

AGENDA
PLAN COMMISSION MEETING
Thursday, August 26, 2021 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 29, 2021
3. Conditional Use Permit – Greg Beaudry/On Demand Transportation – Sign W212N17470 Alcan Court
4. Conditional Use Permit – Matt Sweeney/Jade Group International – Business Development – W225N16718 Cedar Park Court
5. Conditional Use Permit – Design 2 Construct/Delaney Group LLC – Sign N173W21710-60 Northwest Passage
6. Concept Plan – Ryan Fritsch/Neumann Developments – Proposed Subdivision – 3245 Maple Road
7. Citizens to Address the Plan Commission
8. 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 29, 2021 at 7:00 p.m.
Jackson Village Hall
N168 W20733 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: Pres. Schwab, Tr. Kruepke, Sarah Mleziva, Jon Molkentin, Dan Reik and Jon Weil

Members Excused: Tr. Emmrich

Staff Present: Building Inspector/Code Enforcement Officer Collin Johnson, Administrator Jen Keller, and Clerk Jilline Dobratz.

2. Approval of Minutes for the Plan Commission Meeting of May 27, 2021

Motion by Tr. Kruepke, second by Jon Weil to approve the Plan Commission minutes of May 27, 2021 as presented.

Vote: 6 ayes, 0 nays. Motion carried.

3. Extra Territorial Plat/Certified Survey Map (CSM) – Todd & Debra Weyker – 1991 Spring Valley Road

Property owner, Todd Weyker, was present. Building Inspector/Code Enforcement Officer Johnson commented this is two parcels joining by CSM but will remain two separate lots.

Motion by Jon Molkentin, second by Tr. Kruepke recommend Village Board not take exception to the Extra Territorial Plat/Certified Survey Map – Todd & Debra Weyker – 1991 Sherman Road.

Vote: 6 ayes, 0 nays. Motion carried.

4. Citizens to Address the Plan Commission

None.

5. Adjourn

Motion by Tr. Kruepke, second by Jon Molkentin to adjourn.

Vote: 6 ayes, 0 nays. Meeting adjourned at 7:02 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*
Village Clerk

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: W212N17470 ALCAN CT. JACKSON Unit: Jackson, WI

Parcel #: 3 Lot Size: 135.928 sq. ft. Building Area: 15 sq. ft.

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

APPLICANT INFORMATION

Name(s): GREG BEAUDRY

Mailing Address: 2650 RUTHERFORD PL. JACKSON State WI Zip 53037

Office: (____) Cell: (414) 793-6213 Fax: (____)

Email: GBMILWAUKEE@YAHOO.COM

BUSINESS INFORMATION (If New Business)

Legal Business Name: ON DEMAND TRANSPORTATION SERVICES, INC.

D/B/A: _____ FEIN #: 30-0561521

Mailing Address: P.O. BOX 448 JACKSON State WI Zip 53037

Office: (262) 345-5307 Cell: (414) 793-6213 Fax: (262) 345-5312

Email: INFO@ONDEMANDTRANS.COM

Website: ONDEMANDTRANS.COM

PROPERTY OWNER INFORMATION

Name(s): GREG BEAUDRY

Address: 2650 RUTHERFORD PL. JACKSON State WI Zip 53037

Office: (____) Cell: (414) 793-6213 Fax: (____)

Email: GBMILWAUKEE@YAHOO.COM

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: POBLOCKI SIGN COMPANY

Primary Contact: KEITH MOEN

Address: 922 S. 70TH ST. MILWAUKEE State WI Zip 53214

Office: (414) 453-4010 Cell: (____) Fax: (____)

Email: KMOEN@POBLOCKI.COM

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

Briefly explain what you are requesting to be reviewed and/or approved: INSTALL A NEW SIGN ON THE FRONT OF OUR BUILDING. OUR BUILDING IS A YEAR OLD, THIS WILL BE OUR FIRST AND ONLY SIGN.

Provide a brief overview of proposed use(s) of entire property and/or lease space: WE ARE A TRANSPORTATION BROKER / STORAGE / TRUCKING COMPANY.

Hours of Operation: 6AM - 4:30 PM M-F

Provide a brief overview of proposed daily on-site operations: MOVING SKIDS OF PRODUCT IN / OUT OF BUILDING.

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: ABC SUPPLY, GERMANTOWN IRON & STEEL, D.W. WALSH, BADGER TIRE

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

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

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

Describe any proposed on-site security measures including site lighting: N/A

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

Describe the projected traffic circulation and impacts: N/A

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

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

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

Describe any proposed signage including type, size, and location: PROPERLY TREATED STEEL SIGN ANCHORS, NON-CORROSIVE BOLTS, 144" X 39"

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

Describe any site specific features/constraints, etc.: N/A

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

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

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

Projected Sewer/Wastewater Usage: _____ gal/year
Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

Applicant Name (Print):

GREG BEAUDRY

Applicant Signature:



Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

You MUST sign and date this Application!

SUBMIT TO:

Village of Jackson – Village Hall (*Checks shall be made payable to Village of Jackson*)
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

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: 7/28/21
Amount: \$ 175.00
Payment Type: CH / CC / CASH
Check/Rcpt. #: 15645
Received By: [Signature]

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

On Demand Transportation, Inc. 12/09
PO Box 448
JACKSON, WI 53037
(262) 345-5307

US BANK
MENOMONEE FALLS, WI 53051
12-2/750

15645

7/28/2021

PAY TO THE
ORDER OF Village of Jackson

\$**175.00

One Hundred Seventy-Five and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

Village of Jackson



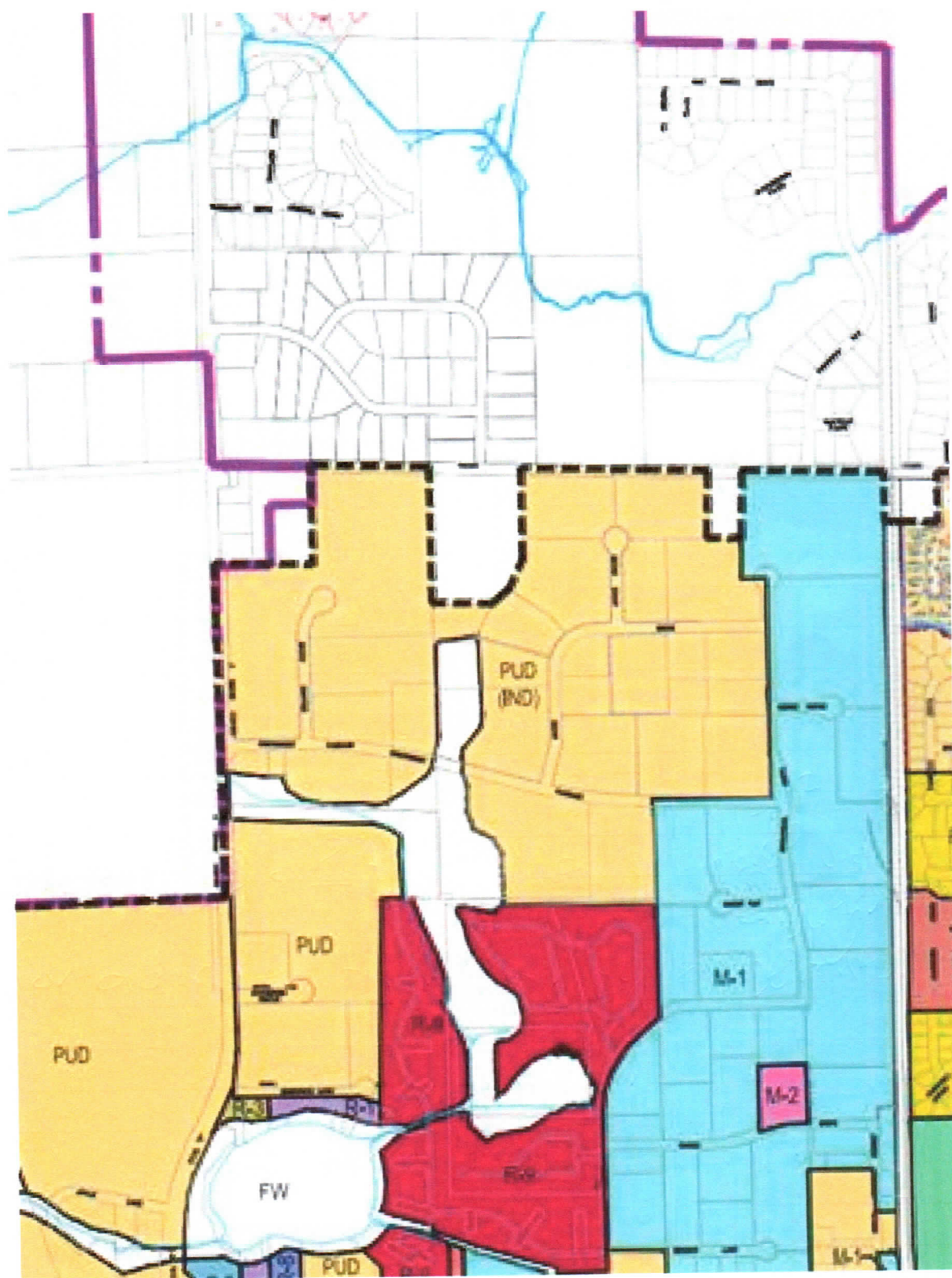
[Signature] MP

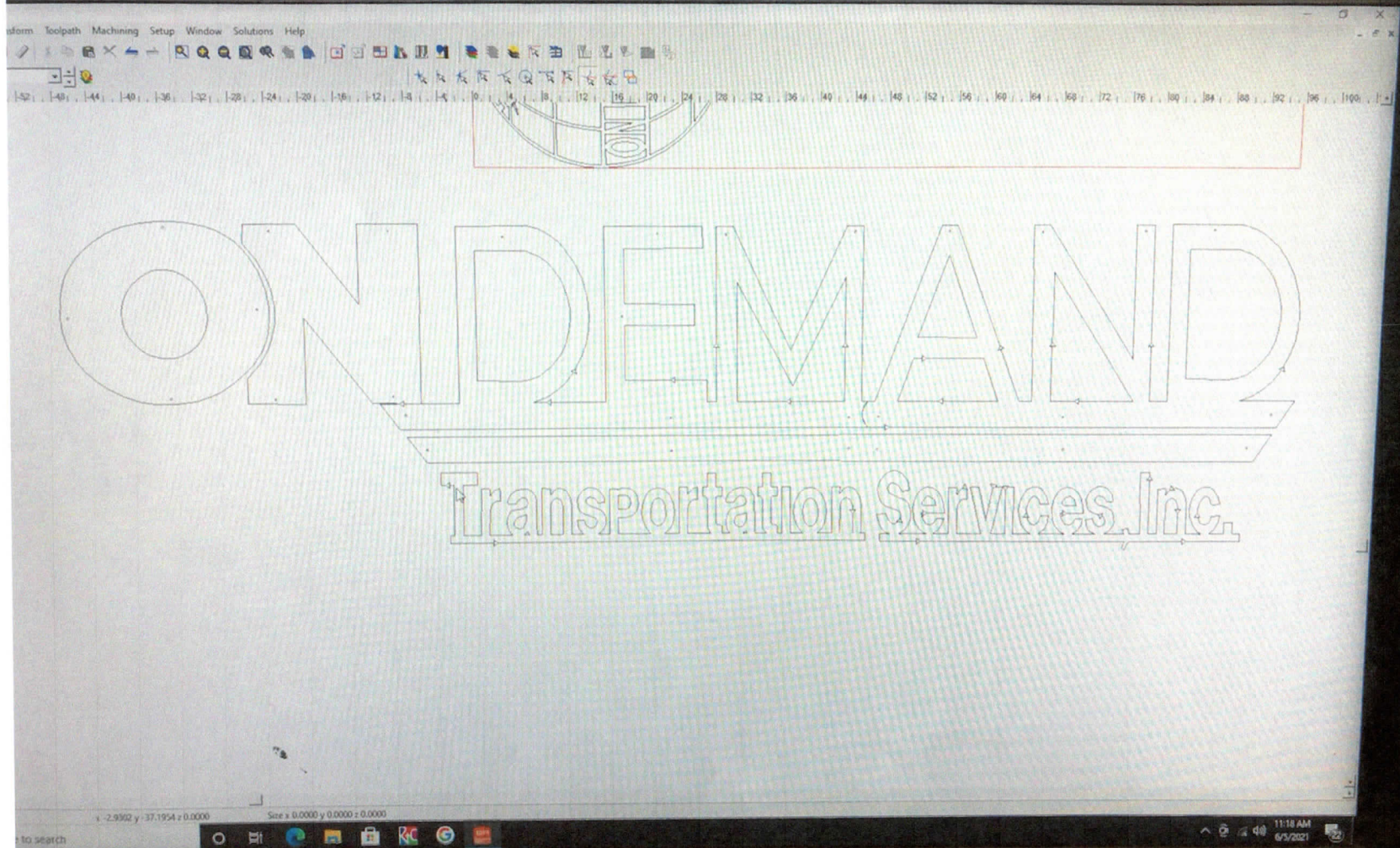


MEMO

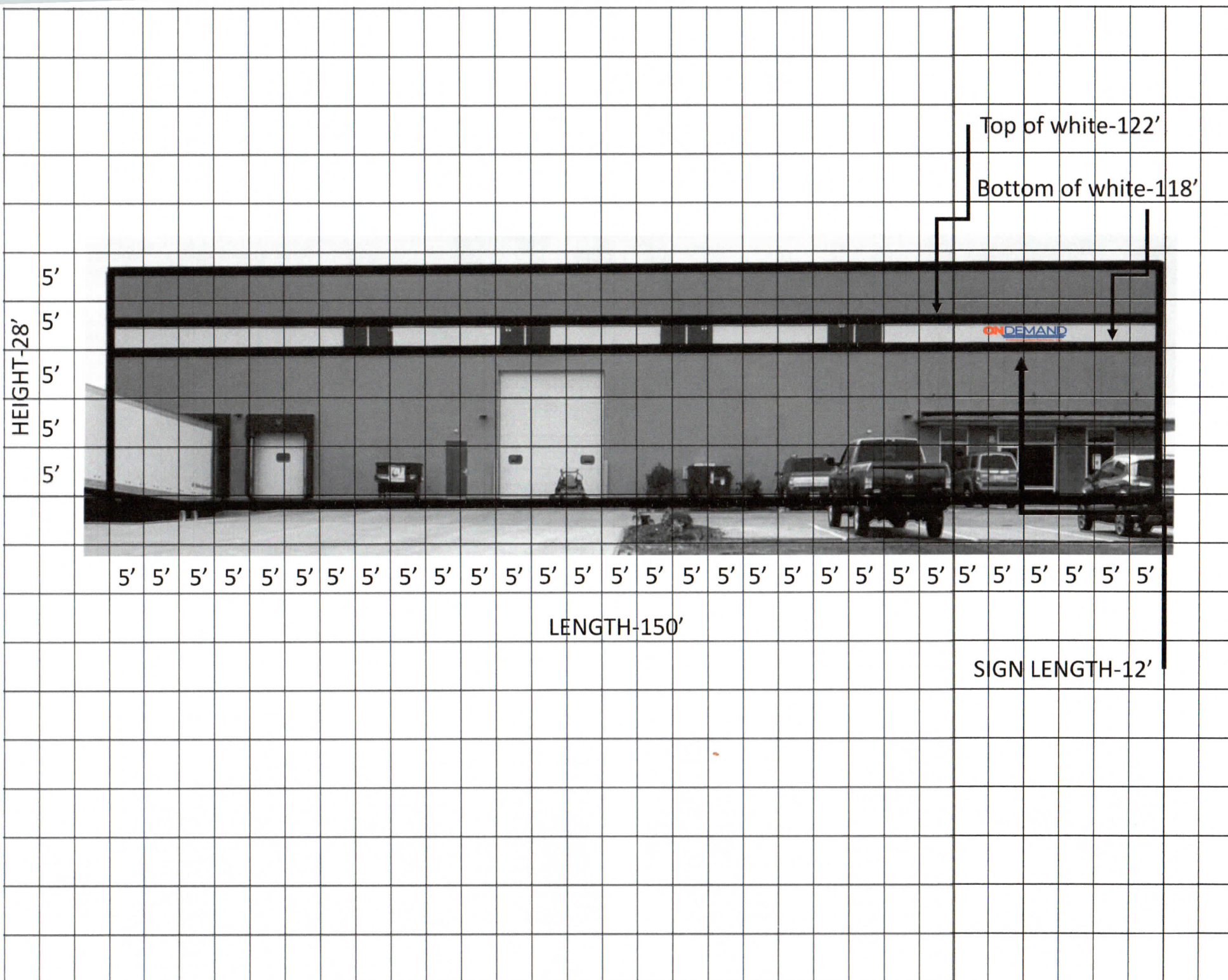
⑈015645⑈ ⑆075000022⑆ 182378092361⑈

Envelopes & Stamps are provided
for adjacent property owners.









Info

From: Paige Schmitt <pschmitt@design2construct.com>
Sent: Thursday, July 22, 2021 5:13 PM
To: Info
Subject: Industrial Park Covenants

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I confirmed with Jim Blise that the park doesn't have any covenants, but rather it is all conditional use approved by planning commission.

If you have any additional questions please let me know.

Thank you!

Paige Schmitt

Administrative Coordinator

Design 2 Construct Development Corporation

N173 W21010 Northwest Passage

Jackson, Wisconsin 53037

Office – 262.677.9933

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: 21-20721

PROPERTY INFORMATION

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

Property Address: W225 N16718 Cedar Park Court Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: _____ sq. ft. Building Area: _____ sq. ft.

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

APPLICANT INFORMATION

Name(s): Matt Sweeney

Mailing Address: 1176 State Road 164 Hubertus State WI Zip 53033

Office: (____) _____ Cell: (989) 560-9889 Fax: (____) _____

Email: matt@jgi.global

BUSINESS INFORMATION (If New Business)

Legal Business Name: Jade Group International

D/B/A: JGI USA FEIN #: 46-2060913

Mailing Address: 143 Main Street West Bend State WI Zip 53095

Office: (____) _____ Cell: (989) 560-9889 Fax: (____) _____

Email: matt@jgi.global

Website: Jademolds.com

PROPERTY OWNER INFORMATION

Name(s): Cedar Creek Business Center

Address: _____ State _____ Zip _____

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

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Existing Building

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

Describe the projected traffic circulation and impacts: None

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

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: _____
possible vinyl window graphic, 24"x36", on front window of jade group k

If construction is proposed, describe proposed exterior building materials (type, color, etc.): None

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
Parking lot is Existing

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

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
Waste Management dumpster, small approximately 5yd

Projected Sewer/Wastewater Usage: NA gal/year

Projected Water Usage: NA gal/year

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: _____

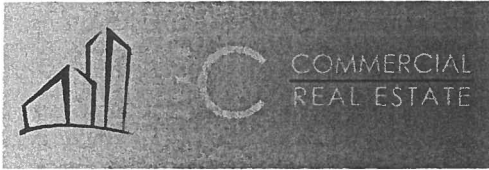
APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: 8/4/21
Amount: \$ 150.00
Payment Type: CH (CC) CASH
Check/Rcpt. #: 021016
Received By: CM



EC COMMERCIAL REAL ESTATE
A DIVISION OF ENER-CON COMPANIES, INC.
8575 W. FOREST HOME AVENUE, SUITE 140
GREENFIELD, WI 53228
P: 414.235.4324
WWW.ECCOMMERCIAL.NET

July 30, 2021

Village of Jackson

To whom it may concern:

Please let this notice serve as verification that a lease agreement has been executed between Mike's No. 3, LLC, 2 &s and 1 K, LLC and S Anderson, LLC owners of Cedar Creek Business Center [Landlord] and JADE Group International LLC [Tenant] for JADE to occupy the property at W225 N16718 Cedar Park Court, Jackson, WI effective August 1, 2021.

Please feel free to contact me at 414-235-4324 or kcapps@eccommercial.net, should you have any questions.

Sincerely,

Kirsten Capps ARM CMCA CPM
Director of Operations | Broker
EC Commercial Real Estate for
Mike's No. 3, LLC, 2 &s and 1 K, LLC and S Anderson, LLC

To: Village of Jackson Plan Commission

Describe the intended use and operation,

The property at Cedar Creek Business Center with the address of W225 N16718 Cedar Park Court is being leased by Jade Group International LLC starting August 1, 2021.

Jade Group is an American company that has all their manufacturing in China. Jade Group manufactures Plastic Injection Tooling overseas for USA Plastic Injection molders. Jade Group has leased the space in Jackson to bring manufacturing back to the states. After 15+ years in the business of offshore tooling, Jade Group has realized the benefits of having manufacturing operations in both locations. A lot of Injection molders are asking for state side sources and offshore sources and now with this business in Jackson we will be able to offer both options. Also, We will be able to offer Injection molding as we have plans to purchase 2-3 Injection molding presses to put in the space.

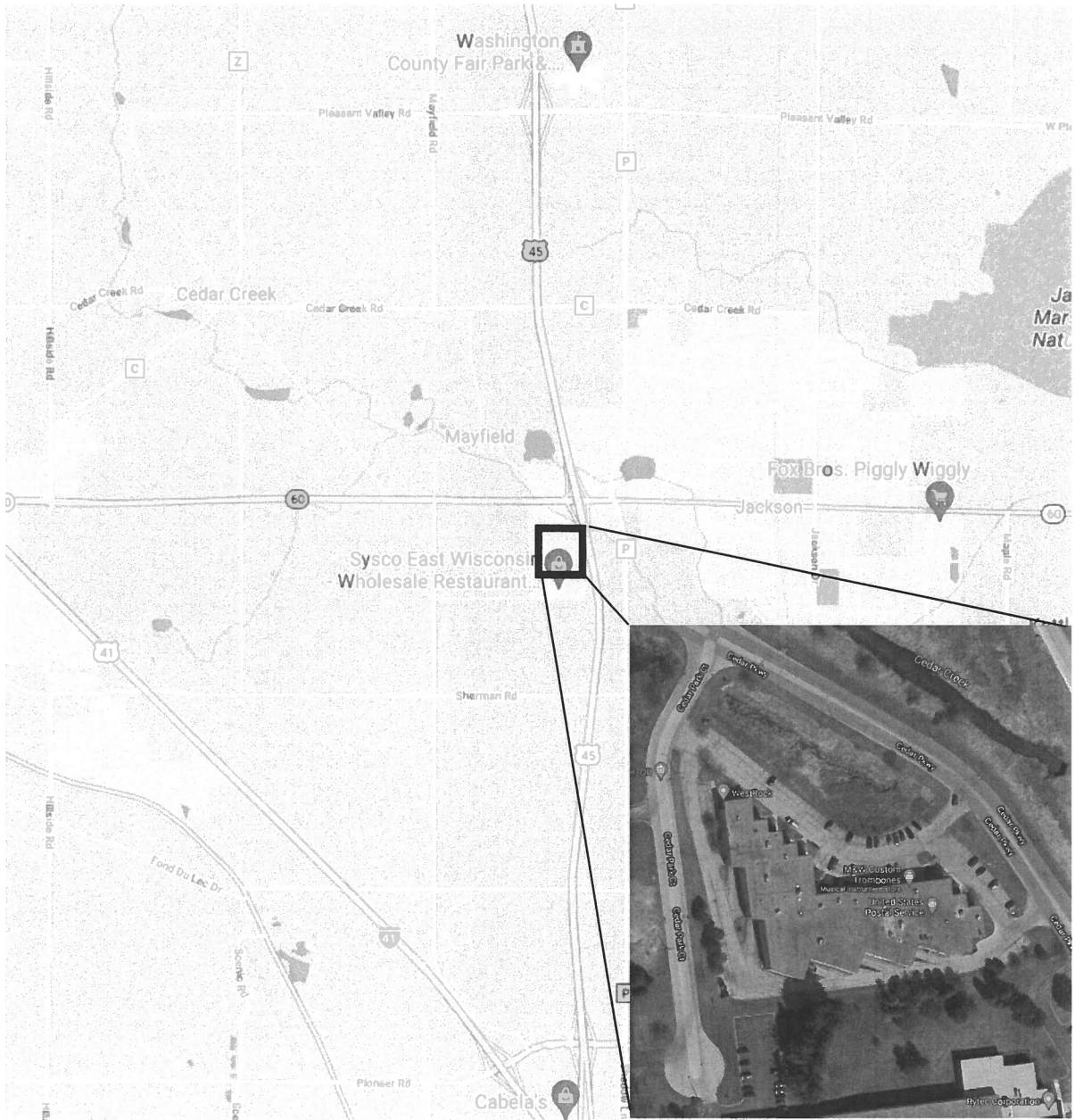
The plan is to employ 3 people initially and hire 2 more in 6 months. Then 2-3 more employees in the following year.

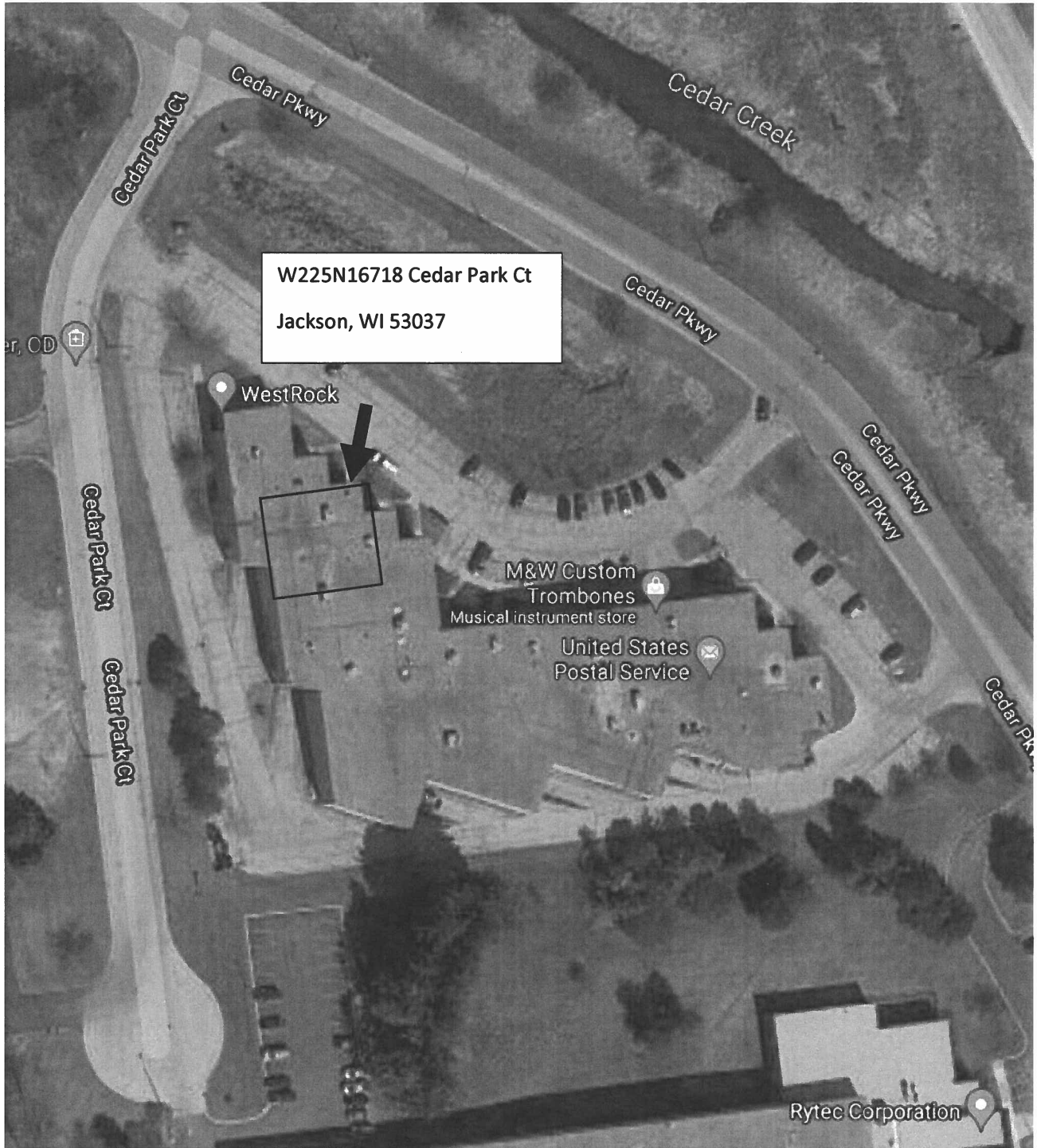
Sincerely

Matt Sweeney

VP of Engineering

Jade Group





W225N16718 Cedar Park Ct
Jackson, WI 53037

WestRock

M&W Custom
Trombones
Musical instrument store

United States
Postal Service

Rytec Corporation



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

Utilities/fees Payment Confirmation (Ref #: 32368599)

PLC: Village Of Jackson
A00048 N168 W20733 Main Street
Jackson, Wisconsin 53037
For: Utilities/fees

Date: 08/04/2021 14:54 EDT

TRANSACTION INFORMATION

Name: Matthew Sweeney

Transaction Reference #:

32368599

Utility Account #:

Transaction Date/Time:

08/04/2021 14:54 EDT

Building Permit #:

Parking Ticket #:

General: Comm Occ#21-20721Plan Comm
Application

BILLING INFORMATION

Name:

Matthew Sweeney

Address:

Msr

Msr

City, State Zip:

Msr, WI 53037

Phone #:

(989)560-9889

Card #:

xxxx-xxxx-xxxx-9315

PAYMENT INFORMATION

Approval #:

02101G

Payment Amount:

\$430.00

Service Fee:

\$12.00

Total Amount:

\$442.00

The service fee is not refundable.

ATTENTION CARDHOLDER

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

Thank you for using AllPaid

Kinetec
W225 N16708 Cedar Park Court
Jackson, WI 53037

Profile Plastics
W225 N16706 Cedar Park Court
Jackson, WI 53037

USPS
W225 N16702 Cedar Park Court
Jackson, WI 53037

M&W Custom Trombones
W225 N16700 Cedar Park Court
Jackson, WI 53037

Express Employment Professionals
W225 N16722 Cedar Park Court
Jackson, WI 53037

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: 21 - 20763

PROPERTY INFORMATION

☒ **COMMERCIAL** ☒ **INDUSTRIAL** ☐ **RESIDENTIAL** ☐ **OTHER** _____

☒ **CONDITIONAL USE** ☐ **PLANNED UNIT DEVELOPMENT** ☐ **CERTIFIED SURVEY MAP**
☐ *New* ☐ *New* ☐ **CONCEPT PLAN**
☐ *Special Use* ☐ *Special Use* ☒ **OTHER** Sign Application
(For existing CU ONLY) (For existing PUD ONLY)

Property Address: N173W21010-60 NW Passage **Unit:** _____ **Jackson, WI**

Parcel #: 048900A007 **Lot Size:** 145.802 **sq. ft.** **Building Area:** 36,456 **sq. ft.**

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

APPLICANT INFORMATION

Name(s): Mark Hertzfeldt - Design 2 Construct

Mailing Address: N173W21010 Northwest Passage , Jackson **State** WI **Zip** 53037

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

Email: mhertzfeldt@design2construct.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: TBD

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

Mailing Address: _____ **State** _____ **Zip** _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): James Blise - Delaney Group. LLC

Address: N173W21010 Northwest Passage , fJackson **State** WI **Zip** 53037

Office: (262) 677-9933 **Cell:** (262) 224-1333 **Fax:** (262) 677-9934

Email: jblise@design2construct.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Design 2 Construct

Primary Contact: Mark Hertzfeldt

Address: N173W21010 Northwest Passage , fJackson **State** WI **Zip** 53037

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

Email: mhertzfeldt@design2construct.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: Sign application.
This sign application is for a monument sign to be located at Northwest Passage and Delaney Court.
This site and building has recently been approved for a conditional use through the Village Plan
Commission. all information from that application is applicable for this signage application.

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

Hours of Operation: _____

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

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

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

Proposed, development, on-site improvements or other construction/remodeling activities: _____

Proposed grading and/or stormwater management plan: _____

Proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____

Proposed on-site security measures including site lighting: _____

Life Safety Systems – Existing or Proposed (Includes fire hydrants, fire suppression & fire alarm systems): _____

Projected traffic circulation and impacts: _____

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

Status of State/Federal License(s) or Certificate(s) required for operation: _____

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

Describe any proposed signage including type and location: See attached drawing.

Exterior Building Materials (type, color, etc.): _____

Site Specific Features/Constraints: _____

Parking (Total No. of spaces plus number of dedicated handicapped parking and type): _____

Proposed screening/buffering from adjacent properties: _____

Proposed provisions for refuse and recycling collection/storage: _____

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

Applicant Name (Print): Mark Hertzfeldt _____

Applicant Signature:  _____

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 07.09.2021 _____

You MUST sign and date this Application!

SUBMIT TO: Village of Jackson – Village Hall (*Checks shall be made payable to Village of Jackson*)
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

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: John Walther, 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

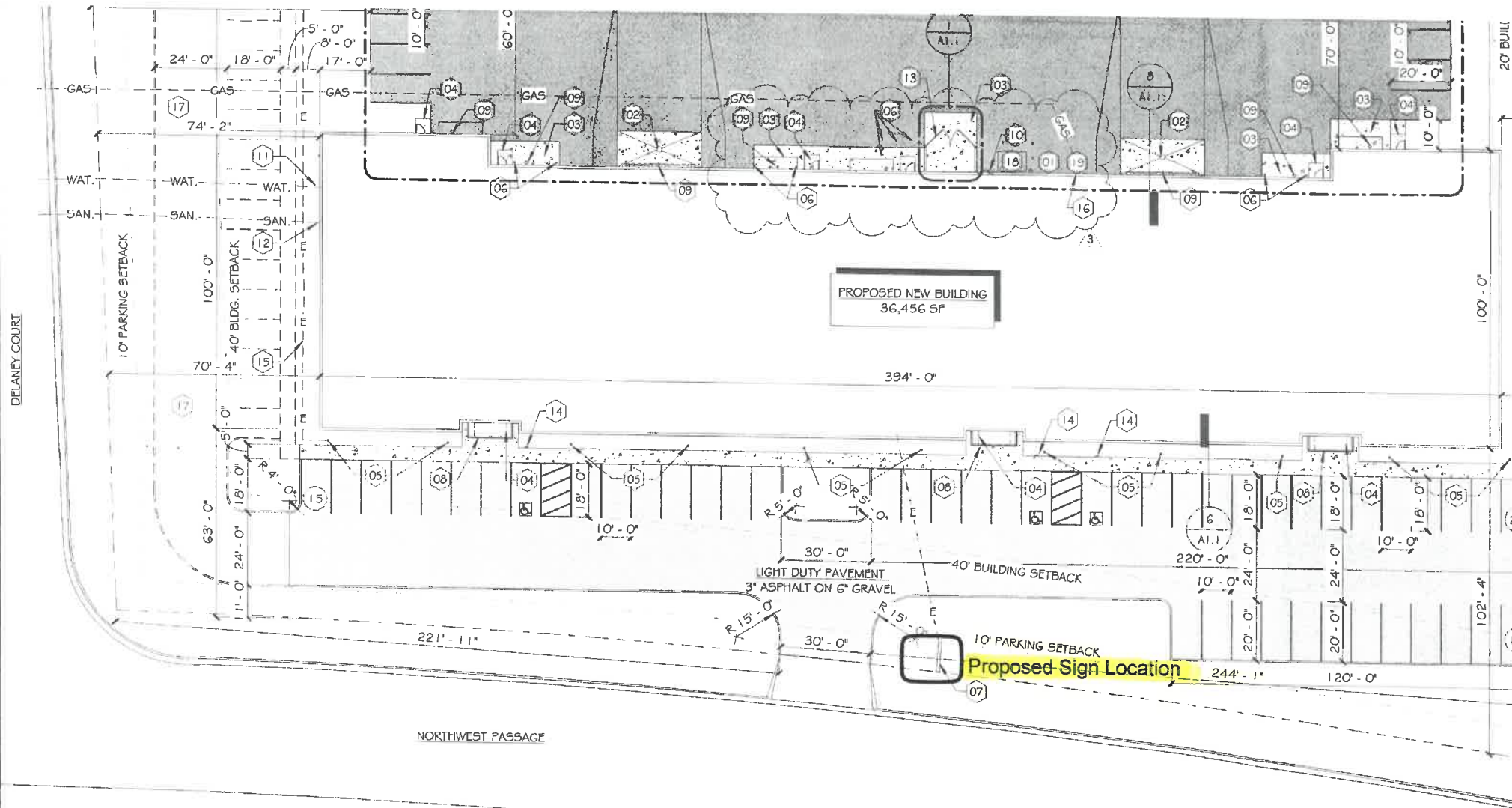
Date Received: 8-12-21

Amount: 150.00

Payment Type: CH / CC / CA

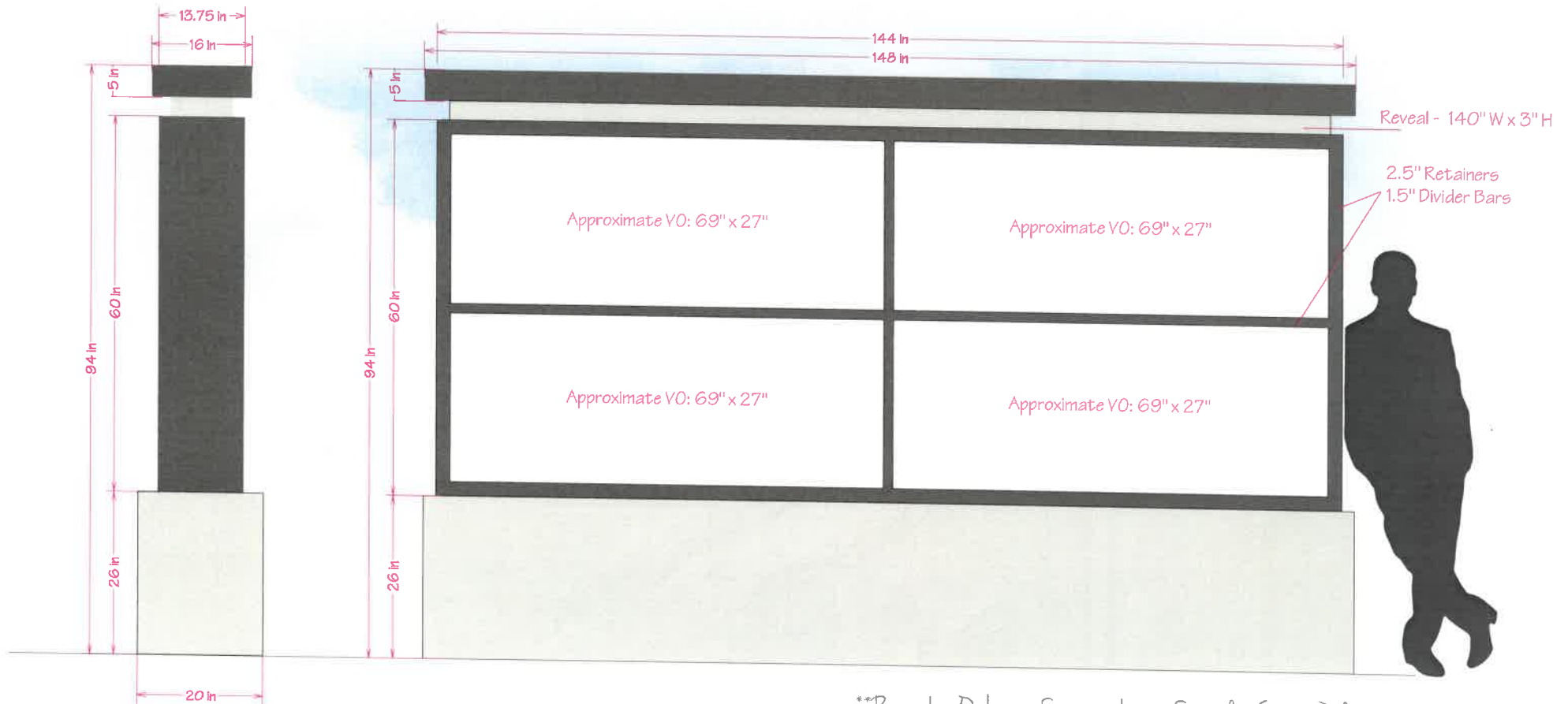
Check/Receipt #: 1017

Received By: cmf



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

Qty One - Double Sided - LED Illuminated Sign -
 - Divider Bars - Removable for Interchangeable Tenant Panels
 Lexan Sign Panels - Layout TBD
 Cabinet/Top Cap: Duranodic Bronze
 Reveal Painted: SW 7022 Alpaca



Location: N173W21710 Northwest Passage, Jackson, WI

**Base by Others - Signworks to Supply Center Pole
 - Mounted by Customer - Electrical by Customer

ROAD SIDE



7/16/2021 FINAL



Delaney Group, LLC Leasing Information 262-677-9933

JACKSON DGW, LLC
N173 W21010 NORTHWEST PASSAGE WAY
JACKSON, WI 53037-9394

1017
79-562/759

8/12/2021

Date

 CHECK ARMOR
TRADE PROTECTION

Pay to the
Order of

Village of JACKSON

One hundred fifty and 00/100

\$ 150.00

Dollars



Photo
Safe
Deposit
Details on back



HORICON BANK

1.888.343.3040
www.horiconbank.com

For

Sun Pln Commision

Jay Lopez

MP

⑆075905622⑆ 1000156762⑈ 1017

1000156762⑈ 1017

INTRODUCTION TO THE NEW YORK CITY BAR

D2C/GC Jackson LLC
6938 N Santa Monica Blvd
Fox Point, WI 53217

Jackson Emery Investments LLC
N173W21010 NORTHWEST PASSAGE
JACKSON WI 53037

Jackson Warehouse LLC
7518 State Hwy 60
Cedarburg, WI 53012

Village of Jackson
PO Box 637
Jackson, WI 53037

FKS Realty LLC
N172W21640 Northwest Passage
Jackson, WI 53037

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

☐ Special Use ☐ Special Use ☐ OTHER _____

(For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: 3245 Myde Rd Unit: _____ Jackson, WI

Parcel #: V3-075200A Lot Size: 10,000-19,000 (min.) 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): Dylan Lindgren, Ryan Fritsch - Neumana Developments, Inc.

Mailing Address: N27W24025 Paul Ct. Ste 100, Pewaukee State WI Zip 53072

Office: (262) 542-9200 Cell: () _____ Fax: () _____

Email: blindgren@neumanacompanies.com, rfritsch@neumandevlopments.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

D/B/A: _____ FEIN #: _____

Mailing Address: _____ State _____ Zip _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Palomera Farms, LLC

Address: PO Box 99, Menomonee Falls State WI Zip 53051

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

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Trio Engineering

Primary Contact: Josh Rutelko

Address: 4100 N Calhoun Rd Ste 300, Brookfield State WI Zip 53045

Office: (262) 790-1480 Cell: () _____ Fax: () _____

Email: j.rutelko@trioeng.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: 100 lot single-family residential subdivision with three distinct lot sizes/product types.

Provide a brief overview of proposed use(s) of entire property and/or lease space: 69 "type A" lots (10,000 SF min.), 26 "type B" lots (15,000 SF min.), 5 "type C" lots (19,000 SF min.)

Hours of Operation: 7am - 5pm

Provide a brief overview of proposed daily on-site operations: Contractors to be on site between 7am and 5pm; primary entrance at Maple Road.

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.: Contractors to adhere to Village ordinances and DNR regulations.

Describe all businesses, properties and other entities located adjacent to the proposed use: Single-family residential communities located to the north and west; agricultural lands located to the south and east of the property.

Describe any proposed, development, on-site improvements or other construction/remodeling activities: Site grading. Improvements to include site grading, installation of sanitary/water/stormwater utilities, roadway profile completion, and installation of private utilities.

Describe any proposed grading, and/or stormwater management plan: Native material to be excavated and placed to ensure proper drainage per engineered plan set. Prelim. design includes 7 stormwater retention facilities.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: However deed restrictions to include minimum landscaping requirements. Atritis/common areas to include established vegetation and landscape improvements.

Describe any proposed on-site security measures including site lighting: Village lighting specifications to be incorporated if required.

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): Fire hydrants and other safety systems to be included in public utility design + engineering (reviewed by Village for approval).

Describe the projected traffic circulation and impacts: Points of access to include Maple Rd. from the east, E Gate Dr. from the west and north.

List all setbacks from rights-of-way and property lines and height limitations: 25' min. front yard setbacks from right-of-way, 8'-10' min. side yard setbacks.

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

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

☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: Monument signage to be constructed at Maple Rd. entrance.

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Building plans to be reviewed by architectural control committee. Deed restrictions will reflect unit size, materials, and architectural elements.

Describe any site specific features/constraints, etc.: High groundwater present on western 40 acres of property.

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

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): Landscape berms to create visual and noise buffer along Maple Rd.

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

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

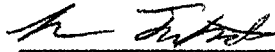
ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

Applicant Name (Print):

Ryan Fritsch - Neumann Developments, Inc.

Applicant Signature:



Co-Applcant Name (Print):

CO-Applcant Signature:

Date of Application:

8/10/2021

You MUST sign and date this Application!

SUBMIT TO:

Village of Jackson – Village Hall (Checks shall be made payable to Village of Jackson)
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

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: 8-11-21

Amount: \$ 50.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 1867

Received By: cmj



August 10, 2021

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

Dear Plan Commission,

Neumann Developments, Inc. is proposing a single-family residential development on an approximately 76-acre site located west of Maple Road, south of Sherman Road. Enclosed herewith are materials for conceptual review by the Village.

The proposed site layout includes 100 lots within a cluster of three lot sizes to provide three distinct attainable housing product options appealing to a wider range of future home buyers.

General characteristics of the proposed development are as follows:

TYPE A LOTS (1-69) Proposed Zoning: P.U.D. Minimum Lot Area= 10,000 sf Minimum Lot Width at Setback Line = 75' Minimum Front Yard Setback = 25' Minimum Side Yard Setback = 8' Minimum Rear Yard Setback = 25' Average Lot Size = 12,810 sf	TYPE B LOTS (70-95) Proposed Zoning: P.U.D. Minimum Lot Area= 15,000 sf Minimum Lot Width at Setback Line = 85' Minimum Front Yard Setback = 25' Minimum Side Yard Setback = 10' Minimum Rear Yard Setback = 25' Average Lot Size = 15,700 sf	TYPE C LOTS (96-100) Proposed Zoning: P.U.D. Minimum Lot Area= 19,000 sf Minimum Lot Width at Setback Line = 100' Minimum Front Yard Setback = 25' Minimum Side Yard Setback = 10' Minimum Rear Yard Setback = 25' Average Lot Size = 21,320 sf
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Benefits of delivering housing to this site include, but are not limited to, the following:

- Facilitates growth needs for the Village given the finite availability of future lands for development.
- Promotes efficient development and relatively low municipal, state, governmental, and utility costs.
- Provides convenient access to the Village's businesses and amenities.
- Preserves green space while encouraging passive use of open areas.
- Balances individual property rights with community interests.
- Stabilizes and protects property values.



The parcel is currently designated for a Planned Unit Development (PUD). This classification allows for a combination of housing types and will ensure a seamless transition into the existing subdivisions to the west and north of this new community.

The site is designed with publicly dedicated right-of-way that would meet the minimum standards and administrative regulations of the Village. Stormwater facilities and common green space would be located within designated outlots with shared ownership by future residents. Recorded deed restrictions would regulate minimum home size, construction materials, and other pertinent details regarding community standards.

Thank you for your time and consideration. We look forward to hearing your feedback and working in Jackson.

Respectfully submitted,

Ryan Fritsch

Ryan Fritsch
Neumann Developments, Inc.

Location Map





4100 N. Calhoun Road
Brookfield, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioinc.com



OVERALL SITE PLAN

Neumann Developments, Inc.

Village of Jackson, Wisconsin

SITE DATA:

Total Site Area = 75.33 ac
- O.L. 1 = -0.40 ac
Net Site Area = 74.93 ac
Proposed Zoning = P.U.D.
Proposed Number of Lots = 100
- Type A Lots = 69 lots
- Type B Lots = 26 lots
- Type C Lots = 5 lots
Net Density = 1.33 un/ac
Open Space = 34.36 ac (45.9%)
(OL 2 & OL 3)
Total Street Length = 5,417 lf (54.2 lf/lot)
- Type A Road = 3,500 lf (50.7 lf/lot)
- Type B Road = 1,767 lf (68.0 lf/lot)
- Type C Road = 150 lf (30.0 lf/lot)

TYPE A LOTS (1-69)

Proposed Zoning: P.U.D.
Minimum Lot Area = 10,000 sf
Minimum Lot Width at Setback Line = 75'
Minimum Front Yard Setback = 25'
Minimum Side Yard Setback = 8'
Minimum Rear Yard Setback = 25'
Average Lot Size = 12,810 sf

TYPE B LOTS (70-95)

Proposed Zoning: P.U.D.
Minimum Lot Area = 15,000 sf
Minimum Lot Width at Setback Line = 85'
Minimum Front Yard Setback = 25'
Minimum Side Yard Setback = 10'
Minimum Rear Yard Setback = 25'
Average Lot Size = 15,700 sf

TYPE C LOTS (96-100)

Proposed Zoning: P.U.D.
Minimum Lot Area = 19,000 sf
Minimum Lot Width at Setback Line = 100'
Minimum Front Yard Setback = 25'
Minimum Side Yard Setback = 10'
Minimum Rear Yard Setback = 25'
Average Lot Size = 21,320 sf



Developed By:

N27 W24025 Paul Court
Pewaukee, WI 53072



0 50 100 200

Scale: 1" = 100' (22"x34')

Scale: 1" = 200' (11"x17')

DATE: 8-09-2021

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY FEATURES

Neumann Developments Inc
N27 W24025 Paul Ct, Suite 100
Pewaukee WI 53072

Midland States Bank

TAC (TM) ADMIN 47000BSE-0004FF-743F-C1 8/10/2021 08:01:33 1862 50.00

70-454/812

1862

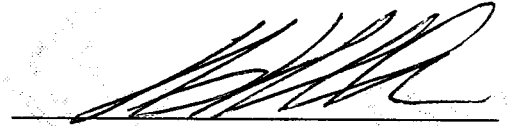
DATE 08/10/2021

Pay:*****Fifty dollars and no cents

\$ ****50.00

TO
THE
ORDER
OF

Village of Jackson
N168W20733 Main St
Jackson, WI 53037



SECURITY FEATURES INCLUDE MICROPRINTING • VOID PANTOGRAPH • ENDORSEMENT BACKER • BROWNSTAIN CHEMICAL REACTANT

⑈000001862⑈ ⑆081204540⑆ ⑈1000129705⑈

STAFF REVIEW COMMENTS
Plan Commission Meeting – August 26, 2021

Agenda Item #3 – Conditional Use Permit – Greg Beaudry/On Demand Transportation – Sign – W212N17470 Alcan Court

Building Inspection

- Proposed sign complies with Village Ordinances and is similar in design to others in the nearby business park. Recommend Approval.

Public Works/Engineering

- The proposed sign is similar to the other existing signs in the industrial park.

Police Department

- No Comments

Fire Department

- No Comments

Administrative/Planning

- The proposed signage is consistent with the minimum development standards outlined in the TIF 4 plan which requires "Signing shall be professionally made".

Agenda Item #4 – Conditional Use Permit – Matt Sweeney/Jade Group International – Business Development – W225N16718 Cedar Park Court

Building Inspection

- The proposed business is consistent with other light manufacturing businesses that have occupied this space previously and would operate a typical daytime shift.
- Additional permits will be required for installation of equipment and machinery.
- Any signage would require separate permitting by the Village.
- Existing exterior refuse storage areas shall be maintained in a clean manner, shall be screened from public view, and shall be adequate in size for the proposed use.
- Recommend Approval

Public Works/Engineering

- The proposed business reflects the current and previous uses in the multi-tenant building.

Police Department

- No Comments

Fire Department

- Owner to verify by way of private assessment that the sprinkler system does not need modification due to their equipment.
- Will this require and hood systems?
- Update Knox box with keys.

STAFF REVIEW COMMENTS
Plan Commission Meeting – August 26, 2021

Administrative/Planning

- No Comments

Agenda Item #5 – Conditional Use Permit – Design 2 Construct/Delaney Group LLC – Sign – N173W21010 Northwest Passage

Building Inspection

- Proposed sign complies with Village Ordinances and is similar in design to others in the nearby business park. Recommend Approval.

Public Works/Engineering

- The proposed sign is similar to the other signs existing in the industrial park.

Police Department

- No Comments

Fire Department

- No Comments

Administrative/Planning

- No Comments

Agenda Item #6 – Concept Plan – Ryan Fritsch/Neumann Development Inc. – Proposed Subdivision – 3245 Maple Road

Building Inspection

- Developer is proposing 100 single-family residential lots on a 76-acre parcel previously slated for a similar development of 125 residential lots.
- Proposed future zoning designations, particularly for the Type A and Type B lots should be consistent with future designations assigned to the existing subdivisions located to the west and north that were attached to the Village in January 2021 in order to avoid potential “spot zoning” and will effectively provide uniform standards throughout the proposed development(s).
- Recommend any zoning designation(s) be established during the development approval process in order to avoid the requirement for future re-zoning.
- Developer should be prepared to demonstrate how they intend to address the known high ground water issues within the proposed development area.
- The Development Agreement shall be signed and recorded prior to commencement of any site work.

Public Works/Engineering

- This is the second time Neumann Developments Inc has proposed a concept plan for the parcel of land. The new proposed layout addresses the concerns and issues of drainage on the western part of the property and gives a solution to the bad soil conditions also with the western half of the property.

STAFF REVIEW COMMENTS

Plan Commission Meeting – August 26, 2021

- The size and lot layout reflects the surrounding existing subdivisions.
- Recommend approval of the concept plan to continue the process in developing the land.

Police Department

- The residences should be issued grid system addresses.

Fire Department

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

Administrative/Planning

- All proposed setbacks for the three “types” of lots comply with the provisions set forth in the Village Zoning Code. Because the proposal is compatible with current Village Zoning Code language, Staff recommend consideration of assigning specific zoning to these parcels, as it would enable Village Staff to adhere to a simplified process when reviewing residential zoning questions, permitting questions, and other ordinances as applicable.
 - Type A Lots: Compatible with R-5 Single Family Residential District
 - Type B Lots: Compatible with R-4 Single-Family Residential District
 - Type C Lots: Compatible with R-4 Single-Family Residential District
- The Village’s Consultant Planner, Tim Schwecke, has shared there are reasons not to “approve” a concept plan. Instead, the benefit come from the act of offering feedback to the applicant so they may decide if they will proceed to the next step of proposing a preliminary plat. Additionally, the Village Board would not be required to review the concept plan, but it may please the applicant and Village Board to do so. As a reminder, a conceptual review is an informal review and the body may request the developer address specific areas in the conceptual plan, but the body shall not state they do not like portions of the proposal because of a specific reason. This recommendation is due in part because public hearings, which occur later in the process for PUD or zoning approval, must be conducted by unbiased decision makers, and this point of review does not include such input from the public.