

AGENDA
PLAN COMMISSION MEETING
Thursday, August 29, 2019 at 7:00 p.m.
Jackson Village Hall
N168 W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of July 25, 2019
3. Comprehensive Plan Update – SEWRPC
4. Resolution #19-23 – Terminating the Village of Jackson’s Participation in the Joint Village of Jackson/Town of Jackson Planning Group
5. Resolution #19-24 – Adopting Public Participation Procedures for Amending the Comprehensive Plan for the Village of Jackson
6. Planned Unit Development – J & M Ltd. – Storage Buildings
7. Planned Unit Development - Final Plat – Bielinski Homes Inc. – Laurel Springs Addition #1
8. Annexation – Morning Meadows - Temporary Zoning
9. Citizens to Address the Plan Commission
10. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall 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.

DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday, July 25, 2019 at 7:00 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call

Pres. Schwab called the meeting to order at 7:00 p.m.

Members present: Keith Berben, Dan Herro, Tr. Kruepke and Jon Weil.

Member Excused: Dan Reik

Member Absent: Tr. Emmrich

Staff present: Collin Johnson, John Walther and Jilline Dobratz.

2. Approval of Minutes for the Plan Commission Meeting of June 27, 2019

Motion by Pres. Schwab second by Jon Weil to approve the Plan Commission minutes of June 27, 2019.

Vote: 5 ayes, 0 nays. Motion carried.

3. Conditional Use Permit – Storage Facility – Affordable Green Homes

Julian Laufer, Affordable Green Homes, was present and explained the proposed storage facility use. Julian commented there will be an easement drafted, they worked out a retention area design to slow the water from the property to the catch basin on the seller's property and they want to create additional parking. They will work with the Building Inspector on zoning and what the property would allow before making further improvements. Pres. Schwab asked how many trailers, vehicles and various apparatuses would be stored. Julian stated one enclosed trailer, one trailer for hauling equipment and a van. They aren't sure on how they are going to utilize the building. Collin Johnson inquired on how the exterior space will be used, the type of equipment and the amount of equipment that would potentially be located on the property. Collin asked the board to potentially limit all exterior storage so that it directly associates with the operation of the business. Dan Herro asked if there would be protective fencing around the property. Julian responded they will be building a berm which will create a buffer between the properties. Collin stated the catch basin is located on the Northwest corner of the Spaeth property. It is a private stormwater, inlet and pipe so the capacity is not known. Pres. Schwab commented after paving, providing gravel and making improvements to the property, there will be more runoff. Collin commented the current inlet is not potentially a solve all solution to future improvements. Julian gave more information on the purpose of the berm.

Motion by Pres. Schwab, second by Dan Herro to recommend the Village Board approve the Conditional Use Permit – Affordable Green Homes – for the building and property as a storage facility subject to a formal easement regarding the stormwater and subject to, at this point, of a limit of no more than two trailers parked per Village Code and also per staff comments.

Vote: 4 ayes, 0 nays (1 Abstain, Tr. Kruepke). Motion carried

4. Citizens to Address the Plan Commission

Debbie Spaeth, N168 W21058 Main Street – Asked that the minutes reflect the property was not the Spaeth farm family homestead but the Kruepke homestead, it was her Mother's family and not her Father's. They did have a concern on the future of the water and will work with them on a future plan. She stated they would love to have Collin come over to look at it and go from there. They look forward to the new neighbors. Debbie gave information on the properties around them regarding buffers and would love to have a buffer on their backyard.

Pres. Schwab read Ord. Sec. 48-109, stated the Plan Commission is recommending approval and requested when they come to the Village Board meeting to have a plan for how the barrier is going to happen. Julian Laufer commented they would like to put in some arborvitaes throughout and, depending on the species, they grow roughly 14 to 15 feet tall and spread out eight to ten feet but could put more in. They want to plant trees in an environment that allows them to grow and come together.

Brian Feucht, 135 North 6th Avenue, West Bend – Commented that they are set to close on the property next week and asked if they were conditionally approved. John Walther responded the Plan Commission is a recommending body. Pres Schwab explained they are recommending to the Village Board that the use be approved but it is up to the Board to grant the approval.

5. Adjourn

Motion by Pres. Schwab, second by Jon Weil to adjourn.
Vote: 5 ayes, 0 nays. Meeting adjourned at 7:29 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*
Village Clerk

RESOLUTION #19-23

A RESOLUTION TERMINATING THE VILLAGE OF JACKSON'S PARTICIPATION IN THE JOINT VILLAGE OF JACKSON/TOWN OF JACKSON PLANNING GROUP

THE VILLAGE BOARD of the Village of Jackson, Washington County, Wisconsin, does resolve as follows:

WHEREAS, in the beginning of January 1994, the Village of Jackson ("Village") and the Town of Jackson ("Town") held a series of meetings to discuss inter-municipal cooperation planning for lands located contiguous to the Village and Town boundaries. These meetings were brought about because of the imminent imposition of extraterritorial zoning authority by the Village; and

WHEREAS, the Village and Town embarked upon a course to establish intergovernmental agreements to address boundary limits, land uses, and other responsibilities jointly between the Town and the Village; and

WHEREAS, between January 1994 and September 1999, an advisory body known as the Joint Village of Jackson/ Town of Jackson Planning Group ("Group") was established and met to discuss cooperative planning and boundary matters between the two municipalities. The Group continued to meet thereafter as necessary; and

WHEREAS, in 1999 the Village and Town established an effective agreement known as the Village of Jackson/Town of Jackson Revenue Sharing Agreement and Cooperative Boundary Plan ("Agreement") which adopted the structure of the Group for the duration of the Agreement; and

WHEREAS, in 2014 the Town, along with certain property owners in the Town identified as Jackson Town Residents Against Attachment, began litigation against the Village.

WHEREAS, the lawsuit, settled in 2018, resulted in a new court-ordered Mediated Cooperative Plan Agreement between the Village and Town which was approved by the State of Wisconsin; and

WHEREAS, the Village and Town are now proceeding separately with comprehensive plans under Wis. Stat. §66.1001. The Village and Town had previously entered into a Joint 2035 Comprehensive Plan. As part of the negotiations for the new Boundary Agreement between the Village and the Town, the Village and the Town agreed to proceed with new and separate comprehensive plans; and

WHEREAS, the Southeastern Wisconsin Regional Planning Commission ("SEWRPC") has requested information relating to the continuation of the Group. Because the Village and Town have embarked upon new and separate comprehensive plans, nullifying the necessity of the Group;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board does hereby decree that the Village's participation in the Group shall be terminated effective immediately upon execution of this Resolution.

Introduced by:_____

Seconded by:_____

Vote:_____Aye _____ Nay

Passed and Approved:_____

Michael E. Schwab – Village President

Attest:_____
Jilline S. Dobratz – Village Clerk

Proof of Posting:

I the undersigned, certify that I posted this Resolution on bulletin boards at the Village Hall, Post Office, and one other location in the Village.

Village Official

Date

RESOLUTION #19-24

ADOPTING PUBLIC PARTICIPATION PROCEDURES FOR AMENDING THE COMPREHENSIVE PLAN FOR THE VILLAGE OF JACKSON

WHEREAS, pursuant to Section 66.1001 of the *Wisconsin Statutes*, all units of government which enact or amend zoning, subdivision, or official mapping ordinances on or after January 1, 2010, must adopt a comprehensive plan; and

WHEREAS, the Village of Jackson adopted a comprehensive plan under the authority of and procedures established by Section 66.1001 of the *Wisconsin Statutes* on November 5, 2009; and

WHEREAS, Section 66.1001(4)(a) of the *Wisconsin Statutes* requires that the Village Board adopt written procedures designed to foster public participation during the preparation or amendment of a comprehensive plan; and

WHEREAS, the Village Board of the Village of Jackson believes that regular, meaningful public involvement in the comprehensive planning process is important to assure that the comprehensive plan continues to reflect input from the public; and

WHEREAS, public participation procedures have been developed to foster public participation in the comprehensive plan amendment process.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Jackson hereby adopts the Public Participation Procedures for Amending the Comprehensive Plan attached hereto as Exhibit A to fulfill the requirements of Section 66.1001(4)(a) of the *Wisconsin Statutes*.

Introduced by: _____

Seconded by: _____

Vote: _____ Aye _____ Nay

Passed and Approved: _____

Michael E. Schwab – Village President

Attest: _____
Jilline S. Dobratz – Village Clerk

Proof of Posting:

I the undersigned, certify that I posted this Resolution on bulletin boards at the Village Hall, Post Office, and one other location in the Village.

Village Official

Date

EXHIBIT A

PUBLIC PARTICIPATION PROCEDURES FOR AMENDING THE COMPREHENSIVE PLAN: VILLAGE OF JACKSON

Introduction

On August 10, 2009, the Jackson Village Board adopted a Village comprehensive plan under Section 66.1001 of the *Wisconsin Statutes*, which is documented in a report titled “Village of Jackson and Town of Jackson Comprehensive Plan: 2035.” The comprehensive plan was prepared in accordance with a public participation plan adopted by the Village Board on June 9, 2009 that included activities to foster public participation in the preparation of the comprehensive plan. Under Section 66.1001(4)(a) of the *Wisconsin Statutes*, future amendments to the comprehensive plan must also be carried out in accordance with a public participation plan, adopted by the Village Board, designed to foster public participation in the amendment process. The balance of this document describes the process to be followed by the Village to foster public participation in the consideration of amendments to the comprehensive plan.

Part 1: Public Participation Activities and Procedures for Comprehensive Plan Amendments

1. **Background Materials**

The Village will provide opportunities for public review of materials describing all proposed amendments to the comprehensive plan, including the following:

- Printed copies of materials describing a proposed plan amendment will be made available at the Village Hall.
- Electronic copies of materials describing a proposed plan amendment may be posted on the Village website. *(This is suggested for your consideration, but not a requirement.)*

2. **Optional Public Informational Meeting**

The Village Board, at its option, may schedule a public informational meeting to be held prior to the required public hearing. The public informational meeting will provide an opportunity for the public to review maps and other information relating to the proposed amendment. No formal procedures or notice requirements are required for the informational meeting; however, the Village will provide notice of the meeting through its website and through publication or posting.

3. **Public Hearing**

As required by Section 66.1001(4)(d), the Village will hold a public hearing on each proposed amendment to the comprehensive plan. The hearing may be held by the Plan Commission, Village Board, or jointly by the Plan Commission and Village Board. The hearing will include a presentation by the applicant describing the proposed plan amendment followed by an opportunity for the public to comment on the proposed amendment. The Village Plan Commission and Village Board will consider public testimony provided at the hearing and any written comments submitted to the Village prior to the hearing during their deliberations on the proposed plan amendment.

4. **Notice of Public Hearing**

The public hearing will be preceded by a Class 1 notice that is published or posted at least 30 days before the hearing is held. In accordance with Section 66.1001(4)(d), the notice will include the date, time, and place of the hearing; a brief summary of the proposed comprehensive plan amendment and/or a map illustrating the proposed amendment; a local contact who may be contacted for additional information on the proposed plan amendment and to whom written comments regarding the plan amendment may be submitted; and information regarding where and when the proposed plan amendment may be inspected before the hearing and how a copy of the proposed plan amendment may be obtained.

5. *Notification to Interested Parties*

The Village Clerk will provide a copy of the public hearing notice and the proposed amendment at least 30 days prior to the public hearing to any person who submits a written request to receive notice of a proposed amendment under Section 66.1001(4)(f). The Village may charge a fee to cover the cost of providing such notice. In accordance with Section 66.1001(4)(e), the Village Clerk will also provide notice to nonmetallic mining operators within the Village; to persons who have registered a marketable nonmetallic mineral deposit within the Village; or to persons who own or lease property on which nonmetallic minerals may be extracted, if such person has requested notification in writing. The Village Clerk will maintain a list of persons who have submitted a written request to receive notices of public hearings under Sections 66.1001(4)(e)(3) and 66.1001(4)(f).

6. *Plan Commission Recommendation*

Following the public hearing, the Plan Commission will make a recommendation to the Village Board to approve, deny, or modify the proposed amendment. The Plan Commission's recommendation will be in the form of a resolution approved by a majority of the full membership of the Plan Commission.

7. *Village Board Action*

Following Plan Commission action, the Village Board will consider the amendment and the Plan Commission's recommendation and approve, deny, or refer the proposed amendment back to the Plan Commission. If approved, the Village Board approval will be in the form of an ordinance adopted by a majority of the full membership of the Village Board.

8. *Distribution of Plan Amendment*

If approved by the Village Board, printed or electronic copies of the amendment will be sent by the Village Clerk to the parties listed in Section 66.1001(4)(b).

Part 2: Additional Procedures for Comprehensive Plan Amendments Requiring a Rezoning

In some cases, an amendment to a comprehensive plan may be needed in order for a proposed rezoning to be consistent with the plan. In such cases, the Village Board may allow the public notice and public hearing for the proposed plan amendment and rezoning to be combined, if a combined hearing is acceptable to the applicant. In such cases, the following procedures shall apply in addition to or in combination with those set forth in Part 1:

The notice of the public hearing shall be published and distributed in accordance with the procedures set forth in paragraphs 4 and 5 in Part 1; however, the public notice will include notification that the proposed rezoning will also be considered at the hearing. The notice will include any information required in a public notice for a rezoning by the Village zoning ordinance. The combined notice will constitute the first of the two (Class 2) public notices required for rezoning under the *Statutes*. The public notice will be published a second time one week after the first notice is published, unless a later time is specified in the zoning ordinance. The Village will also notify parties-in-interest as required by the Village zoning ordinance, and any parties that have filed a written request for rezoning notifications under Section 60.61(4)(f) of the *Statutes*.

The Plan Commission will consider and act on a proposed plan amendment before considering the requested rezoning, and a separate motion will be made for a recommendation to the Village Board on the plan amendment, followed by a motion to make a recommendation to the Village Board on the rezoning.

The Village Board will consider and act on a proposed plan amendment before considering the requested rezoning. A separate motion will be made for action on the plan amendment, followed by a motion to act on the rezoning. If approved, separate ordinances will be adopted for the plan amendment and for the rezoning.

Part 3: Optional Procedures

The Village Board, at its option, may approve additional public participation procedures or a separately-documented public participation plan to provide for public informational meetings, the formation of advisory committees, the conduct of public opinion surveys, and/or other procedures to obtain public input on a proposed plan amendment.

VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM
(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Design 2 Construct
 Contact Mark Hertzfeldt Address/ZIP N173W21010 Northwest Passage, Jackson, WI 53037 Phone # 262-677-9933
 E-mail Address mhertzfeldt@design2construct.com E-mail Address where Agenda/Staff comments are to be sent. mhertzfeldt@design2construct.com
 Name of Owner Kurt Kruepke Address/ZIP P.O. Box 477 Phone# -
 Owner Representative/Developer Design 2 Construct
 Proposed Use of Site storage buildings Present Zoning PUD

<u>ACTION REQUESTED</u>	<u>FEE</u>	<u>SUBMITTAL REQUIREMENTS</u>	<u>TYPE OF INFORMATION DESCRIBED</u> (See page 5)	<u>PAPER COPIES</u>	<u>ZIP DRIVE (USB)</u>
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
			2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200')	labels	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,3,6,10,20	9) Final Plat		XXX
			10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			

I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

Name Dan Hernandez Signature  Date 8.1.19

Office Use: Date Received 8-2-19 Date Paid 8-2-19 Receipt # 220467 Amount Paid \$ 150.00



MEMORANDUM

August 2, 2019

Job Name: Jackson Storage
Job Number: 19-00150
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 (2) storage units at northwest side of the existing facility located at N168W19490 Main Street in Jackson.

Storage unit "A" will be 34'x50' with a peak height of 25'-6"

Storage unit "B" will be 30'x141' with a peak height of 14'-7"

Each building will have rentable units with access thru roll up doors.

IMPACT STATEMENT

There will be no water use. There is no waste produced.

Vehicle traffic will be limited to the owner's of the rented units. Units will be accessible 24 hour a day

We anticipate the facility to be open fall/winter 2019.

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

Thank you,

J & M Ltd.

N173 W21010

Northwest Passage

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

SIGNED: *Dan Hernandez*

VILLAGE OF JACKSON

☐ Special Use ☐ Conditional Use ☒ Planned Unit Development Permit # _____

The Village of Jackson, hereby grants a ☐ Special Use ☐ Conditional Use ☐ Planned Unit Development

Permit to:

Name of Business/Applicant: J & M Ltd

For a property located at (address): N168W19490 Main St., Jackson, WI 53037

Phone number of Business/Applicant: 262-677-4901

For (land use, activity, sign, site plan, other): new unoccupied, storage buildings w/ rentable units

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): none

Hours of Operation: 24 hours

Comprehensive/Master Plan Compatibility: PUD

Building Materials (type, color): metal panel walls and roof, color tbd

Setbacks from rights-of-way and property lines: 27'-8" from R.O.W., 32'-1" from side yard

Screening/Buffering: see plans

Landscape Plan (sizes, species, location): see plans

Signing (dimensions, colors, lighting, location): no signage proposed

Lighting (wattage, style, pole location and height, coverage): no lighting proposed

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s),
(sidewalk/pedestrian way width and material): n/a

Storm-water Management: see plans

Erosion Control: see plans

Fire Hydrant Location(s): existing, no new hydrants

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: none

Hazardous Material Storage: none

Alarm Systems: none

Site Features/Constraints: none

Parking (no. of spaces, handicapped parking, and dimensions): n/a

Tree and shrub preservation: tree removal at Northwest property line, see Landscape Plan for new plantings

Setbacks/height limitations: 20' r.o.w. setback, 10' side yard setback

Wastewater Usage Projected: 0 gal/year Water Usage Projected: 0 gal/year

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):



DESIGN
•
CONSTRUCTION

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

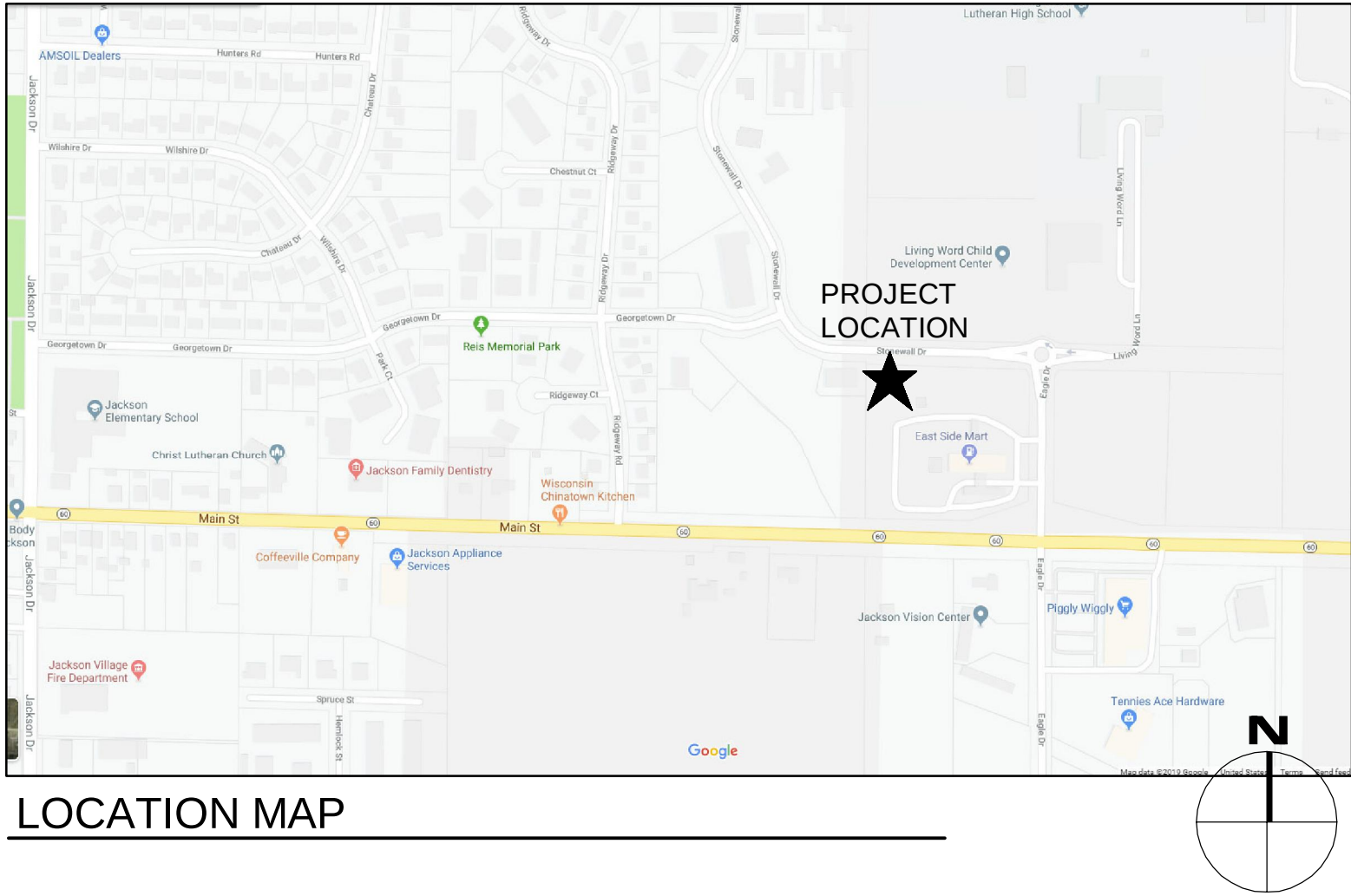
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N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

BUILDING DESIGN FOR:

JACKSON STORAGE
N168W19490 MAIN STREET
JACKSON, WI 53037

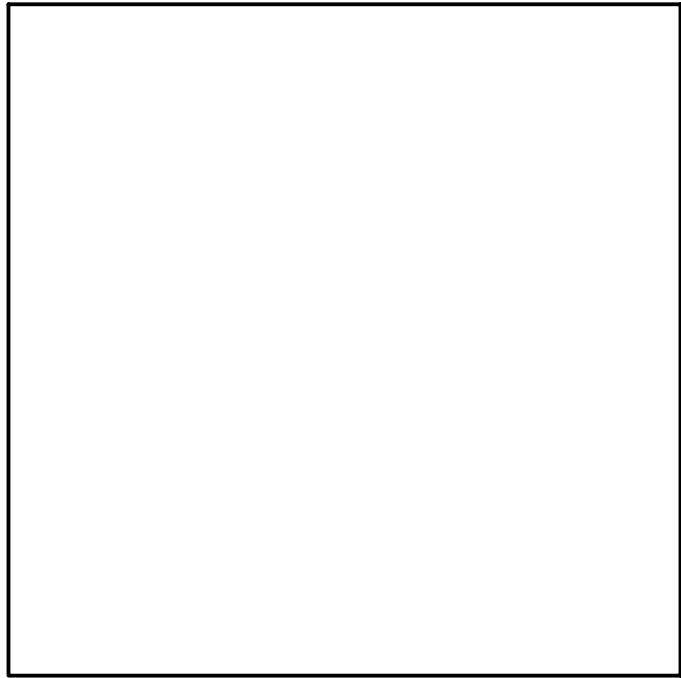
PROJECT DATA: SHEET INDEX:

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE	TS	TITLE SHEET
OCCUPANCIES:	STORAGE: S-1	C-101	CIVIL DRAWINGS
CLASS OF CONSTRUCTION:	TYPE VB	C-103	EXISTING CONDITIONS PLAN
NO. OF STORIES:	ONE		GRADING AND EROSION CONTROL PLAN
BUILDING IS:	NON-SPRINKLERED		ARCHITECTURAL
BUILDING TYPE:	STORAGE	A1.0	SITE PLAN
AREAS (GROSS): BUILDING "A" STORAGE	1,700 SF	A2.1	BUILDING "A" AND BUILDING "B" FLOOR PLANS
AREAS (GROSS): BUILDING "B" STORAGE	4,230 SF	A4.1	BUILDING "A" ELEVATIONS
AREAS (GROSS): BUILDING "B" STORAGE (WORST CASE):	9,000 SF	A4.2	BUILDING "B" ELEVATIONS
		1 of 1	LIGHTING
			PHOTOMETRIC PLAN



PROJECT CONTACTS

CIVIL CONSULTANT	ARCHITECT
QUAM ENGINEERING	MARK HERTZFELDT
122 WISCONSIN STREET	
WEST BEND, WI 53095	PROJECT MANAGER
KEVIN PARISH	TBD
kjparish@sbcglobal.net	PROJECT NO.
OFF: (262) 353-9766	19-00150
	DATE
	08.02.2019
	SEAL



PREV. TRANS. NO.: N/A
NEW TRANS. NO.: N/A
REVIEWER: N/A

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:

JACKSON STORAGE

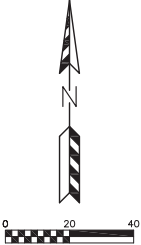
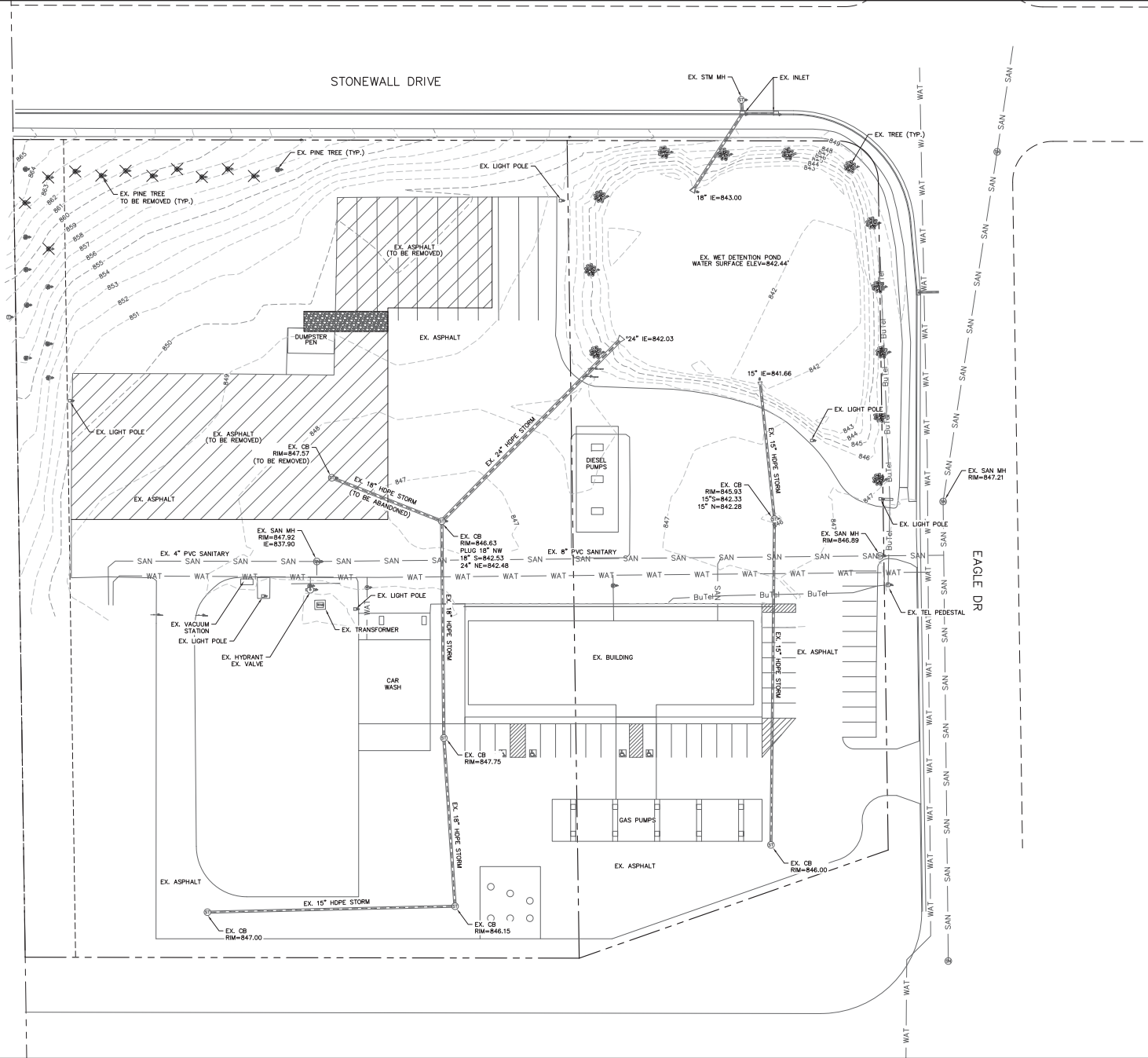
N168W19490 MAIN STREET
JACKSON, WI 53037

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA
DATE
08.02.2019
JOB NO.
19-00150
SET USE
PLAN COMMISSION
FILE NAME
A1-TS
DRAWN BY
DLH
SHEET NO.

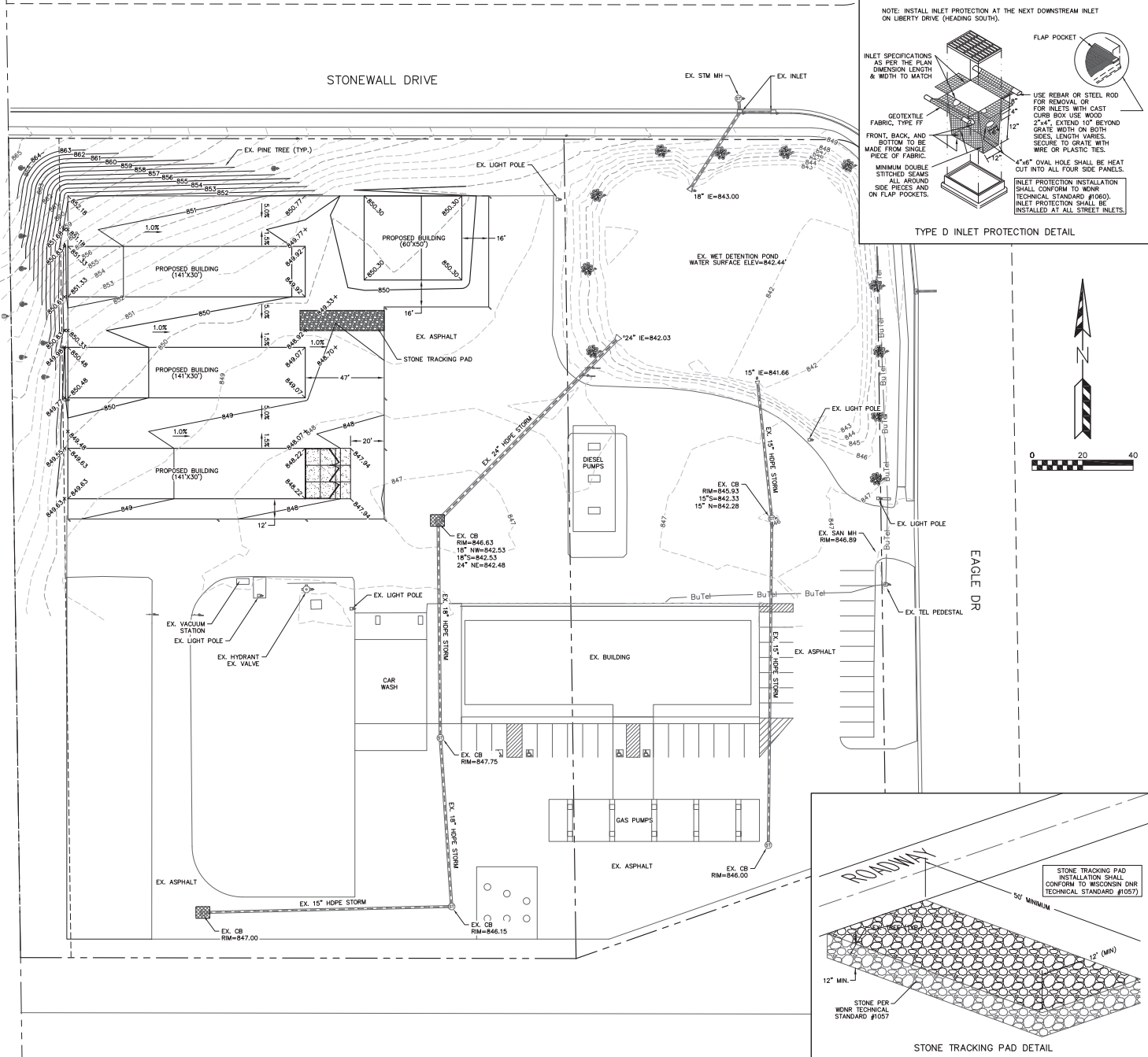
TS



- LEGEND:
- 702 --- EXISTING MINOR CONTOUR.
 - 700 --- EXISTING MAJOR CONTOUR.
 - OHS --- OVERHEAD ELECTRIC LINE.
 - B&B --- BURIED ELECTRIC LINE.
 - BuTel --- BURIED TELEPHONE LINE.
 - FO --- FIBER OPTIC LINE.
 - GAS --- GAS LINE.
 - SAN --- SANITARY SEWER MAIN OR LATERAL.
 - WAT --- WATER MAIN OR SERVICE.
 - SWS --- 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.

N168 W19490 MAIN STREET
EXISTING CONDITIONS PLAN
DATED: JULY 26, 2019

C-101



EROSION NOTES:

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.

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 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.

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 INSTALLED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

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.

ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

TIME SCHEDULE:

SEPTEMBER 1, 2019
SEPTEMBER 2, 2019 - APRIL 15, 2020
APRIL 16 - 30, 2020

INSTALL INITIAL EROSION CONTROL DEVICES.
CONSTRUCT PROPOSED BUILDINGS, PARKING LOT AND UTILITIES.
COMPLETE FINAL LANDSCAPING AND RESTORE ALL PREVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:

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 SEED WITH OLS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEED WITH MADISON PARK PARSNIP OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

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%.

ALL FINISH GRADED AREAS SHALL BE SEED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY SEPTEMBER 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 SEED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1009, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDING AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:
KARM PROPERTIES, LLC
N168 W21060 PARKWAY DRIVE
PO BOX 477
JACKSON, WI 53037

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: KEVIN PARISH
122 WISCONSIN STREET
WEST BEND, WI 53095

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

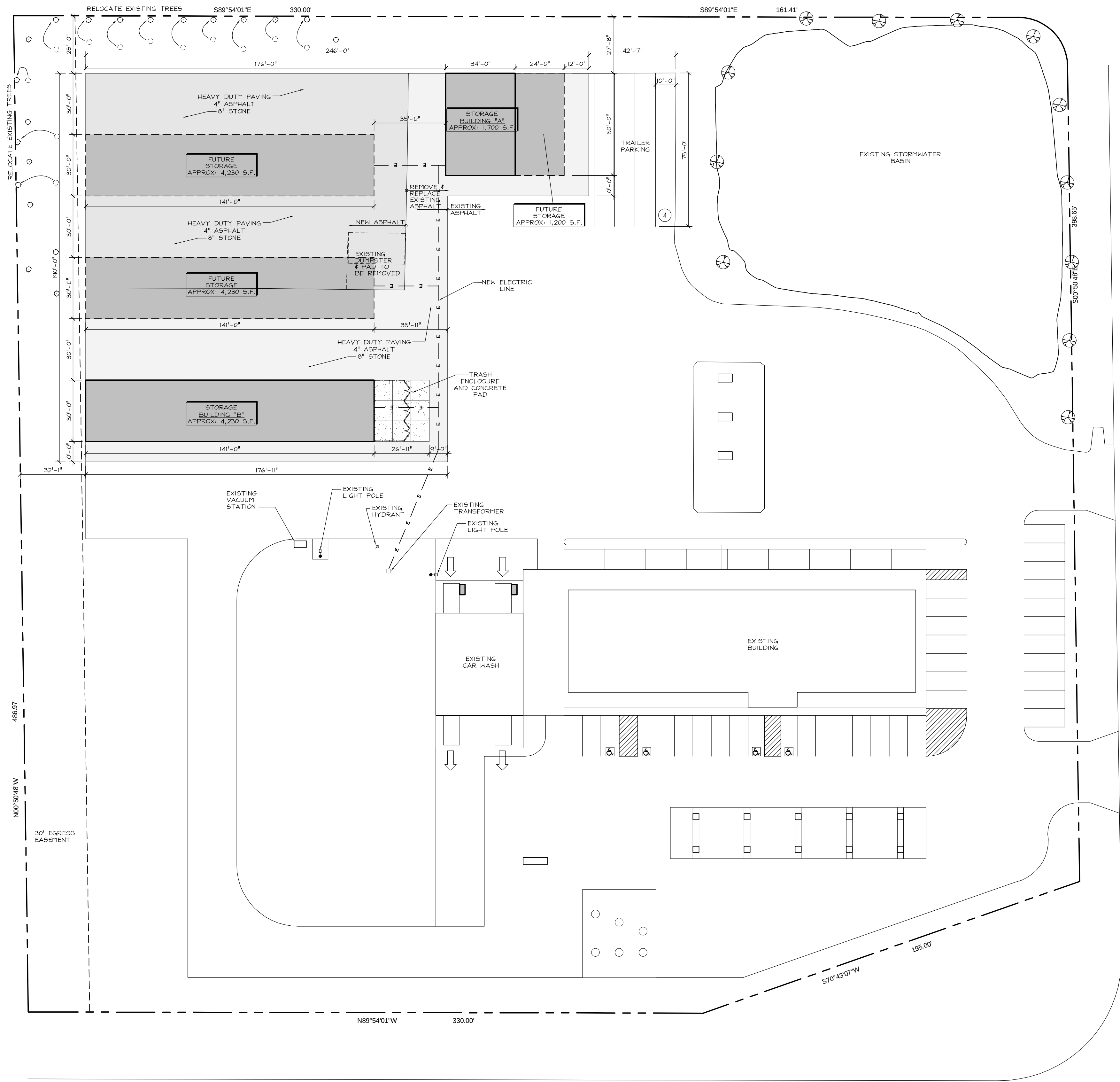
LEGEND:

- 848 ——— EXISTING MINOR CONTOUR.
- 850 ——— EXISTING MAJOR CONTOUR.
- 848 ——— PROPOSED MINOR CONTOUR.
- 850 ——— PROPOSED MAJOR CONTOUR.
- E=847.10 ——— EXISTING SPOT ELEVATION
- 847.10 ——— PROPOSED SPOT ELEVATION
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.
- INSTALL WOOD TYPE D INLET PROTECTION.

**N168 W19490 MAIN STREET
GRADING AND EROSION CONTROL PLAN
DATED: JULY 26, 2019**

C-103

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street, West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com



HIGHWAY 60

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



DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

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

BUILDING DESIGN FOR:
JACKSON STORAGE
N168W19490 MAIN STREET
JACKSON, WI 53037

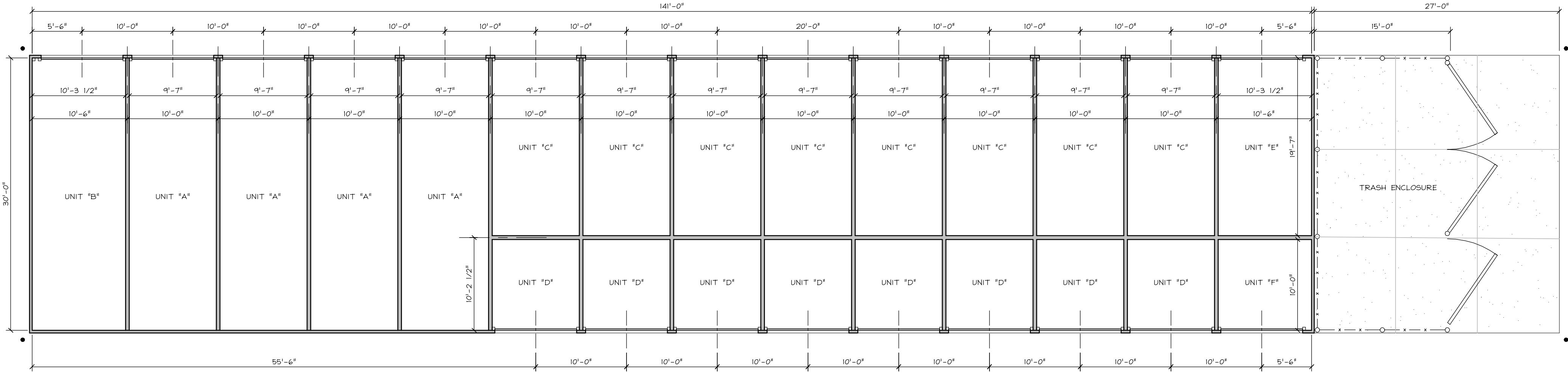
SHEET TITLE
SITE PLAN

REVISIONS

PROJECT DATA

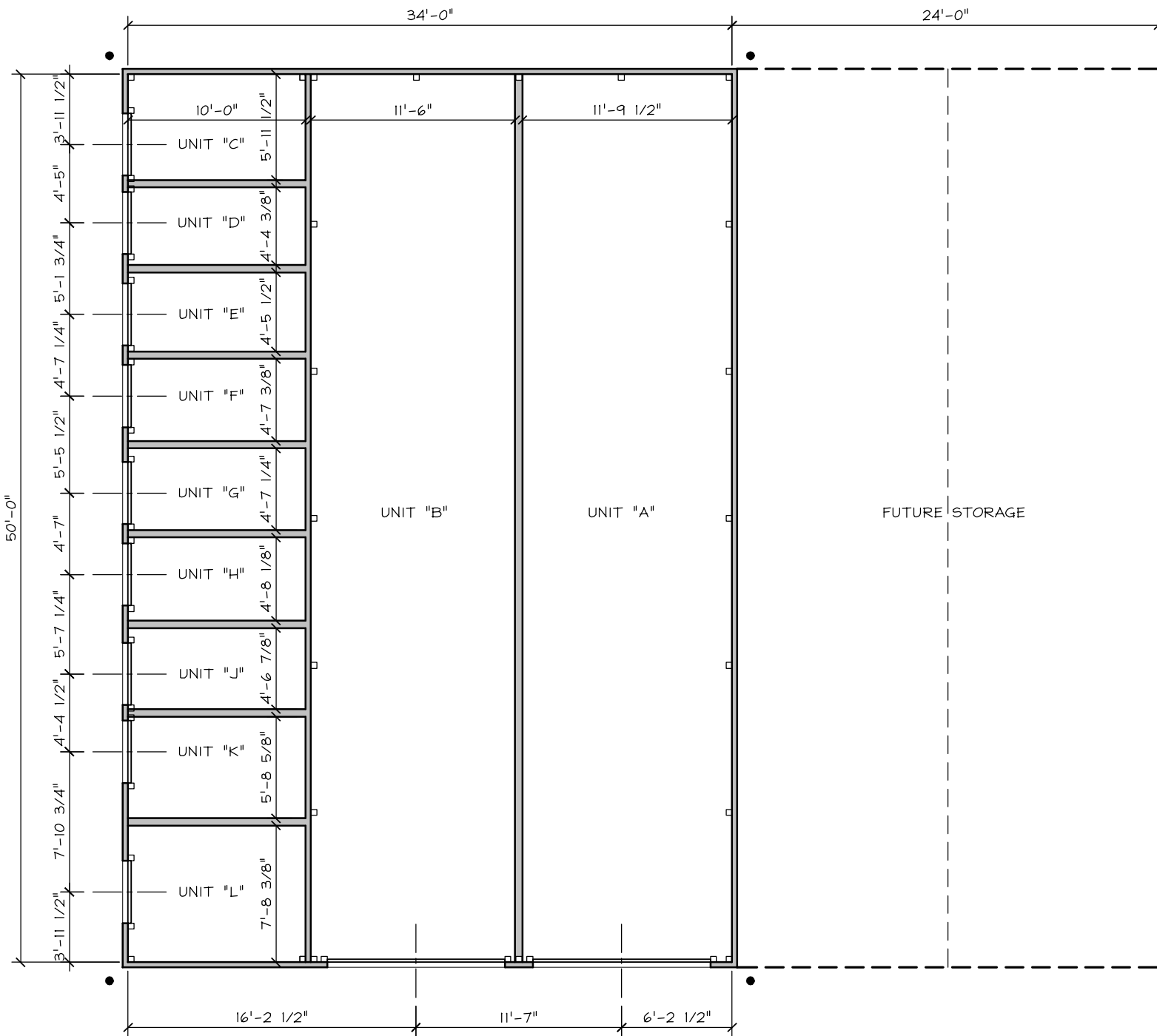
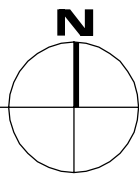
DATE
08.02.2019
JOB NO.
19-00150
SET USE
PLAN COMMISSION
FILE NAME
C1-A1.0
DRAWN BY
DLH
SHEET NO.

A1.0



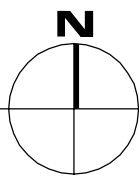
UNIT BREAK DOWN			
UNIT 'A'	9'-7" x 10'-2 1/2"	4	
UNIT 'B'	10'-3 1/2" x 10'-2 1/2"	1	
UNIT 'C'	9'-7" x 10'-2 1/2"	6	
UNIT 'D'	9'-7" x 10'-2 1/2"	6	
UNIT 'E'	10'-3 1/2" x 10'-2 1/2"	1	
UNIT 'F'	10'-3 1/2" x 10'-2 1/2"	1	
TOTAL		23	

2 FLOOR PLAN - BUILDING "B"
SCALE: 1/8" = 1'-0"
BUILDING AREA: 4,230 SF

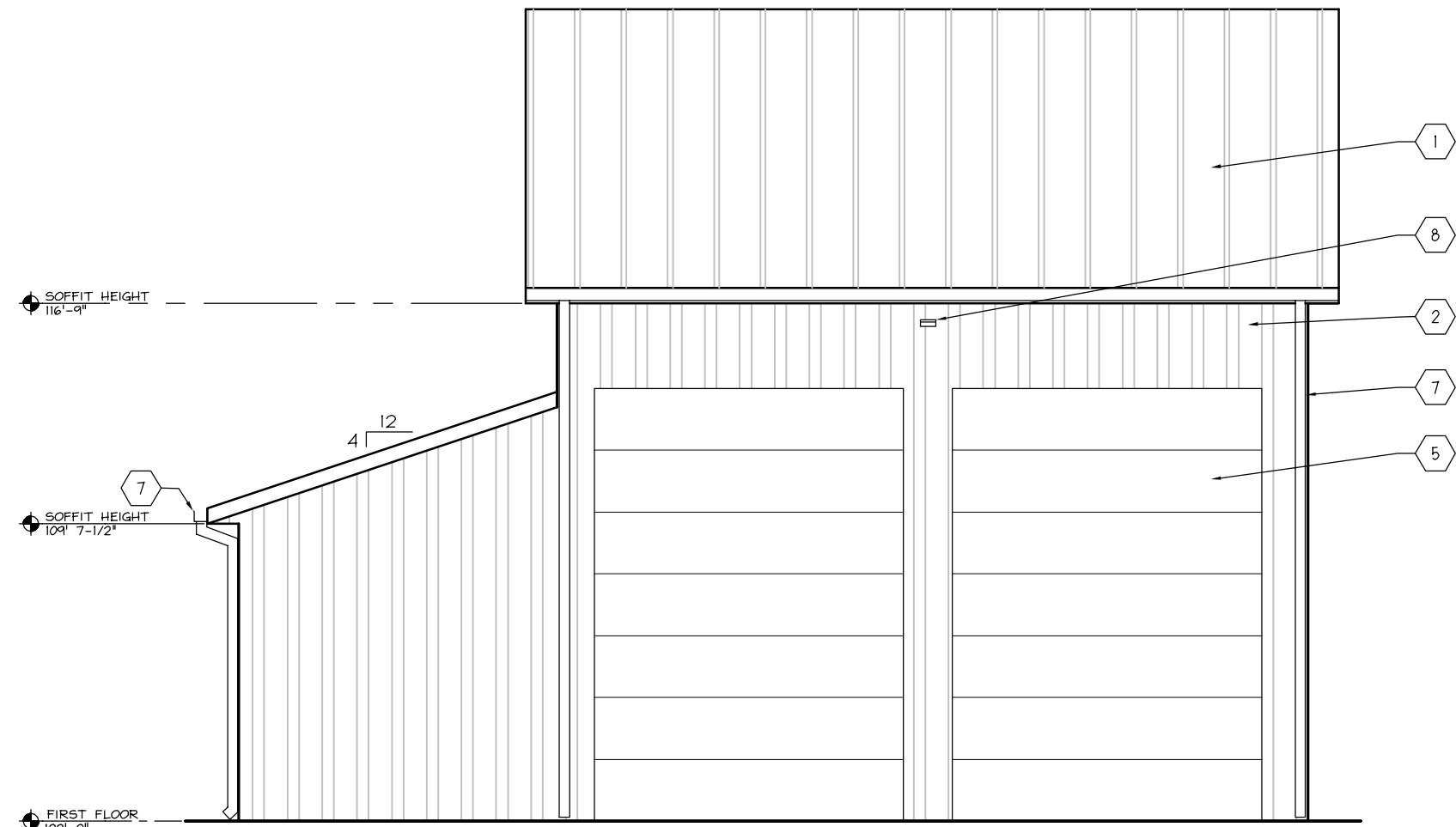


UNIT BREAK DOWN			
UNIT 'A'	11'-9 1/2" x 10'-2 1/2"	1	
UNIT 'B'	11'-6" x 10'-2 1/2"	1	
UNIT 'C'	10'-0" x 10'-2 1/2"	1	
UNIT 'D'	10'-0" x 10'-2 1/2"	1	
UNIT 'E'	10'-0" x 10'-2 1/2"	1	
UNIT 'F'	10'-0" x 10'-2 1/2"	1	
UNIT 'G'	10'-0" x 10'-2 1/2"	1	
UNIT 'H'	10'-0" x 10'-2 1/2"	1	
UNIT 'I'	10'-0" x 10'-2 1/2"	1	
UNIT 'J'	10'-0" x 10'-2 1/2"	1	
UNIT 'K'	10'-0" x 10'-2 1/2"	1	
UNIT 'L'	10'-0" x 10'-2 1/2"	1	
TOTAL		11	

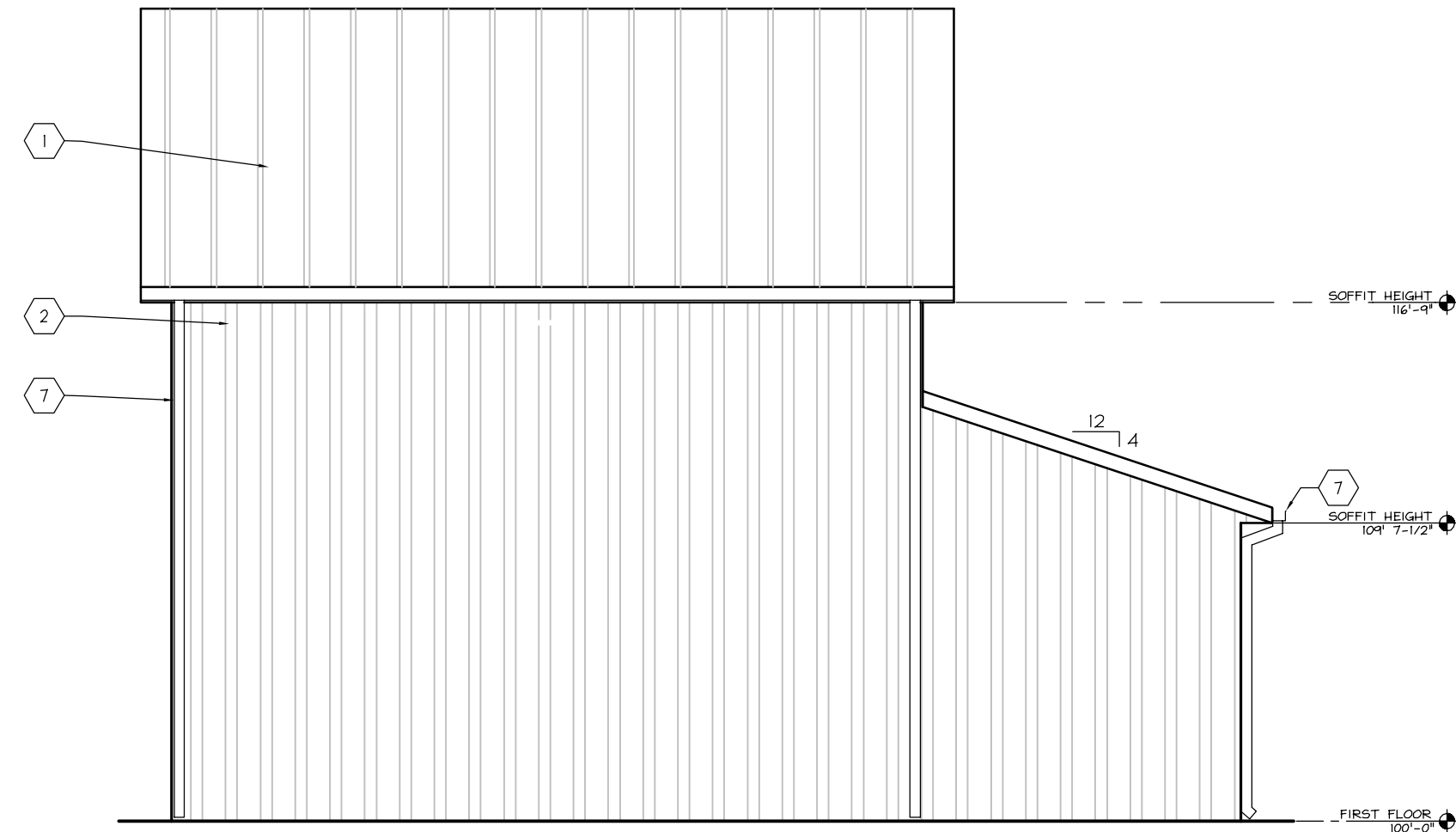
1 FLOOR PLAN - BUILDING "A"
SCALE: 1/8" = 1'-0"
BUILDING AREA: 1,700 SF



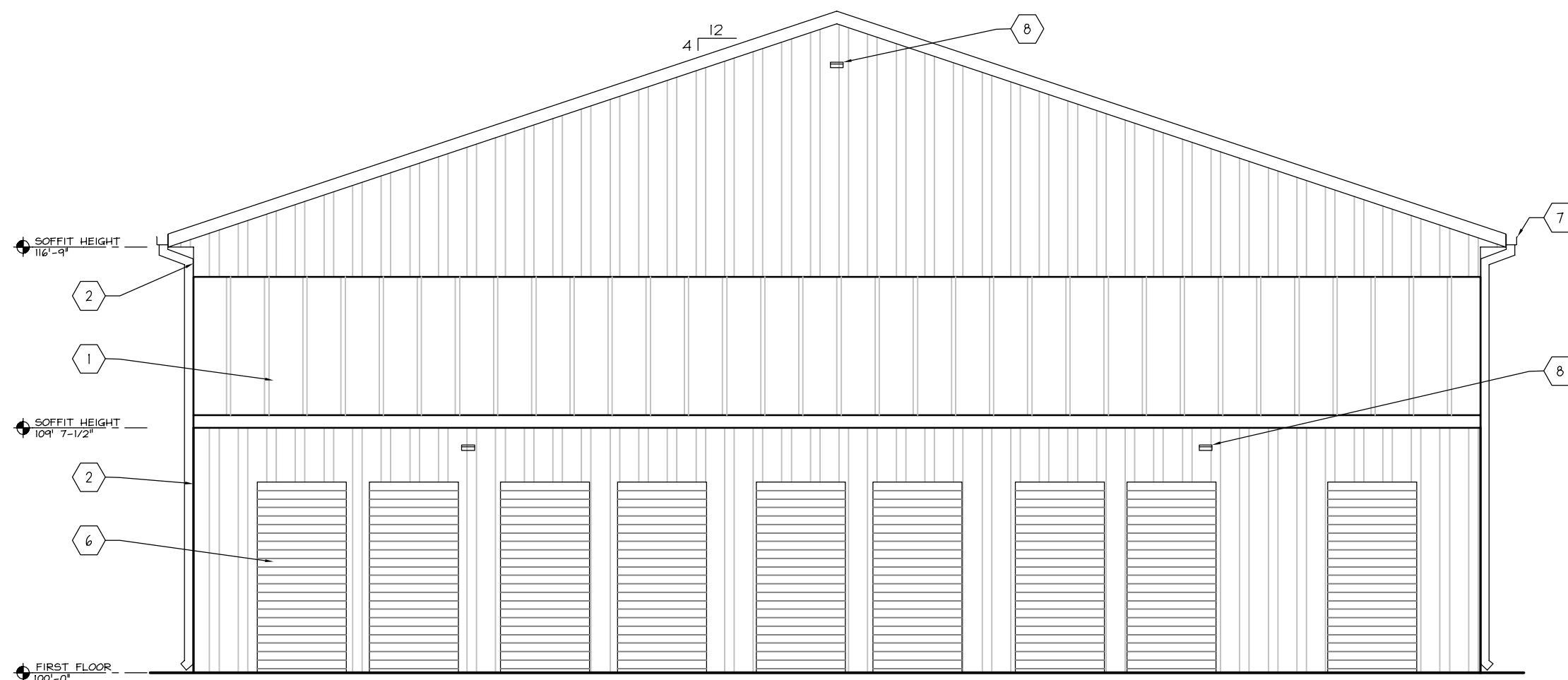
- TYPICAL BUILDING FINISHES
- 1 HI-RIB METAL ROOF PANELS WITH SNOW RETAINERS
 - 2 HI-RIB METAL WALL PANELS
 - 3 9' x 8' COIL-UP DOOR
 - 4 6' HIGH CHAIN LINK FENCE AND GATES W/ PRIVACY SLATS
 - 5 10' x 14' ROLL-UP OVERHEAD DOOR
 - 6 3'-6" x 7'-7" COIL-UP DOOR
 - 7 PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT
 - 8 WALL PAK LIGHT FIXTURE



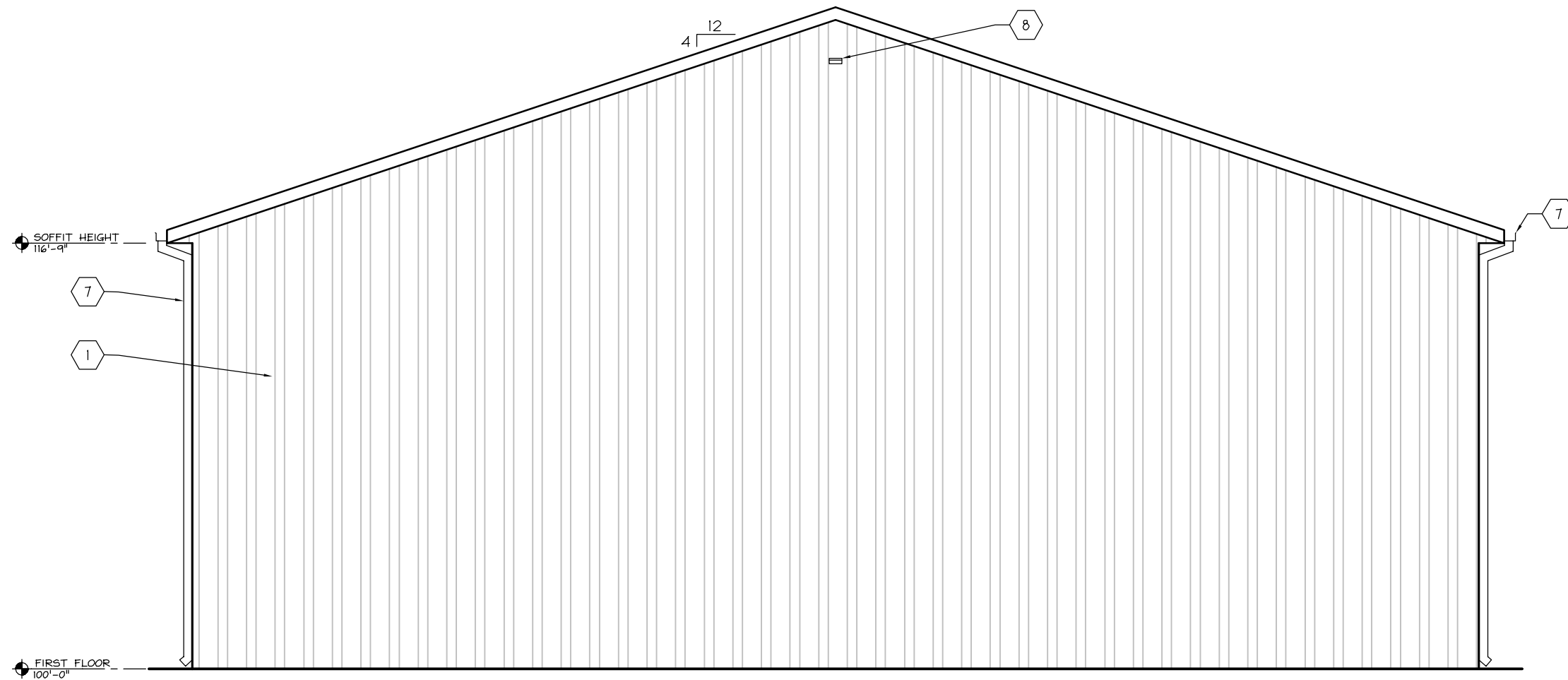
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

BUILDING DESIGN FOR:
JACKSON STORAGE
N168W19490 MAIN STREET
JACKSON, WI 53037

SHEET TITLE

BUILDING "A"-
EXTERIRO ELEVATIONS

REVISIONS

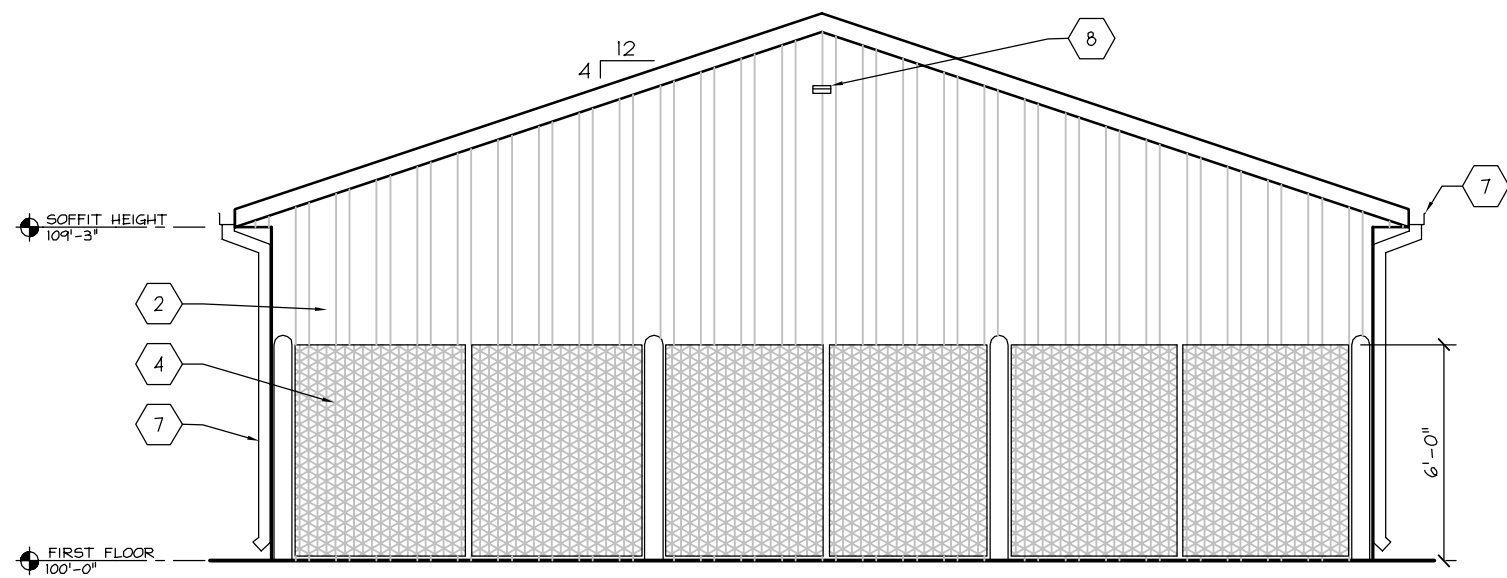
PROJECT DATA

DATE
08.02.2019
JOB NO.
19-00150
SET USE
PLAN COMMISSION
FILE NAME
G1-A4.1
DRAWN BY
DLH
SHEET NO.

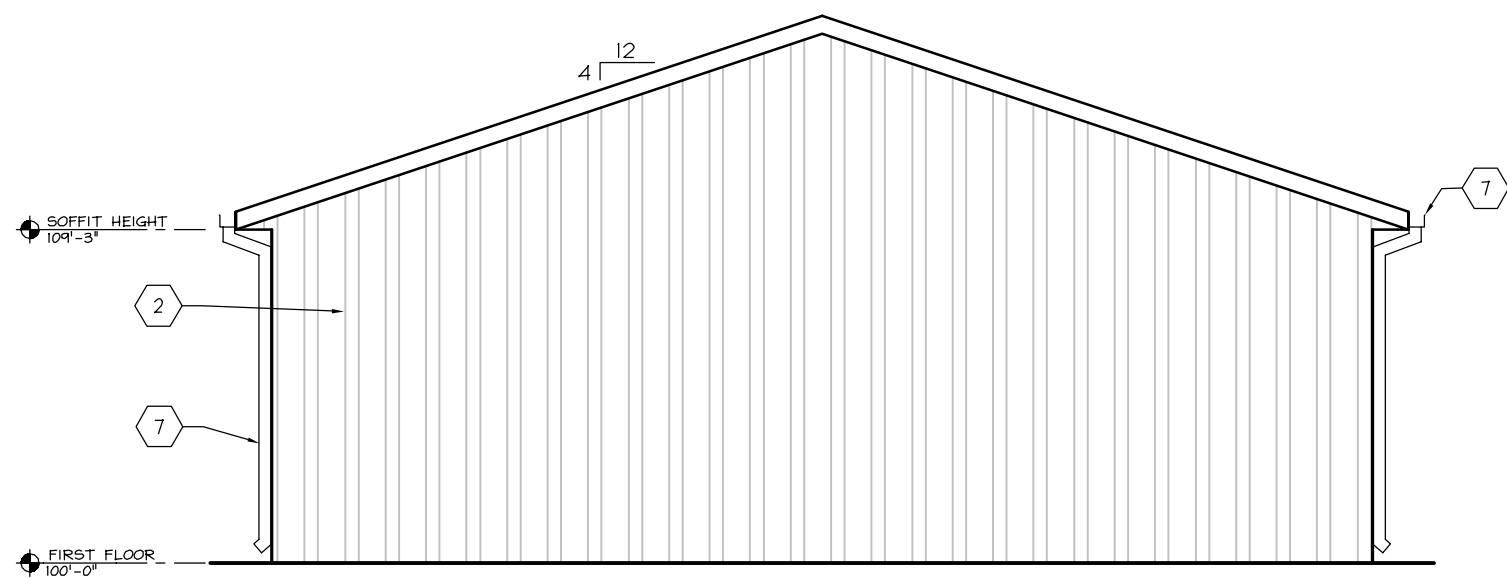
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TYPICAL BUILDING FINISHES

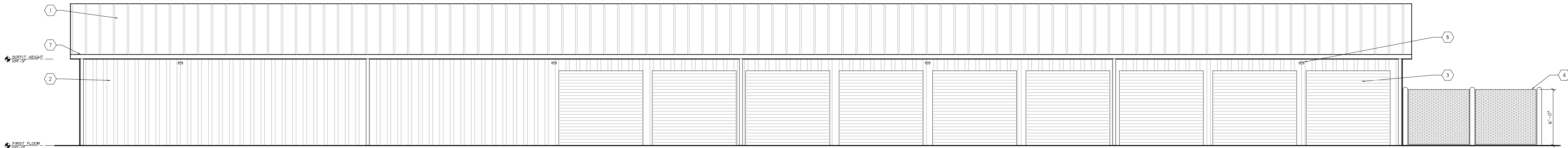
- 1 HI-RIB METAL ROOF PANELS WITH SNOW RETAINERS
- 2 HI-RIB METAL WALL PANELS
- 3 9' x 8' COIL-UP DOOR
- 4 6' HIGH CHAIN LINK FENCE AND GATES W/ PRIVACY SLATS
- 5 10' x 14' ROLL-UP OVERHEAD DOOR
- 6 3'-6" x 7'-7" COIL-UP DOOR
- 7 PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT
- 8 WALL PAK LIGHT FIXTURE



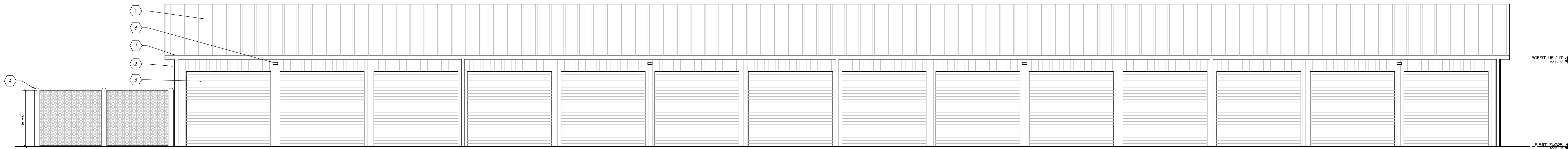
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SHEET TITLE

BUILDING "B" -
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA

DATE 08.02.2019
JOB NO. 19-00150
SET USE PLAN COMMISSION
FILE NAME G1-A4.1
DRAWN BY DLH
SHEET NO.

BUILDING DESIGN FOR:
JACKSON STORAGE
N168W19490 MAIN STREET
JACKSON, WI 53037

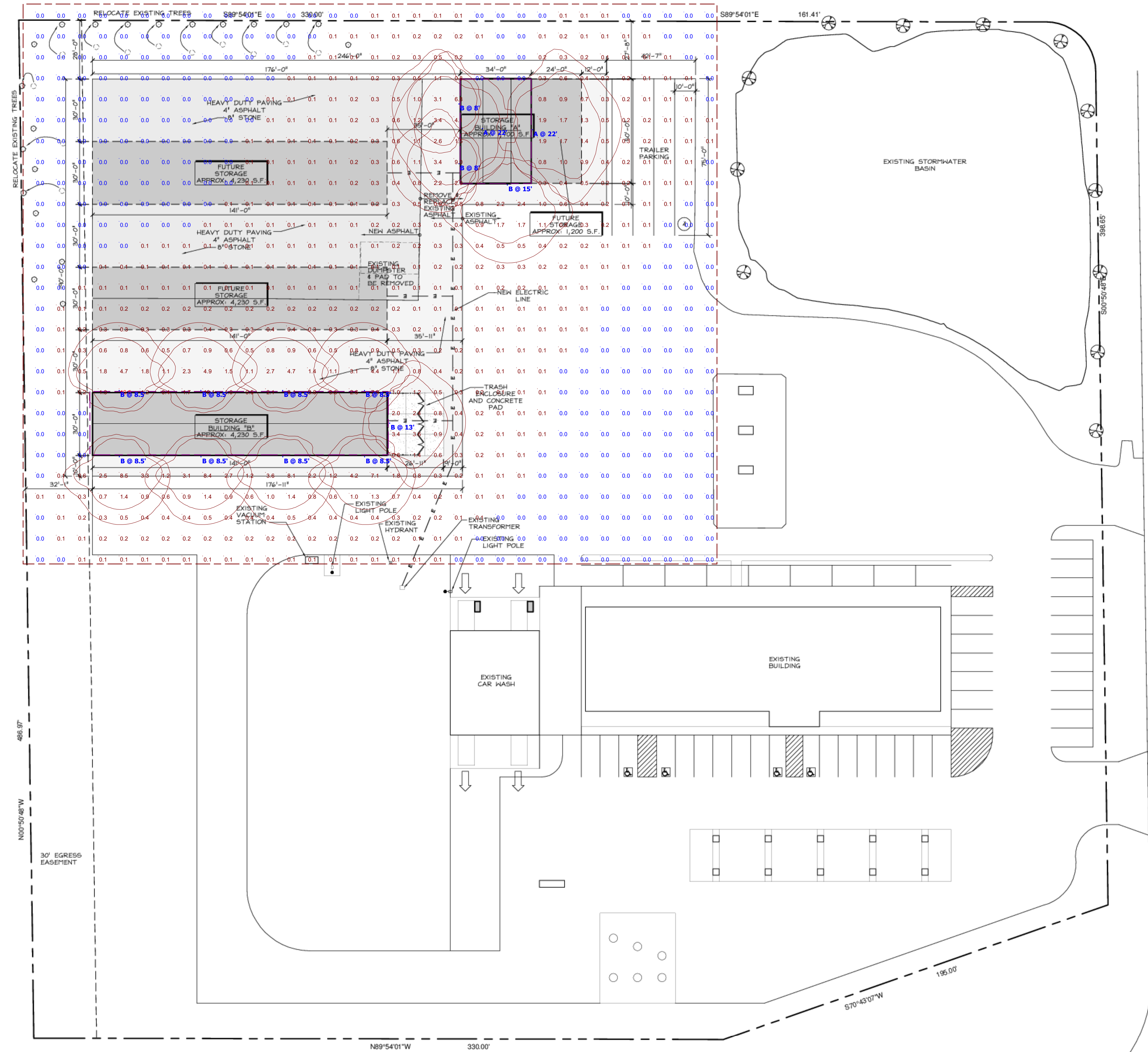
SHEET TITLE
SITE PLAN

REVISIONS

PROJECT DATA

DATE
08.02.2019
JOB NO.
19-00150
SET USE
PLAN COMMISSION
FILE NAME
C1-A1.0
DRAWN BY
DLH
SHEET NO.

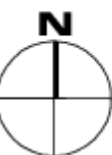
A1.0



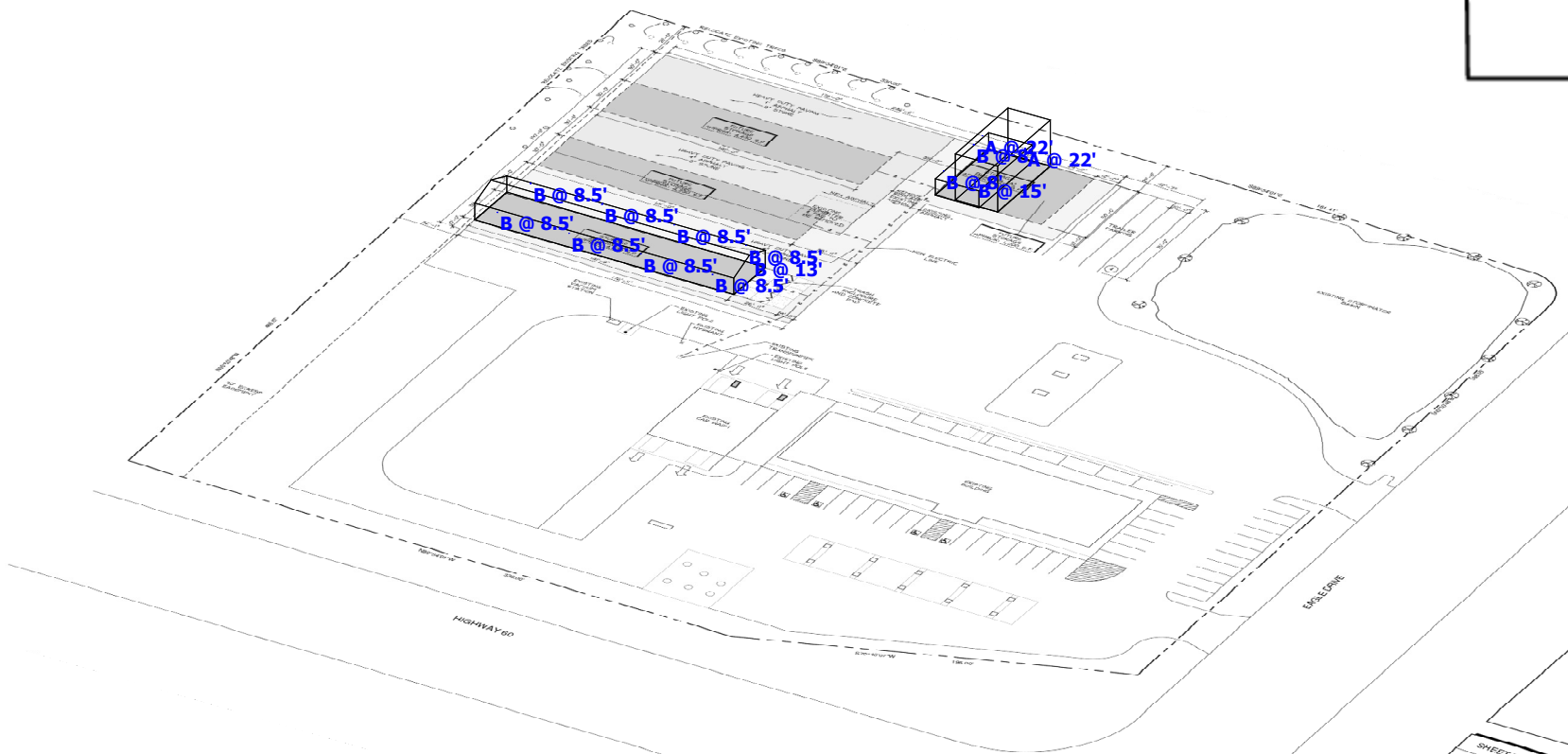
HIGHWAY 60

Plan View
Scale - 1" = 30ft

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Wattage
	A	2	Lithonia Lighting	TWR1 LED P3 40K	Outdoor Wallpack approx. 4500lm		1	TWR1_LED_P3_40K .ies	39.45
	B	12	Lithonia Lighting	TWR1 LED P2 40K	Outdoor Wallpack approx. 3500lm		1	TWR1_LED_P2_40K .ies	28.2



South East View



VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM
(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Bielinski Homes, Inc.
 Contact John Donovan Address/ZIP 1830 Meadowlark Pkwy., WI 53072 Phone # 262-548-5570
 E-mail Address donovan@bielinski.com E-mail Address where Agenda/Staff comments are to be sent. 262-547-6697
 Name of Owner Bielinski Homes Inc Address/ZIP same as above Phone# 262-542-9494
 Owner Representative/Developer Bielinski Homes, Inc., John Donovan, Dev. Manager
 Proposed Use of Site Single Family - Laurel Springs Addition No. 1 Present Zoning Single Family

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	ZIP DRIVE (USB)
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
			2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200')	labels	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,3,6,10,20	9) Final Plat		XXX
			10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
<i>Revised</i>			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			

I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

Name John Donovan Signature [Signature] Date 8/5/19

Office Use: Date Received _____ Date Paid _____ Receipt # _____ Amount Paid \$ _____

VILLAGE OF JACKSON

☐ Special Use ☐ Conditional Use ☒ Planned Unit Development Permit # _____

The Village of Jackson, hereby grants a ☐ Special Use ☐ Conditional Use ☒ Planned Unit Development

Permit to:

Name of Business/Applicant: Bieliński Homes, Inc

For a property located at (address): Jackson Drive + Cedar Creek Road

Phone number of Business/Applicant: 262-548-5570

For (land use, activity, sign, site plan, other): Laurel Springs Addition No. 1
Final Plat Revision.

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): _____

Hours of Operation: 24/7

Comprehensive/Master Plan Compatibility: see previously submitted
Planned Unit Development Amendment.

Building Materials (type, color): _____

Setbacks from rights-of-way and property lines: _____

Screening/Buffering: _____

Landscape Plan (sizes, species, location): _____

Signing (dimensions, colors, lighting, location): _____

Lighting (wattage, style, pole location and height, coverage): _____

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s),
(sidewalk/pedestrian way width and material): _____

VILLAGE OF JACKSON

☐ Special Use ☐ Conditional Use ☒ Planned Unit Development

Permit # _____

The Village of Jackson, hereby grants a ☐ Special Use ☐ Conditional Use ☒ Planned Unit Development

Permit to:

Name of Business/Applicant: Bielinski Homes

For a property located at (address): Jackson Drive & Cedar Creek Road

Phone number of Business/Applicant: 262 - 548 - 5570

For (land use, activity, sign, site plan, other): Single Family Subdivision

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): —

Hours of Operation: 24/7

Comprehensive/Master Plan Compatibility: Consistent - being a subdivision of prior platted lots

Building Materials (type, color): _____

Setbacks from rights-of-way and property lines: Front = 25' Collector Street = 30' Rear = 25'
Side = 8'

Screening/Buffering: _____

Landscape Plan (sizes, species, location): Street trees

Signing (dimensions, colors, lighting, location): _____

Lighting (wattage, style, pole location and height, coverage): _____

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s),
(sidewalk/pedestrian way width and material): Standard public urban street - 60' R.O.W.
32' pavement, 30" curbs, 5' wide sidewalks (both sides of road)

Storm-water Management: On-site storm water management conforming to Village and WDNR requirements is provided. Practices include (2) wet ponds and (2) biofiltration/rain gardens

Erosion Control: To be provided per Village and WDNR requirements

Fire Hydrant Location(s): Per plan and Village requirements (within public road)

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: N/A

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: N/A Wetland boundaries are accommodated with the new site plan

Parking (no. of spaces, handicapped parking, and dimensions): N/A

Tree and shrub preservation: N/A

Setbacks/height limitations: N/A

Wastewater Usage Projected: 5,037,000 gal/year Water Usage Projected: 5,037,000 gal/year

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):

Applications shall be submitted by 4:00 PM on the Friday of the month to be considered by the Planning Commission that month. In some cases, more than the number of copies on the face of this form will be required. Only complete applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay by being incomplete.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month, and will conduct a public hearing. A decision on the request could be made at that meeting.

EXPLANATION OF TYPES OF INFORMATION (From face of application form):

1. **Application Form: Must be submitted on CD.**
2. **Letter of Intent:** What you are requesting in your own words. (Be brief)
3. **Mailing Labels:** It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address may cause you a delay. If the Village prepares the labels for you, there will be an additional charge of \$25.00
4. **Proof of Property Ownership:** A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. **Impact Statement:** In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. Annual water consumption estimate (100% occupancy and build-out)
 - B. Annual sewage generation estimate (100% occupancy and build-out)
 - C. Vehicle trip generation (trips per day per unit x number of units)
 - D. Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site.
 - E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - F. General hours of operation
 - G. Anticipated user profiles (for residential developments)
 - H. Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
6. **Location Map:** Show where the site is relative to a Village map.
7. **Development Plan:** Shows entire proposal on the site. Includes edge of pavement and/or back of the curb line, sidewalks (existing and proposed), footprints of the structure, drives, parking spaces and fencing, locations of accessory uses, dimensions, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. **Plat Map:** Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. **Certified Survey Map:** A recordable instrument showing the legal and mapped description of the land division.
11. **Annexation Petition/Attachment Request:** Shows owner is supporting the annexation.
12. **Annexation Map:** A recordable map having the legal and mapped description of the parcel to be annexed.
13. **Sketch Plan:** An informal drawing depicting the proposal for discussion purposes.
14. **Landscape Plan:** Shows location, size, type, botanical name & common name of proposed trees & shrubs. Also calls out surface treatments. Shows walls, fences & details.
15. **Grading/Drainage Plan:** Shows original & proposed grades& runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (storm sewer system, ditches, culverts, etc.)
16. **Water/Sewer/Storm Sewer Plans:** Shows size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer collection system with gradient profiles and invert elevations; shows the proposed storm drainage system as in 15.
17. **Street Crossing Sections:** Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. **Erosion Control Plan:** A map of existing site conditions on a scale of at least 1 inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. **Proposed Colors and Materials:** Submit samples of exterior colors and materials.
20. **Improvement Agreement:** An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. **Annexation Agreement.**

MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS.

October 4, 2017

Village of Jackson
N168 W20733 Main St.
Jackson, WI 53037



Attn: Plan Commission

RE: **Impact Statement**
Laurel Springs Addition No. 1

Dear Plan Commission,

This submittal proposes modifying the layout for the north half of Laurel Springs to accommodate expanded wetlands and new WDNR Stormwater regulations. The original approved PUD proposed 47 lots; this revised plan proposes 46 lots to accommodate the aforementioned objectives. The result of this modification is a reduction of 1 lot which lessens the overall impact of the development.

The specific information on the impact the proposed addition will have on the community is as follows:

- A. Annual water consumption estimate (100% occupancy and build-out)
 - 109,500 gal/year = 1 RU (residential unit)
 - 109,500 gal/yr x 46 lots = **5,037,000 gal/year**
- B. Annual sewage generation estimate (100% occupancy and build-out)
 - 109,500 gal/year = 1 RU (residential unit)
 - 109,500 gal/yr x 46 lots = **5,037,000 gal/year**
- C. Vehicle trip generation (trips per day per unit x number of units)
 - 10 trips/day x # of lots
 - 10 trips/day x 46 = **460 trips/day**
- D. Estimated number of vehicles and recreational vehicles to be stored and/or parked on site = **None**
- E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - **Temporary marketing sign to be moved to this phase of development.**
- F. General hours of operation
 - **24 hours/day, 7 days/week**
- G. Anticipated user profiles (for residential developments)
 - **Single-Family residential home lots**
- H. Proposed dates of construction and completion
 - Start of construction: **Summer 2018**
 - Completion of construction: **Fall 2018**

I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.)

- N/A

I trust that this information fulfills the requirement for submission. If any additional information is required or to ask questions about the proposed development, please feel free to contact me or our team.

Sincerely,

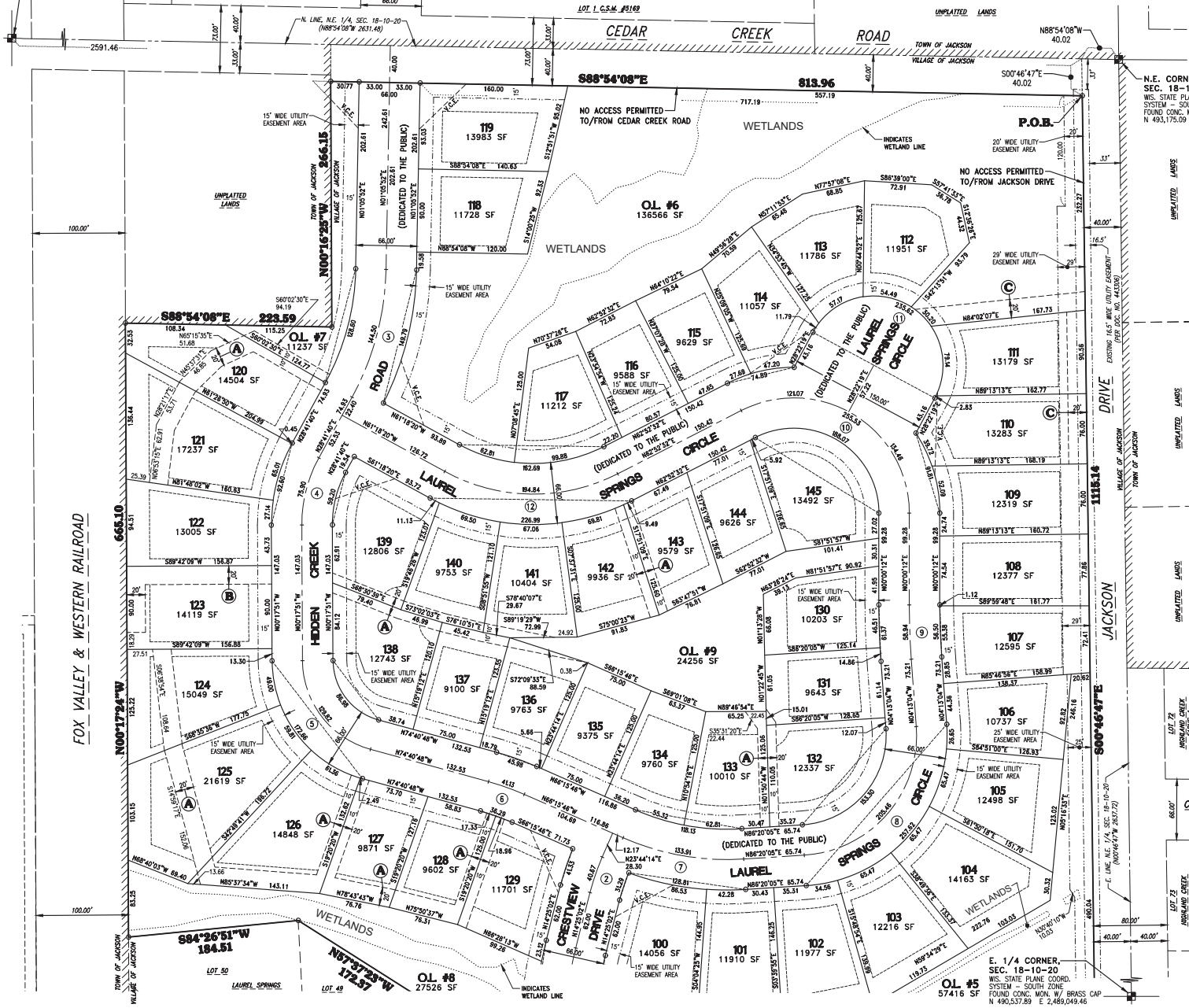
Josh Pudelko, M.S., P.E.
President

N. 1/4 CORNER,
SEC. 18-10-20
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 483,225.50 E 2,486,382.25

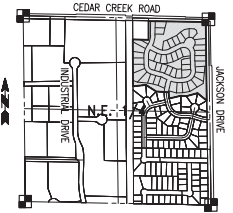
OWNER:
BIELINSKI HOMES, INC.
1830 MEADOW LN. SUITE A
POWUAKEE, WISCONSIN 53072
PHONE: (262) 548-5570

LAUREL SPRINGS ADDITION NO. 1

BEING A REDIVISION OF LOTS 9-46, LOTS 60-68, OUTLOTS 1-4 AND DISCONTINUED ROADS BY RESOLUTION DOC. NO. 19-13, DATED JUNE 12, 2019, BEING A PART OF LAUREL SPRINGS SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



N.E. CORNER,
SEC. 18-10-20
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 483,175.09 E 2,489,013.57



LOCALITY MAP:
N.E. 1/4, SEC. 18, T. 10 N., R. 20 E.
SCALE: 1"=1000'

SCALE: 1" = 60'
0 60 120

GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lined foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lined foot.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to the grid north of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the East line of the N.E. 1/4 of Section 18, T. 10 N., R. 20 E., is taken to bear North 00°46'47" West.
- The Public Storm Sewer and Drainage Easements, Public Watermain Easement and Public Sanitary Sewer Easement are herein granted to the Village of Jackson.
- The existing Utility Easements that were shown on the "Laurel Springs" Subdivision Plat, recorded in the Office of the Register of Deeds for Washington County on March 19, 2008, as Document No. 1186426, and located within the exterior boundary of "Laurel Springs Addition No. 1" Subdivision Plat, were retained per Document No. 1466015.
- The "Laurel Springs" Subdivision Home Owners Association shall own all Outlots in this Subdivision. Washington County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities are located on Outlots 5, 6 and 9 of this Subdivision. The "Laurel Springs" Subdivision Home Owners Association shall be liable for the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the "Laurel Springs" Subdivision Home Owners Association.
- Outlot 7 contains open space.
- Outlot 8 contains open space and a Wetland Preservation Area.
- Wetland Preservation Areas shown on Outlots 5, 6 and 8 were field delineated by TRC and reference in their January 12, 2017 report and were field located by Tric Engineering, LLC on October 7, 2016.
- Lots 107 thru 111, Lot 119 and Outlots 5, 6 and 7 are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct utility ingress from or egress to any land lying within the right-of-way of "Jackson Drive" and "Cedar Creek Road". It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the Village of Jackson.

EASEMENT LEGEND:

- (A) - 20' WIDE (UNLESS OTHERWISE NOTED) PUBLIC STORM SEWER AND DRAINAGE EASEMENT (GRANTED TO THE VILLAGE OF JACKSON)
- (B) - 20' WIDE PUBLIC WATERMAIN EASEMENT (GRANTED TO THE VILLAGE OF JACKSON)
- (C) - 20' WIDE PUBLIC SANITARY SEWER EASEMENT (GRANTED TO THE VILLAGE OF JACKSON)

ZONING DATA:

CATEGORY - "R-5" (RUE)
Minimum Lot Area = 8,500 S.F.
Minimum Building Setbacks:
Front/Collector Street 25 ft.
Side Yard 8 ft.
Rear Yard 25 ft.

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

Y.C.E. APPLIES TO:

Lots 100, 109, 110, 111, 114, 115, 119, 129, 139 and Outlots 6 and 7 are herein subject to a Vision Corner Easement as shown on this plat in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

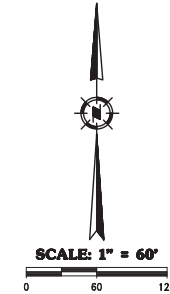
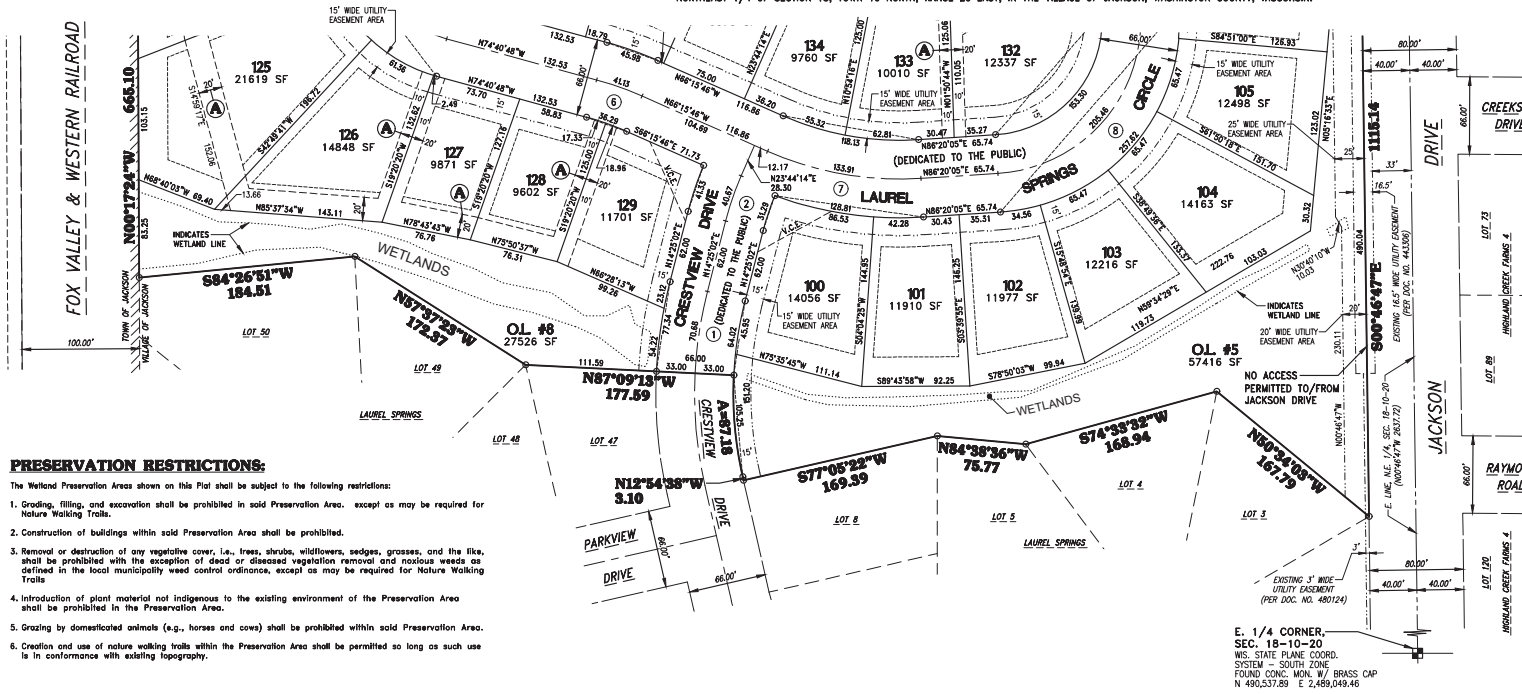
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

LAUREL SPRINGS ADDITION NO. 1

BEING A REDIVISION OF LOTS 9-46, LOTS 60-68, OUTLOTS 1-4 AND DISCONTINUED ROADS BY RESOLUTION DOC. NO. 19-13, DATED JUNE 12, 2019, BEING A PART OF LAUREL SPRINGS SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone (262) 790-1400
Fax (262) 790-1401

PRESERVATION RESTRICTIONS:

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

EASEMENT LEGEND:

- (A) 20' WIDE (UNLESS OTHERWISE NOTED) PUBLIC STORM SEWER AND DRAINAGE EASEMENT (GRANTED TO THE VILLAGE OF JACKSON)
- (B) 20' WIDE PUBLIC WATERMAIN EASEMENT (GRANTED TO THE VILLAGE OF JACKSON)
- (C) 20' WIDE PUBLIC SANITARY SEWER EASEMENT (GRANTED TO THE VILLAGE OF JACKSON)

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	C/L	350.00	11°34'14"	70.68	70.56	S08°37'55"W	S14°25'02"E	S02°50'48"W
	EAST	317.00	27°19'40"	151.20	149.77	S00°45'12"E	S14°25'02"E	S12°54'38"E
	EXTERIOR	317.00	15°45'26"	87.18	86.91	S05°01'55"E	S02°50'48"E	S12°54'38"E
	R.O.W. EAST	317.00	11°34'14"	64.02	63.91	S08°37'55"W	S14°25'02"E	S02°50'48"E
	OUTLOT 5	317.00	19°01'23"	105.25	104.77	S03°22'56"E	S06°06'45"W	S12°54'38"E
	100	317.00	8°18'17"	45.95	45.91	S10°15'53"E	S14°25'02"E	S06°06'45"W
	WEST	383.00	11°34'14"	77.34	77.21	S08°37'55"W	S14°25'02"E	S02°50'48"E
	OUTLOT 8	383.00	8°06'43"	54.22	54.18	S06°54'09"E	S10°57'31"W	S02°50'48"E
	129	383.00	32°37'31"	231.12	231.12	S12°41'16"E	S14°25'02"E	S10°57'31"W
2	C/L	250.00	9°19'12"	40.67	40.62	S19°04'38"W	S23°44'14"W	S14°25'02"E
	EAST	217.00	8°15'42"	31.29	31.26	S18°32'53"W	S22°44'04"W	S14°25'02"E
	WEST	283.00	8°22'03"	41.33	41.29	S18°36'03"E	S22°44'05"W	S14°25'02"E
3	C/L	300.00	27°35'48"	144.50	143.10	S14°53'46"E	N08°41'40"E	N01°05'50"E
	EAST	333.00	25°46'20"	149.79	148.53	N13°59'02"E	N08°52'12"E	N01°05'50"E
	WEST	267.00	27°35'48"	128.60	127.36	N14°53'46"E	N08°41'40"E	N01°05'50"E
4	C/L	150.00	28°59'31"	75.90	75.09	S14°11'54"E	S28°41'40"W	S00°17°51"E
	EAST	117.00	28°59'31"	59.20	58.57	S14°11'54"E	S28°41'40"W	S00°17°51"E
	WEST	183.00	28°59'31"	92.60	91.61	S14°11'54"E	S28°41'40"W	S00°17°51"E
	120	183.00	07°08'30"	65.41	65.45	S28°37'25"W	S28°41'40"W	S28°37'10"W
	121	183.00	20°21'12"	65.01	64.67	S18°22'34"W	S28°37'10"W	S00°17°51"E
	122	183.00	8°29'49"	27.14	27.11	S03°57'03"E	S08°11'58"W	S00°17°51"E

CURVE TABLE: (Cont.)

5	C/L	100.00	74°22'57"	129.82	129.90	S37°29'19"E	S00°17°51"E	S74°40'48"E
	NORTHEAST	67.00	74°22'57"	86.98	81.00	S37°29'19"E	S00°17°51"E	S74°40'48"E
	SOUTHWEST	133.00	74°22'57"	172.66	160.79	S37°29'19"E	S00°17°51"E	S74°40'48"E
	124	133.00	21°06'33"	49.00	48.72	S10°51'07"E	S00°17°51"E	S21°24'24"E
	125	133.00	29°45'56"	59.81	59.31	S34°17'21"E	S21°24'24"E	S47°10'19"E
	126	133.00	26°26'06"	61.36	60.82	S60°23'52"E	S47°10'19"E	S73°36'25"E
	127	133.00	10°43'23"	24.49	24.49	S74°08'36"E	S73°36'25"E	S74°40'48"E
6	C/L	280.00	8°25'02"	41.13	41.10	N70°28'17"W	N66°15'46"W	N74°40'48"W
	NORTH	313.00	8°25'02"	45.98	45.94	N70°28'17"W	N66°15'46"W	N74°40'48"W
	SOUTH	247.00	8°25'02"	36.29	36.25	N70°28'17"W	N66°15'46"W	N74°40'48"W
	128	247.00	4°01'08"	17.33	17.32	N72°40'14"W	N70°39'40"W	N74°40'48"W
	129	247.00	4°23'54"	18.96	18.96	N68°22'43"W	N66°15'46"W	N70°39'40"W
7	C/L	280.00	27°24'09"	133.91	132.64	S79°57'50"E	S66°15'46"E	N08°20'05"E
	NORTH	247.00	27°24'09"	118.13	117.01	S79°57'50"E	S66°15'46"E	N08°20'05"E
	134	247.00	12°49'58"	55.32	55.21	S72°40'48"E	S66°15'46"E	S79°05'44"E
	133	247.00	14°34'11"	62.51	62.44	S86°22'49"E	S79°05'44"E	N08°20'05"E
	100	313.00	23°34'46"	128.81	127.90	S81°52'32"E	S79°05'44"E	N08°20'05"E
	101	313.00	10°50'26"	86.53	86.26	S78°00'22"E	S79°05'44"E	S85°55'35"E
	101	313.00	74°42'30"	42.28	42.24	S89°47'43"E	S85°55'35"E	N08°20'05"E

CURVE TABLE: (Cont.)

8	C/L	130.00	90°33'09"	205.46	184.73	N41°03'30"E	N86°20'05"E	N04°13'04"W
	NORTHWEST	97.00	90°33'09"	153.30	137.84	N41°03'30"E	N86°20'05"E	N04°13'04"W
	SOUTHWEST	163.00	90°33'09"	257.62	231.63	N41°03'30"E	N86°20'05"E	N04°13'04"W
	102	163.00	12°08'59"	34.56	34.50	N80°15'55"E	N86°20'05"E	N74°11'06"E
	103	163.00	23°00'42"	65.47	65.03	N62°40'40"E	N74°11'06"E	N61°10'24"E
	104	163.00	23°00'42"	65.47	65.03	N89°40'03"E	N61°10'24"E	N28°09'42"E
	105	163.00	23°00'42"	65.47	65.03	N16°39'21"E	N28°09'42"E	N05°09'00"E
	106	163.00	9°22'04"	26.65	26.62	N00°27'58"E	N05°09'00"E	N04°13'04"W
9	C/L	800.00	4°13'16"	58.94	58.92	S02°06'26"E	S00°00'12"W	S04°13'04"E
	EAST	767.00	4°13'16"	56.50	56.49	S02°06'26"E	S00°00'12"W	S04°13'04"E
	107	767.00	4°08'14"	55.38	55.37	S02°06'53"E	S00°04'50"E	S04°13'04"E
	108	767.00	0°05'02"	1.12	1.12	S00°02'19"E	S00°00'12"W	S00°04'50"E
	WEST	833.00	4°13'16"	61.37	61.35	S02°06'26"E	S00°00'12"W	S04°13'04"E
	131	833.00	17°01'20"	14.86	14.86	S03°42'24"E	S02°11'44"E	S04°13'04"E
	130	833.00	31°11'58"	46.51	46.50	S01°35'46"E	S00°00'12"W	S02°11'44"E
10	C/L	125.00	117°07'40"	255.53	213.31	N58°33'38"E	N00°00'12"E	S62°52'32"E
	C/L NORTHEAST	125.00	61°37'53"	134.46	128.07	N30°48'44"E	N00°00'12"E	N61°37'41"W
	C/L NORTHWEST	125.00	55°29'47"	121.07	116.40	N89°22'28"W	N61°37'41"W	N28°52'32"E
	109	158.00	18°53'20"	52.09	51.85	N09°26'08"E	N00°00'12"E	N18°53'08"W
	110	158.00	14°24'14"	39.72	39.62	N09°05'15"W	N18°53'08"W	N33°17'22"W
	NORTH 109+110	158.00	27°09'27"	74.89	74.19	S76°27'15"W	N09°58'01"W	S62°52'32"E
	114	158.00	17°07'01"	47.20	47.03	S81°28'28"E	N09°58'01"W	S72°54'58"W
	115	158.00	10°02'26"	27.69	27.65	S67°35'45"W	S72°54'58"W	S62°52'32"E
	SOUTHWEST	92.00	117°07'40"	188.07	156.99	N58°33'38"E	N00°00'12"E	S62°52'32"E

CURVE TABLE: (Cont.)

11	TOTAL	75.00	180°00'00"	235.62	150.00	N61°37'41"W	N28°22'19"E	S28°22'19"W
	110	75.00	20°09'44"	2.83	2.83	N27°17'22"E	N28°22'19"E	N26°12'35"E
	111	75.00	60°27'30"	78.14	75.52	N04°01'10"W	N26°12'35"E	N34°14'56"W
	OUTLOT 6	75.00	23°04'26"	30.20	30.00	N45°47'06"W	N34°14'56"W	N57°19'21"W
	112	75.00	41°37'21"	54.49	53.29	N78°08'01"E	N57°19'21"W	S81°03'18"W
	113	75.00	43°40'29"	57.17	55.79	S39°13'05"E	S81°03'18"W	S37°22'53"W
	114	75.00	9°00'34"	11.79	11.78	S32°52'36"W	S37°22'53"W	S28°22'19"W
12	C/L	200.00	55°49'08"	194.84	187.23	S89°12'54"E	S61°18'20"E	N62°52'32"E
	NORTH	167.00	55°49'08"	162.89	156.34	S89°12'54"E	S61°18'20"E	N62°52'32"E
	117	167.00	34°16'13"	99.88	98.40	N80°00'38"E	S82°51'15"E	N62°52'32"E
	OUTLOT 6	167.00	21°32'56"	62.81	62.44	S72°04'47"E	S61°18'20"E	S82°51'15"E
	SOUTH	233.00	55°49'08"	226.99	218.12	S89°12'54"E	S61°18'20"E	N62°52'32"E
	143	233.00	22°00'00"	9.49	9.49	N64°02'32"E	N65°12'32"E	N62°52'32"E
	142	233.00	17°09'57"	69.81	69.55	N73°47'30"E	N65°12'32"E	N65°12'32"E
	141	233.00	16°29'26"	67.06	66.83	S89°22'46"E	S81°08'05"E	N62°52'32"E
	140	233.00	17°05'30"	69.50	69.25	S72°35'20"E	S84°02'35"E	S81°08'05"E
	139	233.00	24°41'16"	11.13	11.13	S62°40'27"E	S61°18'20"E	S64°02'35"E

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

Certified _____, 20__

Department of Administration



LAUREL SPRINGS ADDITION NO. 1

BEING A REDIVISION OF LOTS 9-46, LOTS 60-68, OUTLOTS 1-4 AND DISCONTINUED ROADS BY RESOLUTION DOC. NO. 19-13, DATED JUNE 12, 2019, BEING A PART OF LAUREL SPRINGS SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

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

That I have surveyed, divided and mapped a redivision of Lots 9-46, Lots 60-68, Outlots 1-4 and Discontinued Roads by Resolution Doc. No. 19-13, dated June 12, 2019, being a part of "Laurel Springs" Subdivision, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast corner of the said Section 18; Thence North 88°54'08" West and along the North line of the said Northeast 1/4 Section and the centerline of "Cedar Creek Road", 40.02 feet to a point; Thence South 00°46'42" East, 40.02 feet to a point where the South Right-of-Way line of said "Cedar Creek Road" meets the West Right-of-Way line of "Jackson Drive", said point being the place of beginning of lands hereinafter described;

Continuing thence South 00°46'42" East and along the said West Right-of-Way line being parallel to and at a right angle distance of 40.00 feet from the East line of the said Northeast 1/4 Section, 1115.14 feet to a point; Thence North 50°34'03" West and along the Northeast line of Lot 3 of said "Laurel Springs" Subdivision, 167.79 feet to a point; Thence South 74°33'32" West and along the North line of Lot 4 of said "Laurel Springs" Subdivision, 168.94 feet to a point; Thence North 84°38'36" West and along the North line of Lot 5 of said "Laurel Springs" Subdivision, 75.77 feet to a point; Thence South 77°05'22" West and along the North line of Lot 8 of said "Laurel Springs" Subdivision, 169.59 feet to a point on the East Right-of-Way line of "Crestview Drive"; Thence North 12°54'38" West and along the said East Right-of-Way line, 3.10 feet to a point of curvature; Thence Northwesterly 87.18 feet along the said East Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 317.00 feet, whose central angle is 15°45'26", and whose chord bears North 05°01'55" West, 86.91 feet to a point; Thence North 87°09'13" West and along the North line of Lot 47 of said "Laurel Springs" Subdivision and Easterly extension thereof, 177.59 feet to a point; Thence North 57°37'23" West and along the Northeastery line of Lot 49 of said "Laurel Springs" Subdivision, 172.37 feet to a point; Thence South 84°26'51" West and along the North line of Lot 50 of said "Laurel Springs" Subdivision, 184.51 feet to a point on the East Right-of-Way line of the "Fox Valley & Western Railroad"; Thence North 00°17'24" West and along the said East Railroad Right-of-Way line, 665.10 feet to a point; Thence South 88°54'08" East and along the South line of Unplatted Lands, 223.59 feet to a point; Thence North 00°16'25" West and along the East line of said Unplatted Lands, 266.15 feet to a point on the said South Right-of-Way line of "Cedar Creek Road"; Thence South 88°54'08" East and along the said South Right-of-Way line being parallel to and at a right angle distance of 40.00 feet from the said North line of the said Northeast 1/4 Section, 813.96 feet to the point of beginning of this description.

Said Parcel contains 992,017 Square Feet (or 22.7736 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of BIELINSKI HOMES, INC., owner of said lands.

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

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

Dated this ____ Day of _____, 20 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

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

BIELINSKI HOMES, INC., Grantor, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee,

WISCONSIN BELL, INC., d/b/a AT&T Wisconsin, a Wisconsin Corporation, Grantee, and

TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantee

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

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

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

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

APPROVING AGENCIES:

1. Village of Jackson

AGENCIES WHO MAY OBJECT:

- State of Wisconsin, Department of Administration
- Washington County Planning & Parks Commission

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

BIELINSKI HOMES, INC.

Frank Bielinski, Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

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

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

CONSENT OF CORPORATE MORTGAGEE:

OLD NATIONAL BANK, a Corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of BIELINSKI HOMES, INC., owner, this ____ day of _____, 20 ____.

OLD NATIONAL BANK

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this ____ day of _____, 20 ____, the above named _____, _____ of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

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

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WASHINGTON)

I, Jane Marten, being duly elected, qualified and acting Treasurer of the County of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "LAUREL SPRINGS ADDITION NO. 1".

Dated this ____ Day of _____, 20 ____.

Jane Marten, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WASHINGTON)

I, Paula Winter, being duly appointed, qualified and acting Treasurer of the Village of Jackson, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "LAUREL SPRINGS ADDITION NO. 1".

Dated this ____ Day of _____, 20 ____.

Paula Winter, Deputy Treasurer

VILLAGE BOARD APPROVAL:

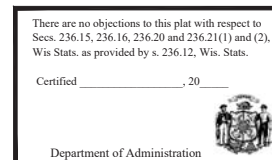
Resolved, that the plat of "LAUREL SPRINGS ADDITION NO. 1", in the Village of Jackson, having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of Trustees of the Village of Jackson, on this ____ Day of _____, 20 ____.

By approval of this Plat, the Village of Jackson hereby releases its rights to the 20' Watermain Easement over part of Lots 32 and 33, the 20' Sanitary Sewer Easement over part of Lots 20 and 21, the 20' Storm Sewer Easements over part of Lots 21, 22, 26, 27, 41 and 42, the 20' Drainage Easement over part of Lots 36, 37, 38, 39, 41, 42, 43, 44, 45 and 48, the 20' Storm Sewer and Drainage Easement over part of Lots 64, 65, 66, 67 and 68, and the Storm Water Management & Maintenance Easements over part of Lots 21, 22, 23, 26 and 29 of "Laurel Springs" as recorded in the Office of the Register of Deeds for Washington County on March 19, 2008, as Document No. 1186426.

Dated this ____ Day of _____, 20 ____.

Mike Schwab, Village President

John M. Walther, Village Administrator





TONY EVERS
GOVERNOR
JOEL BRENNAN
SECRETARY

Plat Review

101 E Wilson St FL 9, Madison WI 53703
PO Box 1645, Madison WI 53701
(608) 266-3200 Fax: (608) 264-6104 TTY: (608) 267-9629
E-mail: plat.review@wi.gov
<http://doa.wi.gov/platreview>

July 29, 2019

0088
PERMANENT FILE NO. 27866

GRADY GOSSE
TRIO ENGINEERING, LLC
4100 N CALHOUN RD STE 300
BROOKFIELD WI 51005

Subject: LAUREL SPRINGS ADDITION NO. 1
NE 1/4 S18 T10N R20E
VILLAGE OF JACKSON, WASHINGTON COUNTY

Dear Mr. Gosser:

You have submitted LAUREL SPRINGS ADDITION NO. 1 for review. The Department of Administration does not object to the final plat bearing the July 17, 2019 revision date. We certify that it complies with s. 236.15, s. 236.16, s. 236.20, and s. 236.21, Wis. Stats. and the Washington County Planning & Parks Department.

DEPARTMENT OF ADMINISTRATION COMMENTS:

NOTE TO ALL: The surveyor indicated that all exterior monuments have been set and that the Village of Jackson has temporarily waived placing the interior monuments per s. 236.15 (1) (h), Wis. Stats.

COUNTY PLANNING AGENCY:

The Washington County Planning & Parks Department is an objecting agency on this plat. On June 14, 2018 we transmitted copies to them for review. On August 1, 2018 they returned a copy of the plat certifying no objection. Today they notified us that the changes made do not affect their previous certification.

The plat shall be presented to the Village Board for final approval and signing. The Village, during its review of the plat, will have resolved when applicable that the plat:

- complies with local comprehensive plans, official map or subdivision control ordinances;
- conforms with areawide water quality management regulations;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- is served by public sewer or private sewage systems;
- includes service or is serviceable by necessary utilities.

Grady Gosser

July 29, 2019

Any changes to the plat involving details checked by this Department or the Washington County Planning & Parks Department will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the recordable document with the copy of the certified plat furnished with this letter.

If there are any questions concerning this review, please contact our office, at the number listed below.

Sincerely,


Renée M. Powers, PLS
Plat Review
Phone: (608) 266-3200

Enc: Recordable Document, Print

cc: Bielinski Homes, Owner
Clerk, Village of Jackson
Washington County Planning & Parks Department
Register of Deeds
SEWRPC

ORIGINAL RECEIVED FROM SURVEYOR ON 06/14/2018; REVIEWED ON 07/16/2018;
REVISED DRAWING RECEIVED FROM SURVEYOR ON 07/19/2019



TONY EVERS
GOVERNOR
JOEL BRENNAN
SECRETARY

Plat Review

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E-mail: plat.review@wi.gov
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0088

August 13, 2019

PERMANENT FILE NO. 27866

GRADY GOSSER
TRJO ENGINEERING, LLC
4100 N CALHOUN RD STE 300
BROOKFIELD WI 51005

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NE 1/4 S18 T10N R20E
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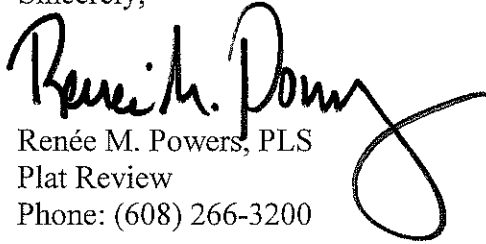
Grady Gosser

August 13, 2019

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If there are any questions concerning this review, please contact our office, at the number listed below.

Sincerely,

A handwritten signature in black ink, appearing to read "Renée M. Powers". The signature is fluid and cursive, with a large loop at the end.

Renée M. Powers, PLS

Plat Review

Phone: (608) 266-3200

Enc: Recordable Document, Print

cc: Bielinski Homes, Owner
Clerk, Village of Jackson
Washington County Planning & Parks Department
Register of Deeds
SEWRPC

ORIGINAL RECEIVED FROM SURVEYOR ON 06/14/2018; REVIEWED ON 07/16/2018;
REVISED DRAWING RECEIVED FROM SURVEYOR ON 07/19/2019; NECESSARY
INFORMATION RECEIVED FROM THE SURVEYOR ON 08/13/2019

**NOTICE OF INTENTION TO CIRCULATE
PETITION FOR ANNEXATION OF TERRITORY
FROM TOWN OF JACKSON TO VILLAGE OF JACKSON**

DATE: August 8, 2019

PETITIONER: Morning Meadows, LLC
12720 W NORTH AVE
BROOKFIELD, WI 53005

PLEASE TAKE NOTICE that not less than ten (10) days nor more than twenty (20) days from the date this Class I Notice is published, Morning Meadows, LLC, an owner of real property in the territory described below, intends to circulate a petition, in accordance with Wis. Stat.66.0217(3) for annexation of the territory described below from the Town of Jackson, Washington County, Wisconsin, to the Village of Jackson, Washington County, Wisconsin.

LEGAL DESCRIPTION OF TERRITORY PROPOSED TO BE ANNEXED

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

Beginning at the West 1/4 Corner of said Section 19; thence South 89° 11' 48" East along the North line of the Southwest 1/4 of said Section 19 for a distance of 435.60 feet to a point; thence North 01° 26' 58" West 150.00 feet to a point; thence North 42° 39' 13" West 330.37 feet to a point; thence North 89° 11' 48" West 217.80 feet to a point on the West line of the Northwest 1/4 of said Section 19; thence North 01° 26' 58" West along aforesaid West line 1093.45 feet to the Corporate Limits of the Village of Jackson; thence South 89° 13' 26" East along said Corporate Limit 215.16 feet to a point; thence South 33° 07' 45" East along said Corporate Limit 848.64 feet to a point; thence South 54° 09' 52" East along said Corporate Limit 1355.82 feet to a point on the aforesaid North line; thence North 89° 11' 48" West along said North line 475.84 feet to a point; thence South 01° 11' 51" East 1994.96 feet to a point; thence North 89° 14' 43" West 455.00 feet to a point; thence South 01° 11' 51" East 648.00 feet to a point on the South line of the Southwest 1/4 of said Section 19; thence North 89° 14' 43" West along said South line 600.43 feet to a point; thence North 01° 12' 50" West 626.10 feet to a point; thence North 89° 12' 04" West 208.71 feet to a point on the aforesaid West line; thence North 01° 12' 50" West along said West line 2017.80 feet to the Point of Beginning.

Said land contains 4,015,099 Square Feet or 92.1739 acres.

A copy of the scale map may be inspected at the office of the Town of Jackson Town Clerk and at the office of the Village of Jackson Village Clerk at the addresses below:

Julia Oliver, Town Clerk
Town of Jackson
3146 Division Road
Jackson, WI 53037

Jilline Dobratz, Village Clerk
Village of Jackson
N168 W20177 Main Street
Jackson, WI 53037

AFFIDAVIT OF MAILING

Name: William W. Carity
Petitioner: Morning Meadows, LLC.
12720 W North Ave, Suite 4
Brookfield, WI 53005

I, William W. Carity, swear or affirm:

1. That I am the Owner of Morning Meadows, LLC located in Town of Jackson, Wisconsin.
2. That on August 14, 2018, I mailed a copy of the Notice of Intention to Circulate Petition for Annexation of Territory from Town of Jackson to Village of Jackson to all entities listed below. The notice appeared in the West Bend Daily News edition of Friday, August 6, 2019.

I SWEAR OR AFFIRM THAT THE ABOVE AND FOREGOING REPRESENTATIONS ARE TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.

8-14-19

Date

William W. Carity
William W. Carity

STATE OF WISCONSIN
COUNTY OF WASHINGTON

Municipality: Julia Oliver, Clerk
Town of Jackson
3146 Division Rd
Jackson, WI 53037

Landowner: Jim Jackley
Wisconsin DNR
Real Estate Specialist
2300 Dr. Martin Luther King Dr
Milwaukee WI 53212

Municipality: Jilline Dobratz, Clerk
Village of Jackson
N168 W20733 Main St
PO Box 637
Jackson, WI 53037

State: Erich Schmidtke - Annexations
Municipal Boundary Review - DOA
101 E Wilson St
PO Box 1645
Madison, WI 53701

School District: Deb Roensch
West Bend School District
735 S Main St
West Bend, WI 53095

ANNEXATION MAP

N89°13'26"W 2593.77'
N. LINE NW 1/4 SEC. 19-10-20

NW CORNER
SEC. 19-10-20

S89°13'26"E 215.16'

VILLAGE OF JACKSON

MUNICIPAL BOUNDARY LINE

TOWN OF JACKSON

S53°07'45"E 848.84'

S54°09'52"E 1355.82'

N89°11'48"W 217.80'

N42°39'15"W 330.37'

N01°26'58"W 150.00'

S89°11'48"E 435.60'

P.O.B.
W. 1/4 CORNER
SEC. 19-10-20

N. LINE SW 1/4 SEC. 19-10-20

S89°11'48"E 2581.80'

N89°11'48"W 475.84'

CENTER
SEC. 19-10-20

AREA OF ANNEXATION
4,015,099 SQ. FT.
92.1739 ACRES

S01°11'51"E 1994.96'

TOWN OF JACKSON

N89°12'04"W 208.71'

N01°17'50"W 628.10'

TOWN OF JACKSON

N89°14'43"W 600.43'

S01°11'51"E 648.00'

TOWN OF JACKSON

N89°14'43"W 455.00'

S. LINE SW 1/4 SEC. 19-10-20

S89°14'43"E 2580.97'

SW CORNER
SEC. 19-10-20

TOWN OF JACKSON

GRAPHIC SCALE
0 150 300
(IN FEET)

SHERMAN RD.

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemount Road
Bristolfield, VA 53005-5939
(202) 781-1000
rasmith.com

DATE: AUGUST 1, 2019 SHEET 1 OF 1

S:\S162019\dwg\PX10103H.dwg \ Carity Annexation Jackson

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

DATE: AUGUST 1, 2019

SHEET 1 OF 1

**NOTICE OF INTENTION TO CIRCULATE
PETITION FOR ANNEXATION OF TERRITORY
FROM TOWN OF JACKSON TO VILLAGE OF JACKSON**

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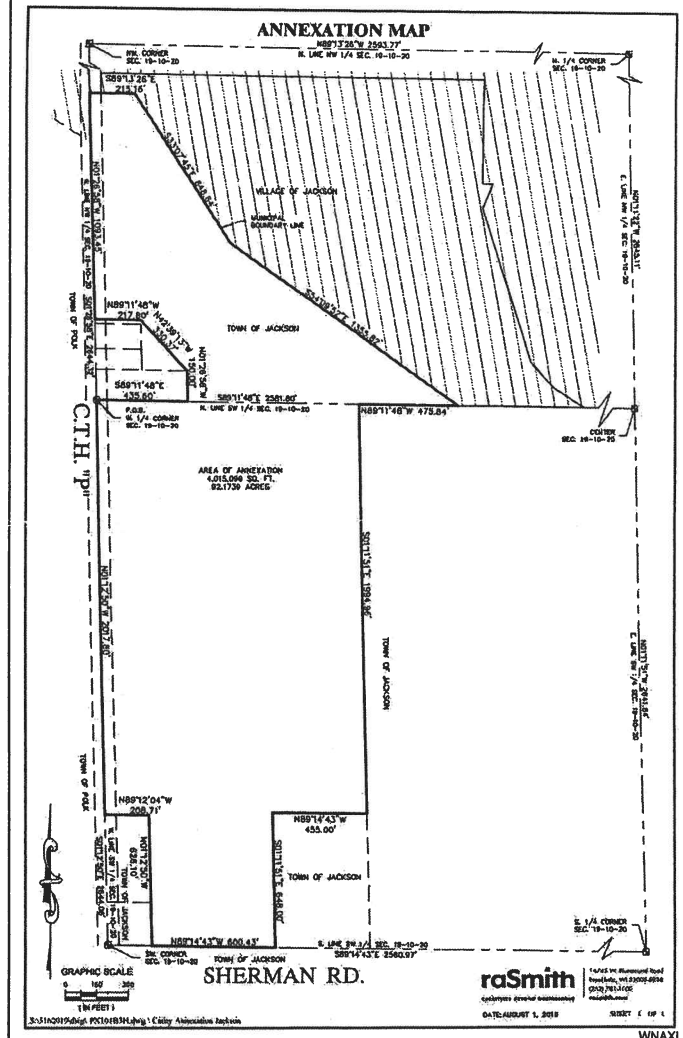
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Village of Jackson
N168 W20177 Main Street
Jackson, WI 53037



STAFF REVIEW COMMENTS

Plan Commission Meeting – Meeting Date, August 29, 2019

1. Planned Unit Development – J & M Ltd. – Storage Buildings – Northwest side of existing facility at N168W19490 Main Street

Building Inspection

- Contractor to explain the proposed phased construction.
- Plans indicate no signage is proposed. Will any signage related to the name of the facility be proposed in the future?
- Staff recommends additional vegetation along west and north property lines to provide required buffer/screening to existing and proposed adjacent residential developments.
- Contractor to explain how they intend to manage shortened slope areas along north and west sides of buildings. (i.e. retaining walls or other means?)
- Exterior security lighting assessment by JPD recommended.
- Plan includes the elimination of one stormwater inlet however, the plan would create significantly more impervious surface and concentrated run off. Contractor/owner to explain in more detail how they intend to manage stormwater including roof and paved surfaces.
- Staff recommends consideration of security fencing along west and north sides.
- Staff recommends including a personnel/man door in refuse enclosure to facilitate easier access and eliminate potential for larger gates to be left open and/or unsecured.
- Staff recommends consideration of the following architectural changes:
 - Eliminate overhead doors along south side of building “B” to improve overall aesthetics of building when viewed from Hwy. 60.
 - Include mixed materials and architectural elements such as faux windows or similar features to break up south façade of building “B”.

Public Works/Engineering

- The property is part of the east entrance to the Village. What happens and how it looks is important. Recommend modifying the site plan to have the garage doors facing STH 60 a decorative type, landscaping installed as a buffer, or a change of building material (brick ledge) on the building.

Police Department

- Highly recommend exterior lighting (plenty of it), and security cameras. Storage unit lots can be targets of thefts, burglaries and other criminal activity. Particularly since this one is right on the edge of the village, I would suggest the above security precautions be taken.

STAFF REVIEW COMMENTS

Plan Commission Meeting – Meeting Date, August 29, 2019

Fire Department

- The only concern I see is that there is not a driveway on all sides of the building. It would be my recommendation, that at minimum, having 25 feet on all sides for Fire engine maneuverability. This is the standard we have been using on storage shed applications.

Administrative/Planning

- No comments.

2. Planned Unit Development - Final Plat - Bielinski Homes Inc. - Laurel Springs Addition #1 – Jackson Drive and Cedar Creek Road

Building Inspection

- No comments

Public Works/Engineering

- No changes have been from the preliminary plat. Recommend approval of the final plat.

Police Department

- No comments.

Fire Department

- As stated in the plans to follow hydrant locations of Village ordinance of (1)

Hydrants on single-family zoned residential streets shall be spaced no more than 500 feet apart.

Administrative/Planning

- The Final Plat is identical to the Preliminary Plat. Recommend Approval.

3. Annexation – Morning Meadows – Temporary Zoning

Building Inspection

- No comments.

STAFF REVIEW COMMENTS

Plan Commission Meeting – Meeting Date, August 29, 2019

Public Works/Engineering

- The zoning of PUD with residential use would be the proper temporary zoning. The development agreement will set all the requirements for setback and size of lot.

Police Department

- No comments.

Fire Department

- No comments.

Administrative/Planning

- The Plan Commission's role is to recommend to the Village Board the temporary zoning for the annexation of the territory – that being Planned Unit Development – Residential.