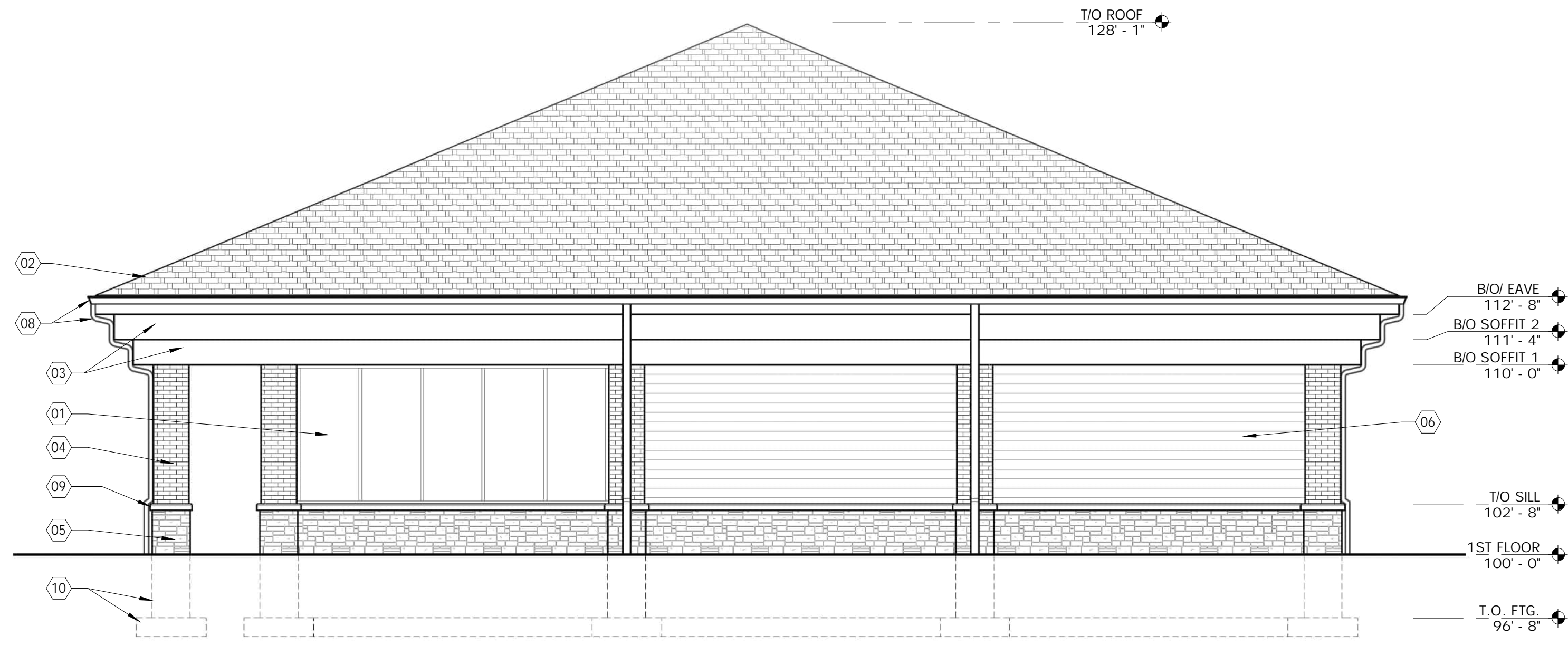
A2.1



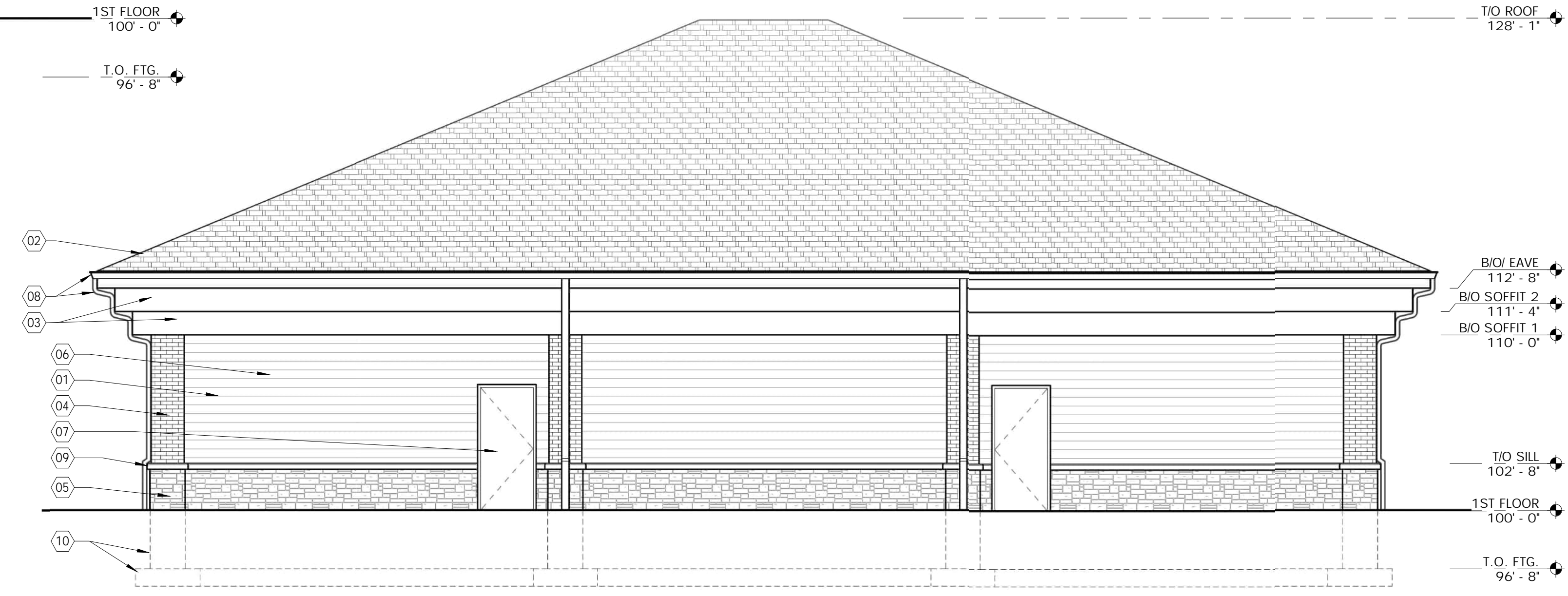
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

3,872 S.F.

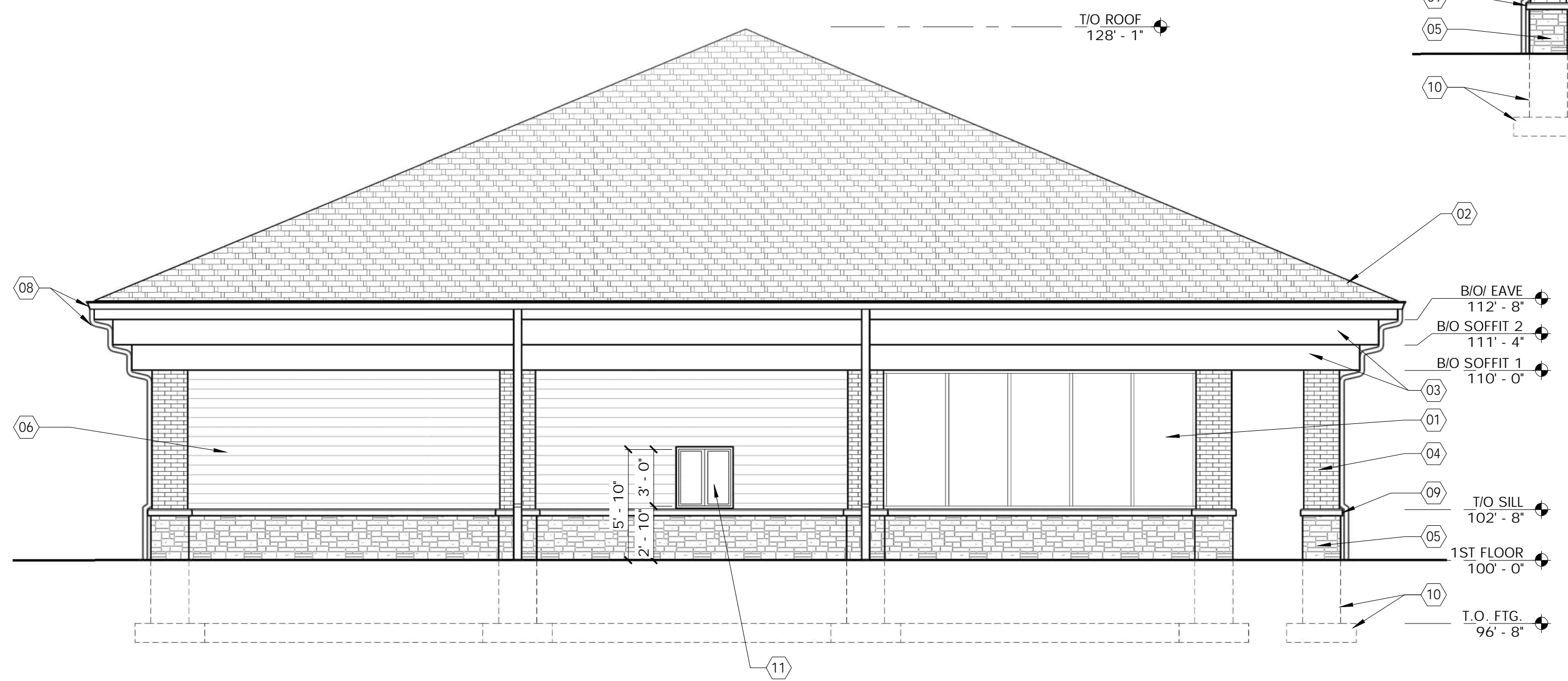




4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



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



2 WEST 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

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
EXTERIOR ELEVATIONS

REVISIONS

NO.	DESCRIPTION

PROJECT DATA

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

A4.1

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STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 21, 2025

Agenda Item: Item #4

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

From: Collin Johnson, Director of Inspections and Zoning

Subject: Conditional Use and Site Plan Review – N168W20788 Main Street, Parcel V3_004000A – Center Main, LLC – John Bagley

Description:

The new property owner, Center Main, LLC, intends to operate a retail antique resale business in what was previously home to The Latest Edition, a tavern that operated for several years in the Village. The property was recently rezoned from Planned Unit Development (PUD) to B-2 Downtown Business District.

The owner has submitted a conditional use and site plan review application to the Village requesting use approvals for the proposed business as well as approval of the proposed site plan as detailed below and on the submitted documents included in this packet.

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

Site plan improvements include demolition of the easterly outbuilding, potential demolition of the north outbuilding (TBD), a new paved parking lot which will include fourteen new parking stalls in addition to the five to six that exist currently. One ADA van accessible stall is also proposed along with private sidewalks for site access, and a refuse enclosure area. Village parking Ordinance Section 48-177 requires one parking stall for each 300 sf. of floor area, excluding storage areas. There is approximately 4,400 sf. of proposed retail floor area requiring a minimum of 15 off-street parking spaces. Off-street parking areas must also be paved. Proposed parking is consistent with Village requirements.

Comprehensive Plan & Zoning Impacts:

The property is currently designated as mixed-use under the 2050 Comprehensive Plan and is currently zoned B-2 Downtown Business District outlined below. The proposed use is consistent with both.

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.

(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

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 approval of the Conditional Use and Site Plan as requested upon satisfaction of overdue water bill in the amount of \$296.92 (Due August 5th).

Engineering:

Based on Village responses, it sounds like there will be no work in the Village Right-of-Way. The work proposed will not increase any storm water runoff. I did not see detailed proposed grading plan, however, the work proposed should not negatively affect adjacent properties as there is no increase in impervious surface area.

Review Procedures:

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

Notice Requirements:

- 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 Motions:

Motion to recommend Village Board approve the Conditional Use and Site Plan for Center Main, LLC located at N168W20788 Main Street, Jackson, WI, conditioned upon satisfaction of overdue water utility bill in the amount of \$296.92.

Attachments:

1. Plan Commission Application
2. Location Map and Plat of Survey
3. Building/Site Plans

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 #: V3-004000A 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

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

Mailing Address: 12208 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: 12208 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, Milw 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: _____

We are looking to open retail antique mall to be open Wednesday - Sunday 10Am-5 pm potentially. With Rental booth space.

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 manageplan.

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

New Drive way 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: per 300 sq ft of Retail space. Please see plan provided plan meet 1 stall

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

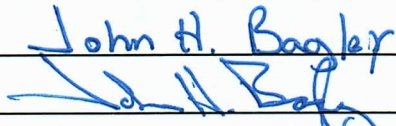
Projected Water Usage: 15,750 gal/year

ACKNOWLEDGEMENT & SIGNATURES

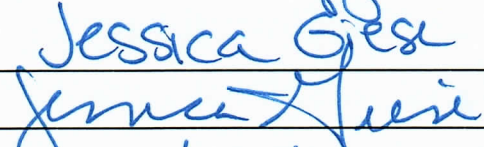
I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result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

Co-Applicant Name (Print): Jessica Gese

CO-Applicant 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: 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:	7/24/25
Amount: \$	175.00
Payment Type:	CH / CC / CASH
Check/Rcpt. #:	1009
Received By:	CMJ

VILLAGE OF JACKSON

N168W19851 MAIN ST
JACKSON, WI 53037

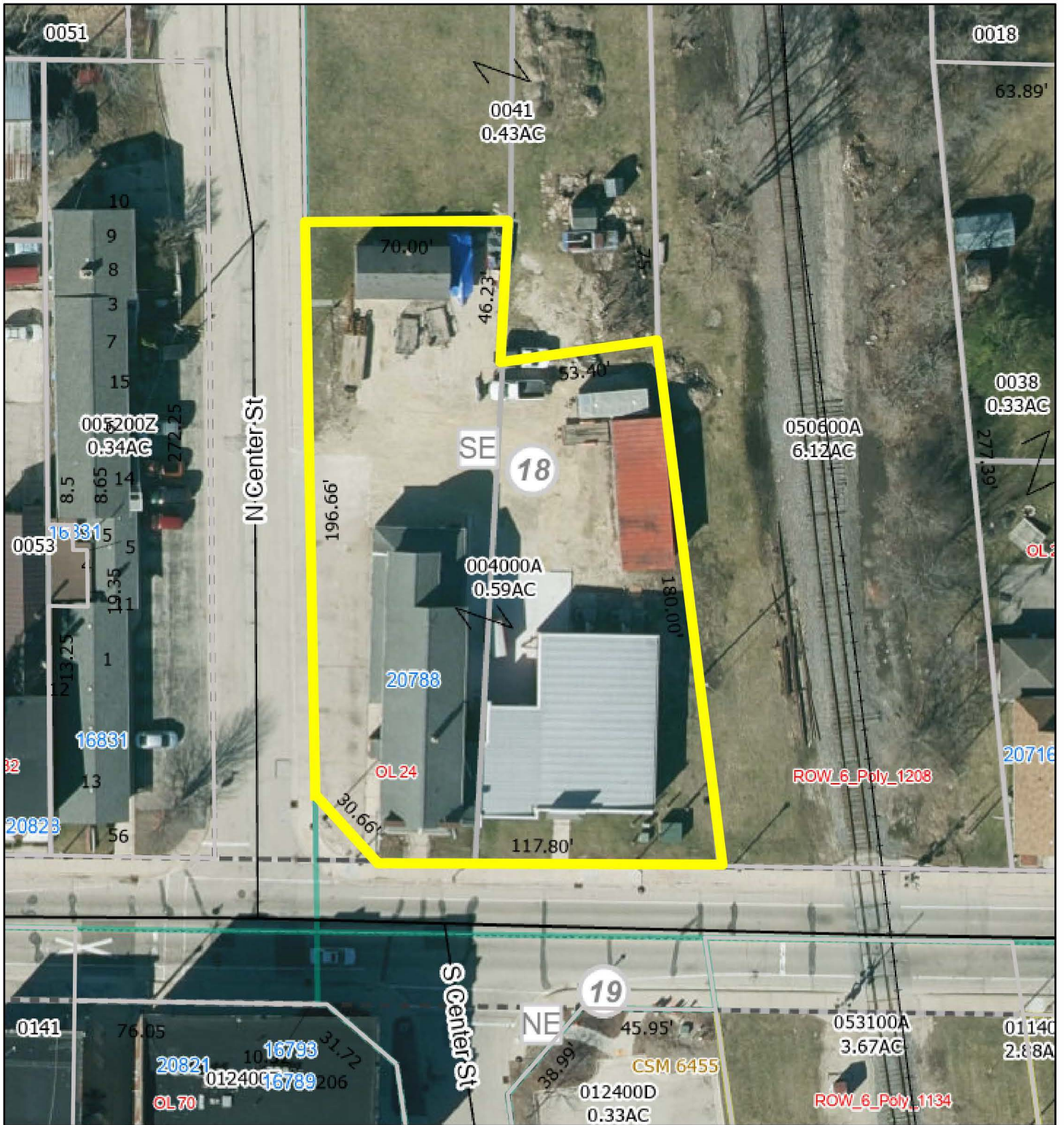
Receipt Nbr: 301025
Date: 7/24/2025
Check

RECEIVED FROM THE RUSTED J RESALE \$175.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	175.00
	THE RUSTED J RESALE / COND USE APPL	
<hr/>		
TOTAL RECEIVED		175.00
<hr/>		

Receipt Memo: PLAN COMMISSION

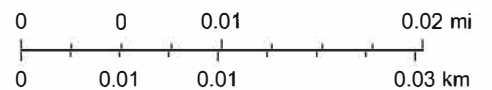
Exhibit A - Parcel: V3_004000A



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

1:577

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

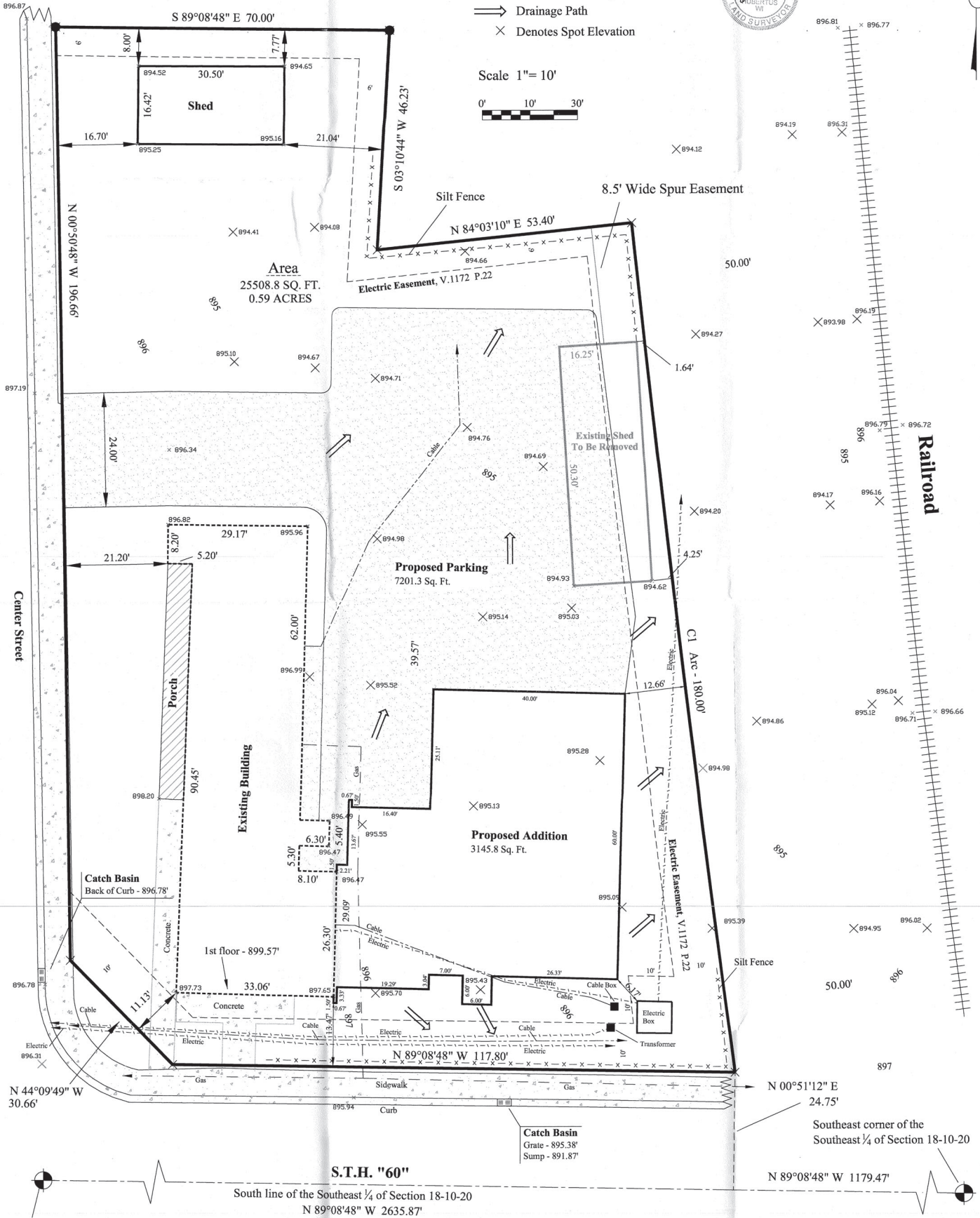
Description:

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 thence N89°08'48"W, 1179.47 feet; thence N00°51'12"E, 24.75 feet to the point of beginning of this description; thence N89°08'48"W, 117.80 feet; thence N44°09'49"W, 30.66 feet; thence N00°50'48"W, 196.66 feet; thence S89°08'48"E, 70.00 feet; thence S03°10'44"W, 46.23 feet; thence N84°03'10"E, 53.40 feet; thence 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	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.

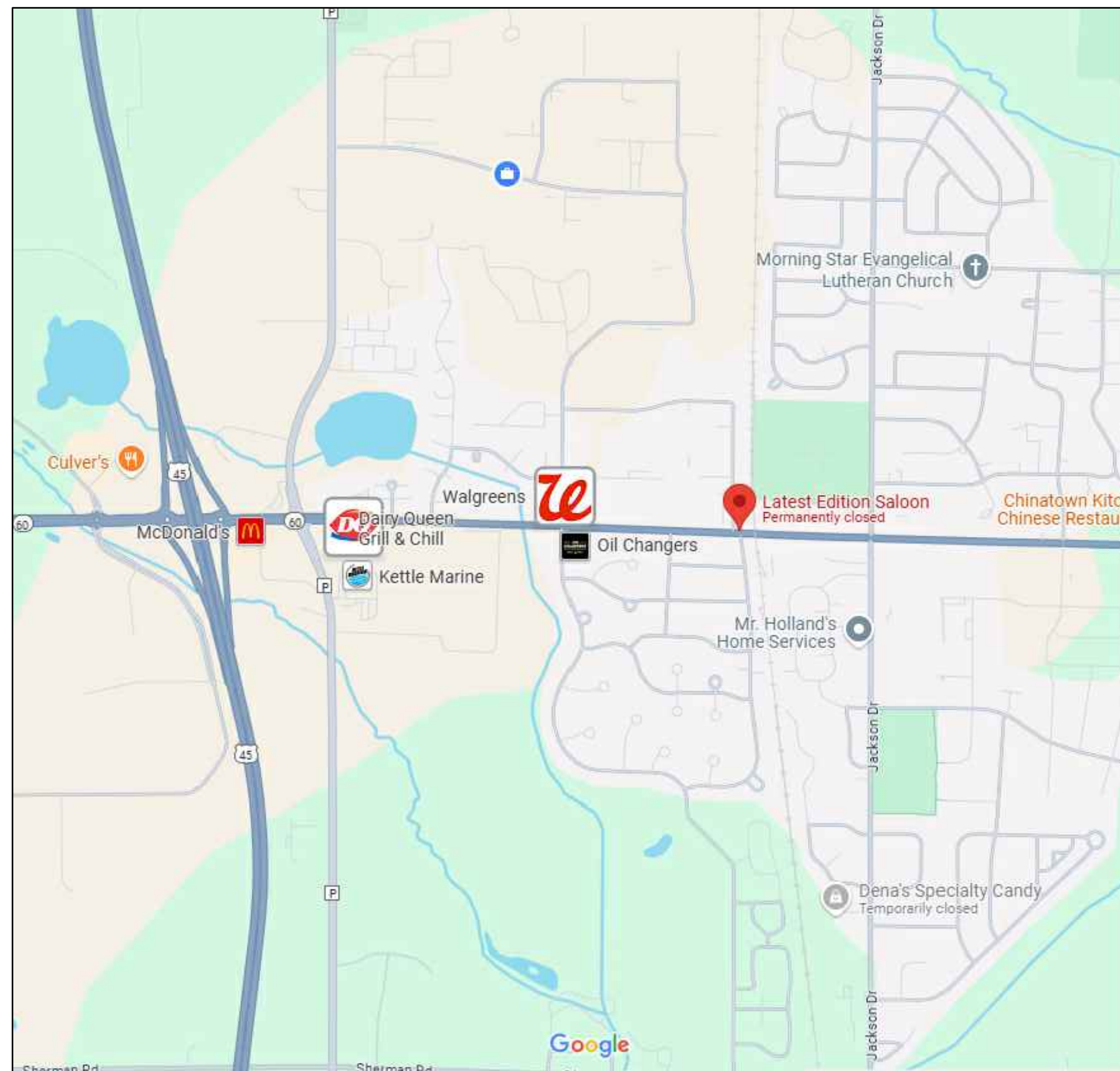


PROJECT: THE RUSTED J RESALE

ADDRESS: N168W20788 MAIN ST
JACKSON, WI 53037



AREA MAP:



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
	ARCHITECTURAL
A1.0	SITE PLAN
D2.1	FIRST FLOOR DEMO PLAN
D2.2	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:

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

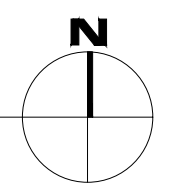
SHEET TITLE
TITLE SHEET

REVISIONS	
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XX.XX.XXXX	XX.XX.XXXX

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



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



envision design
ARCHITECTURE

THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037

SHEET TITLE
SITE PLAN

REVISIONS	
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX

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.

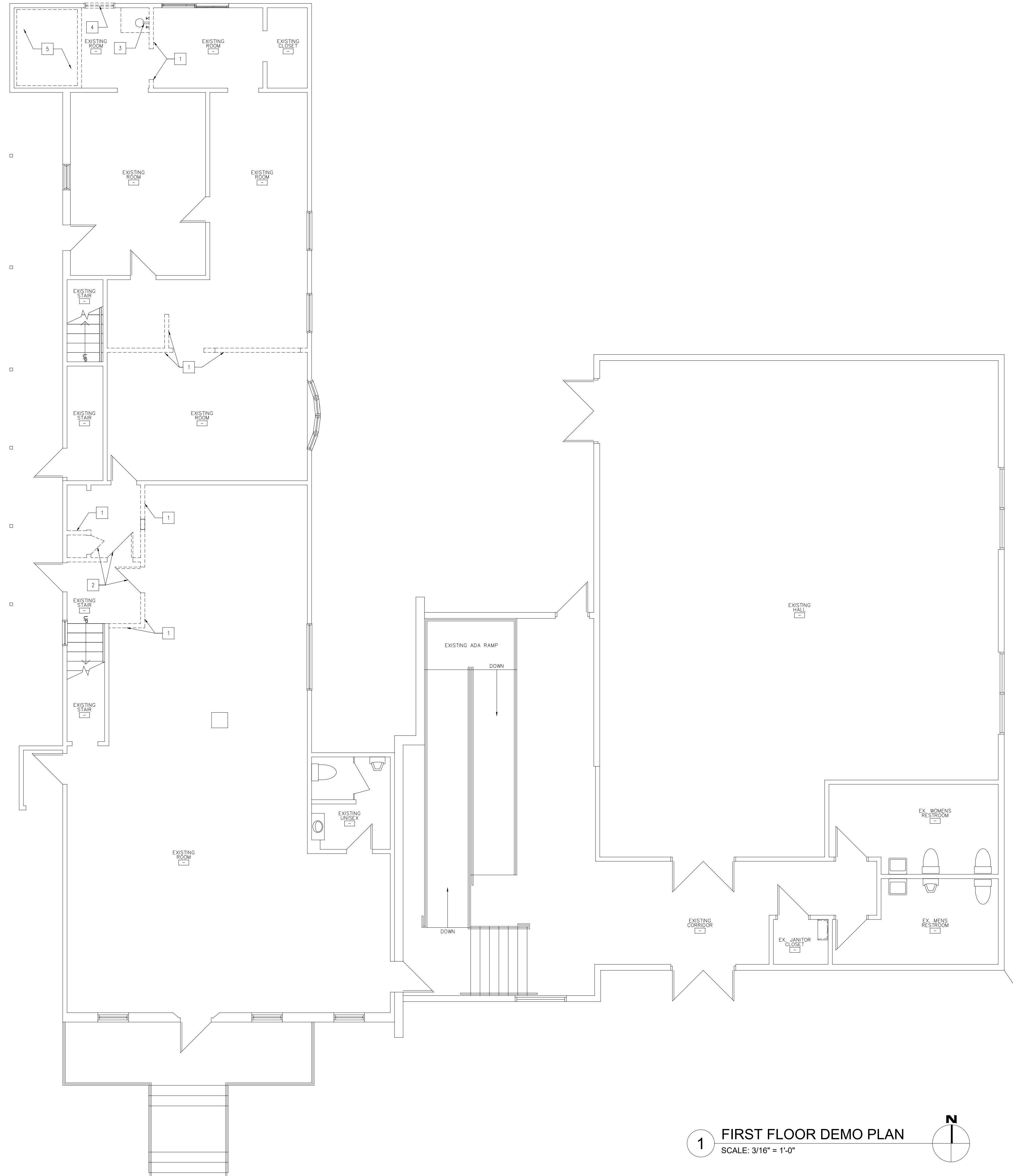
ITEMS OF OBVIOUS VALUE, REMOVED BY THE DEMOLITION WORK BUT NOT SCHEDULED FOR REUSE, SHALL BE RETURNED TO THE BUILDING OWNER FOR HIS USE. WHERE THE VALUE IS UNCLEAR, CONTACT THE BUILDING OWNER FOR A DETERMINATION. IF AN ITEM HAS BEEN REQUESTED FOR SALVAGE BY THE BUILDING OWNER, THE CONTRACTOR SHALL TAKE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

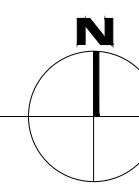
WHERE PLUMBING FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE AND CAP SUPPLY AND DRAIN PIPING TO INSIDE OF WALL CAVITY. PATCH TO MATCH ADJACENT WALL FINISH.

WHEREVER AN EXTERIOR WALL AND/OR WINDOW IS SCHEDULED FOR REMOVAL THE CONTRACTOR IS 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"



envision design
 ARCHITECTURE

THE RUSTED J RESALE
 N168W20788 MAIN ST
 JACKSON, WI 53037

SHEET TITLE
FIRST FLOOR DEMOLITION PLAN

REVISIONS	
XX.XX.XXXX	XX.XX.XXXX
XX.XX.XXXX	XX.XX.XXXX
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XX.XX.XXXX	XX.XX.XXXX

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.

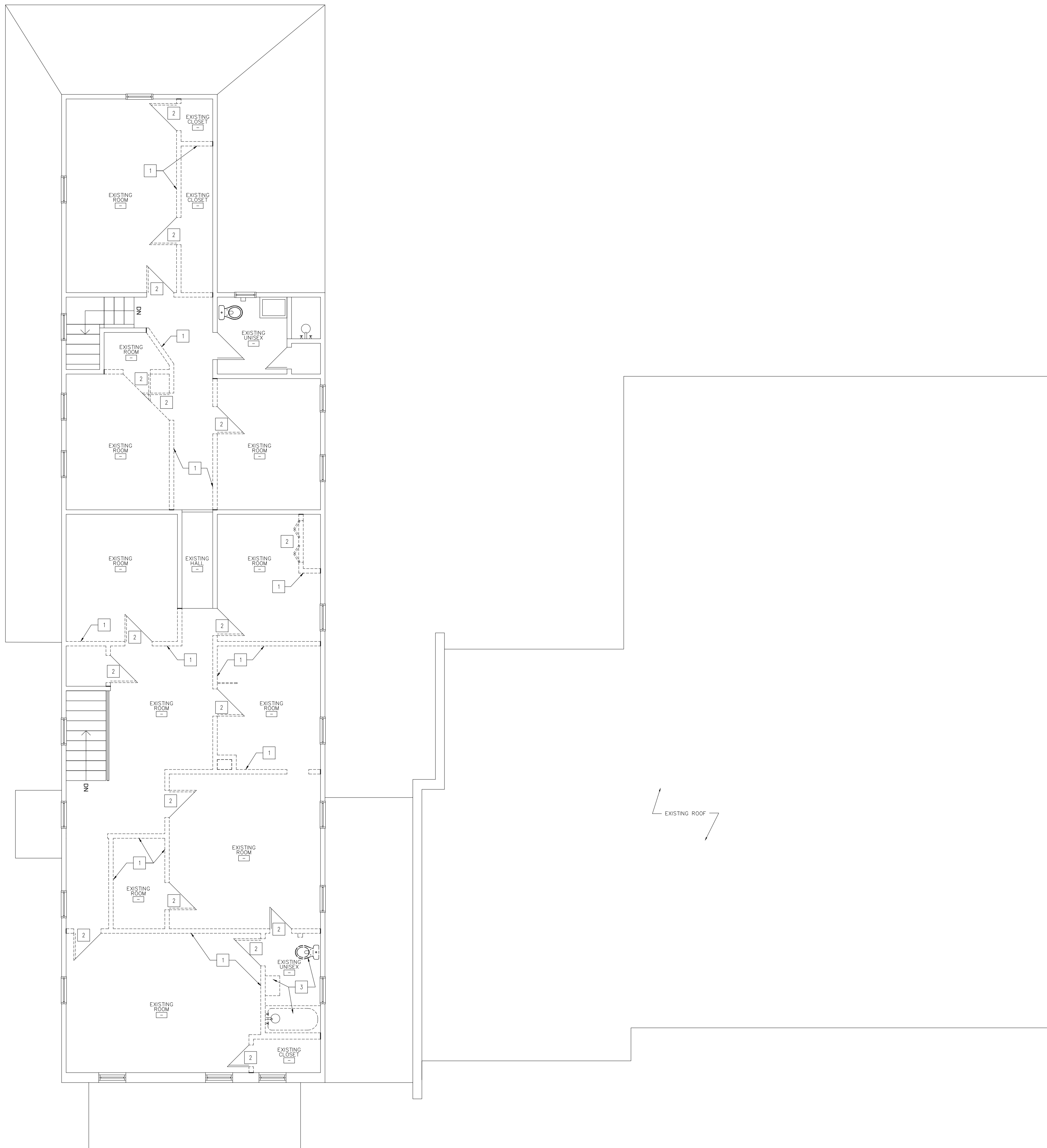
ITEMS OF OBVIOUS VALUE, REMOVED BY THE DEMOLITION WORK BUT NOT SCHEDULED FOR REUSE, SHALL BE RETURNED TO THE BUILDING OWNER FOR HIS USE. WHERE THE VALUE IS UNCLEAR, CONTACT THE BUILDING OWNER FOR A DETERMINATION. IF AN ITEM HAS BEEN REQUESTED FOR SALVAGE BY THE BUILDING OWNER, THE CONTRACTOR SHALL TAKE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

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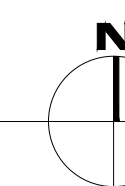
WHERE PLUMBING FIXTURES ARE TO BE REMOVED IN WALLS THAT ARE TO REMAIN, REMOVE AND CAP SUPPLY AND DRAIN PIPING TO INSIDE OF WALL CAVITY. PATCH TO MATCH ADJACENT WALL FINISH.

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- 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

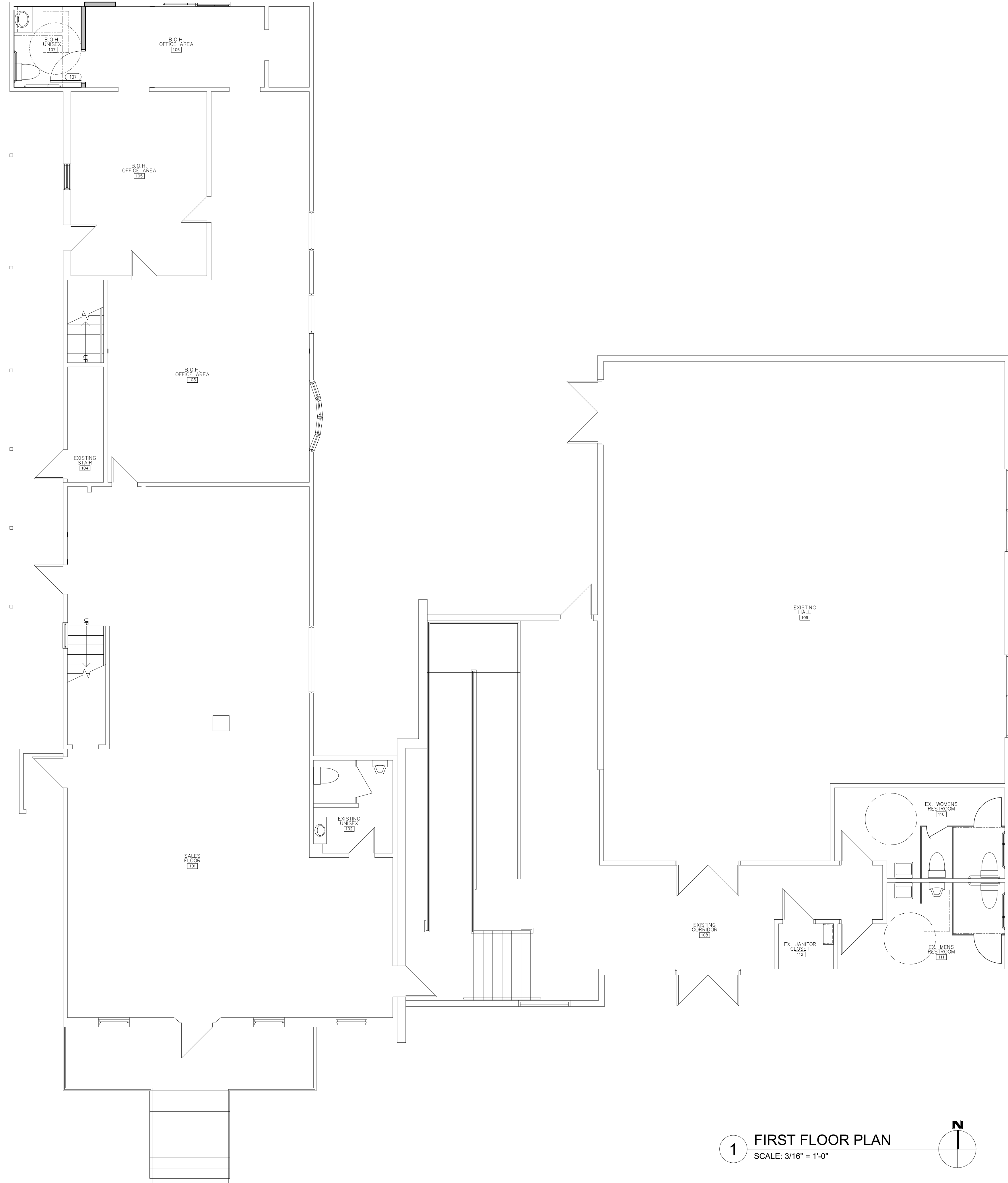
SHEET TITLE
SECOND FLOOR DEMOLITION PLAN

REVISIONS

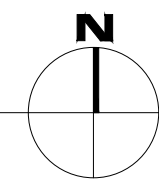
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PROJECT NUMBER	25-010
SET USE	SCHEMATIC
DATE	05.23.2025
SHEET	

D2.2



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



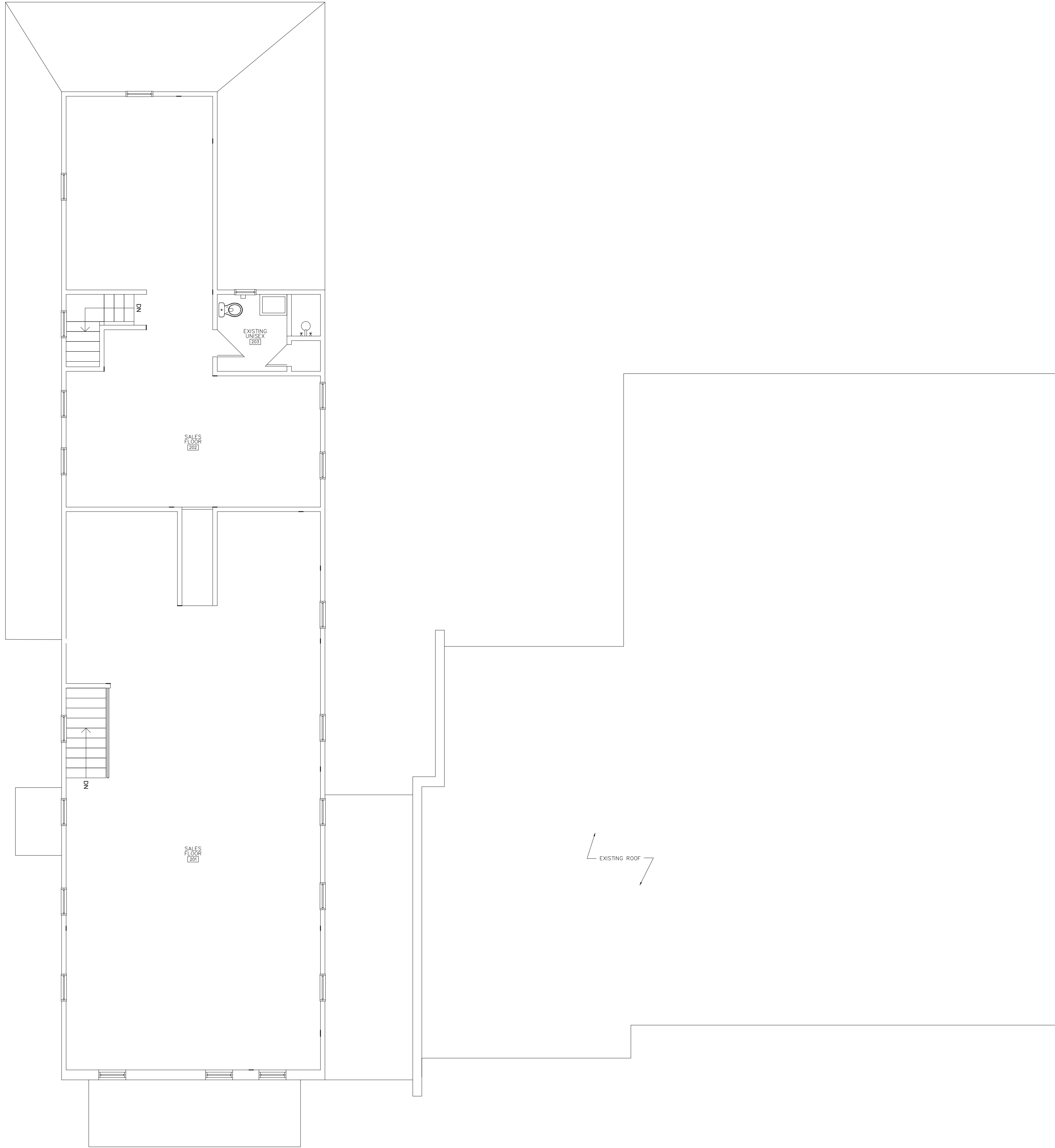
SHEET TITLE
FIRST FLOOR PLAN

REVISIONS

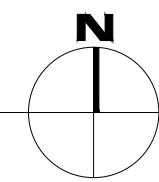
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PROJECT NUMBER	25-010
SET USE	SCHEMATIC
DATE	05.23.2025
SHEET	

A2.1



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



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THE RUSTED J RESALE
N168W20788 MAIN ST
JACKSON, WI 53037









SHEET TITLE
SECOND FLOOR PLAN

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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

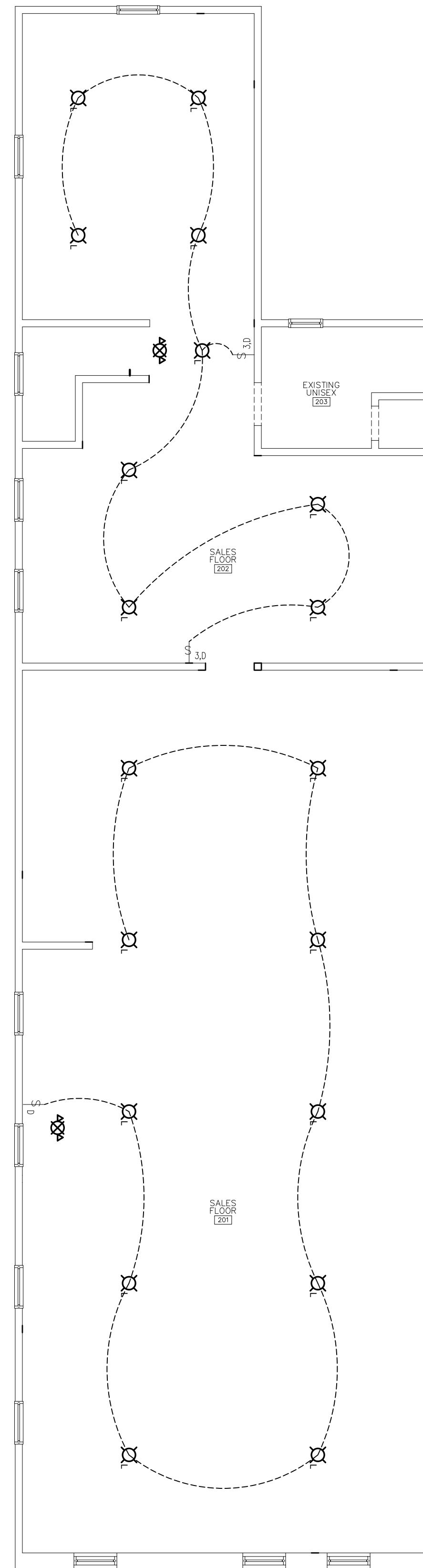
MEANS OF EGRESS ILLUMINATION - EMERGENCY LIGHTING:

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.

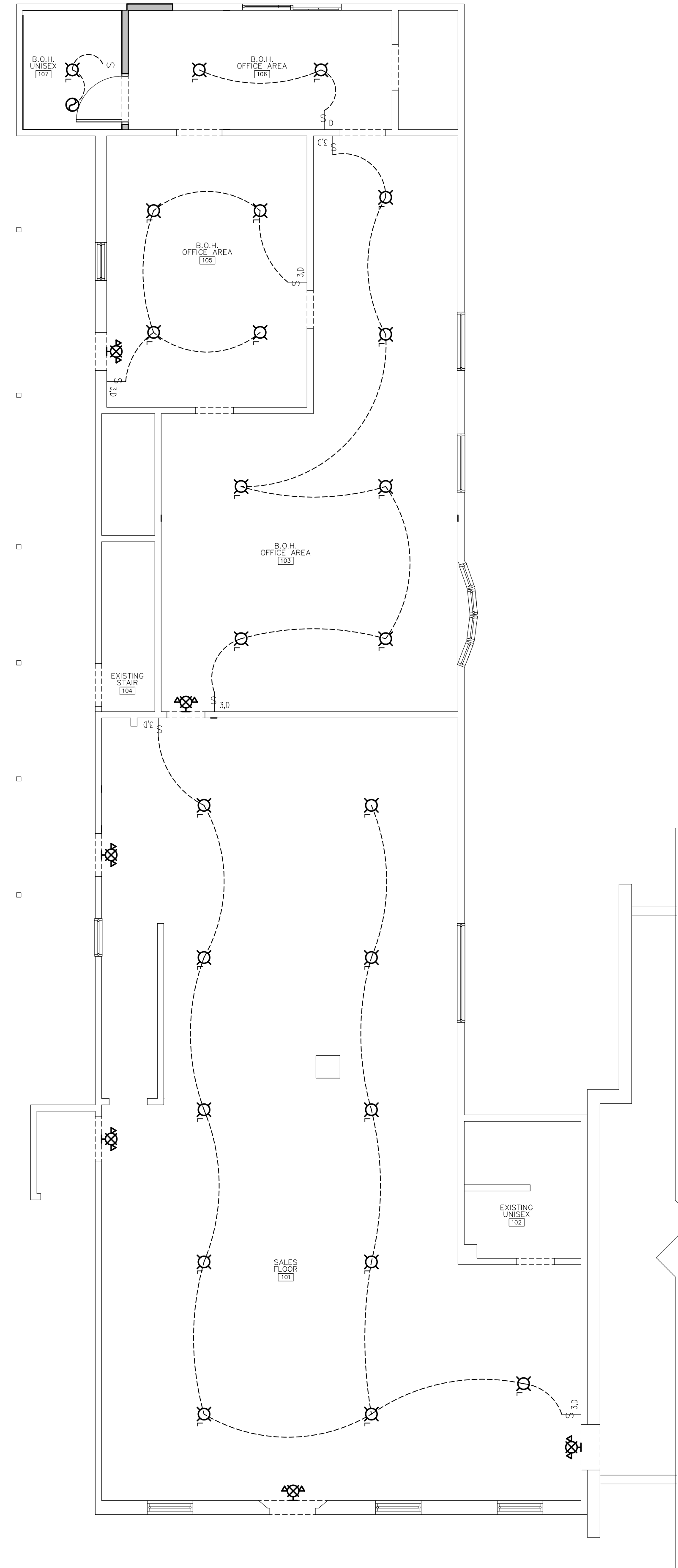
EXIT/ EMERGENCY LIGHTING FIXTURES ARE SHOWN ON THE PLAN TO DELINEATE THE EGRESS PATH AND DESIRED LOCATIONS FOR POTENTIAL EXIT/ EMERGENCY FIXTURES ONLY. ADDITIONAL FIXTURES MAY BE REQUIRED BASED UPON DESIGN BUILD ELECTRICAL CONTRACTORS PHOTOMETRIC STUDY OF EGRESS PATH LIGHTING. LIGHTING LEVELS AND REQUIRED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

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PROJECT NUMBER	25-010
SET USE	SCHEMATIC
DATE	05.23.2025
SHEET	A3.1