

**AGENDA**  
**PLAN COMMISSION MEETING**  
**Thursday, May 27, 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 April 29, 2021
3. Extra Territorial Plat/Certified Survey Map – Heckendorf Farms LLC – 2039 Sherman Road
4. Conditional Use Permit – Anthony Jones/Auto Thirst LLC - N168W20069 Main Street, #1 - Pre-Owned Car Sales Establishment
5. Rezoning – Rod & Chantel Massie – A Petition to Rezone Property Located at N160W19220 Sherman Road, Parcel V3\_020600A
6. Extra Territorial Zoning – Lily Acres – Resolution #21-13
7. Conditional Use Permit – Design 2 Construct/Houseware Distributors Inc. Northeast Corner of Caymus Court & Hwy P – Business Development
8. Certified Survey Map – Design 2 Construct/Houseware Distributors Inc. Northeast Corner of Caymus Court & Hwy P – Business Development
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, April 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. Brian Emmrich, Tr. Kruepke, Jon Molkentin, Dan Reik

Members Excused: Jon Weil

Village Board Member Present: Tr. Heckendorf

Staff Present: Building Inspector Collin Johnson, Administrator Jen Keller, Clerk Jilline Dobratz, and Administrative Assistant Tiffany Washburn

**2. Approval of Minutes for the Plan Commission Meeting of March 25, 2021**

Motion by Tr. Emmrich, second by Tr. Kruepke to approve the Plan Commission minutes of March 25, 2021 with the amendment to strike Keith Berben as absent, as he has resigned from the position.

Vote: 5 ayes, 0 nays. Motion carried.

**3. Concept Plan - Proposed Land Division – John Lamm – Glen Brooke Drive**

Property owner, John Lamm, presented the concept plan of "Little Lamb's Corner" Subdivision. Members expressed concerns regarding the small, oddly shaped lots, the density of the lots on the property, and proper access to the property by emergency services, such as the Fire Department.

Tr. Kruepke recommended a revision of the lots, including the maximum square footage of houses that could be built on each lot and consideration of setbacks.

Pres. Schwab encouraged the applicant to return with a revised plan.

**4. Extra Territorial Plat/CSM – Heckendorf Farms LLC – 2039 Sherman Road**

Administrator Keller advised that the applicant withdrew the petition and an amended CSM will be brought forward in May.

**5. Developers Agreement – Amended – Laurel Springs Addition #1**

Administrator Keller stated the original approvals for the Developer's Agreement were granted in June 2019, but it was not recorded. In order to proceed correctly, an amendment to the Exhibit A Legal Description of the Property and Final Plat Map was required.

Motion by Pres. Schwab, second by Tr. Emmrich to approve the amendment to the Laurel Springs Addition #1 Developers Agreement.

Vote: 5 ayes, 0 nays. Motion carried.

**6. Citizens to Address the Plan Commission**

Dirk Wildt, W208N16348 Renee Way, spoke regarding Agenda item #3

He commended property owner, Jon Lamm, for his efforts to develop the property. He is concerned about the plans regarding water runoff and whether that would runoff into a retention pond or ditch. He feels that the lot sizes proposed on the concept plan are too dense, which would make the houses too small. He also feels that the development may devalue surrounding properties. In summary, he is not against developing the land, but is concerned about the current concept plan and the water runoff.

**7. Adjourn**

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

Vote: 5 ayes, 0 nays. Meeting adjourned at 7:31 p.m.

Respectfully submitted,

Tiffany Washburn  
Administrative Assistant

# VILLAGE OF JACKSON PLAN COMMISSION APPLICATION - SUBMITTAL GUIDE

(Meetings are held the fourth Thursday of the month. Applications are DUE the 1<sup>st</sup> Friday of the month for that month's meeting.)

| ACTION REQUESTED                                      | FEE   | SUBMITTAL REQUIREMENTS<br><i>Refer to number items in shaded column →</i>                     | TYPE OF INFORMATION DESCRIBED<br><i>(See reverse side for further instructions)</i> | Paper or Digital Copy Required |
|-------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------|
| CONCEPT PLAN                                          | \$50  | 1,2,6,13                                                                                      | *1) Complete Application ( <i>all pages</i> )                                       | Both                           |
| CONDITIONAL USE                                       |       |                                                                                               | *2) Describe the intended use and operation                                         | Both                           |
| - Full Review                                         | \$150 | 1,2,3,4,5,6,7,14,15,16,18,19,20                                                               | 3) Address labels of adjacent owners to be notified (200' / 500')                   | Both                           |
| - *Special Use (to existing CU)                       | \$50  | 1,2,4,5,6,7,13                                                                                | 4) Property owner acknowledgement of the request                                    | Both                           |
| PLANNED UNIT DEVELOPMENT                              | \$150 | 1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20                                                        | 5) Impact Statement                                                                 | Both                           |
| - *Special Use (to existing PUD)                      | \$50  | 1,2,3,4,5,6,7,13 (14-22 upon request)                                                         | *6) Location Map                                                                    | Both                           |
| REZONING                                              | \$200 | 1,2,3,4,6,9 or 10 (500' for rezoning)<br>200' for Cond. Use or PUD Site Plan)                 | 7) Development Plan / Site Plan                                                     | Both                           |
| CERTIFIED SURVEY MAP (CSM)                            | \$150 | 1,2,6,10,20                                                                                   | 8) Preliminary Plat                                                                 | Both                           |
| MINOR SUBDIVISION                                     | \$150 | 1,2,3,5,6,10,15,16,17,18,20                                                                   | <del>9) Final Plat</del>                                                            | Both                           |
| EXTRA TERRITORIAL PLAT/CSM                            | \$150 | 1,2,6,9 / 10                                                                                  | *10) Certified Survey Map                                                           | Both                           |
| EXTRA TERRITORIAL PLAT<br>OUTSIDE SANITARY SRVC. AREA | \$50  | 1,2,6,9 / 10                                                                                  | 11) Annexation Petition                                                             | Both                           |
| PRELIMINARY PLAT                                      | \$300 | 1,2,3,5,6,9,15,16,17,18                                                                       | 12) Annexation Map                                                                  | Both                           |
| FINAL PLAT / Final Plat Reappl.                       | \$100 | 1,2,3,5,6,9,15,16,17,18,20                                                                    | 13) Sketch Plan                                                                     | Both                           |
| ANNEXATION / ATTACHMENT                               | \$200 | 1,2,3,4,5,6,11,12,21                                                                          | 14) Landscape and Buffer Plan                                                       | Both                           |
| STREET EASEMENT/ VACATION                             | \$150 | 1,2,3,4,6,9                                                                                   | <b>Engineering Review - Infrastructure</b>                                          |                                |
| VARIANCE / APPEAL                                     | \$150 | 1,2,3,4,6,7                                                                                   | 15) Grading / Drainage Plan                                                         | Both (24x36)                   |
| MAILING LABELS                                        | \$25  | For all property addresses within 200 feet<br>For all properties within 500' if rezoning ONLY | 16) Water / Sanitary Sewer / Storm Sewer Plans                                      | Both (24x36)                   |
|                                                       |       |                                                                                               | 17) Street / Right of Way cross sections                                            | Both (24x36)                   |
|                                                       |       |                                                                                               | 18) Erosion Control Plan                                                            | Both (24x36)                   |
|                                                       |       |                                                                                               | 19) Proposed colors / materials                                                     | Both                           |
|                                                       |       |                                                                                               | 20) Developers Agreement                                                            | Both                           |
|                                                       |       |                                                                                               | 21) Annexation Agreement ( <i>includes pre-annex agreements</i> )                   | Both                           |
|                                                       |       |                                                                                               | 22) Other -                                                                         | Both                           |

\*SPECIAL USE PERMITS are applicable to EXISTING Conditional Use Permits and Planned Unit Developments. The granting of a Special Use Permit shall not change the character of the principal use or conflict with the purpose and intent of the original Conditional Use or Planned Use Development approval. Special Use Permits shall be reviewed for impact on neighboring uses in addition to the neighborhood. Compatibility is a primary consideration.

Examples of special uses include: New or expanded tenant uses including occupancies, minor changes to building facades, minor lighting changes, paint schemes, certain accessory structures, sign replacements of equal or lesser size or other uses or modifications as determined by the Village.



**Applications shall be submitted NO LATER than 4:00 PM on the 1<sup>st</sup> Friday of the month to be considered at that month's meeting.** In some cases, additional copies of a submittal may 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.

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 at which a public hearing may be held. A decision on the request could be made at that time.

**EXPLANATION OF TYPES OF INFORMATION REQUIRED** *(From front page of application form)*

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1. **Application Form:** You **MUST SUBMIT both HARD (paper) and DIGITAL (USB Drive) copies of your application.**
2. **Letter of Intent:** What you are requesting in your own words? *(Be brief)*
3. **Mailing/Address Labels:** It is your responsibility to provide the Village with addresses labels of ALL adjacent property owners within a 200-foot radius of the subject property. If mailed notification is required for your application, an incorrect address may cause a delay. *(Additional \$25 is required if Village provides address labels.)*
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. General hours of operation.
  - B. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc).
  - C. Vehicle trip generation (trips per day per unit x number of units).
  - D. Estimated numbers of vehicles and/or equipment, materials, to be parked and/or stored on site.
  - E. Proposed sign(s) advertising business, directional signage, dwelling unit rental, etc.
  - F. Proposed dates of construction and completion.
  - G. Anticipated user profiles (for residential developments).
  - H. Annual water consumption estimate (100% occupancy and build-out).
  - I. Annual sewage generation estimate (100% occupancy and build-out).
6. **Location Map:** An aerial map indicating where the site is located within the Village.
7. **Development Plan:** Show entire proposal on the site. Include edge of pavement and/or back of the curb line, sidewalks (existing and proposed), structure footprint(s), driveways, parking areas, fencing, refuse enclosures, locations of accessory uses, and overall dimensions of structures and setbacks, 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 document 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:** Show location, size, type, botanical name & common name of proposed trees & shrubs. Also details surface treatments. Show walls, fence location and style, buffers/screening and similar details.
15. **Grading/Drainage Plan:** Show 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:** Show size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer system with gradient profiles and invert elevations; shows the proposed storm drainage system as in #15 above.
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 Building 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**

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  
    ☐ Special Use      ☐ Special Use      ☐ OTHER \_\_\_\_\_  
    (For existing CU ONLY)      (For existing PUD ONLY)

Property Address: 2039 Sherman Rd Jackson 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

**APPLICANT INFORMATION**

Name(s): Heekendort Farms LLC Melvin R. Heekendort Eunice Heekendort

Mailing Address: 1997 Sherman Rd Jackson State WI Zip 53037

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**BUSINESS INFORMATION** (If New Business)

Legal Business Name: \_\_\_\_\_

D/B/A: \_\_\_\_\_ FEIN #: \_\_\_\_\_ - \_\_\_\_\_

Mailing Address: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

Website: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**ARCHITECT / ENGINEER / CONTRACTOR INFORMATION** (Circle One)

Firm Name: \_\_\_\_\_

Primary Contact: \_\_\_\_\_

Address: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_



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

Briefly explain what you are requesting to be reviewed and/or approved: to create new parcel  
with deed lines corrected

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): \_\_\_\_\_

## **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): Heckendort Farms LLC - Melvin R. Heckendort Eunice Heckendort

Applicant Signature: Melvin R. Heckendort

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](mailto:jilline.dobratz@villageofjackson.com)

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

**Amount:** \_\_\_\_\_

**Payment Type:** CH / CC / CA

**Check/Receipt #:** \_\_\_\_\_

**Received By:** \_\_\_\_\_

**VILLAGE OF JACKSON**

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 242108

Date: 3/29/2021

Check

RECEIVED  
FROM HECKENDORF

\$150.00

| <u>Type of Payment</u> | <u>Description</u>                 | <u>Amount</u> |
|------------------------|------------------------------------|---------------|
| Accounting             | PLANNING / ZONING FEES             | 150.00        |
|                        | PLAN COMMISSION SUB/XTRA TERR PLAT |               |

TOTAL RECEIVED

150.00

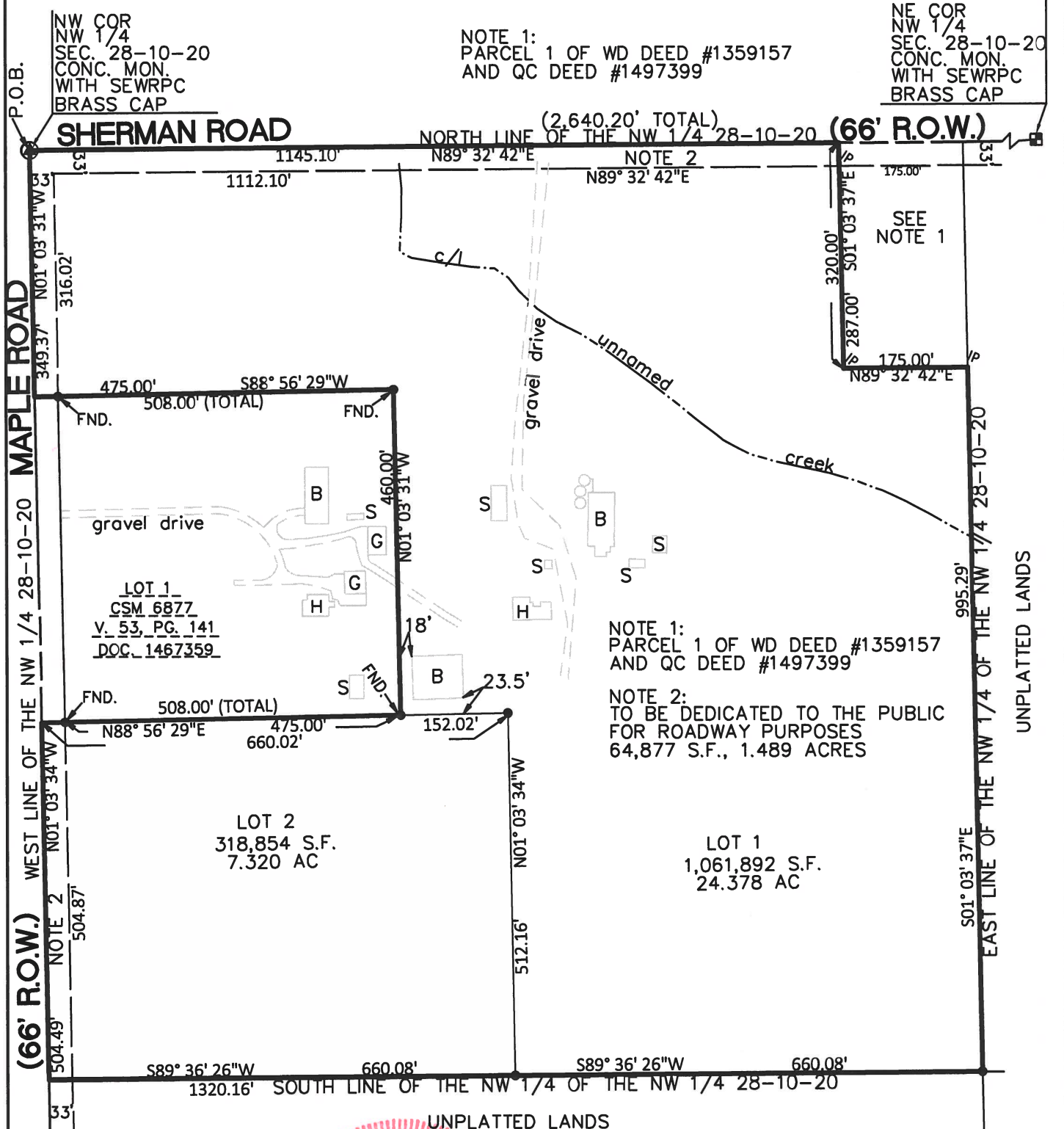
Receipt Memo: PLAN COMM/CK#9798



WASHINGTON COUNTY CERTIFIED SURVEY  
MAP NO. \_\_\_\_\_

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST  
1/4 EXCEPT LOT 1 OF CERTIFIED SURVEY MAP 6877  
BEING RECORDED IN THE WASHINGTON COUNTY  
REGISTRY IN VOLUME 53 OF CERTIFIED SURVEY  
MAPS ON PAGES 141-144 AS DOCUMENT NO.  
1467359 AND PARCEL ONE OF DOCUMENT NO.

1359157 AND DOCUMENT NO. 1497399 ALL IN SECTION 28, TOWN 10 NORTH,  
RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



NOTE 1:  
PARCEL 1 OF WD DEED #1359157  
AND QC DEED #1497399

NE COR  
NW 1/4  
SEC. 28-10-20  
CONC. MON.  
WITH SEWRPC  
BRASS CAP

NOTE 1:  
PARCEL 1 OF WD DEED #1359157  
AND QC DEED #1497399

NOTE 2:  
TO BE DEDICATED TO THE PUBLIC  
FOR ROADWAY PURPOSES  
64,877 S.F., 1.489 ACRES

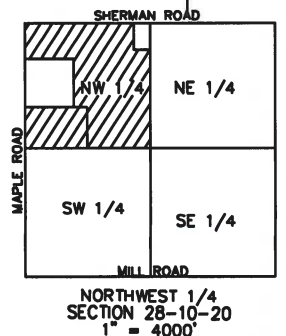
UNPLATTED LANDS

LEGEND

- P I.P. (FND)
- 3/4" REBAR (SET)
- H HOUSE
- G GARAGE
- S SHED
- B BARN
- P/L PROPERTY LINE
- R/W RIGHT OF WAY
- P.O.B. POINT OF BEGINNING



BEARINGS BASED ON THE  
WISC. STATE PLANE  
COORDINATE SYSTEM  
NORTH LINE OF NW1/4  
REC. AS N 89°32'42" E





WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, EXCEPT LOT 1 OF CERTIFIED SURVEY MAP 6877 BEING RECORDED IN THE WASHINGTON COUNTY REGISTRY IN VOLUME 53 OF CERTIFIED SURVEY MAPS ON PAGES 141-144 AS DOCUMENT NO. 1467359 AND PARCEL ONE OF DOCUMENT NO. 1359157 AND DOCUMENT NO. 1497399 ALL IN SECTION 28, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I ANTHONY J. GROMACKI, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, EXCEPT LOT 1 OF CERTIFIED SURVEY MAP 6877 BEING RECORDED IN THE WASHINGTON COUNTY REGISTRY IN VOLUME 53 OF CERTIFIED SURVEY MAPS ON PAGES 141-144 AS DOCUMENT NO. 1467359 AND PARCEL ONE OF DOCUMENT NO. 1359157 AND DOCUMENT NO. 1497399 ALL IN SECTION 28, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE N89°32'42"E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 1145.10 FEET; THENCE S01°03'37"E 320.00 FEET; THENCE N89°32'42"E 175.00 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE S01°03'37"E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4, 995.29 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4; THENCE S89°36'26"W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4, 1320.16 FEET TO THE WEST LINE OF THE OF SAID NORTHWEST 1/4; THENCE N01°03'34"W ALONG SAID WEST LINE 504.49 FEET TO THE SOUTH LINE (EXTENDED) OF CERTIFIED SURVEY MAP 6877 BEING RECORDED IN THE WASHINGTON COUNTY REGISTRY IN VOLUME 53 OF CERTIFIED SURVEY MAPS ON PAGES 141-144 AS DOCUMENT NO. 1467359; THENCE N88°56'29"E ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP 6877, 508.00 FEET TO THE EAST LINE OF SAID CERTIFIED SURVEY MAP 6877; THENCE N01°03'31"W ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP 6877, 460.00 FEET TO THE NORTH LINE OF SAID CERTIFIED SURVEY MAP 6877; THENCE S88°56'29"W ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP 6877, 508.00 FEET TO THE WEST LINE OF THE OF THE NORTHWEST 1/4 OF SECTION 28; THENCE N01°03'31"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, 349.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 33.187 ACRES, 1,445,623 S.F

THAT I HAVE MADE THIS SURVEY AND MAP BY THE DIRECTION OF  
MELVIN R HECKENDORF AND EUNICE HECKENDORF, CO-OWNERS OF SAID LAND.

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 PROVISION OF CHAPTER 236 OF THE  
WISCONSIN STATUTES AND THE PROVISIONS OF THE LAND DIVISION AND SUBDIVISION ORDINANCE  
FOR THE TOWN OF JACKSON IN SURVEYING, DIVIDING AND MAPPING THE SAID LAND  
DATED THIS 29TH DAY OF APRIL, 2021

ANTHONY J GROMACKI  
PROFESSIONAL LAND SURVEYOR S-2090



OWNERS'S CERTIFICATE OF DEDICATION

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND SHOWN AND DESCRIBED HEREIN  
TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.  
WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE  
FOLLOWING FOR APPROVAL:

TOWN OF JACKSON, PARKS AND PLANNING COMMISSION.

TOWN OF JACKSON, TOWN BOARD.

MELVIN R HECKENDORF

EUNICE HECKENDORF

STATE OF WISCONSIN)  
WASHINGTON COUNTY) s.s.

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. THE ABOVE  
NAMED OWNERS ARE TO ME KNOW TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING  
INSTRUMENT AND ACKNOWLEDGE THE SAME.

(NOTARY SEAL) \_\_\_\_\_ NOTARY PUBLIC, \_\_\_\_\_, WISCONSIN.

MY COMMISSION EXPIRES \_\_\_\_\_

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, EXCEPT LOT 1 OF  
CERTIFIED SURVEY MAP 6877 BEING RECORDED IN THE WASHINGTON COUNTY  
REGISTRY IN VOLUME 53 OF CERTIFIED SURVEY MAPS ON PAGES 141-144 AS  
DOCUMENT NO. 1467359 AND PARCEL ONE OF DOCUMENT NO. 1359157 AND  
DOCUMENT NO. 1497399 ALL IN SECTION 28, TOWN 10 NORTH, RANGE 20  
EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

APPROVAL OF THE TOWN OF JACKSON, PARKS AND PLANNING COMMISSION

THIS CERTIFIED SURVEY MAP IN THE TOWN OF JACKSON,  
MELVIN R HECKENDORF AND EUNICE HECKENDORF, CO-OWNERS OF SAID LAND.  
IS HEREBY RECOMMENDED FOR APPROVAL BY THE TOWN OF JACKSON PLAN COMMISSION.

DATED: \_\_\_\_\_, 2021

SIGNED: \_\_\_\_\_  
DAVE KLUG, PARKS AND PLANNING CHAIRMAN

DATED: \_\_\_\_\_, 2021

SIGNED: \_\_\_\_\_  
JIM MICECH, ZONING ADMINISTRATOR

APPROVAL OF THE TOWN OF JACKSON, TOWN BOARD

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF JACKSON,  
MELVIN R HECKENDORF AND EUNICE HECKENDORF, CO-OWNERS OF SAID LAND.  
IS HEREBY APPROVED BY THE TOWN OF JACKSON BOARD.

DATED: \_\_\_\_\_, 2021

SIGNED: \_\_\_\_\_  
ROBERT HARTWIG, TOWN CHAIRMAN

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD  
OF THE TOWN OF JACKSON.

DATED: \_\_\_\_\_, 2021

SIGNED: \_\_\_\_\_  
JULIA OLIVER, TOWN CLERK

SURVEYOR:  
ANTHONY J. GROMACKI P.L.S.  
M SQUARED ENGINEERING  
N19 W6719 COMMERCE COURT  
CEDARBURG, WISCONSIN 53012  
PHONE: (262) 376-4246



OWNER:  
HECKENDORF  
1997 SHERMAN ROAD  
JACKSON, WISCONSIN 53037

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, EXCEPT LOT 1 OF CERTIFIED SURVEY MAP 6877 BEING RECORDED IN THE WASHINGTON COUNTY REGISTRY IN VOLUME 53 OF CERTIFIED SURVEY MAPS ON PAGES 141-144 AS DOCUMENT NO. 1467359 AND PARCEL ONE OF DOCUMENT NO. 1359157 AND DOCUMENT NO. 1497399 ALL IN SECTION 28, TOWN 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

\_\_\_\_\_  
MIKE SCHWAB, CHAIRMAN

\_\_\_\_\_  
JILLINE DOBRATZ, CLERK

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

\_\_\_\_\_  
MIKE SCHWAB, CHAIRMAN

\_\_\_\_\_  
JILLINE DOBRATZ, CLERK

SURVEYOR:  
ANTHONY J. GROMACKI P.L.S.  
M SQUARED ENGINEERING  
N19 W6719 COMMERCE COURT  
CEDARBURG, WISCONSIN 53012  
PHONE: (262) 376-4246



OWNER:  
HECKENDORF  
1997 SHERMAN ROAD  
JACKSON, WISCONSIN 53037

# EXHIBIT

OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, 28-10-20

NW COR  
NW 1/4  
SEC. 28-10-20  
CONC. MON.  
WITH SEWRPC  
BRASS CAP

NOTE 1:  
PARCEL 1 AND  
QC DEED #1497399

SHERMAN ROAD

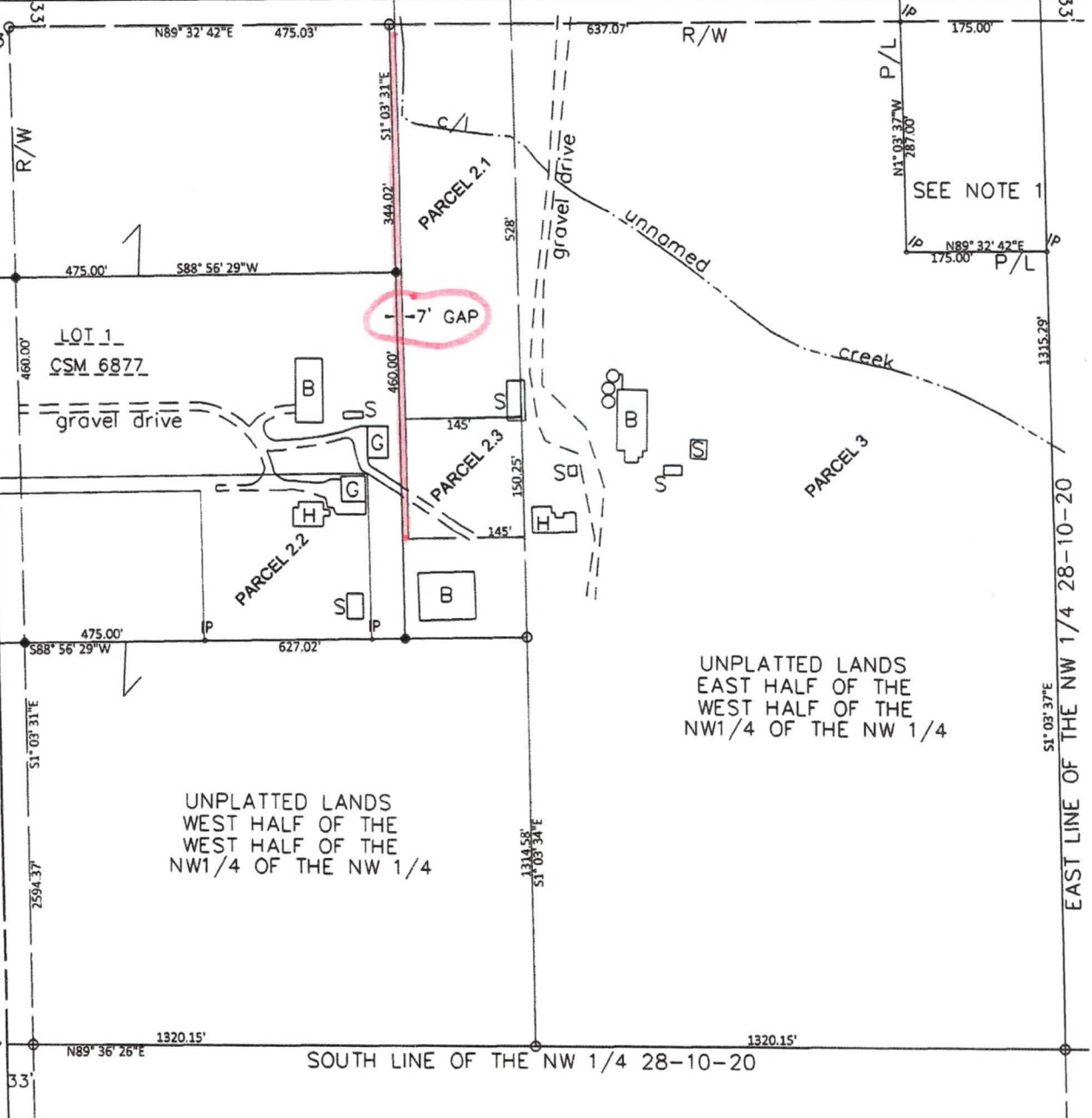
NORTH LINE OF THE NW 1/4 28-10-20

(66' R.O.W.)

MAPLE ROAD

WEST LINE OF THE NW 1/4 28-10-20

(66' R.O.W.)



## LEGEND

- IP I.P. (FND)
- CONCRETE MONUMENT WITH BRASS CAP
- 3/4" REBAR (FND)
- 3/4" REBAR (SET)
- H HOUSE
- G GARAGE
- S SHED
- B BARN
- P/L PROPERTY LINE
- R/W RIGHT OF WAY

STATE OF WISCONSIN)  
WASHINGTON COUNTY)SS

I Anthony J. Gromacki Land Surveyor in the State of Wisconsin, do hereby certify that on March 15th, 2021 surveyed the above described property according to official records and the accompanying map is true and correct representation of the exterior boundaries of the land surveyed to the best of my belief and knowledge.

THIS INSTRUMENT WAS DRAFTED BY ANTHONY J. GROMACKI, R.L.S. 2090



**M Squared Engineering, LLC**

...where engineering solutions meet water quality...

N19 W6717 Commerce Court  
Cedarburg, WI 53012

Phone: (262)376-4246 [www.msquaredengineering.com](http://www.msquaredengineering.com) Fax: (262)375-2274

**MELVIN HECKENDORF**

PROJECT: HECKENDORF  
PROJECT NO.: 21-120-020  
DRAWN BY: AJG  
DATE: 3/22/2021

PLAT OF SURVEY

SCALE: 1" = 200'



Village of Jackson  
PLAN COMMISSION APPLICATION

Application/Permit #: 21-20285

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: N168 W20069 MAIN ST Unit: 1 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): ANTHONY JONES  
Mailing Address: 4526 N 46th ST MILWAUKEE State WI Zip 53218  
Office: (\_\_\_\_) \_\_\_\_\_ Cell: (414) 737-3696 Fax: (\_\_\_\_) \_\_\_\_\_  
Email: antjones87@gmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: AUTO THIRST LLC  
D/B/A: AUTO THIRST FEIN #: 862-830210  
Mailing Address: 4526 N 46th ST MILWAUKEE State WI Zip 53218  
Office: (262) 423-3777 Cell: (262) 423-3777 Fax: (\_\_\_\_) \_\_\_\_\_  
Email: autothirstllc@gmail.com  
Website: ITS IN THE MAKING -> (autothirst.com)

PROPERTY OWNER INFORMATION

Name(s): MC FLITSCH ENTERPRISE LLC (MARK FLITSCH)  
Address: 4059 MARY LN CEDARBURG State WI Zip 53012  
Office: (\_\_\_\_) \_\_\_\_\_ Cell: (262) 573-1198 Fax: (\_\_\_\_) \_\_\_\_\_  
Email: NICKERBS11@gmail.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: \_\_\_\_\_  
Primary Contact: \_\_\_\_\_  
Address: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Office: (\_\_\_\_) \_\_\_\_\_ Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

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

Briefly explain what you are requesting to be reviewed and/or approved: I AM LOOKING TO  
START AN INDOOR PRE-OWNED CAR SALES ESTABLISHMENT.

Provide a brief overview of proposed use(s) of entire property and/or lease space: INDOOR / WAREHOUSE  
PRE-OWNED VEHICLE SALES, BY APPOINTMENT. SALES WILL TAKE PLACE  
IN AN OFFICE SUITE AND THE CARS WILL BE STORED IN THE WAREHOUSE.

Hours of Operation: MON-FRIDAY 9AM - 6PM, SATURDAYS 9-3PM OR UNTIL THE  
APPOINTMENT ARE OVER

Provide a brief overview of proposed daily on-site operations: ONLINE / INDOOR SALES OF  
VEHICLES. MOVEMENTS WILL BE WORKED ON AT THE SITE. IT WILL BE  
A VERY UNIQUE EXPERIENCE AND VERY PERSONAL FOR EACH CUSTOMER.

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.: THE VEHICLES WILL NOT IMPACT  
THE ENVIRONMENT IN ANY NEGATIVE WAY AT ALL. THEY WILL BE  
STORED QUIETLY IN THE UNDERGROUND WAREHOUSE, AND ONLY BROUGHT  
OUT FOR A QUICK TEST DRIVE.

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

Describe any proposed, development, on-site improvements or other construction/remodeling activities: THE  
ONLY UPGRADES WILL BE WHITE PAINT IN THE WAREHOUSE AND ALSO IN  
THE SUITE / OFFICE. ALSO PAINTING THE ENTRY DOOR TO THE WAREHOUSE.

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: I WILL BE ADDING CAMERAS  
NEAR THE WAREHOUSE ENTRY.

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

Describe the projected traffic circulation and impacts: NO CHANGES WILL BE MADE

List all setbacks from rights-of-way and property lines and height limitations: NOTHING WILL CHANGE WITH TRAFFIC AND THERE WILL BE NO CHANGES TO THE LOT.

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: N/A  
FIRST NEED TO HAVE OCCUPANCY AND THEN I WILL HAVE AND BE ABLE TO PROVIDE THE LICENSES.

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: NA

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

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: PARKING IS ALREADY ESTABLISHED. NOTHING NEEDS TO CHANGE

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: N/A I WILL TRY TO GET THIS DONE AS SOON AS POSSIBLE

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

Projected Water Usage: N/A 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): ANTHONY JONES

Applicant Signature: 

Co-Applicant Name (Print): \_\_\_\_\_

CO-Applicant Signature: \_\_\_\_\_

Date of Application: 05/03/21

## **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](mailto:jilline.dobratz@villageofjackson.com)

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**  
Phone: (262) 677-9696  
Email: [collin.johnson@villageofjackson.com](mailto: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: 5/6/21

Amount: \$ 175.00

Payment Type: CH ☒ CC ☐ CASH

Check/Rcpt. #: 31523317

Received By: Emf.



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

**Utilities/fees Payment Confirmation (Ref #: 31523317)**

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

**Date:** 05/06/2021 10:47 EDT

**TRANSACTION INFORMATION**

**Name:** Anthony J Jones

**Transaction Reference #:** 31523317

**Utility Account #:**

**Transaction Date/Time:** 05/06/2021 10:47 EDT

**Building Permit #:** 21-20285

**Parking Ticket #:**

**General:** Plan Commission Application Fee

**BILLING INFORMATION**

**Name:** Anthony J Jones

**Address:** 4526 N 46th Street

**City, State Zip:** Milwaukee, WI 53218

**Phone #:** (414)737-3696

**Card #:** xxxx-xxxx-xxxx-2069

**PAYMENT INFORMATION**

**Approval #:** 074710

**Payment Amount:** \$175.00

**Service Fee:** \$5.00

**Total Amount:** \$180.00

**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**

5/11/21

N168W20069 Main Street

Jackson, WI 53037

Re: Letter of Owner Acknowledgement

To Whom It May Concern

Anthony has the owners permission to have an office located in Suite 1 of the address above and also the lower warehouse at the same address to run his auto business.

The proposed use by Anthony is approved by the owner of this property.

Sincerely,

*Mark Flitsch*

MC Flitsch Enterprise

262-623-7567

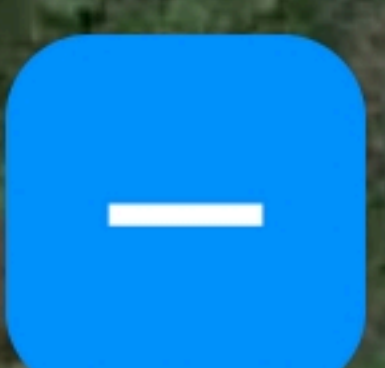
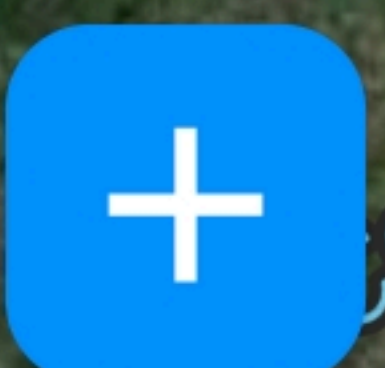
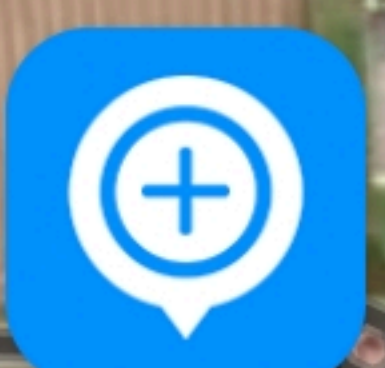
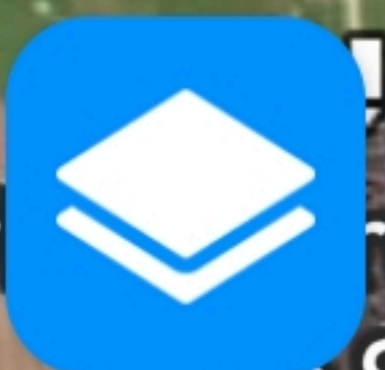
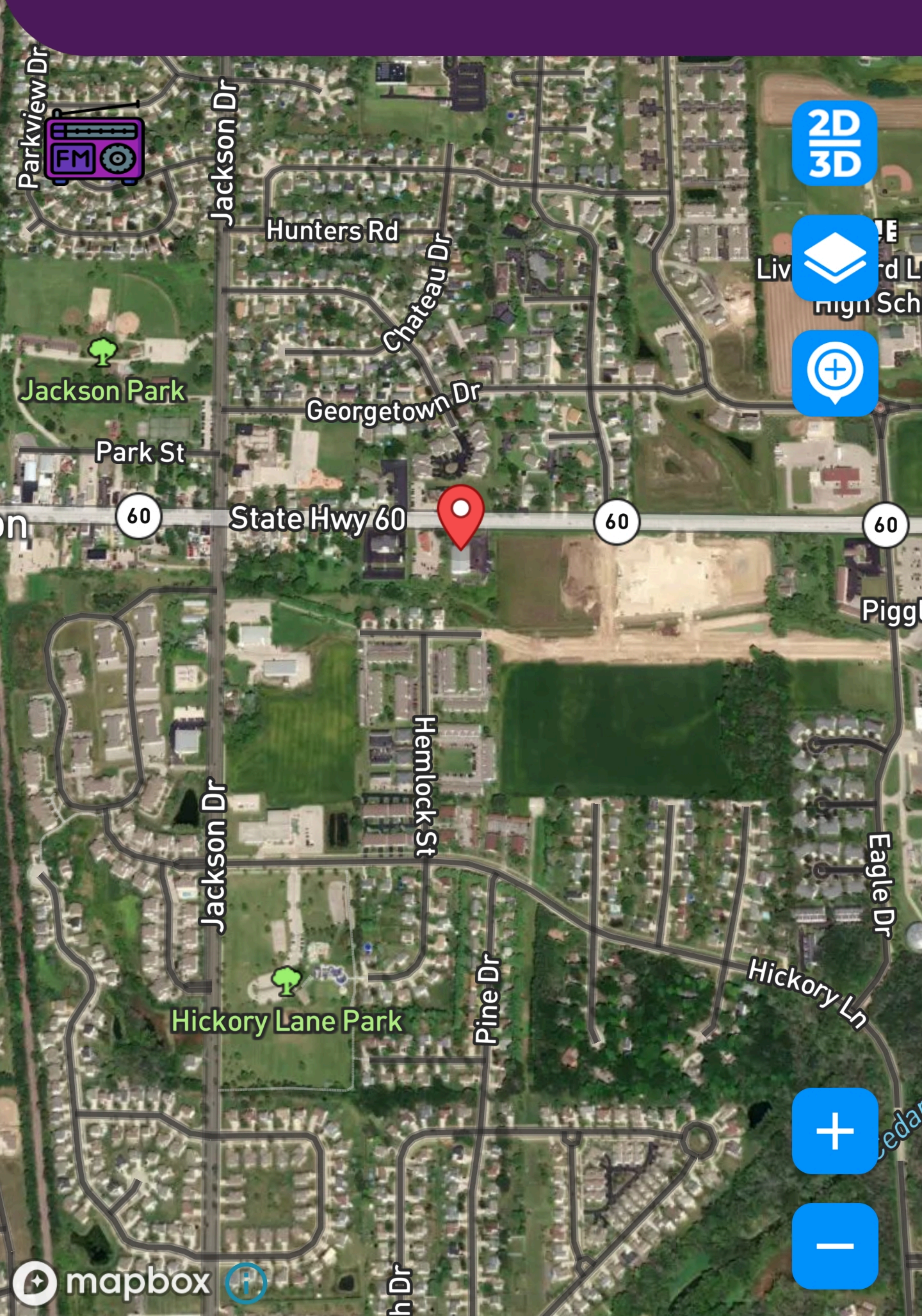




# Live Earth Map



N168 W20069, Main St, Jackson, WI



Satellite

Night

Traffic

Terrain

Normal



Your Money. Your Choice.  
AMERICASHLOANS.NET

Apply Now

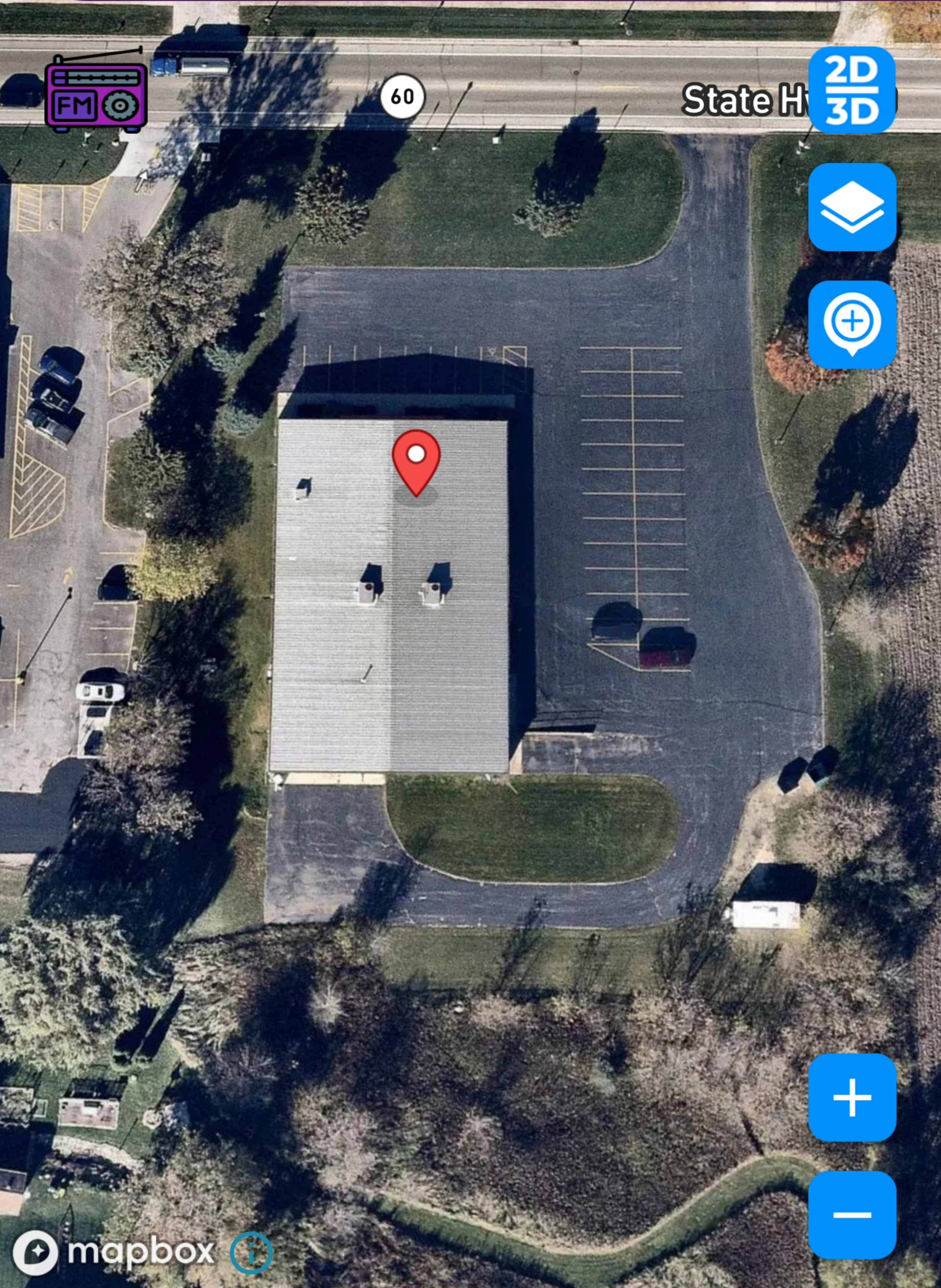




# Live Earth Map

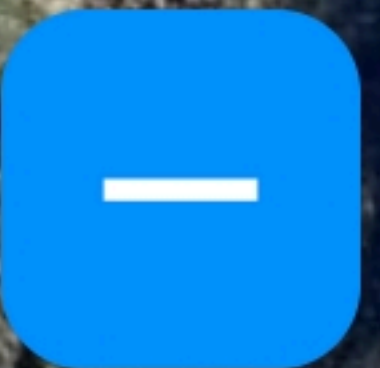
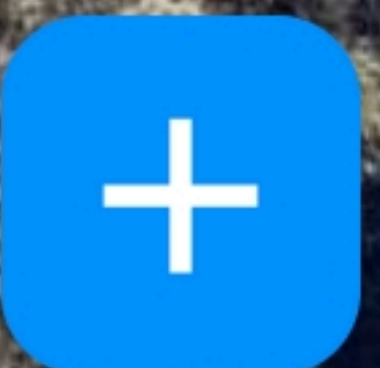
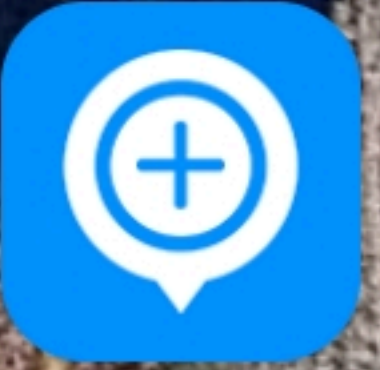
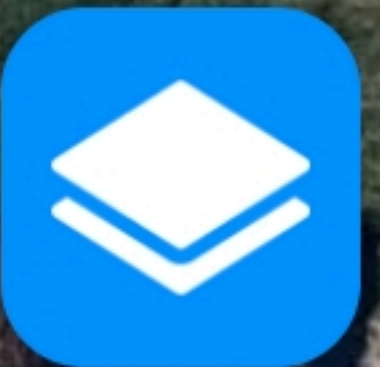


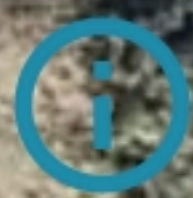
N168 W20069, Main St, Jackson, WI



60

State H



 mapbox 

Satellite

Night

Traffic

Terrain

Normal



Get funded the same day when you complete the application by 11:30a CST. Apply for up to...

Apply Now





## COMMERCIAL OCCUPANCY APPLICATION

### DEPARTMENT OF BUILDING INSPECTION

W194 N16660 Eagle Drive, Jackson, WI 53037

Phone: 262.677.9696

Email: collin.johnson@villageofjackson.com

(PLEASE PRINT CLEARLY)

Certificate #: 21-20285

☐ Permanent ☐ Conditional ☐ Temporary - Expires: \_\_\_\_\_

Date of Application: 04/17/21

Business Address: N168W20069 MAIN ST Suite #: 5 Jackson, WI 53037

Mailing Address: 4520 N 46th ST MILWAUKEE, WI Zip: 53218

Legal Name of Business: AUTO THIRST LLC FEIN #: 862830210  
(As registered with the State of Wisconsin)

Trade or Business Name: AUTO THIRST  
(Name for which the business will be commonly known)

Bus. Phone: (414) 737-3696 Bus. Fax: ( ) \_\_\_\_\_ Bus. Email: antjones87@gmail.com

Type of Business: RETAIL/OFFICE Scope of Business: VEHICLES (INDOORS ONLY)  
(Examples: Retail, Office, Restaurant, etc.) (Type of goods sold, manufactured, services provided, etc.)

Area of Building to be Occupied: LOWER LEVEL WAREHOUSE + SUITE 1 Approx. Sq. Ft.: 1600 + 800  
(Example: Second floor office area incl. basement storage area.)

Anticipated work or alterations to be performed (if any): \_\_\_\_\_

Owner/Agent Name: MC FLITSCH ENTERPRISES LLC Phone: (262) 573-1198

Owner/Agent Address: 4059 MARY LN CEDARBURG, WI Zip: 53012

Owner/Agent Email: NICKERS11@gmail.com

Contact Person Name (if other than owner): NICKI DERENNE Phone: (262) 573-1198

Property Owner: MARK FLITSCH/MC FLITSCH ENTERPRISES LLC Change in Property Ownership? Yes ☐ No ☒

Property Owner Address: 4059 MARY LN CEDARBURG, WI Zip: 53012

Property Owner Email: NICKERS11@gmail.com

Property Owner Phone: Home: ( ) \_\_\_\_\_ Office: ( ) \_\_\_\_\_ Cell: (262) 573-1198

Applicant Name: (Print Clearly): ANTHONY J JONES

APPLICANT SIGNATURE: Anthony J Jones Date: 04/17/21

**ACKNOWLEDGEMENT:** By signing above, applicant acknowledges that they have read and understand the form submittal requirements, inspection requirements, and process outlined on the reverse side of this form.

#### Jackson Occupancy Permit Fee

Village Fee.....\$180.00 (100-0-43510)

Fire Dept. Fee.....\$100.00 (900-00-43580-000)

TOTAL FEE.....\$280.00 (Unless noted Otherwise)

#### THIS IS NOT AN OCCUPANCY PERMIT

Occupancy may ONLY take place once approval has been granted by the Building Inspection Department and a valid Certificate of Occupancy has been issued.

#### For Office Use Only

Amount: \$180.00 / \$280.00

Date Received: 4/19/21

Payment Type: CH / CC / CASH

Check/Receipt #: 242374

Received By: CME



## **ORDINANCE #21-04**

---

### **TO REZONE THE FOLLOWING PARCEL V3\_020600A IN THE VILLAGE OF JACKSON AND TO AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO SECTION 48.34 OF THE MUNICIPAL CODE**

---

**THE VILLAGE BOARD OF THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN,** does hereby ordain the following changes to the Village Code:

WHEREAS, the property owners, Rodney and Chantel Massie are acting as the petitioners to rezone the following parcel of land, Tax Key V3\_020600A from A-1, Agricultural District to R-4, Single-Family Residential District; and

WHEREAS, the property is proposed to be rezoned so the owner can build a single-family home; and

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

WHEREAS, the Village Board conducted a public hearing on June 8, 2021; and

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

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

#### **Section 1. Zoning Map Change**

The subject property is hereby rezoned as described above and depicted as Lot 1 in Exhibit A, attached hereto, and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning of the subject property.

#### **Section 2. Effective Date**

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



The Village Clerk and Village Administrator are hereby authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this Ordinance.

Introduced by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Vote: \_\_\_\_\_aye \_\_\_\_\_nay

Passed and approved \_\_\_\_\_

VILLAGE OF JACKSON

By: \_\_\_\_\_  
Michael E. Schwab, Village President

Attest:

\_\_\_\_\_  
Jilline S. Dobratz, Village Clerk

Proof of Posting:

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

\_\_\_\_\_  
Village Official

\_\_\_\_\_  
Date



# EXHIBIT A

## Certified Survey Map No. \_\_\_\_\_

Part of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 20, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Scale 1"= 200'



### Surveyor:

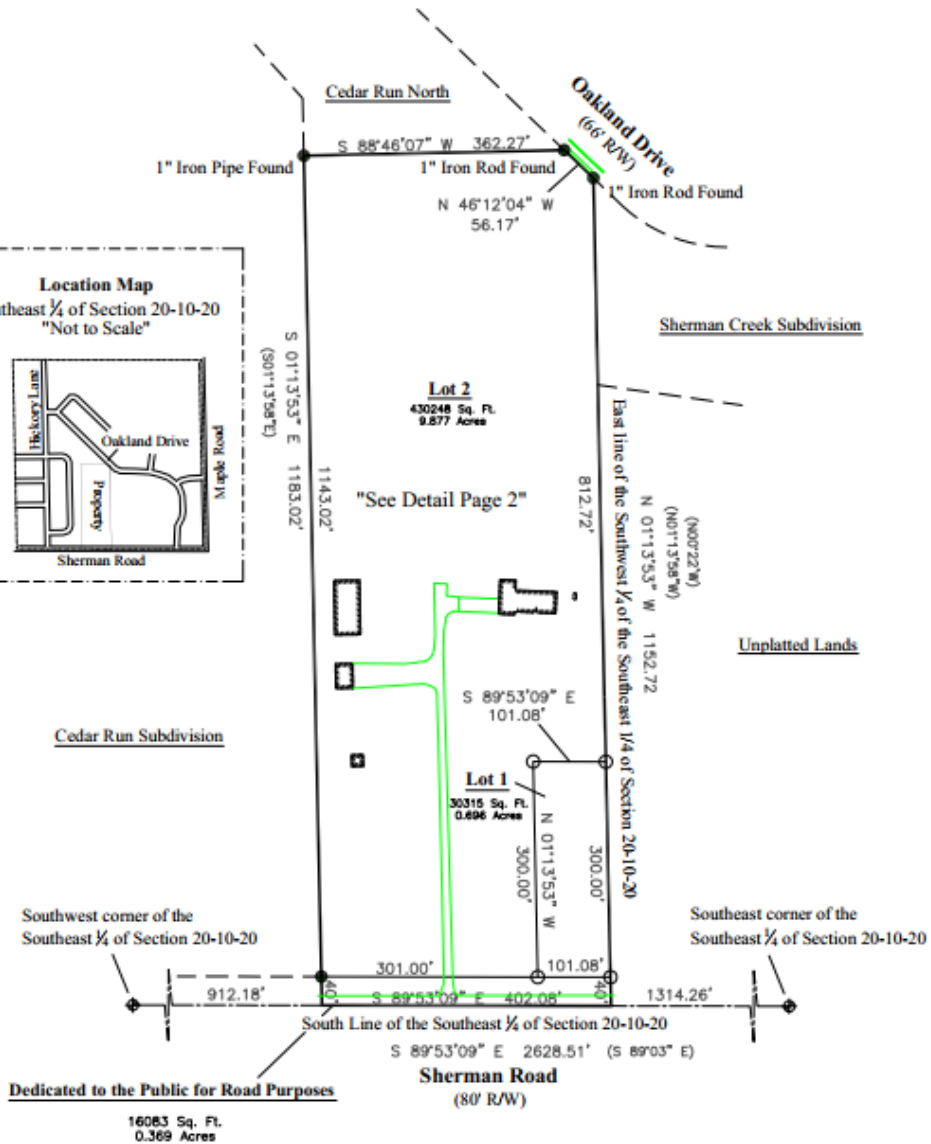
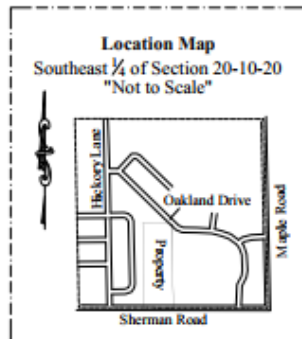
Richard Simon  
5080 Fairy Chasm  
West Bend, WI 53095  
rich@cornerstonelandsurvey.com  
(262) 424-5630

### Owners:

Rodney E. Massie  
Chantel M. Massie  
N160 W19270 Sherman Road  
Jackson, WI 53037

### Legend:

- Denotes 2" Iron Pipe Found  
\*Unless Otherwise Denoted\*
- 3/4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set



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
- ☐ Special Use      ☐ Special Use      ☐ OTHER \_\_\_\_\_
- (For existing CU ONLY)      (For existing PUD ONLY)

Property Address: 1160 W19270 Sherman Rd Unit: \_\_\_\_\_ Jackson, WI

Parcel #: \_\_\_\_\_ Lot Size: 10.573 acres ~~sq. ft.~~ Building Area: \_\_\_\_\_ sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☒ Other ~~A-1~~ A-1 ☐ Floodplain

**APPLICANT INFORMATION**

Name(s): Rod & Chantel Massie

Mailing Address: 1160 W19270 Sherman Rd Jackson State WI Zip 53037

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (262) 442 5214 Fax: (\_\_\_\_) \_\_\_\_\_

Email: RODEMASSIE@gmail.com

**BUSINESS INFORMATION** (If New Business)

Legal Business Name: \_\_\_\_\_

D/B/A: \_\_\_\_\_ FEIN #: \_\_\_\_\_ - \_\_\_\_\_

Mailing Address: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

Website: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

Name(s): Rod & Chantel Massie

Address: 1160 W19270 Sherman Rd Jackson State W. Zip 53037

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (847) 913-6144 Fax: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**ARCHITECT / ENGINEER / CONTRACTOR INFORMATION** (Circle One)

Firm Name: \_\_\_\_\_

Primary Contact: \_\_\_\_\_

Address: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_



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

Briefly explain what you are requesting to be reviewed and/or approved: Rezone ~~an~~ from  
agriculture to R-4 on front lot/Area of  
property taking 1.01 acres of the current 10.573 acres  
and creating a new parcel leaving 9.563 acres zoned A-1.

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

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: Build a house  
on rezoned property for parents

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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):**

Rod Massie

**Applicant Signature:**

[Signature]

**Co-Applicant Name (Print):**

Chantel Massie

**CO-Applicant Signature:**

[Signature]

**Date of Application:**

10/30/2020

## **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](mailto:jilline.dobratz@villageofjackson.com)

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

**Amount:** \_\_\_\_\_

**Payment Type:** CH / CC / CA

**Check/Receipt #:** \_\_\_\_\_

**Received By:** \_\_\_\_\_



Certified Survey Map No. \_\_\_\_\_

Part of the Southwest ¼ of the Southeast ¼ of Section 20, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

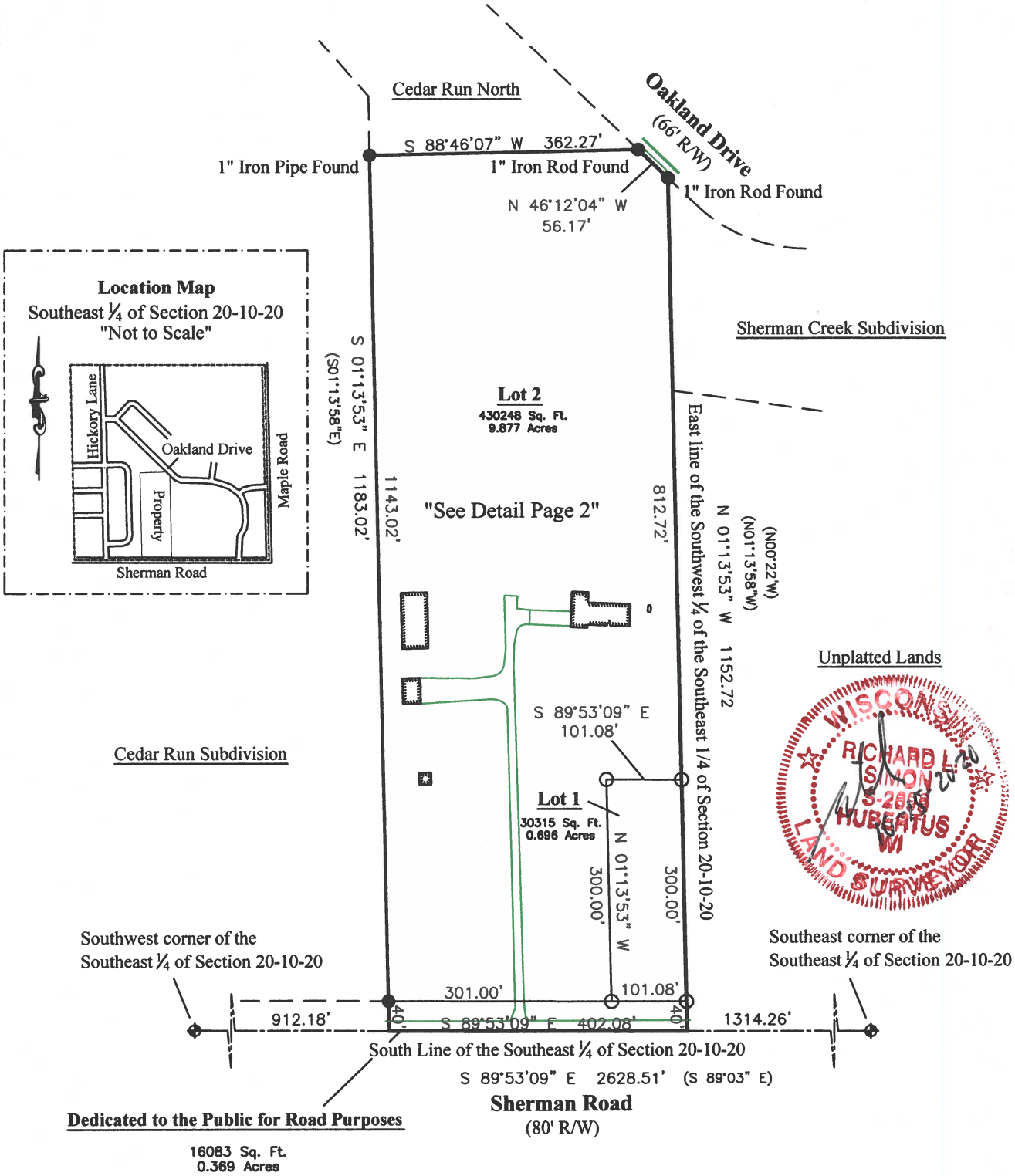
Scale 1"= 200'



**Surveyor:**  
Richard Simon  
5080 Fairy Chasm  
West Bend, WI 53095  
rich@cornerstonelandsurvey.com  
(262) 424-5630

**Owners:**  
Rodney E. Massie  
Chantel M. Massie  
N160 W19270 Sherman Road  
Jackson, WI 53037

**Legend:**  
● Denotes 2" Iron Pipe Found  
"Unless Otherwise Denoted"  
○ 3/4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set



**Notes:**

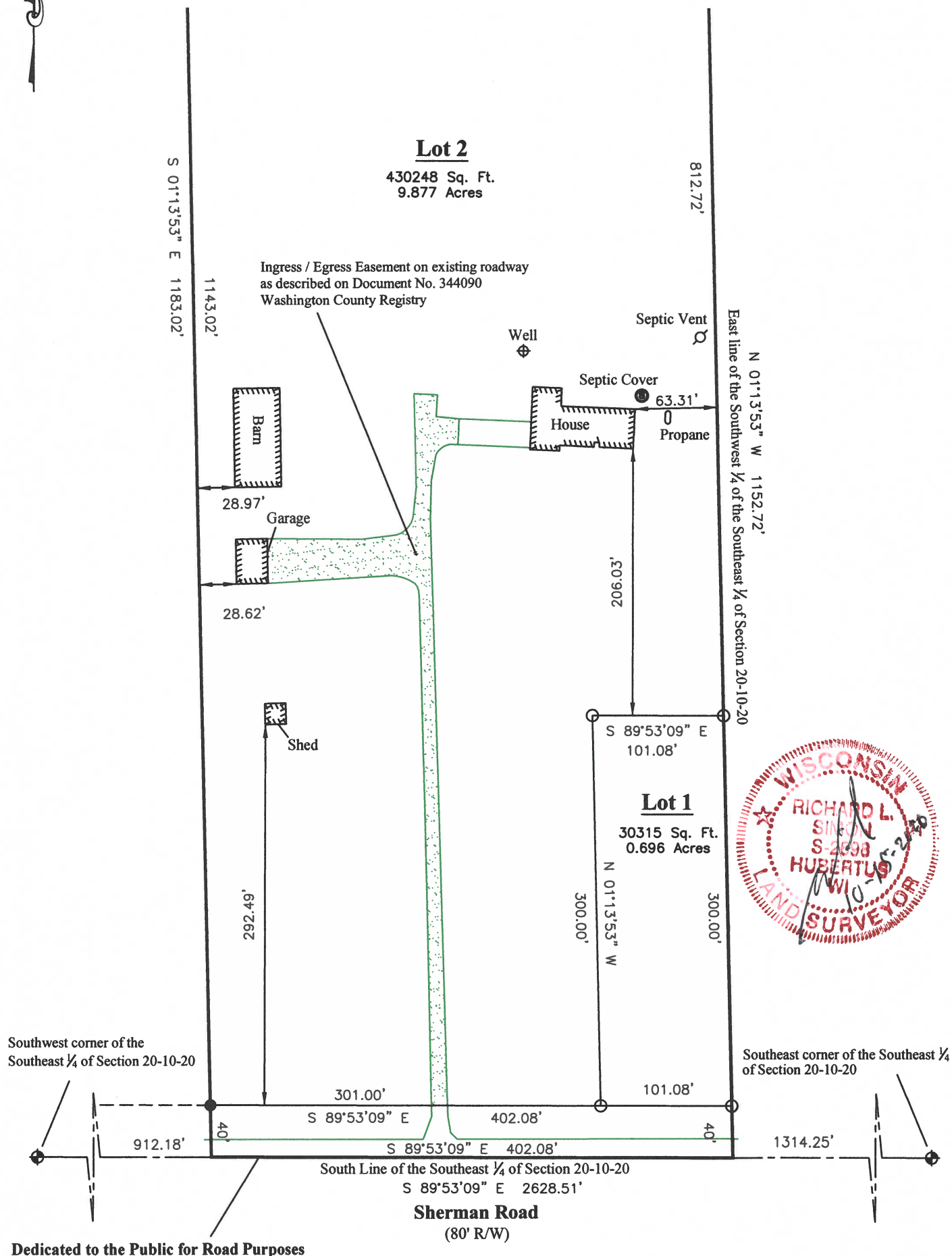
- 1) Bearings or Distances in ( ) are Recorded Measurements
- 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
- 3) No Title Policy furnished therefore completeness of easements is not warranted.

This Instrument drafted by Richard L. Simon

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

Part of the Southwest ¼ of the Southeast ¼ of Section 20, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

0' 100' 200'



**Dedicated to the Public for Road Purposes**

16083 Sq. Ft.  
0.369 Acres

**This Instrument drafted by Richard L Simon**

Page 2 of 4



**Certified Survey Map No.** \_\_\_\_\_

Part of the Southwest ¼ of the Southeast ¼ of Section 20, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

**Surveyor's Certificate**

I, Richard L Simon, Professional Land Surveyor, hereby certify:

That I have surveyed, divided, mapped, and dedicated the following described parcel,

**Described as follows:**

Part of the Southwest ¼ of the Southeast ¼ of Section 20, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin; Commencing at the Southwest corner of said Southeast ¼; thence S89°53'09"E along the South line of said Southeast ¼, 912.18 feet to the point of beginning of this description; thence continuing S89°53'09"E along said South line, 402.08 feet to a point on the East line of the Southwest ¼ of said Southeast ¼; thence N01°13'53"W along said East line, 1152.72 feet to a point on the Southerly Right of Way of Oakland Drive; thence N46°12'04"W along said Southerly line, 56.17 feet; thence S88°46'07"W along a Southerly line of Cedar Run North Subdivision, 362.27 feet; thence S01°13'53"E along the Easterly line of Cedar Run Subdivision, 1183.02 feet to the point of beginning of this description.

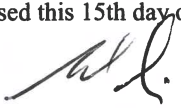
Said parcel contains 476647 Sq. Ft. or 10.942 Acres Gross

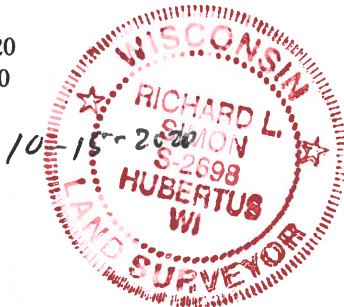
That I have made such survey, division, dedication, and map by the direction of Rodney E. Massie and Chantel M. Massie, Owners.

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

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Jackson in surveying, dividing, dedicating, and mapping the same.

Dated this 30th day of September, 2020  
Revised this 15th day of October, 2020

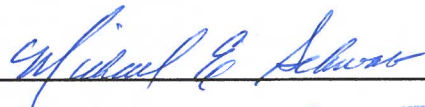
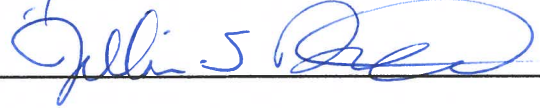
  
Richard L Simon, P.L.S. #2698  
Cornerstone Land Surveying  
5080 Fairy Chasm Road  
West Bend, WI 53095  
262-424-5630



**Village of Jackson Plan Commission Approval**

This Certified Survey Map, is hereby approved and road dedication hereby approved by the Village of Jackson Plan Commission on this

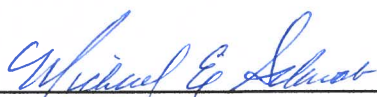
25<sup>th</sup> day of MARCH, 2020.

  
Chairperson  
  
Secretary

**Village of Jackson Board Approval**

This Certified Survey Map, having been approved by the Planning Commission being the same, is hereby approved and road dedication hereby accepted by the Village Board Jackson on this

13<sup>th</sup> day of APRIL, 2020.

  
Chairperson  
  
Clerk

Certified Survey Map No. \_\_\_\_\_

Part of the Southwest ¼ of the Southeast ¼ of Section 20, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Owner's Certificate of Dedication

We, Rodney E. Massie and Chantel M. Massie , owners of the land described in the foregoing affidavit of Richard L. Simon, land surveyor, do hereby certify that I caused the said land to be surveyed, divided, mapped and dedicated as represented on this map.

I ALSO CERTIFY that this map is required by Section 236.34 of the Wisconsin Statutes and the Land Division Ordinances of the Village of Jackson.

[Signature] 20 day of APRIL, 2020, 2021  
Rodney E. Massie

[Signature] 20 day of April, 2020, 2021  
Chantel M. Massie

State of Wisconsin ) SS  
WASHINGTON County)

Personally came before me this 20 day of APRIL, 2021, the above named, Rodney E. Massie and Chantel M. Massie to me, known to be the people who executed the foregoing instrument and acknowledge the same.

[Signature]  
Notary Public

WASHINGTON County, State of Wisconsin

My commission expires: My Commission Expires  
March 25, 2022





**VILLAGE OF JACKSON**

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

**Receipt Nbr:** 236813**Date:** 10/29/2020**Check****RECEIVED  
FROM** MASSIE, ROD & CHANTEL

\$200.00

| <u>Type of Payment</u> | <u>Description</u>                       | <u>Amount</u> |
|------------------------|------------------------------------------|---------------|
| Accounting             | Account Nbr: 100-00-45730-000-000        | 200.00        |
|                        | PLANNING / ZONING FEES                   |               |
|                        | REZONING APPLICATION / MASSIE / CK #2141 |               |
| <hr/>                  |                                          |               |
| TOTAL RECEIVED         |                                          | 200.00        |

---

**Receipt Memo:** REZONING APPLICATION / MASSIE / CK #2141

## RESOLUTION #21-13

---

### RESOLUTION WAIVING THE VILLAGE'S RIGHT TO APPROVE A PLAT WITHIN THE VILLAGE'S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION

---

The Village Board of the Village of Jackson, Washington County, Wisconsin, does resolve as follows:

**WHEREAS**, a copy of the Lily Acres plat, containing both a map and a metes and bounds description of its applicable area, is incorporated herein and attached hereto as Exhibit A; and

**WHEREAS**, the Lily Acres plat is regarding property located in the Town of Polk, the extraterritorial plat approval jurisdiction of the Village of Slinger, and the extraterritorial plat approval jurisdiction of the Village of Jackson; and

**WHEREAS**, Wis. Stat. § 236.10(5) provides that the Village may waive its right to approve a plat within its extraterritorial plat approval jurisdiction by resolution of the Village Board recorded with the register of deeds that incorporates either a map or a metes and bounds description of the applicable area; and

**WHEREAS**, to that end, the Village desires at this time to waive its right to approve the Lily Acres plat.

**NOW, THEREFORE, BE IT RESOLVED**, that the Village hereby adopts this resolution pursuant to Wis. Stat. § 236.10(5) in order to waive its right to approve the Lily Acres plat; and

**FURTHER RESOLVED**, that Village personnel are hereby authorized and directed to record this resolution at the Office of the Washington County Register of Deeds; and

**FURTHER RESOLVED**, that Village personnel are hereby authorized and directed to take such further action as necessary to implement the intent of this Resolution.

Introduced by:\_\_\_\_\_

Seconded by:\_\_\_\_\_

Vote: \_\_\_\_ ayes \_\_\_\_ nays

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





**NOTES:**

1. A surveyor, engineer, geodesist, landowner or other person who has been duly licensed by the State of Ohio shall not be held responsible for any error or omission in this plat or for any fraud or intentional misstatement of fact in this plat. The surveyor, engineer, geodesist, landowner or other person shall be held responsible for any error or omission in this plat or for any fraud or intentional misstatement of fact in this plat.

2. The surveyor, engineer, geodesist, landowner or other person shall be held responsible for any error or omission in this plat or for any fraud or intentional misstatement of fact in this plat.

3. The surveyor, engineer, geodesist, landowner or other person shall be held responsible for any error or omission in this plat or for any fraud or intentional misstatement of fact in this plat.

4. The surveyor, engineer, geodesist, landowner or other person shall be held responsible for any error or omission in this plat or for any fraud or intentional misstatement of fact in this plat.

5. The surveyor, engineer, geodesist, landowner or other person shall be held responsible for any error or omission in this plat or for any fraud or intentional misstatement of fact in this plat.

6. The surveyor, engineer, geodesist, landowner or other person shall be held responsible for any error or omission in this plat or for any fraud or intentional misstatement of fact in this plat.

7. The surveyor, engineer, geodesist, landowner or other person shall be held responsible for any error or omission in this plat or for any fraud or intentional misstatement of fact in this plat.

8. The surveyor, engineer, geodesist, landowner or other person shall be held responsible for any error or omission in this plat or for any fraud or intentional misstatement of fact in this plat.

9. The surveyor, engineer, geodesist, landowner or other person shall be held responsible for any error or omission in this plat or for any fraud or intentional misstatement of fact in this plat.

10. The surveyor, engineer, geodesist, landowner or other person shall be held responsible for any error or omission in this plat or for any fraud or intentional misstatement of fact in this plat.

# Lily Acres

Adopted by the Board of Supervisors of the Township of Franklin, County of Franklin, Ohio, on the 15th day of March, 2021, and recorded in the Public Records of the County of Franklin, Ohio, in Volume 130, Page 130.

Adopted by the Board of Supervisors of the Township of Franklin, County of Franklin, Ohio, on the 15th day of March, 2021, and recorded in the Public Records of the County of Franklin, Ohio, in Volume 130, Page 130.

Adopted by the Board of Supervisors of the Township of Franklin, County of Franklin, Ohio, on the 15th day of March, 2021, and recorded in the Public Records of the County of Franklin, Ohio, in Volume 130, Page 130.

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1. The surveyor, engineer, geodesist, landowner or other person shall be held responsible for any error or omission in this plat or for any fraud or intentional misstatement of fact in this plat.

Owner: [Name]  
 Address: [Address]  
 City: [City]  
 State: [State]  
 Zip: [Zip]

Surveyor: [Name]  
 Address: [Address]  
 City: [City]  
 State: [State]  
 Zip: [Zip]

Recorder: [Name]  
 Address: [Address]  
 City: [City]  
 State: [State]  
 Zip: [Zip]

Notary: [Name]  
 Address: [Address]  
 City: [City]  
 State: [State]  
 Zip: [Zip]

Witness: [Name]  
 Address: [Address]  
 City: [City]  
 State: [State]  
 Zip: [Zip]

Witness: [Name]  
 Address: [Address]  
 City: [City]  
 State: [State]  
 Zip: [Zip]

Witness: [Name]  
 Address: [Address]  
 City: [City]  
 State: [State]  
 Zip: [Zip]

Witness: [Name]  
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 State: [State]  
 Zip: [Zip]

Witness: [Name]  
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 State: [State]  
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 State: [State]  
 Zip: [Zip]

Witness: [Name]  
 Address: [Address]  
 City: [City]  
 State: [State]  
 Zip: [Zip]

Witness: [Name]  
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 City: [City]  
 State: [State]  
 Zip: [Zip]

Witness: [Name]  
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 City: [City]  
 State: [State]  
 Zip: [Zip]

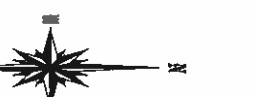
Witness: [Name]  
 Address: [Address]  
 City: [City]  
 State: [State]  
 Zip: [Zip]

Witness: [Name]  
 Address: [Address]  
 City: [City]  
 State: [State]  
 Zip: [Zip]

Witness: [Name]  
 Address: [Address]  
 City: [City]  
 State: [State]  
 Zip: [Zip]

Witness: [Name]  
 Address: [Address]  
 City: [City]  
 State: [State]  
 Zip: [Zip]

Witness: [Name]  
 Address: [Address]  
 City: [City]  
 State: [State]  
 Zip: [Zip]



Legend:  
 - Indicated a land survey location  
 - Indicated a 1/4 section boundary  
 - Indicated a 1/2 section boundary  
 - Indicated a 3/4 section boundary  
 - Indicated a 1/8 section boundary  
 - Indicated a 1/16 section boundary  
 - Indicated a 1/32 section boundary  
 - Indicated a 1/64 section boundary  
 - Indicated a 1/128 section boundary  
 - Indicated a 1/256 section boundary  
 - Indicated a 1/512 section boundary  
 - Indicated a 1/1024 section boundary  
 - Indicated a 1/2048 section boundary  
 - Indicated a 1/4096 section boundary  
 - Indicated a 1/8192 section boundary  
 - Indicated a 1/16384 section boundary  
 - Indicated a 1/32768 section boundary  
 - Indicated a 1/65536 section boundary  
 - Indicated a 1/131072 section boundary  
 - Indicated a 1/262144 section boundary  
 - Indicated a 1/524288 section boundary  
 - Indicated a 1/1048576 section boundary  
 - Indicated a 1/2097152 section boundary  
 - Indicated a 1/4194304 section boundary  
 - Indicated a 1/8388608 section boundary  
 - Indicated a 1/16777216 section boundary  
 - Indicated a 1/33554432 section boundary  
 - Indicated a 1/67108864 section boundary  
 - Indicated a 1/134217728 section boundary  
 - Indicated a 1/268435456 section boundary  
 - Indicated a 1/536870912 section boundary  
 - Indicated a 1/1073741824 section boundary  
 - Indicated a 1/2147483648 section boundary  
 - Indicated a 1/4294967296 section boundary  
 - Indicated a 1/8589934592 section boundary  
 - Indicated a 1/17179869184 section boundary  
 - Indicated a 1/34359738368 section boundary  
 - Indicated a 1/68719476736 section boundary  
 - Indicated a 1/137438953472 section boundary  
 - Indicated a 1/274877906944 section boundary  
 - Indicated a 1/549755813888 section boundary  
 - Indicated a 1/1099511627776 section boundary  
 - Indicated a 1/2199023255552 section boundary  
 - Indicated a 1/4398046511104 section boundary  
 - Indicated a 1/8796093022208 section boundary  
 - Indicated a 1/17592186044416 section boundary  
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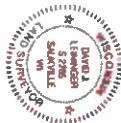
### Surveyor's Certificate:

[illegible]

Continuing 4.170,233 (55.735 acres) more or less

Dated this 6th day of March, 2021

David R. Leventhal 1-2285



### Owner's Certificate of Dedication

As trustee of the Harold Heppa Trust, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and depicted as represented on the plat. I also certify that this plat is required by s. 236.10 or s. 236.32 to be submitted to the following for approval or objection:

Town of Poole  
Village of Slinger  
Department of Administration  
Washington County Planning and Parks Commission

WITNESS the hand and seal of said court this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Mandel A. Bernarde - Trustee's Name

STATE OF WISCONSIN  
WASHINGTON COUNTY, SS.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above trustee is to be known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin \_\_\_\_\_

**My commission expires** \_\_\_\_\_

**TOWN OF POIR TOWN BOARD APPROVAL CERTIFICATE:**

Resolved, that the plat of lay, acres in the Town of Port, Harrod Harper Trust, owner, is hereby approved by the Town of Port Town Board

Date \_\_\_\_\_ Approved \_\_\_\_\_  
Albert Schuchter, Town Chair

Author: Albert Schürrens - Town (Chair)

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Poughkeepsie, New York.

Date \_\_\_\_\_  
Syndia Meyer - Town Clerk

## Village of Slinger Village Board Approval Certificate:

Resolved, that the plot of 14½ Acres in the Town of Fox, Herold Hopper Trust, owner, is hereby approved by the Village of Surfer Village Board.

DATE \_\_\_\_\_ APPROVED \_\_\_\_\_  
 Ruston Branch - Village President

Date \_\_\_\_\_ Signed \_\_\_\_\_  
Aussel Brant - Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Skaneateles.

\_\_\_\_\_  
 Facility Terminals - Village Clerk

**Certificate of Town of Polk Treasurer**

STATE OF WISCONSIN  
WASHINGTON COUNTY SS

I, Lynette Garrett, being the duly appointed qualified and acting Treasurer of the Town of York, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on or \_\_\_\_\_ on any of the lands included in the plat of Lutz Acres.

Date Lynette Barden - Acting Towns Treasurer

**Certificate of the County Treasurer**

STATE OF WISCONSIN  
WASHINGTON COUNTY) ss:

I, Jane Harren, being the duly elected, qualified and acting treasurer of the County of Washington, do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or special assessments as of \_\_\_\_\_, affecting the lands included in the plat of Lay Acres.

| Date | Jane Minton - Treasurer |
|------|-------------------------|
|------|-------------------------|

## Washington County Planning and Park Commission Approval Certificate

Resolved, that the plat of Prospect Homes in the Town of Polk, Harold Hepper Trust, owner, is hereby approved by the Washington County Planning and Park Commission.

Date \_\_\_\_\_

Approved \_\_\_\_\_

Donald A. Kniffen (Chairperson)



## VILLAGE OF JACKSON PLAN COMMISSION APPLICATION - SUBMITTAL GUIDE

**(Meetings are held the fourth Thursday of the month. Applications are DUE the 1<sup>st</sup> Friday of the month for that month's meeting.)**

| <u>ACTION REQUESTED</u>                               | <u>FEE</u> | <u>SUBMITTAL REQUIREMENTS</u><br><i>Refer to number items in shaded column →</i>              | <u>TYPE OF INFORMATION DESCRIBED</u><br><i>(See reverse side for further instructions)</i> | <u>Paper or Digital Copy Required</u> |
|-------------------------------------------------------|------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------|
| CONCEPT PLAN                                          | \$50       | 1,2,6,13                                                                                      | 1) Complete Application ( <b><i>all pages</i></b> )                                        | Both                                  |
|                                                       |            |                                                                                               | 2) Describe the intended use and operation                                                 | Both                                  |
| CONDITIONAL USE                                       |            |                                                                                               | 3) Address labels of adjacent owners to be notified (200' / 500')                          | Both                                  |
| - Full Review or Amendment                            | \$150      | 1,2,3,4,5,6,7,14,15,16,18,19,20                                                               | 4) Property owner acknowledgement of the request                                           | Both                                  |
| - *Special Use (to existing CU)                       | \$50       | 1,2,4,5,6,7,13                                                                                | 5) Impact Statement                                                                        | Both                                  |
|                                                       |            |                                                                                               | 6) Location Map                                                                            | Both                                  |
| PLANNED UNIT DEVELOPMENT                              | \$150      | 1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20                                                        | 7) Development Plan / Site Plan                                                            | Both                                  |
| - *Special Use (to existing PUD)                      | \$50       | 1,2,3,4,5,6,7,13 (14-22 upon request)                                                         | 8) Preliminary Plat                                                                        | Both                                  |
|                                                       |            |                                                                                               | 9) Final Plat                                                                              | Both                                  |
| REZONING                                              | \$200      | 1,2,3,4,6,9 or 10 (500' for rezoning)<br>200' for Cond. Use or PUD Site Plan)                 | 10) Certified Survey Map                                                                   | Both                                  |
|                                                       |            |                                                                                               | 11) Annexation Petition                                                                    | Both                                  |
| CERTIFIED SURVEY MAP (CSM)                            | \$150      | 1,2,6,10,20                                                                                   | 12) Annexation Map                                                                         | Both                                  |
|                                                       |            |                                                                                               | 13) Sketch Plan                                                                            | Both                                  |
| MINOR SUBDIVISION                                     | \$150      | 1,2,3,5,6,10,15,16,17,18,20                                                                   | 14) Landscape and Buffer Plan                                                              | Both                                  |
|                                                       |            |                                                                                               |                                                                                            |                                       |
| EXTRA TERRITORIAL PLAT/CSM                            | \$150      | 1,2,6,9 / 10                                                                                  |                                                                                            |                                       |
|                                                       |            |                                                                                               |                                                                                            |                                       |
| EXTRA TERRITORIAL PLAT<br>OUTSIDE SANITARY SRVC. AREA | \$50       | 1,2,6,9 / 10                                                                                  | <b><u>Engineering Review - Infrastructure</u></b>                                          |                                       |
|                                                       |            |                                                                                               | 15) Grading / Drainage Plan                                                                | Both (24x36)                          |
| PRELIMINARY PLAT                                      | \$300      | 1,2,3,5,6,9,15,16,17,18                                                                       | 16) Water / Sanitary Sewer / Storm Sewer Plans                                             | Both (24x36)                          |
|                                                       |            |                                                                                               | 17) Street / Right of Way cross sections                                                   | Both (24x36)                          |
| FINAL PLAT / Final Plat Reappl.                       | \$100      | 1,2,3,5,6,9,15,16,17,18,20                                                                    | 18) Erosion Control Plan                                                                   | Both (24x36)                          |
|                                                       |            |                                                                                               | 19) Proposed colors / materials                                                            | Both                                  |
| ANNEXATION / ATTACHMENT                               | \$200      | 1,2,3,4,5,6,11,12,21                                                                          | 20) Developers Agreement                                                                   | Both                                  |
|                                                       |            |                                                                                               | 21) Annexation Agreement ( <i>includes pre-annex agreements</i> )                          | Both                                  |
| STREET EASEMENT/ VACATION                             | \$150      | 1,2,3,4,6,9                                                                                   | 22) Other -                                                                                | Both                                  |
|                                                       |            |                                                                                               |                                                                                            |                                       |
| VARIANCE / APPEAL                                     | \$150      | 1,2,3,4,6,7                                                                                   |                                                                                            |                                       |
|                                                       |            |                                                                                               |                                                                                            |                                       |
| MAILING LABELS                                        | \$25       | For all property addresses within 200 feet<br>For all properties within 500' if rezoning ONLY | Must submit additional fee if not providing labels                                         | Both                                  |
|                                                       |            |                                                                                               |                                                                                            |                                       |

\*SPECIAL USE PERMITS are applicable to EXISTING Conditional Use Permits and Planned Unit Developments. The granting of a Special Use Permit shall not change the character of the principal use or conflict with the purpose and intent of the original Conditional Use or Planned Use Development approval. Special Use Permits shall be reviewed for impact on neighboring uses in addition to the neighborhood. Compatibility is a primary consideration.

**Examples of special uses include:** New or expanded tenant uses including occupancies, minor changes to building facades, minor lighting changes, paint schemes, certain accessory structures, sign replacements of equal or lesser size or other uses or modifications as determined by the Village.

**Applications shall be submitted NO LATER than 4:00 PM on the 1<sup>st</sup> Friday of the month to be considered at that month's meeting.**

In some cases, additional copies of a submittal may 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.

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 at which a public hearing may be held. A decision on the request could be made at that time.

#### **EXPLANATION OF TYPES OF INFORMATION REQUIRED *(From front page of application form)***

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1. **Application Form:** *You MUST SUBMIT both HARD (paper) and DIGITAL (USB Drive) copies of your application.*
2. **Letter of Intent:** What you are requesting in your own words? *(Be brief)*
3. **Mailing/Address Labels:** It is your responsibility to provide the Village with addresses labels of ALL adjacent property owners within a 200-foot radius of the subject property. If mailed notification is required for your application, an incorrect address may cause a delay. *(Additional \$25 is required if Village provides address labels.)*
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. General hours of operation.
  - B. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc).
  - C. Vehicle trip generation (trips per day per unit x number of units).
  - D. Estimated numbers of vehicles and/or equipment, materials, to be parked and/or stored on site.
  - E. Proposed sign(s) advertising business, directional signage, dwelling unit rental, etc.
  - F. Proposed dates of construction and completion.
  - G. Anticipated user profiles (for residential developments).
  - H. Annual water consumption estimate (100% occupancy and build-out).
  - I. Annual sewage generation estimate (100% occupancy and build-out).
6. **Location Map:** An aerial map indicating where the site is located within the Village.
7. **Development Plan:** Show entire proposal on the site. Include edge of pavement and/or back of the curb line, sidewalks (existing and proposed), structure footprint(s), driveways, parking areas, fencing, refuse enclosures, locations of accessory uses, and overall dimensions of structures and setbacks, 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 document 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:** Show location, size, type, botanical name & common name of proposed trees & shrubs. Also details surface treatments. Show walls, fence location and style, buffers/screening and similar details.
15. **Grading/Drainage Plan:** Show 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:** Show size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer system with gradient profiles and invert elevations; shows the proposed storm drainage system as in #15 above.
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 Building 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**



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:** N/E corner of Caymus Court and HWY P      **Unit:** \_\_\_\_\_ **Jackson, WI**

**Parcel #:** 008700N      **Lot Size:** 6.5316 acres      **sq. ft.**      **Building Area:** 70,000      **sq. ft.**  
PARCEL WILL REQUIRE NEW CSM

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

**APPLICANT INFORMATION**

**Name(s):** Mark Hertzfeldt - Design 2 Construct

**Mailing Address:** N173W21010 Northwest Passage, 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:** Houseware Distributors Inc.

**D/B/A:** \_\_\_\_\_      **FEIN #:** 39 - 1433297

**Mailing Address:** 2375 Stonebridge Circle #5, West Bend      **State** WI      **Zip** 53037

**Office:** ( 262 ) 334-1095      **Cell:** ( \_\_\_\_\_ ) \_\_\_\_\_      **Fax:** ( \_\_\_\_\_ ) \_\_\_\_\_

**Email:** anne@hdiforu.com

**Website:** www.hdiforu.com

**PROPERTY OWNER INFORMATION**

**Name(s):** Anne Blaedow and Sara Depies

**Address:** 2375 Stonebridge Circle #5, West Bend      **State** WI      **Zip** 53037

**Office:** ( 262 ) 334-1095      **Cell:** ( \_\_\_\_\_ ) \_\_\_\_\_      **Fax:** ( \_\_\_\_\_ ) \_\_\_\_\_

**Email:** anne@hdiforu.com

**ARCHITECT / ENGINEER / CONTRACTOR INFORMATION** *(Circle One)*

**Firm Name:** Design 2 Construct

**Primary Contact:** Mark Hertzfeldt

**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

**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: Please refer to the included project narrative

---

---

---

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

The building will be approximately 5,000 SF of office and 65,000 SF of warehouse space. HDI is a wholesale distributor of toys, school supplies, health and beauty items and home goods.

Hours of Operation: 8am - 4:30pm with extended hours in the 4th quarter that may occasionally include weekends

Provide a brief overview of proposed daily on-site operations: Storage, shipping and receiving of goods from 4 loading docks. Approximately 3 to 5 trucks per day.

---

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.: \_\_\_\_\_

Shipping and receiving trucks throughout the day, fork lifts inside the warehouse

---

---

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

Warehouse/light industrial to the North and nothing to the South, East, or West. This is the first building in a new business park.

---

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

Please refer to the included project narrative

---

---

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

Please refer to the included civil engineering plans for details on grading. Stormwater management will be addressed by using the existing regional stormwater ponds

---

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

Please refer to the included landscape plan

---

Describe any proposed on-site security measures including site lighting: \_\_\_\_\_

Please refer to the provided photometric plan and project narrative

---

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

The proposed building will protected by an automatic fire sprinkler system. New fire hydrants and fire alarm systems are not proposed.

---



Describe the projected traffic circulation and impacts: There is no existing traffic circulation in this new business park.

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

Front yard setback: 40'-0", Side and rear yard setback 30'-0"

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

TBD

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: \_\_\_\_\_

No signage approvals requested at this time. All signage will come back to plan commission at a later date.

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

Please refer to the included project narrative

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

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

37 total parking stalls including 3 ADA stalls, 55 future stalls available if necessary

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

None proposed

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

Trash enclosure provided on the South side of the building

Projected Sewer/Wastewater Usage: TBD gal/year

Projected Water Usage: TBD gal/year

## **ACKNOWLEDGEMENT & SIGNATURES**

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

**Applicant Name (Print):** Mark Hertzfeldt \_\_\_\_\_

**Applicant Signature:**  \_\_\_\_\_

**Co-Applicant Name (Print):** \_\_\_\_\_

**CO-Applicant Signature:** \_\_\_\_\_

**Date of Application:** 05.07.2020 \_\_\_\_\_

## **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?**

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Phone: (262) 677-9001 x11  
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**  
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Email: collin.johnson@villageofjackson.com

## **TERMS OF THIS PERMIT**

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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.
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**VILLAGE APPROVAL:**

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Approved by: Village Administrator

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**APPLICATION DENIED:** Date: \_\_\_\_\_, 20\_\_\_\_

Staff Initials: \_\_\_\_\_

Reason for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Date Received:** \_\_\_\_\_

**Amount: \$** \_\_\_\_\_

**Payment Type:** CH / CC / CASH

**Check/Rcpt. #:** \_\_\_\_\_

**Received By:** \_\_\_\_\_

**Village of Jackson**  
**PLAN COMMISSION APPLICATION**

Application/Permit #: \_\_\_\_\_

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 PARCEL WILL REQUIRE NEW CSM

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

**APPLICANT INFORMATION**

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

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**Applicant Name (Print):** Mark Hertzfeldt

**Applicant Signature:** \_\_\_\_\_

**Co-Applicant Name (Print):** \_\_\_\_\_

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**Date of Application:** 05.07.2020

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Plan Commission Approval:      Meeting Date: \_\_\_\_\_, 20\_\_\_\_

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Approved by: Village Administrator

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\_\_\_\_\_

APPLICATION DENIED: Date: \_\_\_\_\_, 20\_\_\_\_

Staff Initials: \_\_\_\_\_

Reason for Denial: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

Date Received: 5-7-24

Amount: \$ 150.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 110732

Received By: [Signature]





Planning Commission  
Village of Jackson  
N168 W20733 Main Street  
Jackson, WI 53037

May 6, 2021

Re: Project Narrative for HDI

**Introduction:**

Included with this project narrative you will find the graphical information regarding the proposed business development located on Caymus Court. The proposed development will be a relocation of the current HDI facility currently located in West Bend. The new development will include a new free-standing 70,000 square foot building and the requisite site development needed to support the new building.

HDI will be the owner/occupant of this building, which will be the new home of their business office, and warehouse facility. There is a chance that they could rent 20,000 SF on the East side of the building.

**Existing Site:**

The existing CSM for this site (CSM #6971) is 27.26 acres and is currently vacant. A new CSM will be completed to define a site of 6.5316 acres for this project. The site borders Hwy P to the West, Caymus Court to the South, trees and industrial to the North and a vacant parcel to the East. Vehicular access to the site is limited to Caymus Court.

The base zoning of the site is designated "PUD" and the proposed use is permitted per the Zoning Ordinance.

**Plan of Operation:**

Houseware Distributors Inc, aka HDI Wholesale, is a wholesale distributor who offers a diverse product line to nonprofit and for profit organizations. Product lines include Toys, School Supplies, Cleaning Items, Hygiene Items, Personal Electronics, Spices, Kitchen Essentials, etc.

3 to 5 trucks per day for shipping and receiving is typical.

The hours of operation are Monday-Friday from 8:00 AM – 4:30 PM. 4<sup>th</sup> quarter holiday hours are extended and include weekends as business warrants. The approximate employee breakdown is:

- Office: 9 Employees
- Warehouse: 3 Employees

N173 W21010

Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

**Proposed Building/Site:**

The proposed building is approximately 70,000 square feet. The site design provides 37 total parking spaces (including 3 accessible spaces) located along Caymus Court on the south side of the site and future parking located along HWY P on the West Side of the site. The site plan does not account for future expansion of the building to the west beyond the 70,000 SF building footprint.

The building will be constructed using a combination of decorative precast concrete wall panels with varying depths and accent paint, aluminum composite material (ACM) accent panel areas, prefinished metal canopy elements, aluminum storefront glazing systems and entrances. See enclosed drawings and imagery for further information.

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

Landscaping for the site will follow the design standards of the Jackson Northwest Business Park. Landscape plans and a plant palette are included as part of this submittal package for consideration by the Plan Commission.

Our site lighting design intent includes lighting levels for the parking lots that provide an adequate level of light utilizing a combination of building mounted LED wall packs and light bollards. The light bollards are located in front of the office building element to avoid the visual conflict poles would have in this location. We have provided building mounted lighting in the dock areas to illuminate the area directly adjacent to the building and over all doors with the exception of the exit doors on the North facade.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood.

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

Sincerely,  
Mark Hertzfeldt

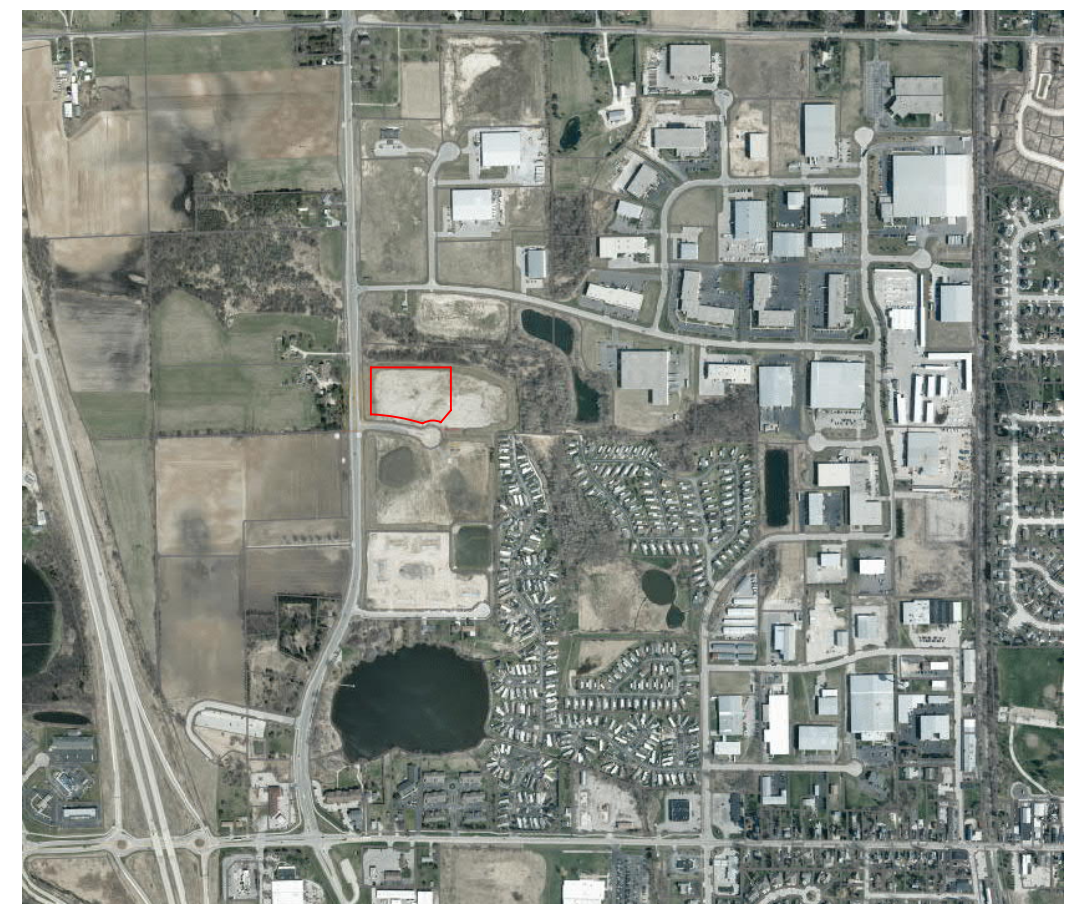
A handwritten signature in black ink, appearing to read 'Mark Hertzfeldt', enclosed within a large, hand-drawn oval.

Design 2 Construct Development Corporation

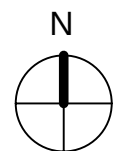




LOCAL MAP

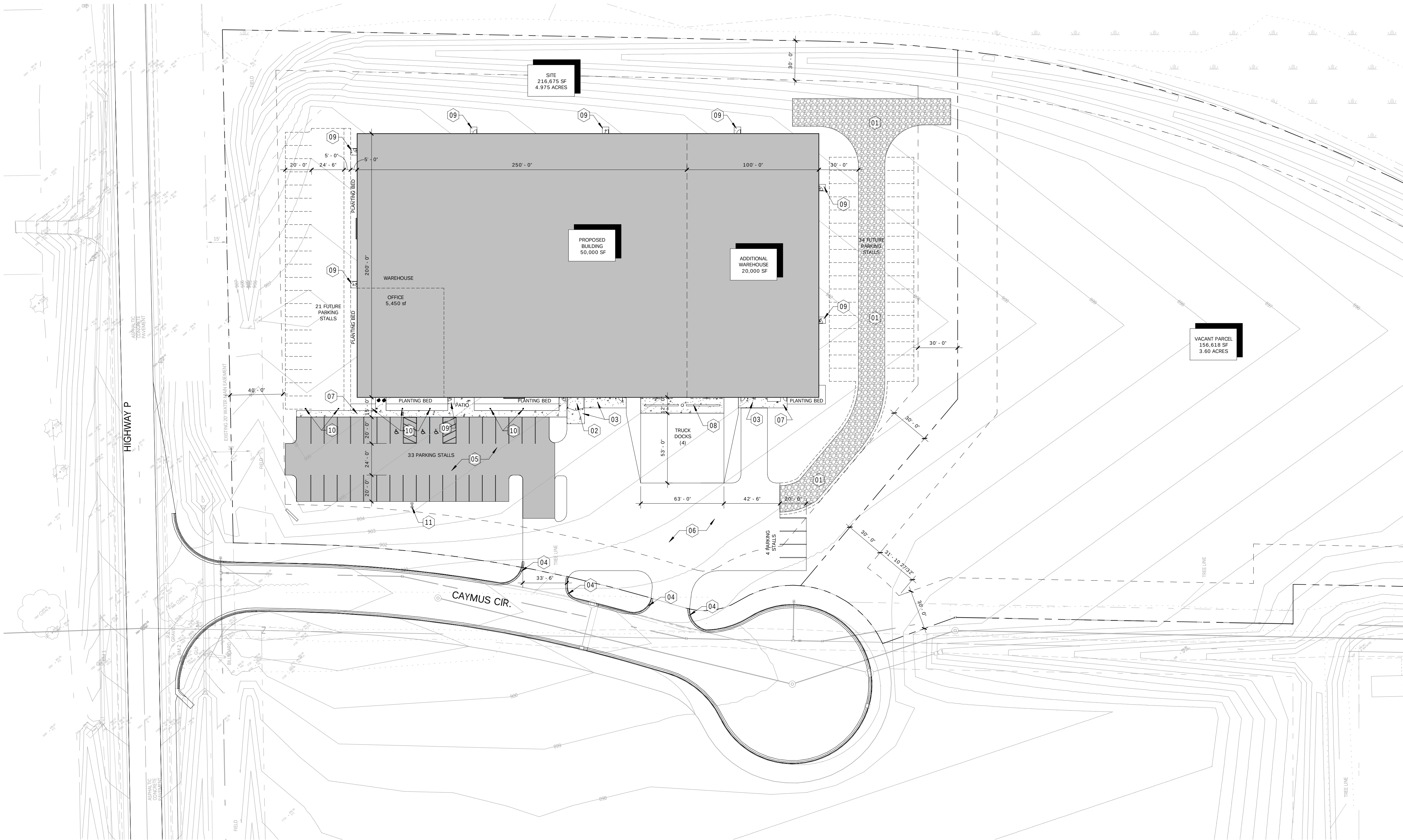


REGIONAL MAP





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



1 HDI Site Plan  
SCALE: 1" = 40'-0"

#### SITE NOTE LEGEND

- |    |                                                                         |
|----|-------------------------------------------------------------------------|
| 01 | FIRE DEPARTMENT ACCESS DRIVE - GRAVEL                                   |
| 02 | TRASH ENCLOSURE                                                         |
| 03 | CONCRETE APRON                                                          |
| 04 | CURB AND GUTTER                                                         |
| 05 | LIGHT DUTY ASPHALT                                                      |
| 06 | HEAVY DUTY ASPHALT                                                      |
| 07 | CONCRETE SIDEWALK                                                       |
| 08 | PREFABRICATED TRENCH DRAIN, CATCH BASIN, STEEL GRATE AND CONCRETE APRON |
| 09 | CONCRETE STOOP                                                          |
| 10 | LIGHT BOLLARDS                                                          |
| 11 | LIGHT POLE                                                              |

#### SITE GENERAL NOTES:

1. PROPOSED BUILDING IS ONE STORY.
2. MAXIMUM % GRADE AT RIGHT-OF-WAY TO BE 8%.
3. DUMPSTER ENCLOSURE TO BE LOCATED AS SHOWN ON PLAN. EXACT SIZE OF DUMPSTER ENCLOSURE TO BE DETERMINED PER OWNER'S REQUIREMENTS.
4. SEE GRADING PLAN FOR ALL PROPOSED AND EXISTING CONTOURS AND STORM WATER DRAINAGE PATTERNS.
5. SEE LANDSCAPE PLAN FOR ALL PLANTING LOCATIONS.
6. ALL EXTERIOR LIGHTING FIXTURES TO BE CUT-OFF TYPE.
7. ALL SITE UTILITIES TO BE VERIFIED W/ PROPER AGENCIES PRIOR TO CONSTRUCTION.
8. ALL APPROACHES & CULVERTS IN RIGHT-OF-WAY TO BE VERIFIED W/ LOCAL MUNICIPALITY PRIOR TO CONSTRUCTION.

#### SITE DATA:

|                             |                            |
|-----------------------------|----------------------------|
| SITE AREA:                  | 216,675 SF<br>4.975 ACRES  |
| AREA OF PROPOSED BUILDING:  | 70,000 SF                  |
| TOTAL BUILDING FOOTPRINT:   | 70,000 SF                  |
| TOTAL HARD SURFACE AREA:    | 30,146 SF (13.9% OF SITE)  |
| CONCRETE AREA:              | 2,020 SF                   |
| HEAVY DUTY PAVING:          | 18,860 SF                  |
| LIGHT DUTY PAVING:          | 9,266 SF                   |
| TOTAL GREEN SPACE AREA:     | 113,323 SF (52.3% OF SITE) |
| ZONING DISTRICT:            | PUD                        |
| ALLOWABLE BUILDING HEIGHT:  | 50'-0"                     |
| BUILDING HEIGHT:            | 29'-0"                     |
| FRONT YARD SETBACK:         | 40'-0"                     |
| SIDE YARD SETBACK:          | 10'-0"                     |
| REAR YARD SETBACK:          | 30'-0"                     |
| PARKING STALL REQUIREMENTS: |                            |
| OFFICE:                     | 1/200 SF                   |
| STORAGE:                    | 1/1000 SF                  |
| TOTAL # OF STALLS REQ'D:    | 94                         |
| TOTAL PARKING PROVIDED:     | 37 (INCL. H.C. STALLS)     |
| HANDICAP PARKING REQUIRED:  | 3                          |
| HANDICAP PARKING PROVIDED:  | 3                          |
| FUTURE PARKING STALLS:      | 55                         |



N173 W21010  
NORTHWEST PASSAGE WAY  
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info@design2construct.com

BUILDING DESIGN FOR:  
**HDI**  
**HWY. P AND CAYMUS CIR.**  
May 6, 2021

SHEET TITLE  
ARCHITECTURAL SITE PLAN

REVISIONS

| PROJECT DATA |             |
|--------------|-------------|
| DATE         | 04.23.2021  |
| JOB NO.      | 21-00101    |
| SET USE      | PRELIMINARY |
| DRAWN BY     | DJF         |
| SHEET NO.    |             |

A1.0



PROJECT NAME

HDI

PROJECT LOCATION

HWY "P" AND CAYMUS CIRCLE  
JACKSON, WISCONSIN

CLIENT NAME & ADDRESS

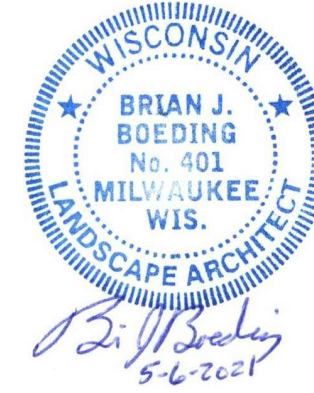
SHEET TITLE

LANDSCAPE PLAN

REVISIONS

Date By

PROFESSIONAL SEAL



Signature Date

USE OF INFORMATION

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FILE NAME HDI LA

DRAWN BY BJB

CHECKED BY BJB

PDG PROJECT # 21-859

DATE 5-6-2021

SHEET NO.

L1.0

## PLANT SCHEDULE

### CANOPY TREES (INSTALL IN ACCORDANCE WITH DETAIL 1/L2.0)

| CODE  | SCIENTIFIC NAME                         | COMMON NAME                | QTY. | PLANTING SIZE     | MATURE SIZE  |
|-------|-----------------------------------------|----------------------------|------|-------------------|--------------|
| GIBRK | Ginkgo biloba 'Royal Knight'            | Royal Knight Ginkgo (male) | 1    | 2.5-inch Cal. B4B | H-50', W-15' |
| GLTR  | Gleditsia triacanthos inermis 'Skyline' | Skyline Honeylocust        | 2    | 2.5-inch Cal. B4B | H-50', W-35' |
| ULAMP | Ulmus americana 'Princeton'             | Princeton Elm              | 2    | 2.5-inch Cal. B4B | H-10', W-50' |

### EVERGREEN TREES (INSTALL IN ACCORDANCE WITH DETAIL 3/L2.0)

| CODE  | SCIENTIFIC NAME            | COMMON NAME       | QTY. | PLANTING SIZE | MATURE SIZE  |
|-------|----------------------------|-------------------|------|---------------|--------------|
| PIAB  | Picea abies                | Norway Spruce     | 5    | 6-ft Tall B4B | H-55', W-30' |
| PIFFA | Picea pungens 'Fat Albert' | Fat Albert Spruce | 2    | 6-ft Tall B4B | H-20', W-15' |

### EVERGREENS / BROADLEAF EVERGREEN SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 4/L2.0)

| CODE  | SCIENTIFIC NAME                   | COMMON NAME                 | QTY. | PLANTING SIZE  | MATURE SIZE |
|-------|-----------------------------------|-----------------------------|------|----------------|-------------|
| BUKO  | Buxus koreana 'Green Velvet'      | Green Velvet Boxwood        | 7    | 15" Tall Pot   | H-3', W-3'  |
| JUCHM | Juniperus chinensis 'Mountbatten' | Mountbatten Chinese Juniper | 5    | 4-ft Tall B4B  | H-12', W-5' |
| JUSAB | Juniperus sabin 'Broadmoor'       | Broadmoor Juniper           | 11   | 15" Spread Pot | H-15', W-6' |
| THOS  | Thuja occidentalis 'Emerald'      | Emerald Green Arborvitae    | 3    | 4-ft Tall B4B  | H-15', W-4' |

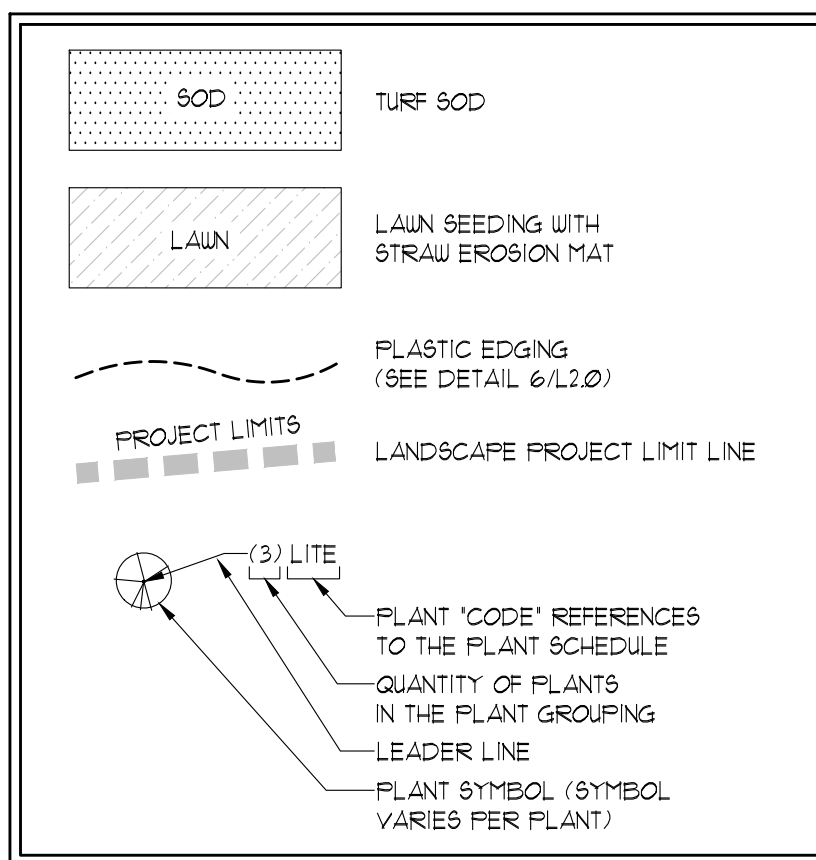
### DECIDUOUS SHRUBS (INSTALL IN ACCORDANCE WITH DETAIL 4/L2.0)

| CODE  | SCIENTIFIC NAME                   | COMMON NAME          | QTY. | PLANTING SIZE  | MATURE SIZE |
|-------|-----------------------------------|----------------------|------|----------------|-------------|
| COAB  | Cornus alba 'Bailhala'            | Ivory Halo Dogwood   | 4    | 24" Tall B4B   | H-6', W-6'  |
| HYAR  | Hydrangea arborescens 'Annabelle' | Annabelle Hydrangea  | 3    | 18" Tall Pot   | H-5', W-4'  |
| HYPAL | Hydrangea paniculata 'Limelight'  | Limelight Hydrangea  | 3    | 18" Tall Pot   | H-7', W-6'  |
| PHORM | Physocarpus opulifolius 'Monlo'   | Purple Leaf Ninebark | 1    | 3' Tall B4B    | H-7', W-8'  |
| RHARG | Rhus aromatica 'Gro-Low'          | Gro-Low Sumac        | 10   | 18" Spread Pot | H-2', W-5'  |
| SPBET | Spiraea betulifolia 'Tor'         | Tor Birchleaf Spirea | 17   | 18" Tall Pot   | H-3', W-3'  |
| SPBUG | Spiraea x bumalda 'Goldflame'     | Goldflame Spirea     | 18   | 18" Tall Pot   | H-3', W-4'  |
| SYMEP | Syringa meyeri 'Palibin'          | Dwarf Korean Lilac   | 3    | 24" Tall B4B   | H-5', W-7'  |

### PERENNIALS / GRASSES / VINES

| CODE   | SCIENTIFIC NAME                          | COMMON NAME                         | QTY. | PLANTING SIZE | SPACING  |
|--------|------------------------------------------|-------------------------------------|------|---------------|----------|
| ALMI   | Allium x 'Millenium'                     | Millenium Globe Lily                | 6    | #1 Pot        | 18" O.C. |
| CAAC   | Calamagrostis acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass    | 42   | #1 Pot        | 24" O.C. |
| HEGB   | Heimerocallis 'Going Bananas'            | Going Bananas Daylily               | 21   | #1 Pot        | 24" O.C. |
| NEUL   | Nepeta x 'Walker's Low'                  | Walker's Low Catmint                | 13   | #1 Pot        | 24" O.C. |
| PANO   | Panicum virgatum 'Northwinds'            | Northwinds Switch Grass             | 16   | #1 Pot        | 24" O.C. |
| RUFEBG | Rudbeckia fulgida 'Early Bird Gold'      | F. Early Bird Gold Black-eyed Susan | 5    | #1 Pot        | 24" O.C. |
| SPHE   | Sporobolus heterolepis                   | Prairie Dropseed                    | 9    | #1 Pot        | 24" O.C. |

## LANDSCAPE LEGEND



LANDSCAPE DETAILS ON SHEET L2.0.  
PLANT SCHEDULE ON SHEET L1.0.

## GRASS SEED MIX

GRASS SEED SHALL CONSIST OF THE FOLLOWING VARIETIES (OR APPROVED EQUAL):

20% KENTUCKY BLUEGRASS (SOD QUALITY)  
10% HERCULES KENTUCKY BLUEGRASS  
20% KENTUCKY BLUEGRASS  
25% CREEPING RED FESCUE  
15% WICKED PERENNIAL RYEGRASS  
10% FIESTA 4 PERENNIAL RYEGRASS

SEEDING RATE SHALL BE 45 POUNDS PER 1,000 SQUARE FEET

SEEDS SHALL BE INSTALLED 1/4" TO 1/2" BELOW FINISH GRADE.

## ABBREVIATIONS

| ABBREVIATION      | FULL WORDS                                                    |
|-------------------|---------------------------------------------------------------|
| B4B               | Balled and burlapped                                          |
| CAL.              | Caliper                                                       |
| DBH               | Diameter at breast height (Measured 4'-6" above finish grade) |
| DIA.              | Diameter                                                      |
| EX.               | Existing                                                      |
| HTT               | Height to tip                                                 |
| O.C.              | On center                                                     |
| SQ. FT. - or - SF | Square feet                                                   |
| TR                | Tree                                                          |

## INDEX OF SHEETS

| SHEET | TITLE                     |
|-------|---------------------------|
| L1.0  | LANDSCAPE PLAN            |
| L2.0  | LANDSCAPE DETAILS / NOTES |

INFORMATION SHOWN ON THIS DRAWING IS BASED ON A SITE PLAN DEVELOPED BY DESIGN 2 CONSTRUCT. THE LANDSCAPE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SITE PLAN, SURVEY AND CIVIL DRAWINGS. ALL INFORMATION SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

SCALE 1" = 30'-0"





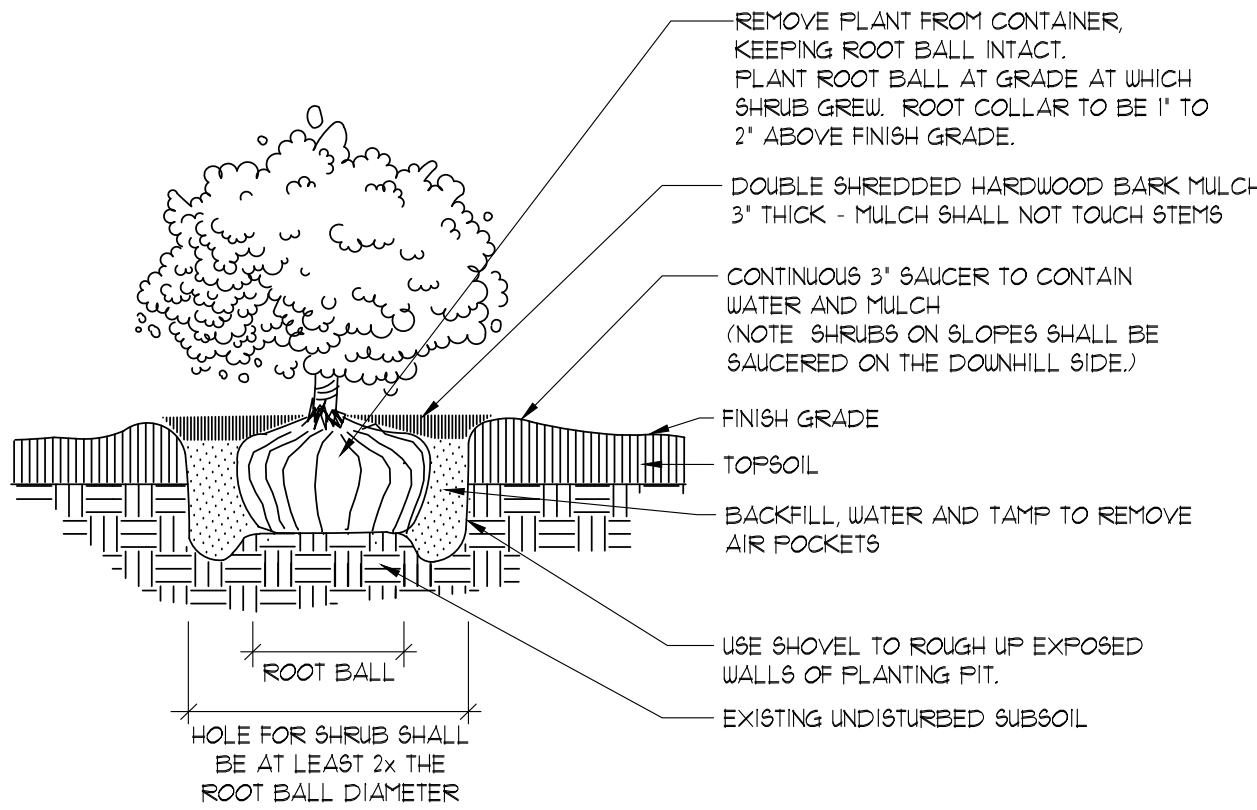
## LANDSCAPE NOTES:

- LOCATE ALL PRIVATE AND PUBLIC UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF ANY DIGGING/CLEARING OPERATIONS. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTACTOR AND ONLY WITH PRIOR APPROVAL OF THE ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER AND OWNER. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER AND OWNER.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIALS.
- KEEP DRIVEWAYS, PARKING LOTS AND ENTRANCES SERVING THE PREMISES CLEAR AND AVAILABLE AT ALL TIMES UNLESS AREAS ARE INDICATED FOR STORAGE AND STAGING. DO NOT USE THESE AREAS FOR PARKING OR STORAGE OF MATERIALS. SCHEDULE DELIVERIES TO MINIMIZE SPACE AND TIME REQUIREMENTS FOR STORAGE OF MATERIALS AND EQUIPMENT ON SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO REMAIN AND CLEARLY TAG THEM WITH MARKING TAPE AND 4' TALL ORANGE CONSTRUCTION FENCE TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION. TREE PROTECTION FENCE SHALL BE PLACE A MINIMUM OF 1 FOOT FOR EACH DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE TO BE PROTECTED. (IF APPLICABLE)
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS AND QUANTITIES OF MATERIALS SHALL BE FIELD VERIFIED WITH SITE CONDITIONS.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLAN AND/OR CIVIL DRAWINGS, (AND ANY OTHER SITE DRAWING) THE DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECTS/ENGINEERS ATTENTION FOR COORDINATION AND RESOLUTION.
- THE PLANT SCHEDULE IS ON SHEET L1.0. PLANT QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. PLANT QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR WHEN DISCREPANCIES BETWEEN THE SCHEDULE, LABELS AND THE PLAN OCCUR. THE QUANTITY DRAWN ON THE PLAN SHALL BE THE OFFICIAL QUANTITY.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- REMOVE ALL EXISTING TREES, SHRUBS, PLANTS, SOIL, MULCH, WEED BARRIER, DEBRIS, ETC. TO PERMIT THE INSTALLATION OF NEW PLANT MATERIAL. REMOVE ALL GRAVEL TO WHATEVER DEPTHS ENCOUNTERED IN AREAS THAT ARE BEING CONVERTED TO LANDSCAPE ISLANDS OR LAWN AREAS. REPLACE GRAVEL WITH TOPSOIL. DO NOT PLANT OR SEED LAWN OVER GRAVEL BASE.
- EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED TO BE RE-SPREAD BY OTHERS AFTER GRADING WORK IS COMPLETED. PROVIDE ADDITIONAL TOPSOIL IF QUANTITY OR QUALITY OF STRIPPED TOPSOIL IS INSUFFICIENT. TOPSOIL SHALL HAVE A pH RANGE OF 6.0-7.5, BETWEEN 3 AND 8 PERCENT ORGANIC MATERIAL, CONTENT WITH A LIBERAL AMOUNT OF HUMUS, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION, WEED SEEDS, ROOTS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SUITABLE FOR THE GROWTH OF GRASS AND PLANTS.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS OR TREE FITS ARE TO BEING RE-SPREAD TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES AND SHALL BE SEEDED WITH SPECIFIED LAWN GRASS OR APPROVED EQUAL. LANDSCAPE CONTRACTOR SHALL INCLUDE COST FOR ADDITIONAL SEED OPERATIONS TO RE-ESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN PER THE CIVIL PLANS. NO PONDING. STORMY WATER IS PERMITTED OUTSIDE OF THE STORMY WATER MANAGEMENT FOND(S). PONDING AREAS SHALL BE REPAIRED TO BE FREE DRAINING.
- FINISH GRADES OF LAWN AREAS SHALL BE 1/2 INCH BELOW THE TOP OF ADJACENT PAVEMENTS AND CURBS UNLESS OTHERWISE NOTED ON THE PLANS.
- PLANTING SOIL FOR PLANTING BEDS TO BE BLENDED CONSISTING OF A RATIO OF 3 PARTS TOPSOIL TO 1 PART COMPOST. TOPSOIL TO HAVE A pH RANGE OF 6.0-7.5, BETWEEN 3 AND 8 PERCENT ORGANIC MATERIAL, CONTENT, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. COMPOST TO BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT OF 5 TO 10 DECIBEL/CM, NOT EXCEEDING 95 PERCENT INERT CONTAMINANTS, FREE OF SUBSTANCES TOXIC TO PLANTINGS AND ORGANIC CONTENT OF BETWEEN 50 TO 60 PERCENT DRY WEIGHT. PLANTING SOIL TO BE INSTALLED 6 INCHES DEEP. TILL PLANTING BEDS TO A MINIMUM DEPTH OF 8 INCHES PRIOR TO PLANTING.
- TREES AND SHRUBS SHALL BE INSTALLED PER THE PLANTING DETAILS. SEE PLANTING DETAILS ON SHEET L2.0 FOR PLANT INSTALLATION REQUIREMENTS.
- ALL AREAS INDICATED AS "LAWN" SHALL BE SEEDED WITH THE SPECIFIED SEED MIX AND COVERED WITH STRAW DURING CONSTRUCTION INCLUDING TRENCHING DISTURBANCE SHALL BE SEEDED. SEE CIVIL PLANS FOR APPROXIMATE LIMITS OF GRADING AND TRENCHING WORK.
- LAWN INSTALLATION: CONTRACTOR SHALL TILL THE TOPSOIL AND REMOVE ALL STONE 1 INCH DIAMETER AND LARGER TO PREPARE THE TOPSOIL FOR SEEDING. APPLY 1" STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE STRAW EROSION MAT FOR ALL SEEDED AREAS AS SPECIFIED ON THE EROSION CONTROL PLAN AND INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF FREE FROM ANY BARE AREAS IN EXCESS OF 5 INCHES BY 5 INCHES. POORLY SEEDED AREAS SHALL BE RE-SEEDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- SEED AND STRAW EROSION BLANKET THE LANDSCAPE AREA BETWEEN THE PROPERTY LINE AND STREET PAVEMENT EDGE WITHIN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT SITE IF DISTURBED AREA EXTENDS BEYOND THE PROPERTY LINE OR IF THE EXISTING VEGETATION WITHIN THE RIGHT-OF-WAY IS NOT LAWN. SEED SHALL MATCH THE PROPOSED SEED USED ON THE PROJECT SITE IN ORDER TO BLEND THE TWO AREAS SEAMLESSLY TOGETHER. INSTALL IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION OR ACCORDING TO THE LANDSCAPE SPECIFICATIONS IF THERE ARE NO MUNICIPAL REQUIREMENTS.
- WATER SEEDED AREAS IMMEDIATELY AFTER SEEDING AND STRAW EROSION MAT INSTALLATION. COMPLETION, MAINTAIN A 1-INCH PER WEEK NATURAL OR AUGMENTED WATERING REGIME FOR ALL PLANTINGS AND LAWN. OPTIONALLY PROVIDE AUTOMATIC LAWN OR TREE/SHRUB/PERENNIAL WATERING DEVICES DURING INITIAL TREE/SHRUB/PERENNIAL ESTABLISHMENT.
- THE LANDSCAPE SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND FOR 30 DAYS FOLLOWING SUBSTANTIAL COMPLETION DATE WHICH IS DEFINED BY THE ARCHITECT/ENGINEER. NEW LAWN AND PLANTINGS SHALL BE WATERED, DAMAGE REPAIRED AND WEEDS SHALL BE REMOVED FROM THE TIME OF SEEDING/PLANTING AND CONTINUED THROUGH THE END OF THE 30 DAY MAINTENANCE PERIOD. NO EXCEPTIONS WILL BE GRANTED UNLESS APPROVED BY THE OWNER.
- ALL PLANTING BEDS NOT ADJACENT TO ASPHALT, CONCRETE OR CURBS SHALL HAVE A PLASTIC BED EDGE AS INDICATED ON THE PLAN. ALL PLANTING BEDS SHALL BE TOPDRESSED WITH DOUBLE SHREDDED HARDWOOD BARK MULCH TO A DEPTH OF 3 INCHES.
- THE CONTRACTOR SHALL PROVIDE A 1-YEAR GUARANTY ON THE ENTIRE LANDSCAPE INSTALLATION STARTING FROM THE DATE OF SUBSTANTIAL COMPLETION.
- LIGHT POLES AND UNDERGROUND UTILITIES INDICATED ON THIS PLAN ARE SHOWN FOR CONVENIENCE ONLY. SEE SITE LIGHTING PLAN FOR OFFICIAL LIGHT POLE LOCATIONS AND SURVEY/CIVIL PLANS FOR OFFICIAL UNDERGROUND UTILITY LOCATIONS. ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY TO AVOID LIGHT POLES AND UNDERGROUND UTILITIES.
- CONFINE OPERATIONS TO AREAS WITHIN THE PROJECT LIMIT LINE INDICATED. PORTIONS OF THE SITE BEYOND AREAS IN WHICH CONSTRUCTION OPERATIONS ARE INDICATED ARE NOT TO BE DISTURBED.
- CONTRACTOR SHALL LEAVE THE SITE FREE OF ALL CONSTRUCTION DEBRIS AND WASTE.



SHRUB PLANTING NOTES

- PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
- PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
- WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.

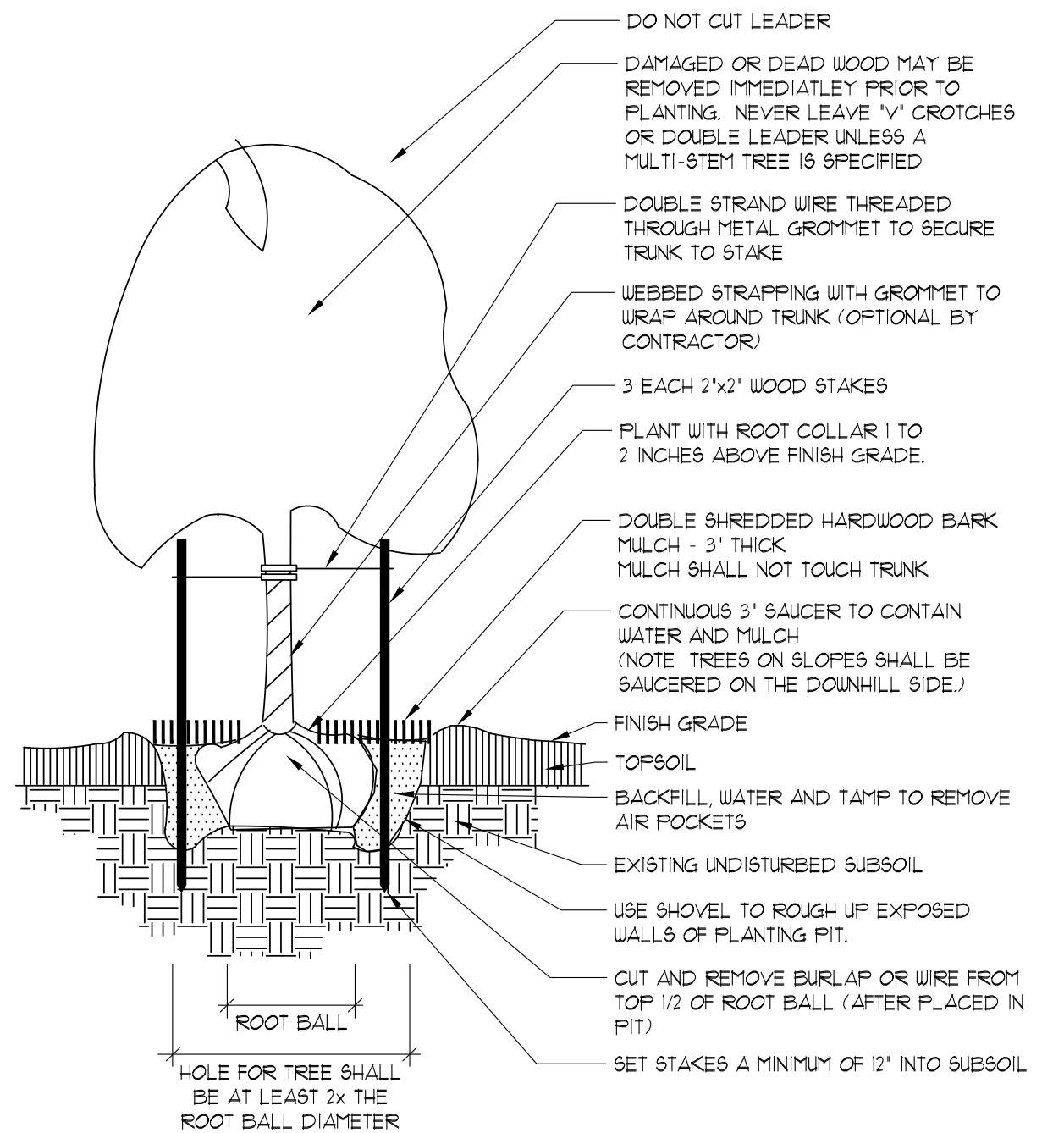


## SHRUB PLANTING DETAIL

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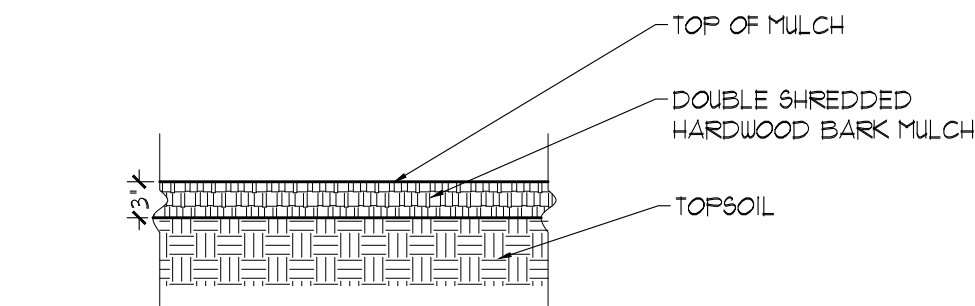
### TREE STAKING AND PLANTING NOTES

- STAKING - ONLY TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
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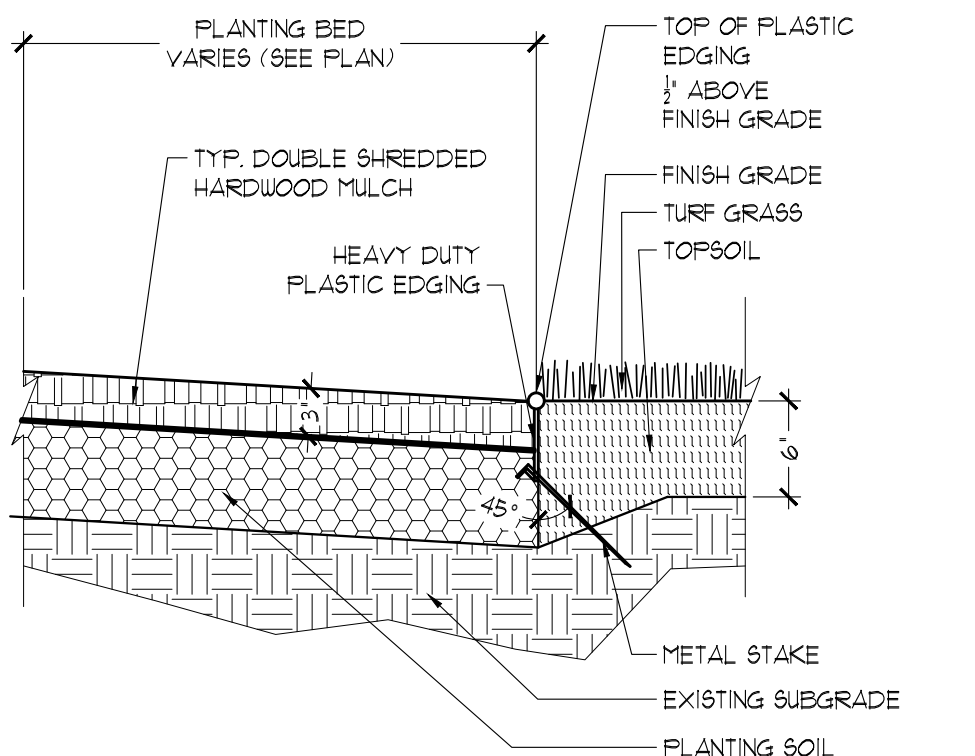
## DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE



## TYPICAL SHREDDED HARDWOOD MULCH SECTION

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

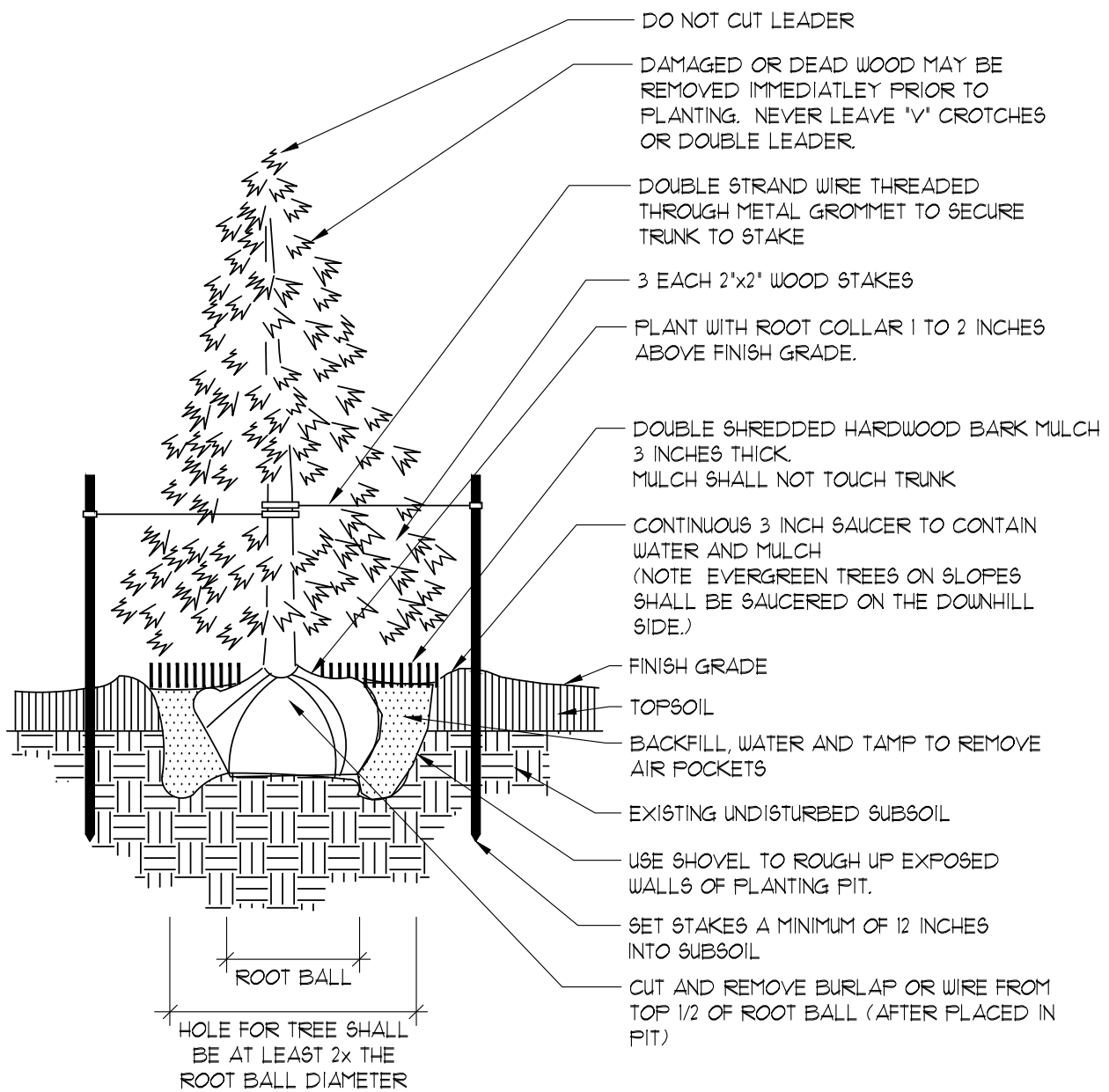


## TYPICAL PLASTIC EDGE SECTION

SCALE: 1" = 1'-0"

### EVERGREEN TREE STAKING AND PLANTING NOTES

- STAKING - ONLY EVERGREEN TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. EVERGREEN TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE EVERGREEN TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE EVERGREEN TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- PRUNING - CLEANLY PRUNE ONLY DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
- PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
- WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



## EVERGREEN TREE PLANTING

SCALE: NOT TO SCALE

PROJECT NAME

HDI

PROJECT LOCATION

HWY "P" AND CAYMUS CIRCLE  
JACKSON, WISCONSIN

CLIENT NAME & ADDRESS

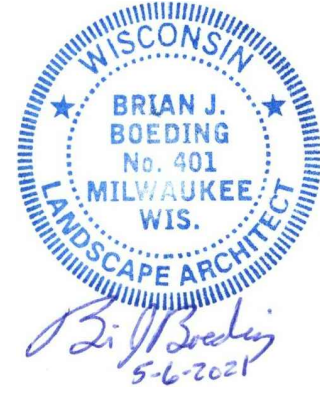
SHEET TITLE

## LANDSCAPE DETAILS & NOTES

REVISIONS

Date By

PROFESSIONAL SEAL



Signature Date

USE OF INFORMATION

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FILE NAME HDI LA

DRAWN BY BJB

CHECKED BY BJB

PDG PROJECT # 21-859

DATE 5-6-2021

SHEET NO.

L2.0

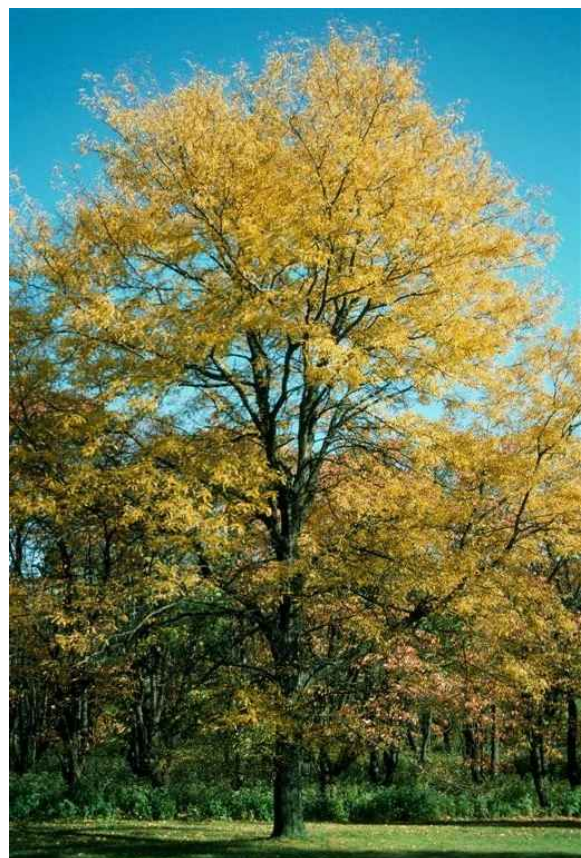


PLANT PALETTE

CANOPY TREES



Royal Night Ginkgo (Summer)



Skyline Honeylocust (Fall)



Princeton Elm (Summer)

EVERGREEN TREES



Norway Spruce



Fat Albert Spruce

EVERGREEN SHRUBS



Green Velvet Boxwood



Mountbatten Juniper



Juniperus sabina 'Broadmoor'  
Broadmoor Juniper



Emerald Green Arborvitae

DECIDUOUS SHRUBS



Ivory Halo Dogwood (Summer)



Annabelle Hydrangea (Summer)



Limelight Hydrangea (Summer)



Purple Leaf Ninebark (Summer)



Grow Low Sumac (Fall)



Tor Birchleaf Spirea (Summer)



Goldflame Spirea (Summer)



Dwarf Korean Lilac (Spring)

PERENNIALS



Millenium Globe Lily



Going Bananas Daylily



Walker's Low Catmint



Early Bird Gold Black-eyed Susan

ORNAMENTAL GRASSES



Karl Foerster Feather Reed Grass



Northwinds Switch Grass



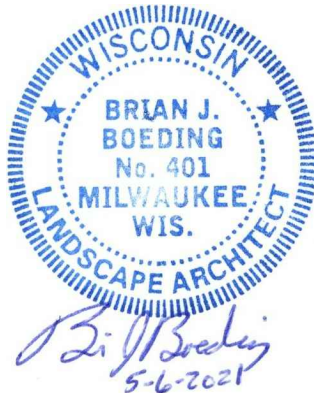
Prairie Dropseed

HDI

HWY "P" AND CAYMUS CIRCLE, JACKSON, WISCONSIN

PLANT PALETTE

DATE: 5-6-2021



PREPARED BY:



LANDSCAPE ARCHITECT:  
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Fax: 414.449.2425

PREPARED FOR:

ARCHITECT:  
DESIGN 2 CONSTRUCT DEVELOPMENT CORP.  
N173 W21010 Northwest Passage  
Jackson, WI 53037  
Tel: 262.677.9933  
Fax: 262.677.9934



GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

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

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

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

SPECIFICATIONS FOR PRIVATE UTILITIES:

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

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.025 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:  
  
PARKING STALLS: WHITE  
PEDESTRIAN CROSSWALKS: WHITE  
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW  
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE  
ADA SYMBOLS: WHITE

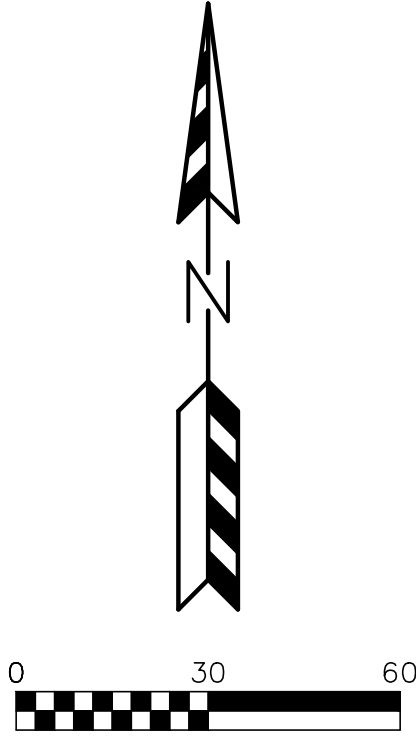
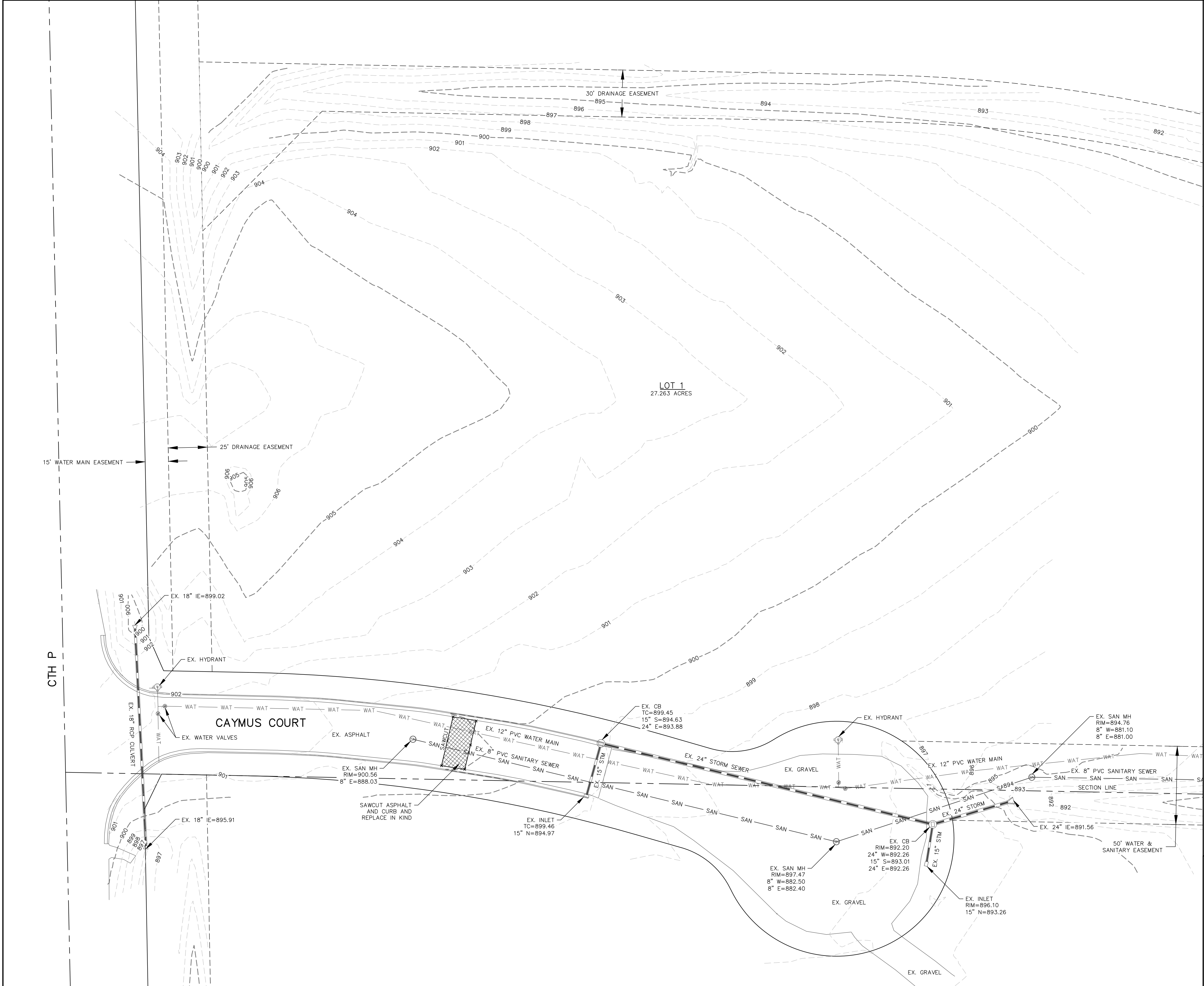
RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 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.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

HDI – CAYMUS COURT  
CONSTRUCTION NOTES  
DATED: MAY 7, 2021

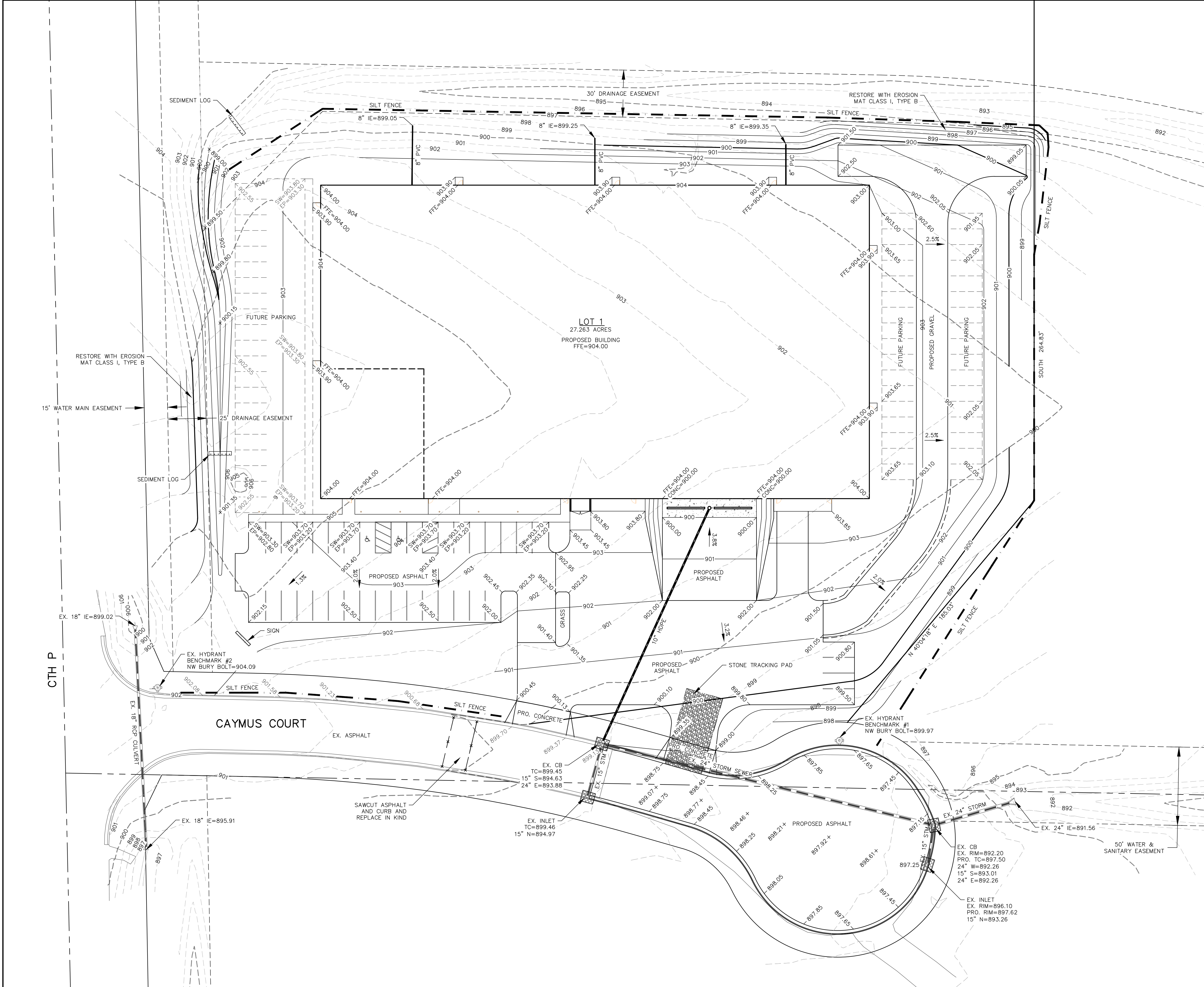
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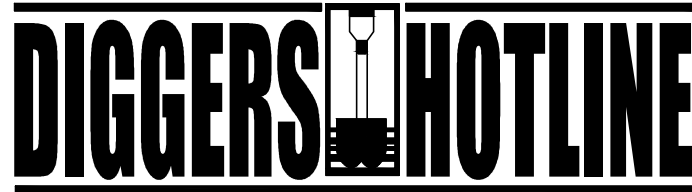


- LEGEND:**
- 896 --- - EXISTING MINOR CONTOUR.
  - 895 --- - EXISTING MAJOR CONTOUR.
  - OHEL — - OVERHEAD ELECTRIC LINE.
  - BuEl — - BURIED ELECTRIC LINE.
  - BuTel — - BURIED TELEPHONE LINE.
  - FO — - FIBER OPTIC LINE.
  - GAS — - GAS LINE.
  - SAN — - SANITARY SEWER MAIN OR LATERAL.
  - WAT — - WATER MAIN OR SERVICE.
  - - 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.





- LEGEND:**
- 936 - - - - - EXISTING MINOR CONTOUR.
  - 935 - - - - - EXISTING MAJOR CONTOUR.
  - 936 - - - - - PROPOSED MINOR CONTOUR.
  - 935 - - - - - PROPOSED MAJOR CONTOUR.
  - EX=934.23 - - - - - EXISTING SPOT ELEVATION.
  - 934.23 - - - - - PROPOSED SPOT ELEVATION.
  - PROPOSED STORM SEWER.
  - EXISTING STORM SEWER.
  - INSTALL WDOT TYPE D INLET PROTECTION.



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

**TIME SCHEDULE:**

**JULY 1, 2021**  
INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE CITY OF MILWAUKEE SHALL HAVE A TRACKING PAD.

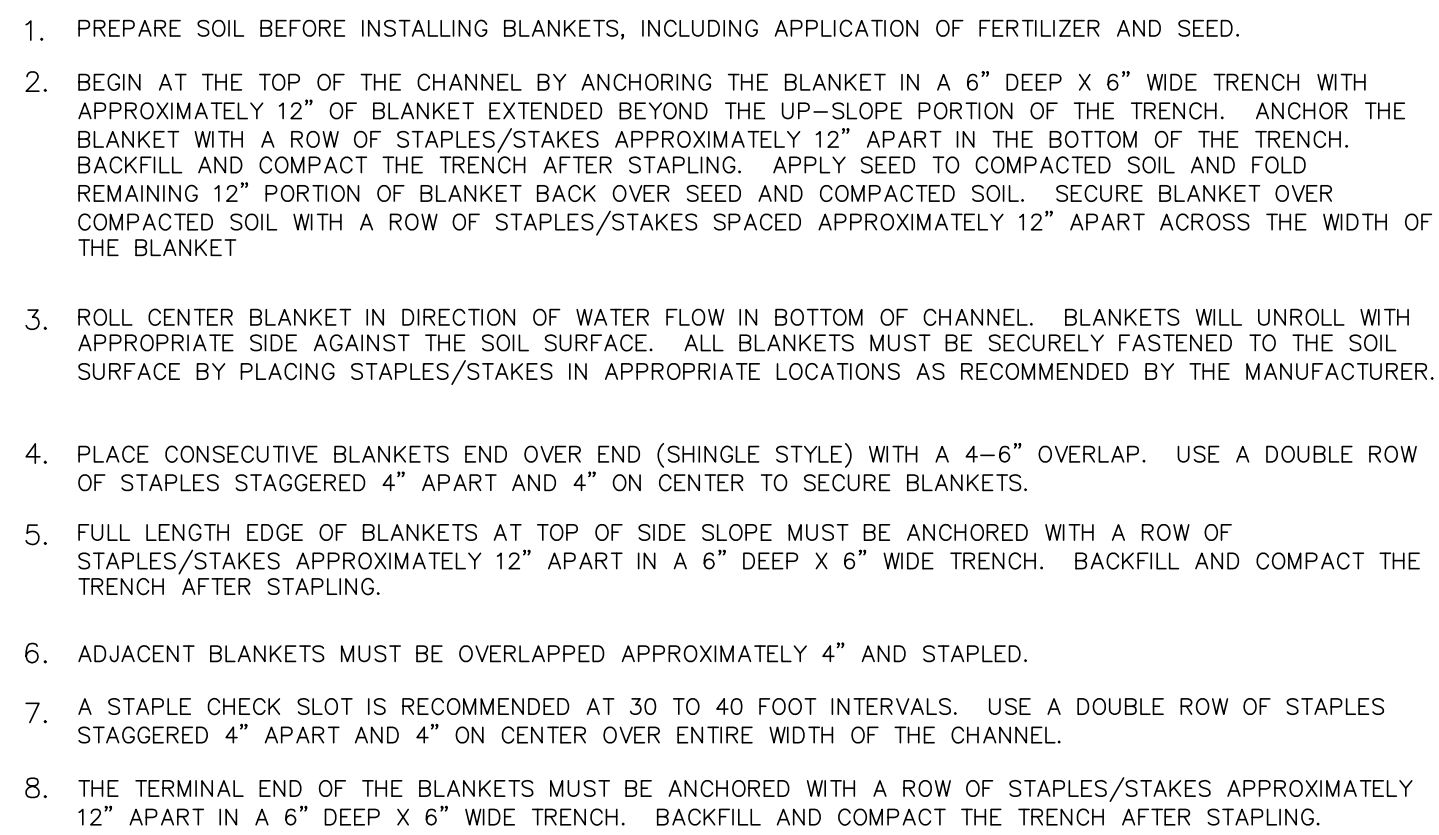
**JULY 2, 2021 - MAY 1, 2022**  
STRIP TOPSOIL AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".  
BEGIN PROPOSED SITE GRADING INCLUDING BUILDING PAD PREPARATION.  
START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.  
CONTINUE SITE GRADING  
INSTALL BASE COURSES, PROPOSED PAVEMENTS AND PROPOSED SIDEWALKS.

**MAY 2 - 15, 2022**  
ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)  
STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.  
SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.  
CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF MILWAUKEE PRIOR TO CHANGE.  
AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE.  
REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.

HDI - CAYMUS COURT  
GRADING AND EROSION CONTROL PLAN  
DATED: MAY 7, 2021

C-103





## EROSION CONTROL MAT – CHANNEL INSTALLATION

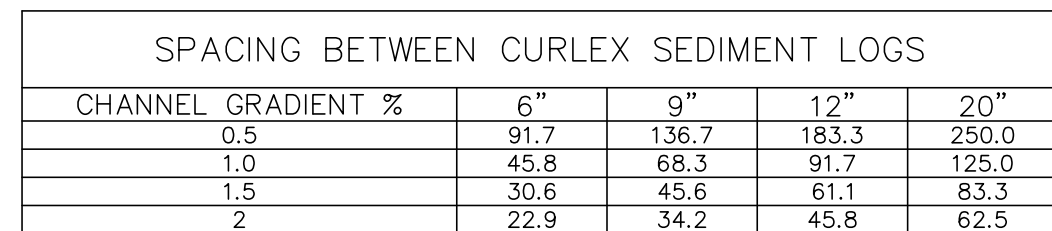


Diagram illustrating the installation of a Stone Tracking Pad adjacent to a Roadway. The pad is shown as a rectangular structure filled with stone, with dimensions indicated: 50' MINIMUM length, 12' (MIN) width, and 12" MIN. height. A callout box specifies: STONE TRACKING PAD INSTALLATION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1057.

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

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



- EROSION CONTROL MAT - SLOPE INSTALLATION



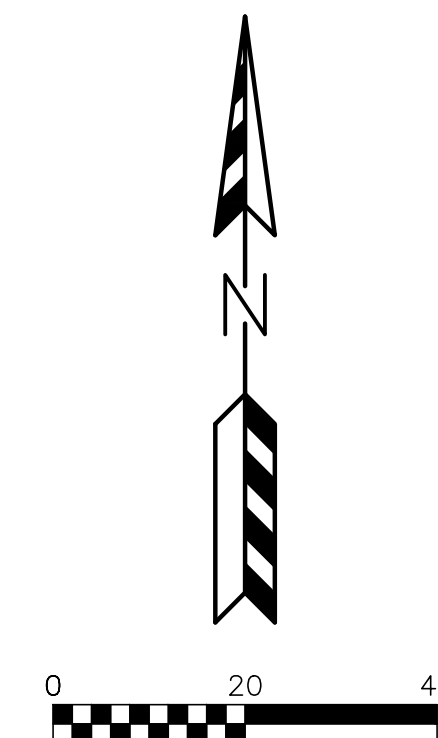
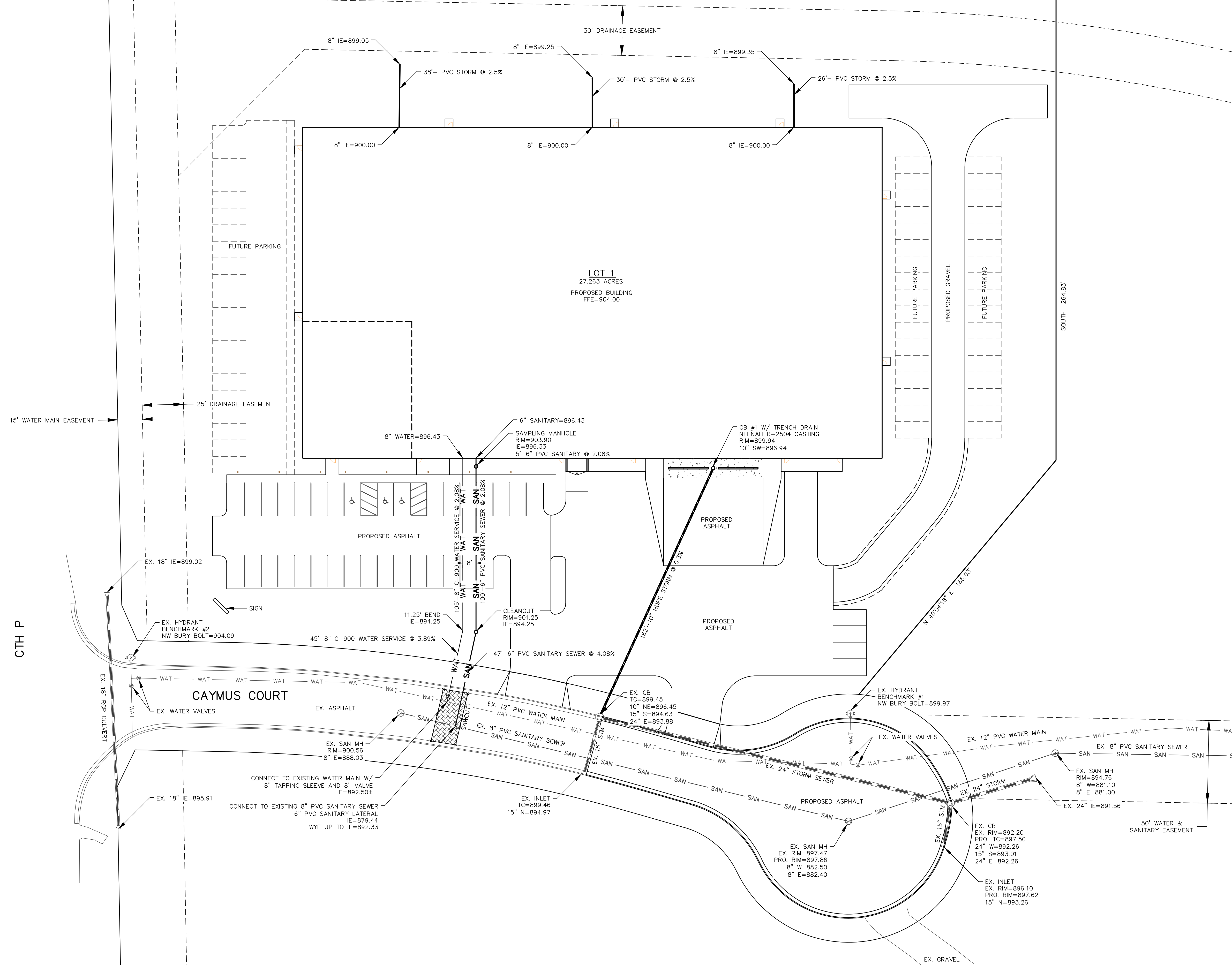
C-104



Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095  
Phone (262) 346-7800; [www.quamengineering.com](http://www.quamengineering.com)





# DIGGERS HOTLINE

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

HDI – CAYMUS COURT  
UTILITY PLAN  
DATED: MAY 7, 2021

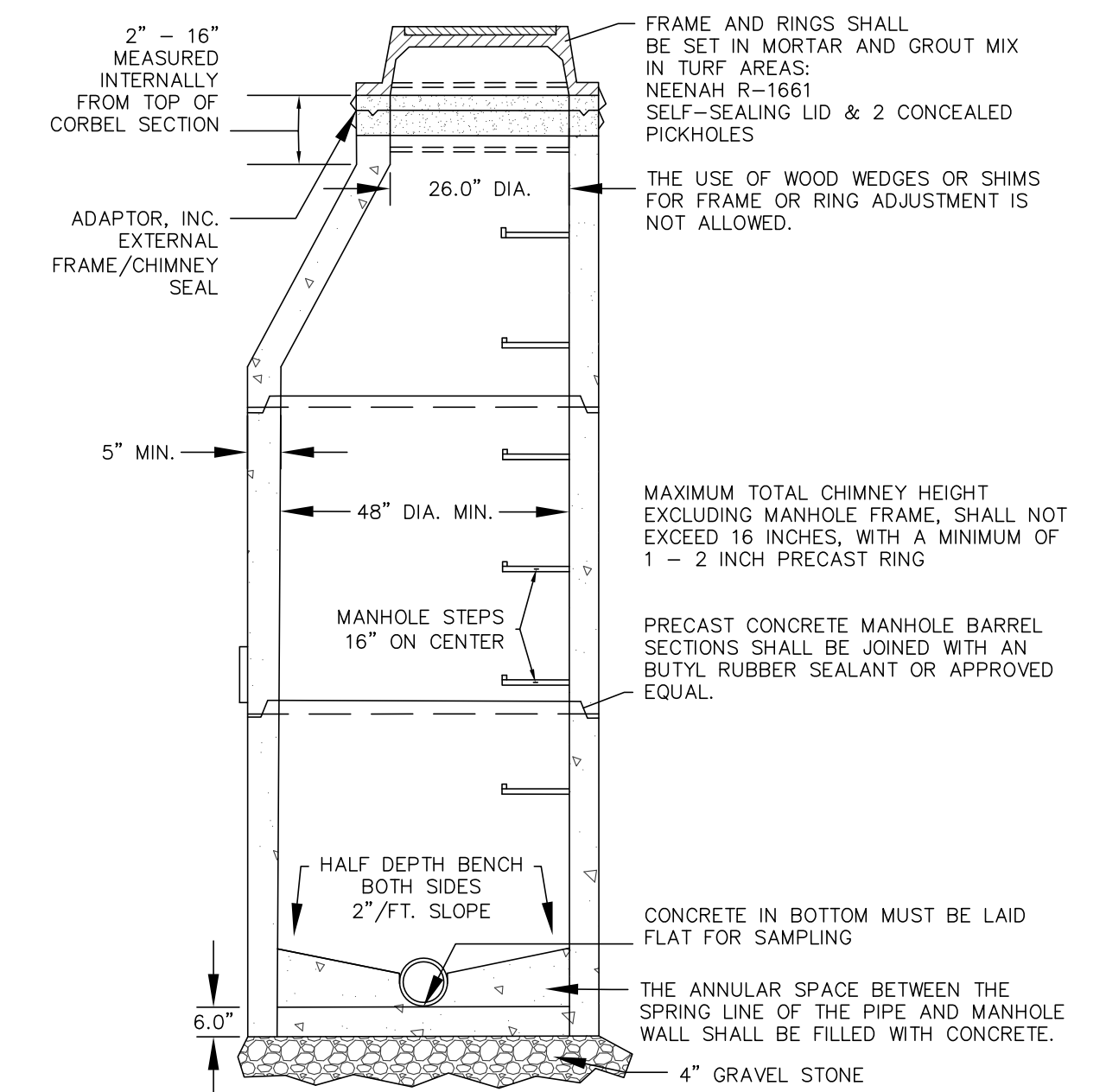
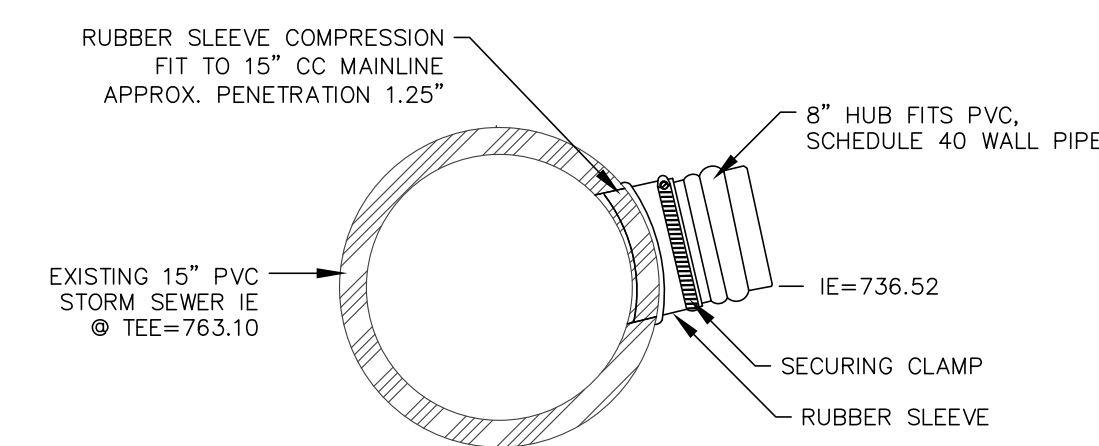
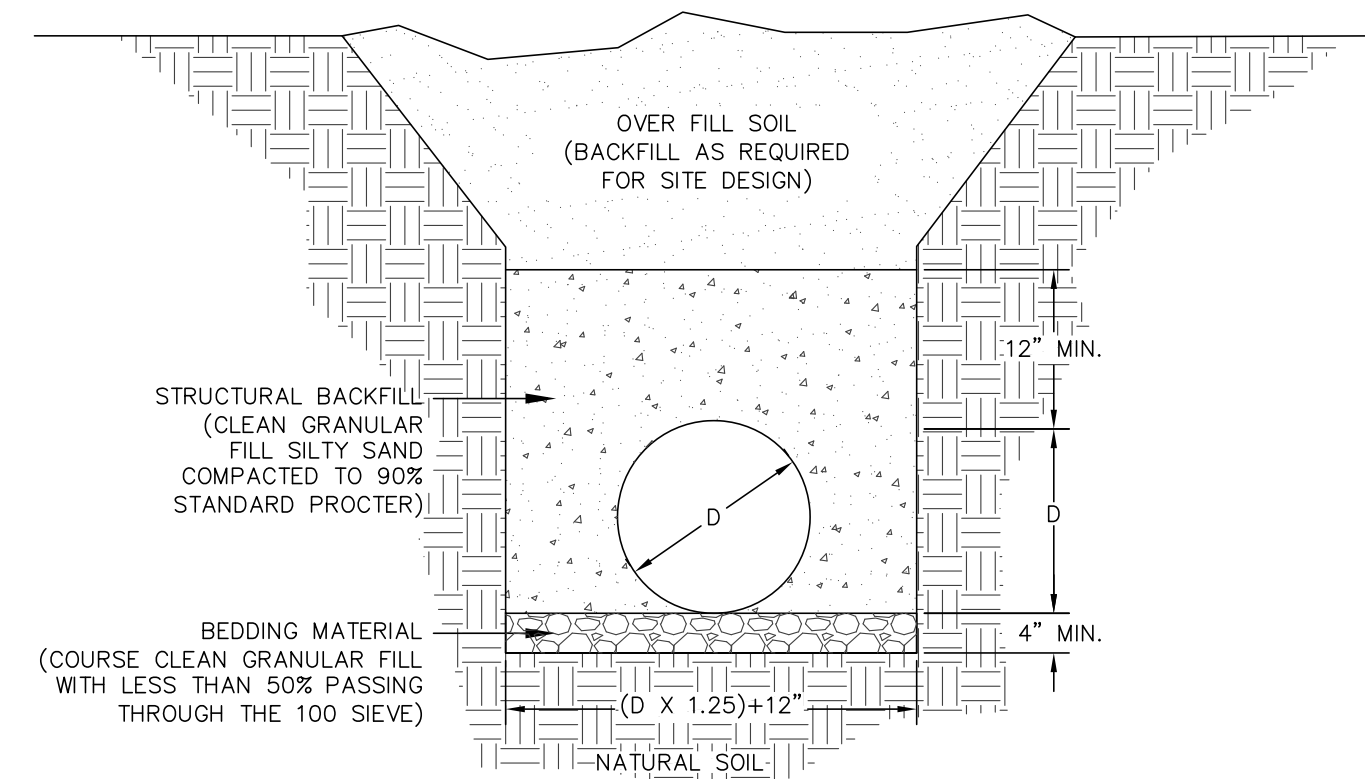
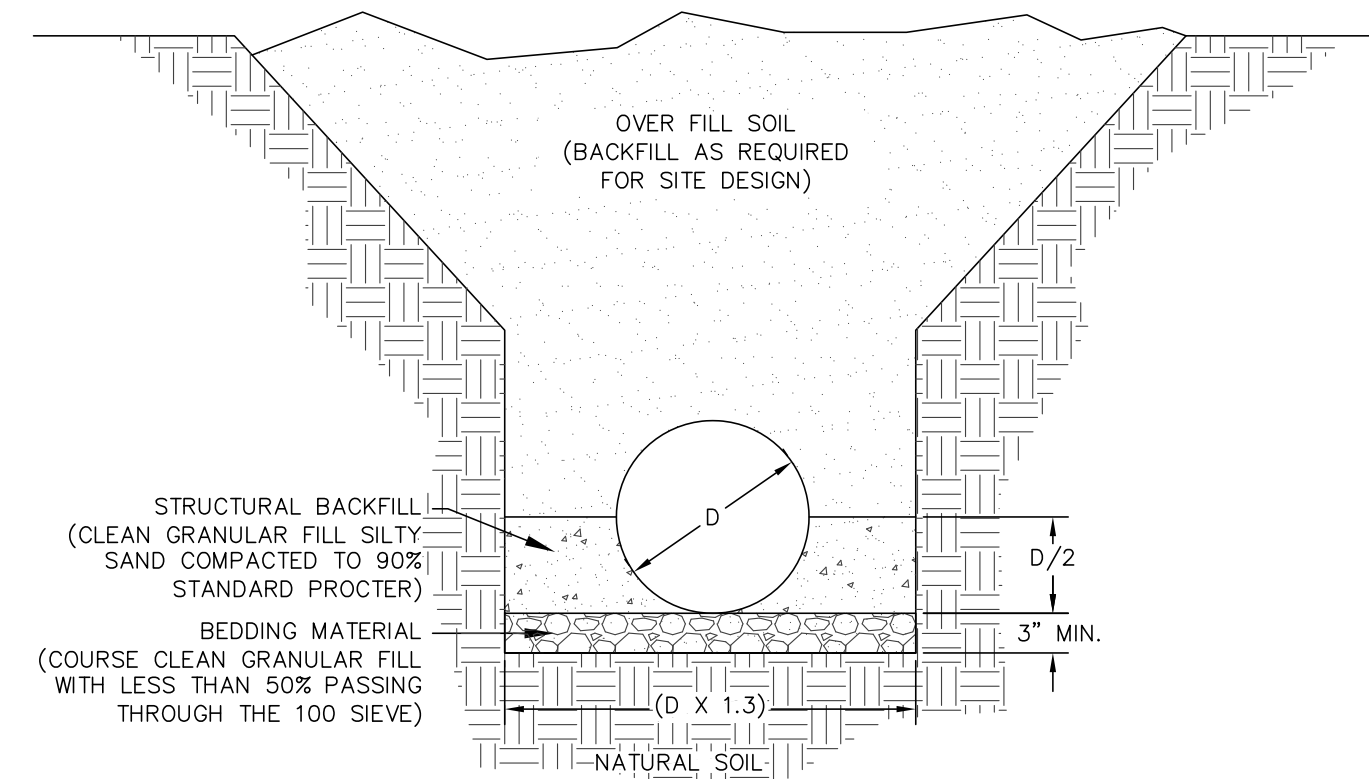
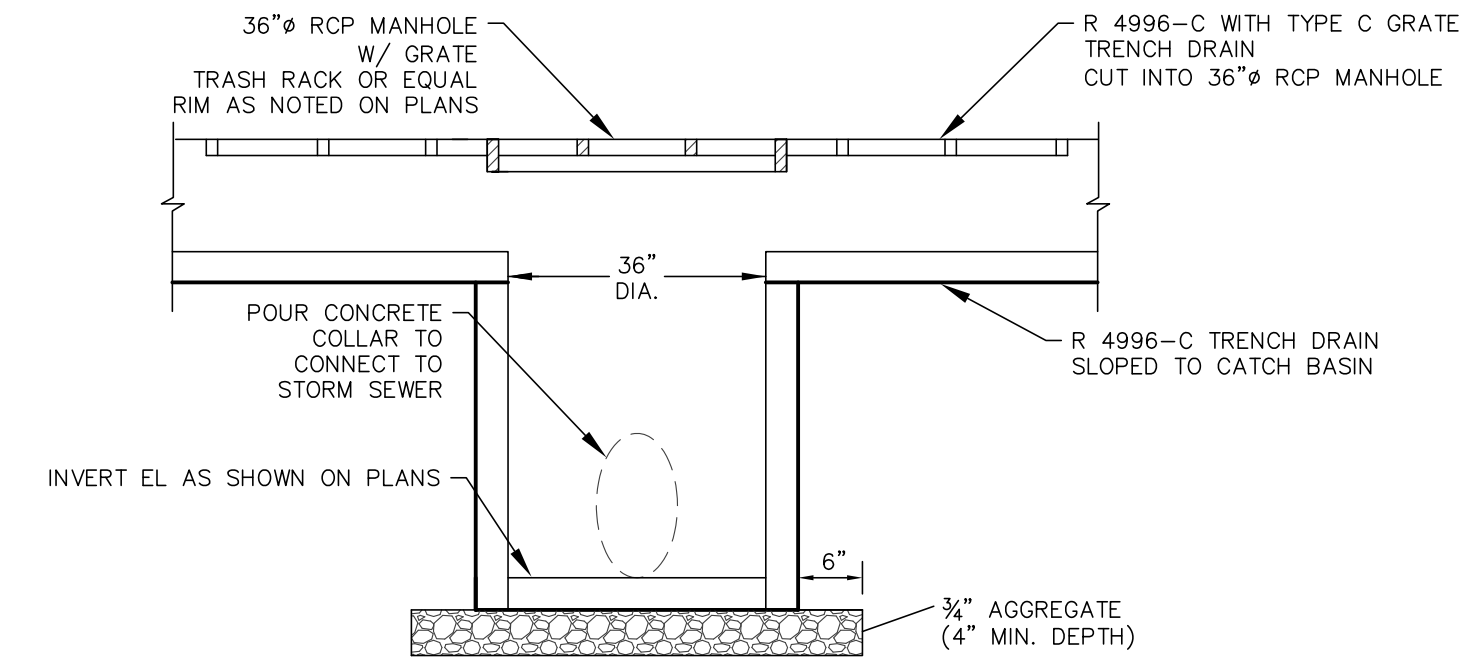
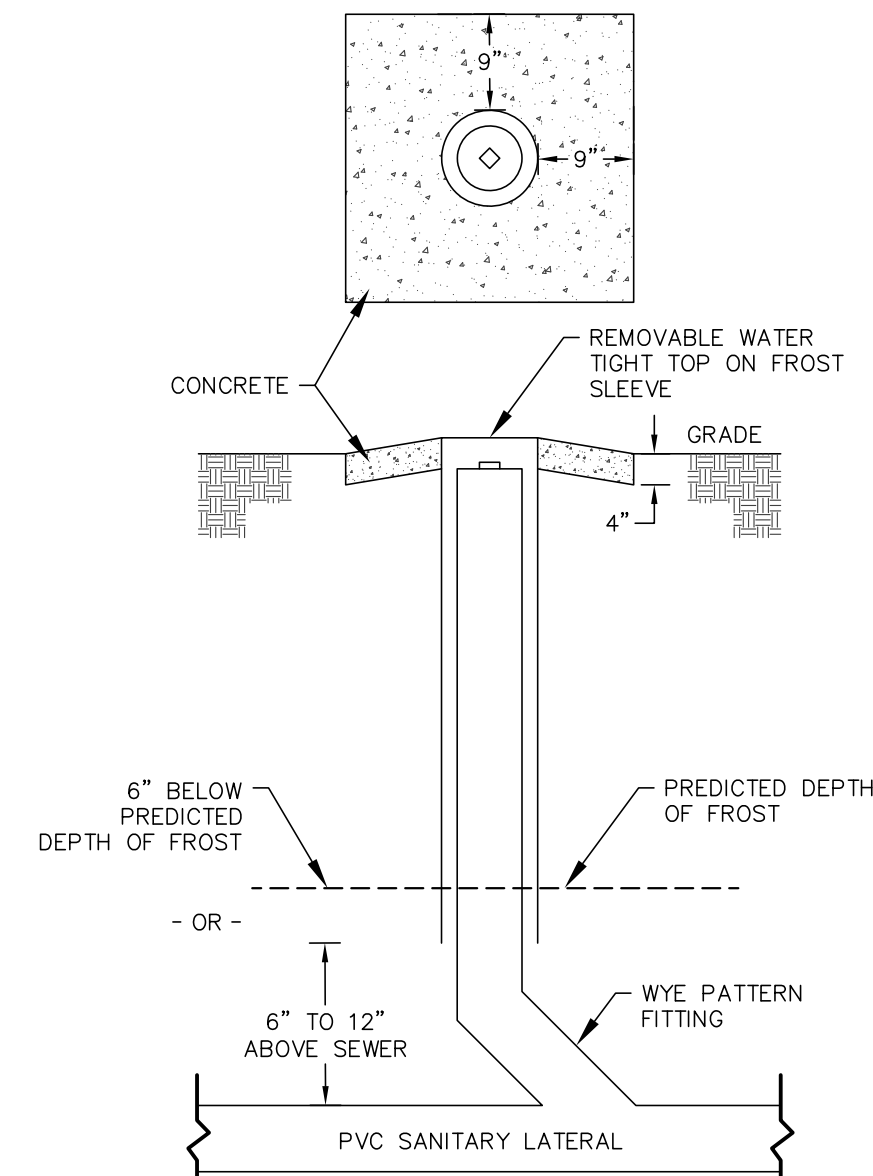
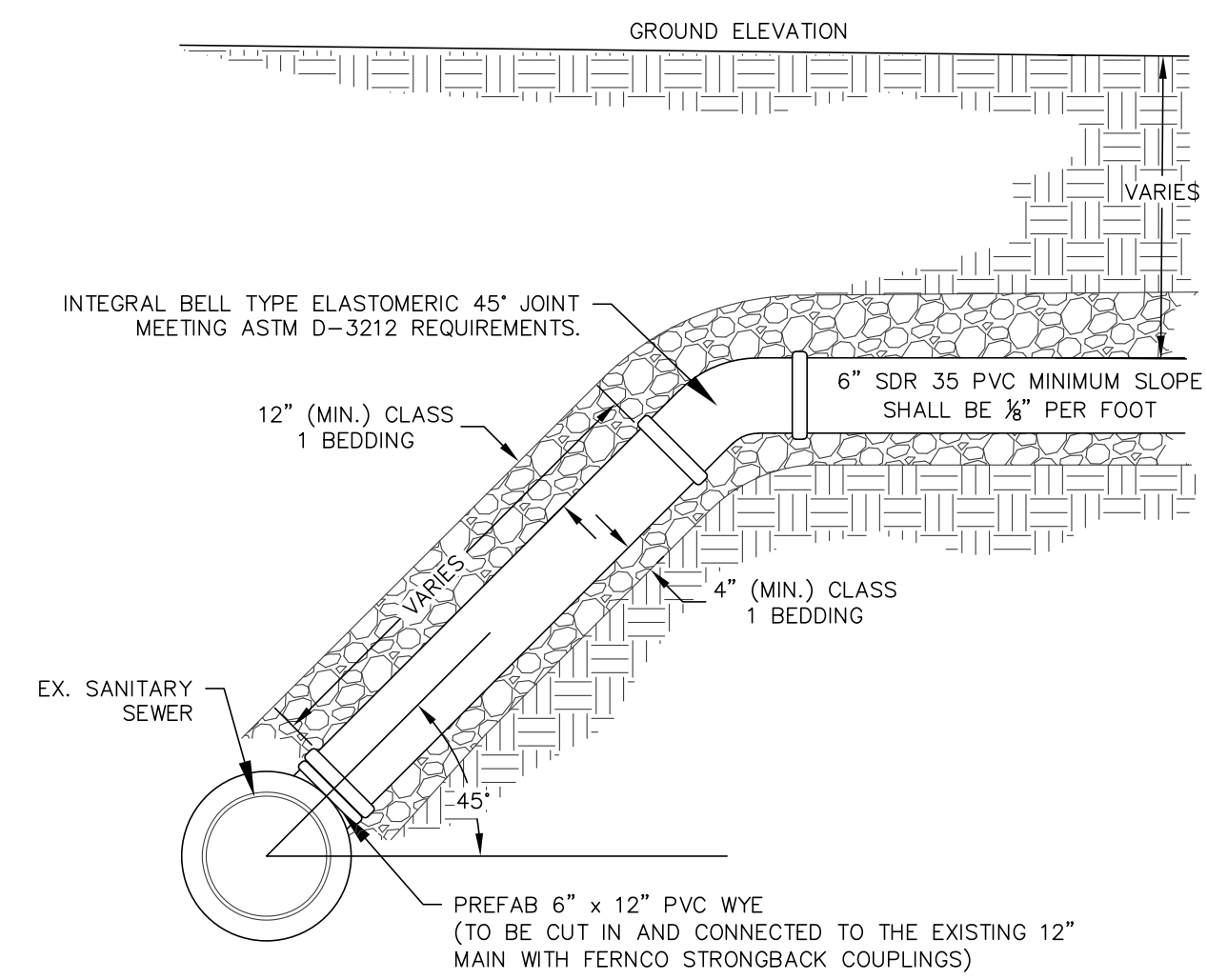
C-105

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants



122 Wisconsin Street; West Bend, Wisconsin 53095  
Phone (262) 346-7800; [www.quamengineering.com](http://www.quamengineering.com)

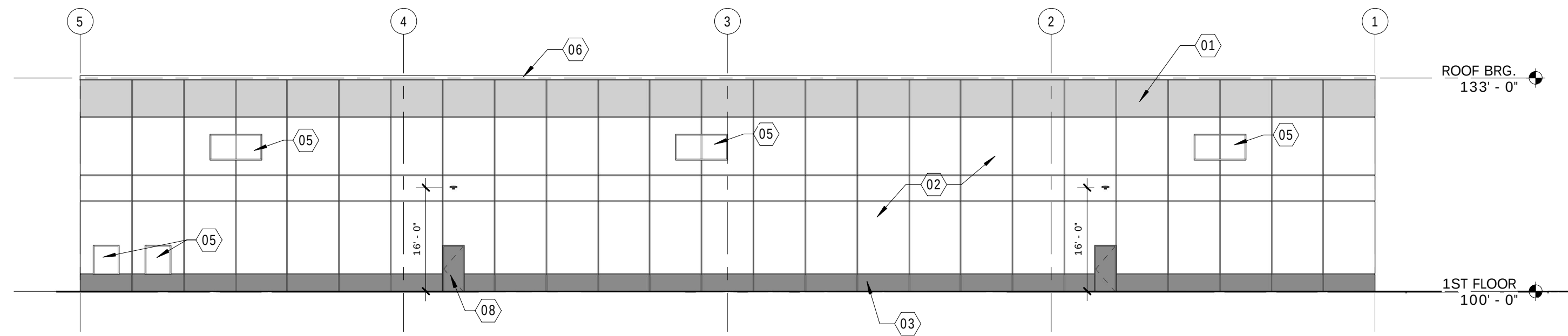




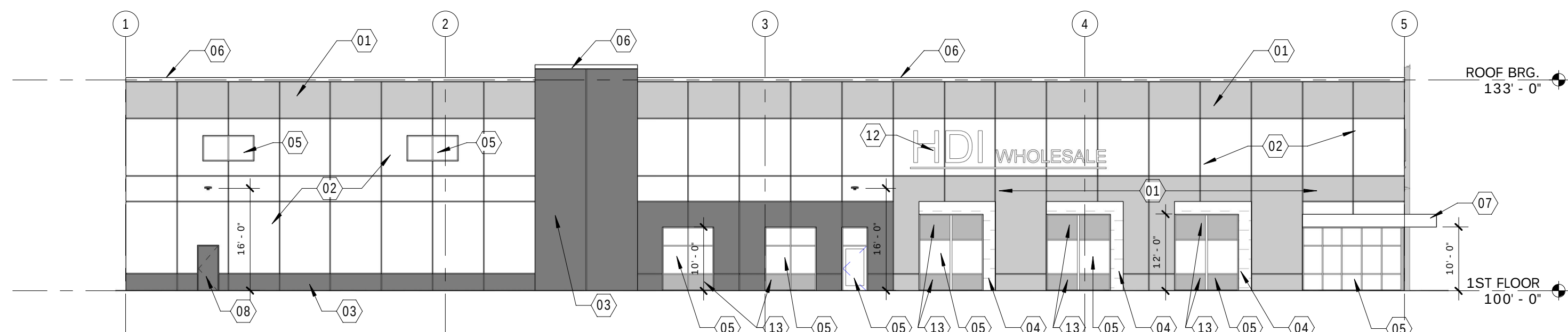


ELEVATION NOTE LEGEND

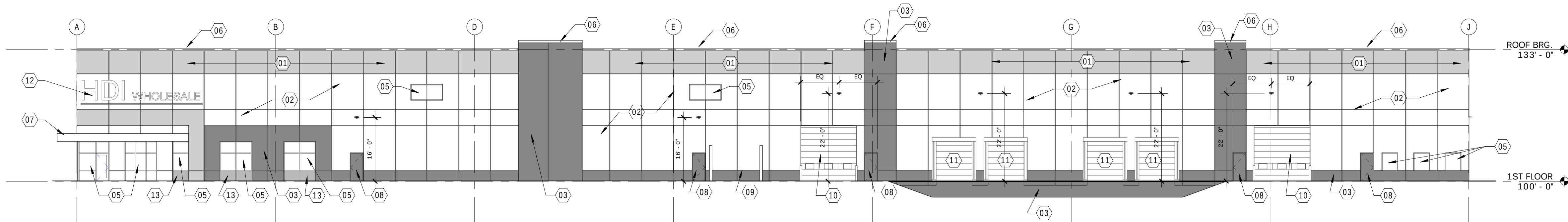
- 01 PAINTED PRECAST - BLUE  
02 PAINTED PRECAST - LIGHT TAN  
03 PAINTED PRECAST - MEDIUM GREY  
04 ACCENT METAL WALL PANEL  
05 CLEAR ANNOIDIZED ALUMINUM STOREFRONT WITH TINTED GLAZING  
06 METAL ROOF EDGE TRIM - WHITE  
07 CLEAR ANNOIDIZED ALUMINUM CANOPY  
08 PAINTED HOLLOW METAL DOOR  
09 TRASH ENCLOSURE  
10 OVERHEAD DOOR - WHITE  
11 LOADING DOCK DOOR - WHITE  
12 POTENTIAL SIGNAGE LOCATION  
13 CLEAR ANNOIDIZED ALUMINUM STOREFRONT WITH SPANDREL PANELS



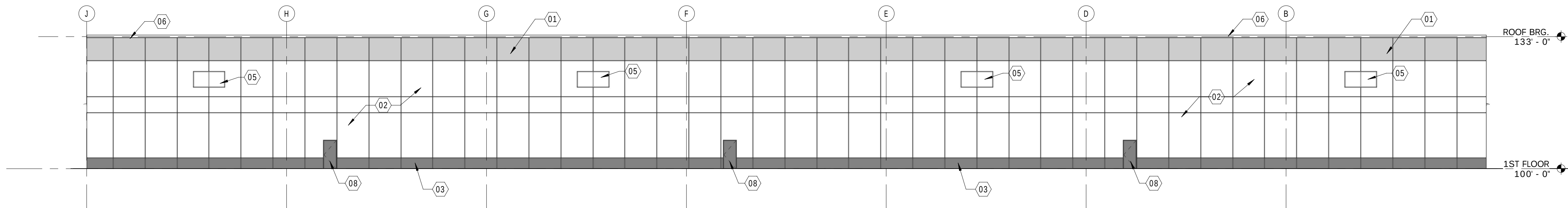
1 EAST ELEVATION1  
SCALE: 1/16" = 1'-0"



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



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



4 NORTH ELEVATION1  
SCALE: 1/16" = 1'-0"

BUILDING DESIGN FOR:  
HDI  
HWY. P AND CAYMUS CIR.  
May 6, 2021

SHEET TITLE  
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA  
DATE  
JOB NO. 04.23.2021  
SET USE 21-00101  
DRAWN BY PRELIMINARY  
SHEET NO. Author

A4.1



CONSTRUCTION NOTES:

GENERAL:

ALL GYPSUM WALLBOARD IS TO BE 5/8" THICK (UNLESS NOTED OTHERWISE), IN LONGEST LENGTHS AVAILABLE, SCREW ATTACHED TO STUDS OR FURRING. ALL METAL STUDS AND FURRING ARE TO BE 25 GAUGE (MIN.), AND SPACED 24" O.C. (MAX.). PROVIDE METAL CORNER BEADS AND USG NO. 200B METAL TRIMS AT ALL EXPOSED WALLBOARD EDGES. TAPE AND FINISH ALL JOINTS, EVEN IF NOT EXPOSED TO VIEW. PROVIDE MOISTURE-RESISTANT GYPSUM WALLBOARD AT ALL WET AREAS (LUNCH ROOM, TOILET ROOMS, ETC.), AND IN STORAGE ROOM B19.

ALL SINGLE-FACED PARTITIONS ARE TO EXTEND TO 4" (MIN.) ABOVE THE ADJACENT CEILING LINE. PROVIDE LATERAL BRACING TO STRUCTURE ABOVE, OR TIE BACK TO MASONRY WALLS.

ALL COMPONENTS OF DOUBLE-FACED PARTITIONS ARE TO EXTEND TO PRECAST CONCRETE PLANK ABOVE CEILING, UNLESS NOTED OTHERWISE. ALL PENETRATIONS IN SUCH PARTITIONS SHALL BE INSULATED OR CAULKED SO AS TO MINIMIZE SOUND TRANSMISSION.

ALL PARTIAL HEIGHT PARTITIONS ARE TO EXTEND TO HEIGHT (INDICATED IN INCHES) ADJACENT TO CONSTRUCTION NOTE. HEIGHT INDICATED IS TO TOP OF WOOD CAP (AT BASEMENT) OR TOP OF GWB (AT FIRST FLOOR).

ALL DOUBLE-FACED PARTITIONS (FULL OR PARTIAL HEIGHT) ARE TO BE INSULATED WITH FULL THICKNESS SOUND INSULATION BATTS. SOUND INSULATION IS TO EXTEND TO FULL HEIGHT OF WALL.

ALL DOUBLE STUD PARTITIONS ARE TO HAVE 5/8" GYPSUM WALLBOARD GUSSETS (8" WIDE) SCREW ATTACHED TO ROWS OF STUDS AT 4'-0" O.C. (MAX. VERTICALLY) FOR PARTITION STABILITY.

CONSTRUCTION NOTE LEGEND

01 CONSTRUCTION NOTE 01



N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9933  
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:  
HDI  
HWY. P AND CAYMUS CIR.  
May 6, 2021

SHEET TITLE

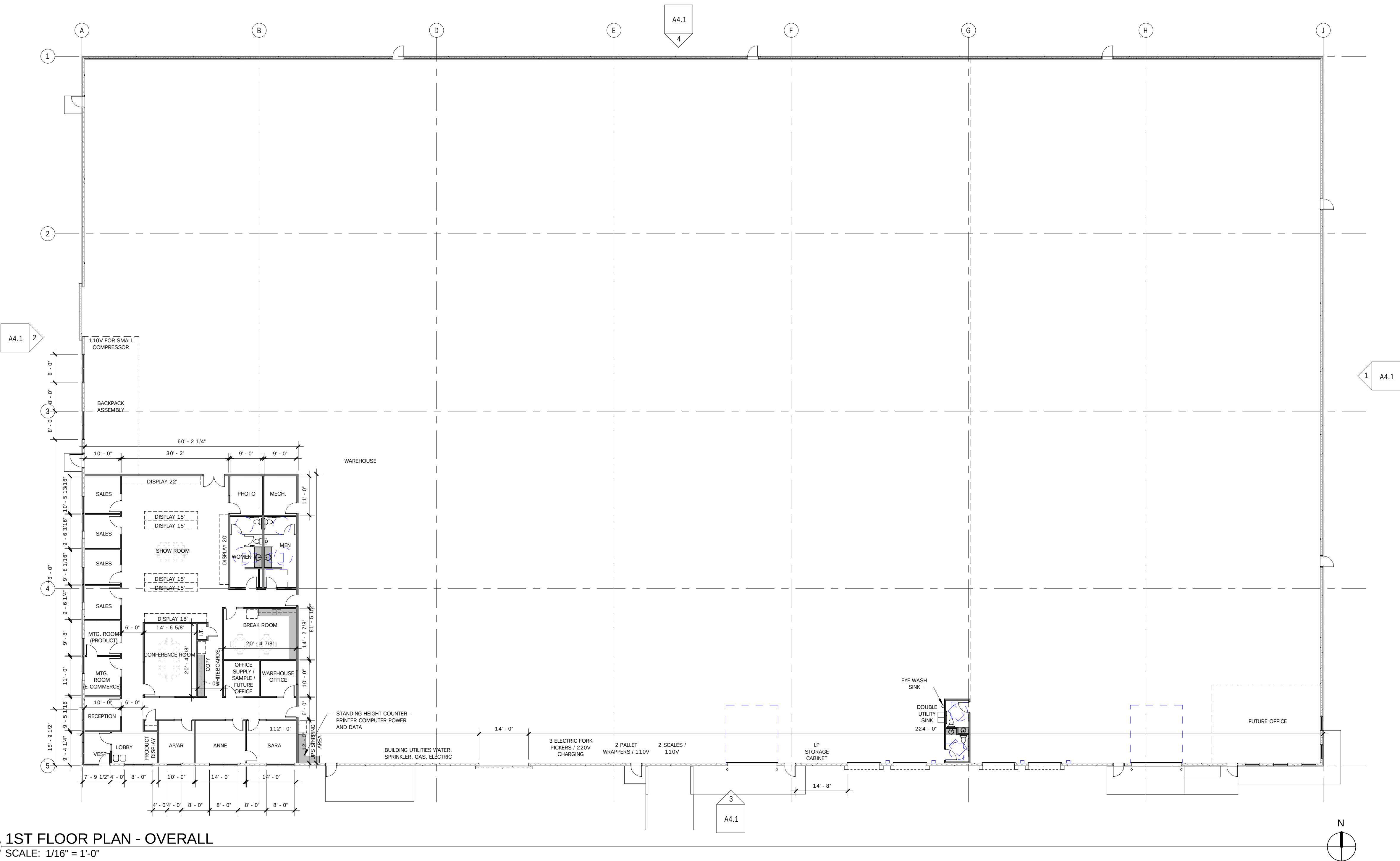
FIRST FLOOR PLAN - OVERALL

REVISIONS

PROJECT DATA

DATE 04.23.2021  
JOB NO. 21-00101  
SET USE PRELIMINARY  
DRAWN BY Author  
SHEET NO.

A2.1



1 1ST FLOOR PLAN - OVERALL  
SCALE: 1/16" = 1'-0"





DESIGN 2 CONSTRUCT

N173 W21010 Northwest Passage, Jackson, WI 53037

PHONE: 262.677.9933 FAX: 262.677.9934

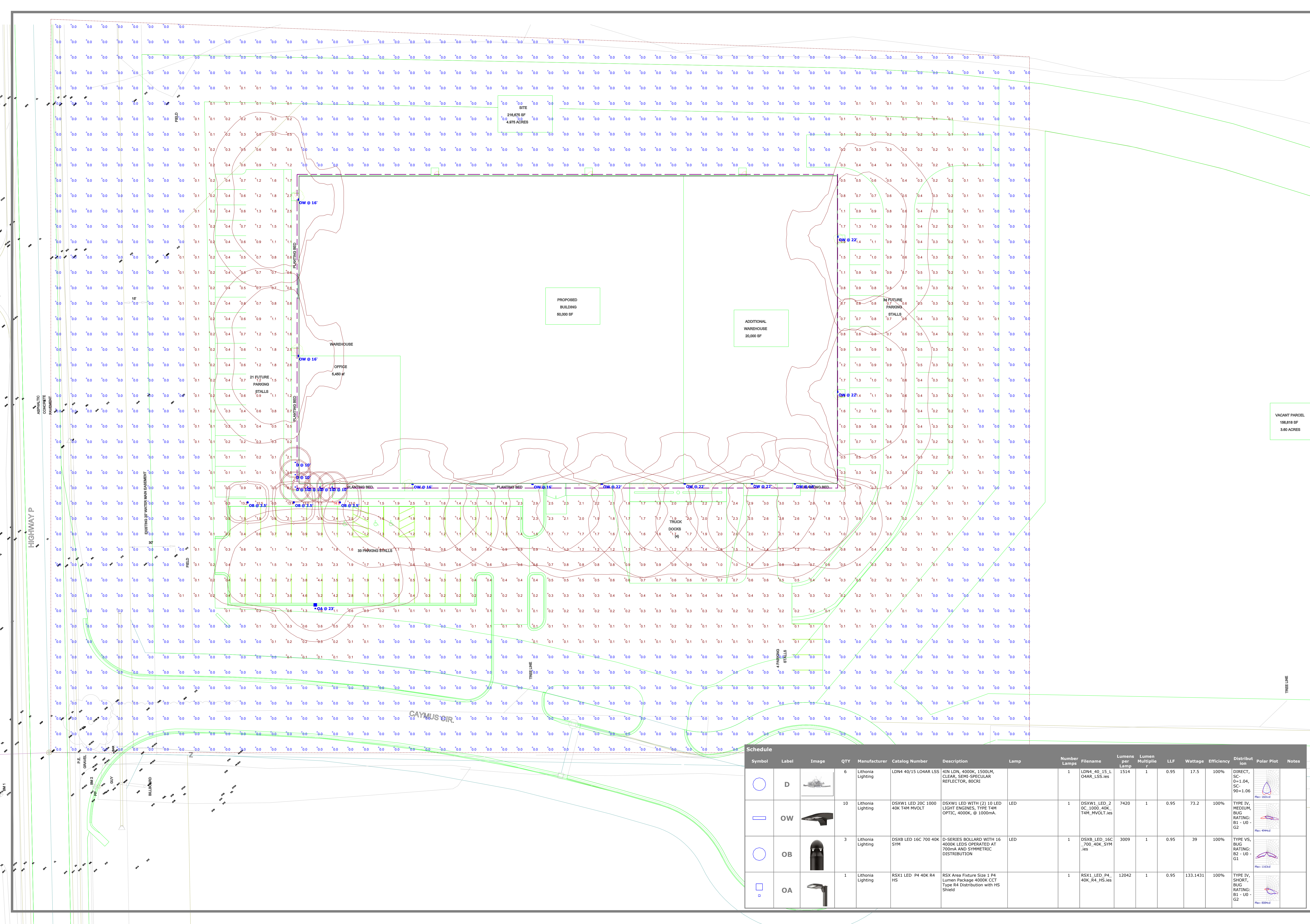
HDI

May 6, 2021









| Schedule |       |       |     |                   |                                  |                                                                                        |      |              |                                      |                 |                |      |          |            |                                           |            |       |
|----------|-------|-------|-----|-------------------|----------------------------------|----------------------------------------------------------------------------------------|------|--------------|--------------------------------------|-----------------|----------------|------|----------|------------|-------------------------------------------|------------|-------|
| Symbol   | Label | Image | QTY | Manufacturer      | Catalog Number                   | Description                                                                            | Lamp | Number Lamps | Filename                             | Lumens per Lamp | Lumen Multiple | LLF  | Wattage  | Efficiency | Distribut ion                             | Polar Plot | Notes |
|          | D     |       | 6   | Lithonia Lighting | LDN4 40/15 L04AR LSS             | 4IN LDN, 4000K, 1500LM, CLEAR, SEMI-SPECULAR REFLECTOR, 80CRI                          |      | 1            | LDN4_40_15_L04AR_LSS.ies             | 1514            | 1              | 0.95 | 17.5     | 100%       | DIRECT, SC=1.04, SC90=1.06                |            |       |
|          | OW    |       | 10  | Lithonia Lighting | DSXW1 LED 20C 1000 40K T4M MVOLT | DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA.              | LED  | 1            | DSXW1_LED_20C_1000_40K_T4M_MVOLT.ies | 7420            | 1              | 0.95 | 73.2     | 100%       | TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2 |            |       |
|          | OB    |       | 3   | Lithonia Lighting | DSXB LED 16C 700 40K SYM         | D-SERIES BOLLARD WITH 16 4000K LEDS OPERATED AT 700mA AND SYMMETRIC DISTRIBUTION       | LED  | 1            | DSXB_LED_16C_700_40K_SYM.ies         | 3009            | 1              | 0.95 | 39       | 100%       | TYPE VS, BUG RATING: B2 - U0 - G1         |            |       |
|          | OA    |       | 1   | Lithonia Lighting | RSX1 LED P4 40K R4 HS            | RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution with HS Shield |      | 1            | RSX1_LED_P4_40K_R4_HS.ies            | 12042           | 1              | 0.95 | 133.1431 | 100%       | TYPE IV, SHORT, BUG RATING: B1 - U0 - G2  |            |       |

**VILLAGE OF JACKSON**

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

**Receipt Nbr:** 244590**Date:** 5/12/2021**Check****RECEIVED  
FROM** DESIGN 2 CONSTRUCT DEVELOPMENT CORP

\$300.00

| <u>Type of Payment</u> | <u>Description</u>                       | <u>Amount</u> |
|------------------------|------------------------------------------|---------------|
| Accounting             | Account Nbr: 100-00-45730-000-000        | 150.00        |
|                        | PLANNING / ZONING FEES                   |               |
|                        | COND USE / DESIGN 2 CONSTRUCT /CK#110732 |               |
|                        | Account Nbr: 100-00-45730-000-000        | 150.00        |
|                        | PLANNING / ZONING FEES                   |               |
|                        | CSM / DESIGN 2 CONSTRUCT / CK#110732     |               |
| <hr/>                  |                                          |               |
| TOTAL RECEIVED         |                                          | 300.00        |

---

**Receipt Memo:** PLAN COMMISSION APPS (2) / CK #110732



| DATE          | INVOICE NO. | DESCRIPTION     | INVOICE AMOUNT | DEDUCTION | BALANCE |
|---------------|-------------|-----------------|----------------|-----------|---------|
| 5-06-21       | 20210506    | HDI             | 300.00         | .00       | 300.00  |
| CHECK<br>DATE | 5-12-21     | CHECK<br>NUMBER | 110732         | TOTALS    | 300.00  |



N173 W21010 NORTHWEST PASSAGE WAY  
JACKSON, WI 53037 • TEL: 262-677-9933

HORICON STATE BANK  
WEST BEND, WISCONSIN 53095  
79-562  
759

110732

Pay: \*\*\*\*\*Three hundred dollars and no cents

DATE May 12, 2021 CHECK NO. 110732 AMOUNT \$\*\*\*\*\*300.00

Village of Jackson  
P.O. Box 637  
Jackson, WI 53037

PAY  
TO THE  
ORDER  
OF

*Handwritten signature*

110732 1075905622 1000010015

## VILLAGE OF JACKSON PLAN COMMISSION APPLICATION - SUBMITTAL GUIDE

**(Meetings are held the fourth Thursday of the month. Applications are DUE the 1<sup>st</sup> Friday of the month for that month's meeting.)**

| <u>ACTION REQUESTED</u>                               | <u>FEE</u> | <u>SUBMITTAL REQUIREMENTS</u><br><i>Refer to number items in shaded column →</i>              | <u>TYPE OF INFORMATION DESCRIBED</u><br><i>(See reverse side for further instructions)</i> | <u>Paper or Digital Copy Required</u> |
|-------------------------------------------------------|------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------|
| CONCEPT PLAN                                          | \$50       | 1,2,6,13                                                                                      | 1) Complete Application ( <b><i>all pages</i></b> )                                        | Both                                  |
|                                                       |            |                                                                                               | 2) Describe the intended use and operation                                                 | Both                                  |
| CONDITIONAL USE                                       |            |                                                                                               | 3) Address labels of adjacent owners to be notified (200' / 500')                          | Both                                  |
| - Full Review or Amendment                            | \$150      | 1,2,3,4,5,6,7,14,15,16,18,19,20                                                               | 4) Property owner acknowledgement of the request                                           | Both                                  |
| - *Special Use (to existing CU)                       | \$50       | 1,2,4,5,6,7,13                                                                                | 5) Impact Statement                                                                        | Both                                  |
|                                                       |            |                                                                                               | 6) Location Map                                                                            | Both                                  |
| PLANNED UNIT DEVELOPMENT                              | \$150      | 1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20                                                        | 7) Development Plan / Site Plan                                                            | Both                                  |
| - *Special Use (to existing PUD)                      | \$50       | 1,2,3,4,5,6,7,13 (14-22 upon request)                                                         | 8) Preliminary Plat                                                                        | Both                                  |
|                                                       |            |                                                                                               | 9) Final Plat                                                                              | Both                                  |
| REZONING                                              | \$200      | 1,2,3,4,6,9 or 10 (500' for rezoning)<br>200' for Cond. Use or PUD Site Plan)                 | 10) Certified Survey Map                                                                   | Both                                  |
|                                                       |            |                                                                                               | 11) Annexation Petition                                                                    | Both                                  |
| CERTIFIED SURVEY MAP (CSM)                            | \$150      | 1,2,6,10,20                                                                                   | 12) Annexation Map                                                                         | Both                                  |
|                                                       |            |                                                                                               | 13) Sketch Plan                                                                            | Both                                  |
| MINOR SUBDIVISION                                     | \$150      | 1,2,3,5,6,10,15,16,17,18,20                                                                   | 14) Landscape and Buffer Plan                                                              | Both                                  |
|                                                       |            |                                                                                               |                                                                                            |                                       |
| EXTRA TERRITORIAL PLAT/CSM                            | \$150      | 1,2,6,9 / 10                                                                                  |                                                                                            |                                       |
|                                                       |            |                                                                                               |                                                                                            |                                       |
| EXTRA TERRITORIAL PLAT<br>OUTSIDE SANITARY SRVC. AREA | \$50       | 1,2,6,9 / 10                                                                                  | <b><u>Engineering Review - Infrastructure</u></b>                                          |                                       |
|                                                       |            |                                                                                               | 15) Grading / Drainage Plan                                                                | Both (24x36)                          |
| PRELIMINARY PLAT                                      | \$300      | 1,2,3,5,6,9,15,16,17,18                                                                       | 16) Water / Sanitary Sewer / Storm Sewer Plans                                             | Both (24x36)                          |
|                                                       |            |                                                                                               | 17) Street / Right of Way cross sections                                                   | Both (24x36)                          |
| FINAL PLAT / Final Plat Reappl.                       | \$100      | 1,2,3,5,6,9,15,16,17,18,20                                                                    | 18) Erosion Control Plan                                                                   | Both (24x36)                          |
|                                                       |            |                                                                                               | 19) Proposed colors / materials                                                            | Both                                  |
| ANNEXATION / ATTACHMENT                               | \$200      | 1,2,3,4,5,6,11,12,21                                                                          | 20) Developers Agreement                                                                   | Both                                  |
|                                                       |            |                                                                                               | 21) Annexation Agreement ( <i>includes pre-annex agreements</i> )                          | Both                                  |
| STREET EASEMENT/ VACATION                             | \$150      | 1,2,3,4,6,9                                                                                   | 22) Other -                                                                                | Both                                  |
|                                                       |            |                                                                                               |                                                                                            |                                       |
| VARIANCE / APPEAL                                     | \$150      | 1,2,3,4,6,7                                                                                   |                                                                                            |                                       |
|                                                       |            |                                                                                               |                                                                                            |                                       |
| MAILING LABELS                                        | \$25       | For all property addresses within 200 feet<br>For all properties within 500' if rezoning ONLY | Must submit additional fee if not providing labels                                         | Both                                  |

\*SPECIAL USE PERMITS are applicable to EXISTING Conditional Use Permits and Planned Unit Developments. The granting of a Special Use Permit shall not change the character of the principal use or conflict with the purpose and intent of the original Conditional Use or Planned Use Development approval. Special Use Permits shall be reviewed for impact on neighboring uses in addition to the neighborhood. Compatibility is a primary consideration.

**Examples of special uses include:** New or expanded tenant uses including occupancies, minor changes to building facades, minor lighting changes, paint schemes, certain accessory structures, sign replacements of equal or lessor size or other uses or modifications as determined by the Village.



**Applications shall be submitted NO LATER than 4:00 PM on the 1<sup>st</sup> Friday of the month to be considered at that month's meeting.**

In some cases, additional copies of a submittal may 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.

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 at which a public hearing may be held. A decision on the request could be made at that time.

#### **EXPLANATION OF TYPES OF INFORMATION REQUIRED *(From front page of application form)***

---

1. **Application Form:** *You MUST SUBMIT both HARD (paper) and DIGITAL (USB Drive) copies of your application.*
2. **Letter of Intent:** What you are requesting in your own words? *(Be brief)*
3. **Mailing/Address Labels:** It is your responsibility to provide the Village with addresses labels of ALL adjacent property owners within a 200-foot radius of the subject property. If mailed notification is required for your application, an incorrect address may cause a delay. *(Additional \$25 is required if Village provides address labels.)*
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. General hours of operation.
  - B. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc).
  - C. Vehicle trip generation (trips per day per unit x number of units).
  - D. Estimated numbers of vehicles and/or equipment, materials, to be parked and/or stored on site.
  - E. Proposed sign(s) advertising business, directional signage, dwelling unit rental, etc.
  - F. Proposed dates of construction and completion.
  - G. Anticipated user profiles (for residential developments).
  - H. Annual water consumption estimate (100% occupancy and build-out).
  - I. Annual sewage generation estimate (100% occupancy and build-out).
6. **Location Map:** An aerial map indicating where the site is located within the Village.
7. **Development Plan:** Show entire proposal on the site. Include edge of pavement and/or back of the curb line, sidewalks (existing and proposed), structure footprint(s), driveways, parking areas, fencing, refuse enclosures, locations of accessory uses, and overall dimensions of structures and setbacks, 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 document 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:** Show location, size, type, botanical name & common name of proposed trees & shrubs. Also details surface treatments. Show walls, fence location and style, buffers/screening and similar details.
15. **Grading/Drainage Plan:** Show 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:** Show size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer system with gradient profiles and invert elevations; shows the proposed storm drainage system as in #15 above.
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 Building 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**

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*  
*(For existing Cond. Use ONLY)*      *(For existing PUD ONLY)*      ☐ **OTHER** \_\_\_\_\_

**Property Address:** N/E corner of Caymus Court and HWY P      **Unit:** \_\_\_\_\_ **Jackson, WI**

**Parcel #:** 008700N      **Lot Size:** 6.5316 acres      **sq. ft.**      **Building Area:** 70,000      **sq. ft.**  
PARCEL WILL REQUIRE NEW CSM

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

**APPLICANT INFORMATION**

**Name(s):** Mark Hertzfeldt - Design 2 Construct

**Mailing Address:** N173W21010 Northwest Passage, 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:** Houseware Distributors Inc.

**D/B/A:** \_\_\_\_\_      **FEIN #:** 39 - 1433297

**Mailing Address:** 2375 Stonebridge Circle #5, West Bend      **State** WI      **Zip** 53037

**Office:** ( 262 ) 334-1095      **Cell:** ( \_\_\_\_\_ ) \_\_\_\_\_      **Fax:** ( \_\_\_\_\_ ) \_\_\_\_\_

**Email:** anne@hdiforu.com

**Website:** www.hdiforu.com

**PROPERTY OWNER INFORMATION**

**Name(s):** Anne Blaedow and Sara Depies

**Address:** 2375 Stonebridge Circle #5, West Bend      **State** WI      **Zip** 53037

**Office:** ( 262 ) 334-1095      **Cell:** ( \_\_\_\_\_ ) \_\_\_\_\_      **Fax:** ( \_\_\_\_\_ ) \_\_\_\_\_

**Email:** anne@hdiforu.com

**ARCHITECT / ENGINEER / CONTRACTOR INFORMATION** *(Circle One)*

**Firm Name:** Design 2 Construct

**Primary Contact:** Mark Hertzfeldt

**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



**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: Please refer to the included project narrative

---

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

The building will be approximately 5,000 SF of office and 65,000 SF of warehouse space. HDI is a wholesale distributor of toys, school supplies, health and beauty items and home goods.

Hours of Operation: 8am - 4:30pm with extended hours in the 4th quarter that may occasionally include weekends

Provide a brief overview of proposed daily on-site operations: Storage, shipping and receiving of goods from 4 loading docks. Approximately 3 to 5 trucks per day.

---

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.: \_\_\_\_\_

Shipping and receiving trucks throughout the day, fork lifts inside the warehouse

---

---

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

Warehouse/light industrial to the North and nothing to the South, East, or West. This is the first building in a new business park.

---

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

Please refer to the included project narrative

---

---

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

Please refer to the included civil engineering plans for details on grading. Stormwater management will be addressed by using the existing regional stormwater ponds

---

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

Please refer to the included landscape plan

---

Describe any proposed on-site security measures including site lighting: \_\_\_\_\_

Please refer to the provided photometric plan and project narrative

---

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

The proposed building will protected by an automatic fire sprinkler system. New fire hydrants and fire alarm systems are not proposed.

---

Describe the projected traffic circulation and impacts: There is no existing traffic circulation in this new business park.

\_\_\_\_\_

\_\_\_\_\_

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

Front yard setback: 40'-0", Side and rear yard setback 30'-0"

\_\_\_\_\_

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

TBD

\_\_\_\_\_

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: \_\_\_\_\_

No signage approvals requested at this time. All signage will come back to plan commission at a later date.

\_\_\_\_\_

\_\_\_\_\_

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

Please refer to the included project narrative

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

37 total parking stalls including 3 ADA stalls, 55 future stalls available if necessary

\_\_\_\_\_

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

None proposed

\_\_\_\_\_

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

Trash enclosure provided on the South side of the building

\_\_\_\_\_

\_\_\_\_\_

Projected Sewer/Wastewater Usage: TBD gal/year

Projected Water Usage: TBD gal/year



## **ACKNOWLEDGEMENT & SIGNATURES**

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

**Applicant Name (Print):** Mark Hertzfeldt \_\_\_\_\_

**Applicant Signature:**  \_\_\_\_\_

**Co-Applicant Name (Print):** \_\_\_\_\_

**CO-Applicant Signature:** \_\_\_\_\_

**Date of Application:** 05.07.2020 \_\_\_\_\_

## **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: \_\_\_\_\_  
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\_\_\_\_\_

**APPLICATION DENIED:** Date: \_\_\_\_\_, 20\_\_\_\_

Staff Initials: \_\_\_\_\_

Reason for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Date Received:** \_\_\_\_\_

**Amount:** \$ \_\_\_\_\_

**Payment Type:** CH / CC / CASH

**Check/Rcpt. #:** \_\_\_\_\_

**Received By:** \_\_\_\_\_



**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: N/E corner of Caymus Court and HWY P Unit: Jackson, WI

Parcel #: 008700N Lot Size: 6.5316 acres sq. ft. Building Area: 70,000 sq. ft.

PARCEL WILL REQUIRE NEW CSM

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

**APPLICANT INFORMATION**

Name(s): Mark Hertzfeldt - Design 2 Construct

Mailing Address: N173W21010 Northwest Passage, 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: Houseware Distributors Inc.

D/B/A: \_\_\_\_\_ FEIN #: 39 - 1433297

Mailing Address: 2375 Stonebridge Circle #5, West Bend State WI Zip 53037

Office: ( 262 ) 334-1095 Cell: (        ) \_\_\_\_\_ Fax: (        ) \_\_\_\_\_

Email: anne@hdiforu.com

Website: www.hdiforu.com

**PROPERTY OWNER INFORMATION**

Name(s): Anne Blaedow and Sara Depies

Address: 2375 Stonebridge Circle #5, West Bend State WI Zip 53037

Office: ( 262 ) 334-1095 Cell: (        ) \_\_\_\_\_ Fax: (        ) \_\_\_\_\_

Email: anne@hdiforu.com

**ARCHITECT / ENGINEER / CONTRACTOR INFORMATION** (Circle One)

Firm Name: Design 2 Construct

Primary Contact: Mark Hertzfeldt

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

**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: Please refer to the included project narrative

---

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

The building will be approximately 5,000 SF of office and 65,000 SF of warehouse space. HDI is a wholesale distributor of toys, school supplies, health and beauty items and home goods.

Hours of Operation: 8am - 4:30pm with extended hours in the 4th quarter that may occasionally include weekends

Provide a brief overview of proposed daily on-site operations: Storage, shipping and receiving of goods from 4 loading docks. Approximately 3 to 5 trucks per day.

---

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.: \_\_\_\_\_

Shipping and receiving trucks throughout the day, fork lifts inside the warehouse

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

Warehouse/light industrial to the North and nothing to the South, East, or West. This is the first building in a new business park.

---

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

Please refer to the included project narrative

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---

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

Please refer to the included civil engineering plans for details on grading. Stormwater management will be addressed by using the existing regional stormwater ponds

---

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

Please refer to the included landscape plan

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Describe any proposed on-site security measures including site lighting: \_\_\_\_\_

Please refer to the provided photometric plan and project narrative

---

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

The proposed building will protected by an automatic fire sprinkler system. New fire hydrants and fire alarm systems are not proposed.

---



Describe the projected traffic circulation and impacts: There is no existing traffic circulation in this new business park.

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

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TBD

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: \_\_\_\_\_

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

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None proposed

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Trash enclosure provided on the South side of the building

Projected Sewer/Wastewater Usage: TBD gal/year

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## **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:** 05.07.2020

## **You MUST sign and date this Application!**

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PO BOX 637  
Jackson, WI 53037

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Email: [collin.johnson@villageofjackson.com](mailto:collin.johnson@villageofjackson.com)

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**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

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Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

APPLICATION DENIED: Date: \_\_\_\_\_, 20\_\_\_\_

Staff Initials: \_\_\_\_\_

Reason for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Date Received: 5-7-21

Amount: \$ 15000

Payment Type: CH / CC / CASH

Check/Rcpt. #: 110732

Received By: [Signature]



Planning Commission  
Village of Jackson  
N168 W20733 Main Street  
Jackson, WI 53037

May 6, 2021

Re: Project Narrative for HDI

**Introduction:**

Included with this project narrative you will find the graphical information regarding the proposed business development located on Caymus Court. The proposed development will be a relocation of the current HDI facility currently located in West Bend. The new development will include a new free-standing 70,000 square foot building and the requisite site development needed to support the new building.

HDI will be the owner/occupant of this building, which will be the new home of their business office, and warehouse facility. There is a chance that they could rent 20,000 SF on the East side of the building.

**Existing Site:**

The existing CSM for this site (CSM #6971) is 27.26 acres and is currently vacant. A new CSM will be completed to define a site of 6.5316 acres for this project. The site borders Hwy P to the West, Caymus Court to the South, trees and industrial to the North and a vacant parcel to the East. Vehicular access to the site is limited to Caymus Court.

The base zoning of the site is designated "PUD" and the proposed use is permitted per the Zoning Ordinance.

**Plan of Operation:**

Houseware Distributors Inc, aka HDI Wholesale, is a wholesale distributor who offers a diverse product line to nonprofit and for profit organizations. Product lines include Toys, School Supplies, Cleaning Items, Hygiene Items, Personal Electronics, Spices, Kitchen Essentials, etc.

3 to 5 trucks per day for shipping and receiving is typical.

The hours of operation are Monday-Friday from 8:00 AM – 4:30 PM. 4<sup>th</sup> quarter holiday hours are extended and include weekends as business warrants. The approximate employee breakdown is:

- Office: 9 Employees
- Warehouse: 3 Employees

N173 W21010

Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934



**Proposed Building/Site:**

The proposed building is approximately 70,000 square feet. The site design provides 37 total parking spaces (including 3 accessible spaces) located along Caymus Court on the south side of the site and future parking located along HWY P on the West Side of the site. The site plan does not account for future expansion of the building to the west beyond the 70,000 SF building footprint.

The building will be constructed using a combination of decorative precast concrete wall panels with varying depths and accent paint, aluminum composite material (ACM) accent panel areas, prefinished metal canopy elements, aluminum storefront glazing systems and entrances. See enclosed drawings and imagery for further information.

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

Landscaping for the site will follow the design standards of the Jackson Northwest Business Park. Landscape plans and a plant palette are included as part of this submittal package for consideration by the Plan Commission.

Our site lighting design intent includes lighting levels for the parking lots that provide an adequate level of light utilizing a combination of building mounted LED wall packs and light bollards. The light bollards are located in front of the office building element to avoid the visual conflict poles would have in this location. We have provided building mounted lighting in the dock areas to illuminate the area directly adjacent to the building and over all doors with the exception of the exit doors on the North facade.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood.

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

Sincerely,  
Mark Hertzfeldt

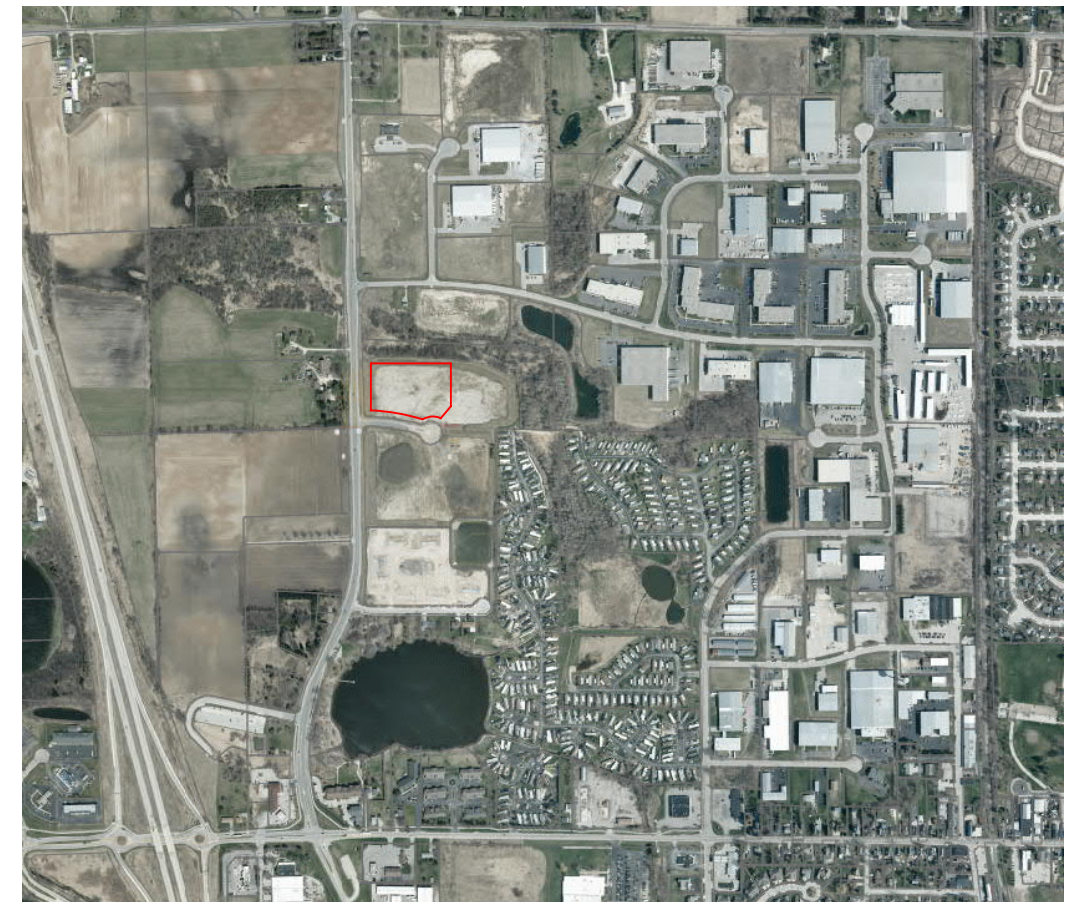
A handwritten signature in black ink, appearing to read 'Mark Hertzfeldt', enclosed within a large, hand-drawn oval.

Design 2 Construct Development Corporation

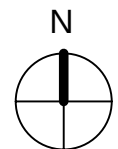




LOCAL MAP



REGIONAL MAP





**PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.**

OWNER:  
D2C/GC JACKSON LLC  
6938 SANTA MONICA BLVD.  
FOX POINT, WI 53217

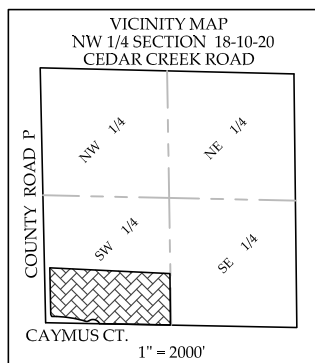
PRELIMINARY

[illegible]

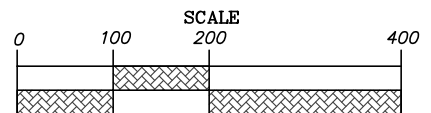
| CURVE | LOT     | LENGTH  | RADIUS   | CHORD BEARING | CHORD LENGTH | DELTA     | TANGENT IN    | TANGENT OUT   |
|-------|---------|---------|----------|---------------|--------------|-----------|---------------|---------------|
| A     | R/W     | 127.37' | 75.00'   | N 73°38'37" W | 112.60'      | 97°18'03" | N 24°59'36" W | S 57°42'21" W |
|       | LOT 2   | 79.00'  | 75.00'   | N 55°10'10" W | 75.40'       | 60°21'08" | N 24°59'36" W | N 85°20'44" W |
|       | LOT 1   | 48.37   | 75.00'   | S 76°10'48" W | 47.53'       | 36°56'55" | N 85°20'44" W | S 57°42'21" W |
| B     | LOT 1   | 42.23'  | 50.00'   | S 81°54'10" W | 40.99'       | 48°23'39" | S 57°42'21" W | N73°54'00" W  |
| C     | LOT 1   | 270.44' | 1033.00' | N 81°24'00" W | 269.67'      | 15°00'00" | N73°54'00" W  | N 88°54'00" W |
| D     | OVERALL | 436.33' | 1000.00' | S 76°24'00" E | 432.88'      | 25°00'00" | S 88°54'00" E | S 63°54'00" E |
|       | LOT 1   | 98.11'  | 1000.00' | S 86°05'22" E | 93.07'       | 5°37'16"  | S 88°54'00" E | S 83°16'44" E |
|       | LOT 2   | 338.22' | 1000.00' | S 73°35'22" E | 336.61'      | 19°22'44" | S 83°16'44" E | S 63°54'00" E |

- 1" IRON PIPE FOUND
- 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.

(RECORDED AS)



SURVEYED BY JOSEPH W. DAVID  
MAPPED BY J. SCOTT HENKEL, PLS



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE  
PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD27).  
THE WEST LINE OF NW 1/4 OF SECTION 18-10-20  
BEARS NORTH 01°13'31" WEST.

**QUAM ENGINEERING, LLC**

122 WISCONSIN ST., WEST BEND, WI, 53095  
262-346-7800 [www.quamengineering.com](http://www.quamengineering.com)

PROJECT # DE-128-21 Date: 5/07/21

CERTIFIED SURVEY MAP # \_\_\_\_\_

PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

SURVEYOR’S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, D2C/GC JACKSON LLC:

PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT NO. 1499289, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18;  
THENCE SOUTH 01°13’31” EAST, 2079.81 FEET, ALONG THE WEST LINE OF SAID NORTHWEST 1/4;  
THENCE SOUTH 87°13’10” EAST, 55.13 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE CONTINUE SOUTH 87°13’10” EAST, 1251.89 FEET, ALONG THE NORTH LINE OF SAID LOT 1;  
THENCE SOUTH 00°39’19” EAST, 535.06 FEET, ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1;  
THENCE NORTH 88°54’03” WEST, 739.04 FEET, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 TO EAST RIGHT-OF-WAY LINE OF CAYMUS COURT;  
THENCE ALONG SAID RIGHT-OF-WAY LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT 127.37 FEET, WITH A RADIUS OF 75.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 73°38’37” WEST, 112.60 FEET;  
THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT 42.23 FEET, WITH A RADIUS OF 50.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 81°54’10” WEST, 40.99 FEET;  
THENCE ALONG SAID RIGHT-OF-LINE NORTH 73°54’00” WEST, 29.88 FEET;  
THENCE ALONG SAID RIGHT-OF-WAY LINE BEING THE ARC OF A CURVE BARING TO THE LEFT 270.44 FEET, WITH A RADIUS OF 1033.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 81°24’00” WEST, 269.67 FEET;  
THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 88°54’00” WEST, 53.91 FEET;  
THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 23°41’38” WEST, 23.38 FEET, TO THE EAST RIGHT-OF-WAY LINE OF COUNTY HIGHWAY P;  
THENCE NORTH 01°13’31” WEST, 484.71 FEET, ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 665,974 SQUARE FEET // 15.2887 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF JACKSON SUBDIVISION ORDINANCE.

\_\_\_\_\_  
J. SCOTT HENKEL, PLS 2495

OWNER’S CERTIFICATE

AS OWNER, D2C/GC JACKSON LLC, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.

\_\_\_\_\_  
JAMES G. BLISE

STATE OF WISCONSIN :SS  
\_\_\_\_\_ COUNTY

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, \_\_\_\_\_,  
TO ME KNOWN AS THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: \_\_\_\_\_

QUAM ENGINEERING, LLC  
122 WISCONSIN ST., WEST BEND, WI, 53095  
262-346-7800 www.quamengineering.com  
PROJECT # DE-128-21 Date: 5/07/21



CERTIFIED SURVEY MAP # \_\_\_\_\_

PART OF LOT 1 OF CERTIFIED SURVEY MAP 6971, RECORDED AS DOCUMENT No. 1499289, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

HORICON BANK, EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF EXISTING LOT 1 OF CERTIFIED SURVEY MAP 6971 DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LAND ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF D2C/GC LLC

IN WITNESS WHEREOF, THE SAID HORICON BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY

\_\_\_\_\_, ITS \_\_\_\_\_ AT \_\_\_\_\_, WISCONSIN,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

IN THE PRESENCE OF:

HORICON BANK

\_\_\_\_\_

BY: \_\_\_\_\_

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MICHAEL SCHWAB, CHAIRMAN

\_\_\_\_\_  
JILLINE DOBRATZ, SECRETARY

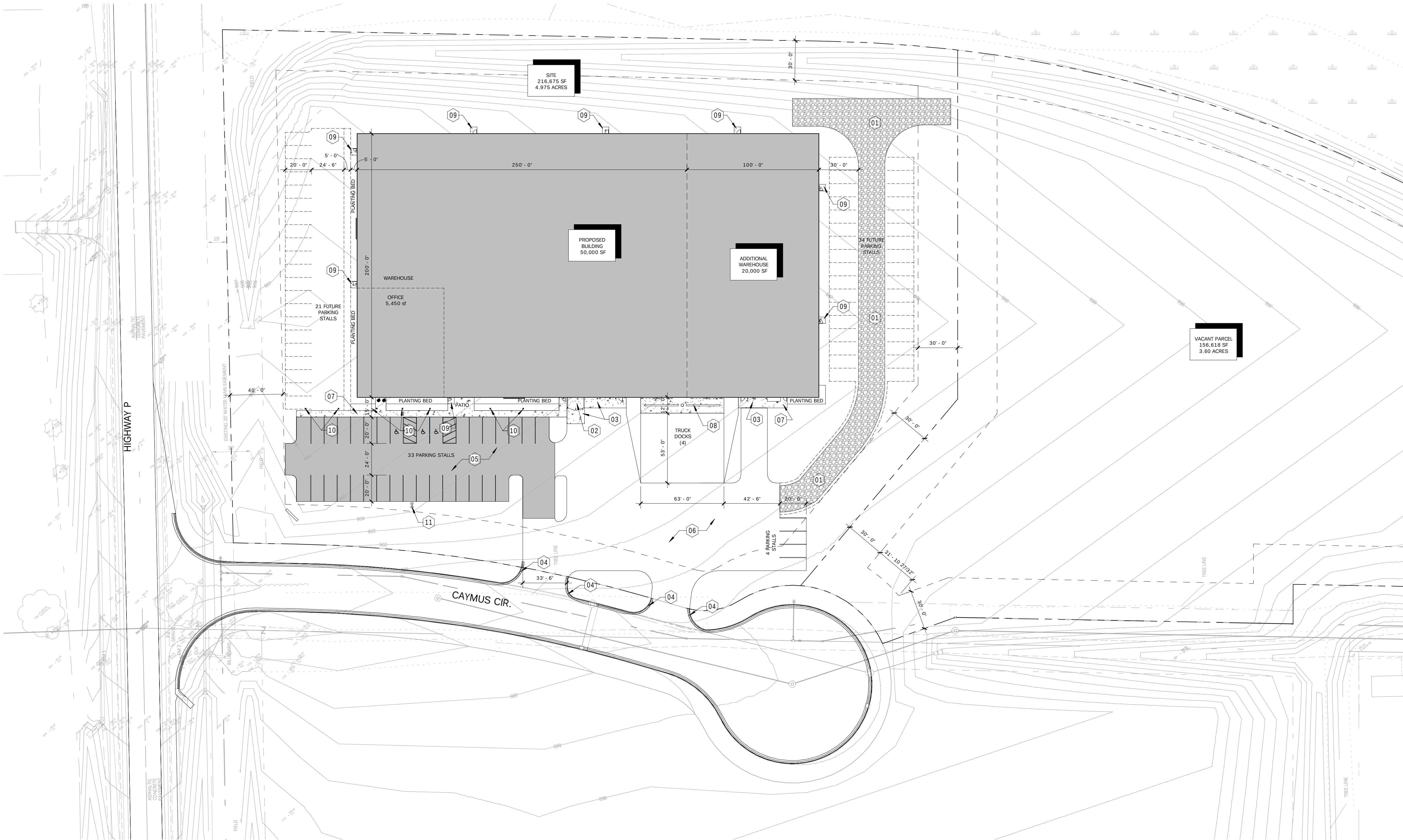
VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MICHAEL SCHWAB, VILLAGE PRESIDENT

\_\_\_\_\_  
JILLINE DOBRATZ, VILLAGE CLERK

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



1 HDI Site Plan  
SCALE: 1" = 40'-0"

SITE NOTE LEGEND

- |    |                                                                         |
|----|-------------------------------------------------------------------------|
| 01 | FIRE DEPARTMENT ACCESS DRIVE - GRAVEL                                   |
| 02 | TRASH ENCLOSURE                                                         |
| 03 | CONCRETE APRON                                                          |
| 04 | CURB AND GUTTER                                                         |
| 05 | LIGHT DUTY ASPHALT                                                      |
| 06 | HEAVY DUTY ASPHALT                                                      |
| 07 | CONCRETE SIDEWALK                                                       |
| 08 | PREFABRICATED TRENCH DRAIN, CATCH BASIN, STEEL GRATE AND CONCRETE APRON |
| 09 | CONCRETE STOOP                                                          |
| 10 | LIGHT BOLLARDS                                                          |
| 11 | LIGHT POLE                                                              |

SITE GENERAL NOTES:

1. PROPOSED BUILDING IS ONE STORY.
2. MAXIMUM % GRADE AT RIGHT-OF-WAY TO BE 8%.
3. DUMPSTER ENCLOSURE TO BE LOCATED AS SHOWN ON PLAN. EXACT SIZE OF DUMPSTER ENCLOSURE TO BE DETERMINED PER OWNER'S REQUIREMENTS.
4. SEE GRADING PLAN FOR ALL PROPOSED AND EXISTING CONTOURS AND STORM WATER DRAINAGE PATTERNS.
5. SEE LANDSCAPE PLAN FOR ALL PLANTING LOCATIONS.
6. ALL EXTERIOR LIGHTING FIXTURES TO BE CUT-OFF TYPE.
7. ALL SITE UTILITIES TO BE VERIFIED W/ PROPER AGENCIES PRIOR TO CONSTRUCTION.
8. ALL APPROACHES & CULVERTS IN RIGHT-OF-WAY TO BE VERIFIED W/ LOCAL MUNICIPALITY PRIOR TO CONSTRUCTION.

SITE DATA:

|                             |                            |
|-----------------------------|----------------------------|
| SITE AREA:                  | 216,675 SF<br>4.975 ACRES  |
| AREA OF PROPOSED BUILDING:  | 70,000 SF                  |
| TOTAL BUILDING FOOTPRINT:   | 70,000 SF                  |
| TOTAL HARD SURFACE AREA:    | 30,146 SF (13.9% OF SITE)  |
| CONCRETE AREA:              | 2,020 SF                   |
| HEAVY DUTY PAVING:          | 18,860 SF                  |
| LIGHT DUTY PAVING:          | 9,266 SF                   |
| TOTAL GREEN SPACE AREA:     | 113,323 SF (52.3% OF SITE) |
| ZONING DISTRICT:            | PUD                        |
| ALLOWABLE BUILDING HEIGHT:  | 50'-0"                     |
| BUILDING HEIGHT:            | 29'-0"                     |
| FRONT YARD SETBACK:         | 40'-0"                     |
| SIDE YARD SETBACK:          | 10'-0"                     |
| REAR YARD SETBACK:          | 30'-0"                     |
| PARKING STALL REQUIREMENTS: |                            |
| OFFICE:                     | 1/200 SF                   |
| STORAGE:                    | 1/1000 SF                  |
| TOTAL # OF STALLS REQ'D:    | 94                         |
| TOTAL PARKING PROVIDED:     | 37 (INCL. H.C. STALLS)     |
| HANDICAP PARKING REQUIRED:  | 3                          |
| HANDICAP PARKING PROVIDED:  | 3                          |
| FUTURE PARKING STALLS:      | 55                         |



N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9933  
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:  
**HDI**  
**HWY. P AND CAYMUS CIR.**  
May 6, 2021

SHEET TITLE  
ARCHITECTURAL SITE PLAN

REVISIONS

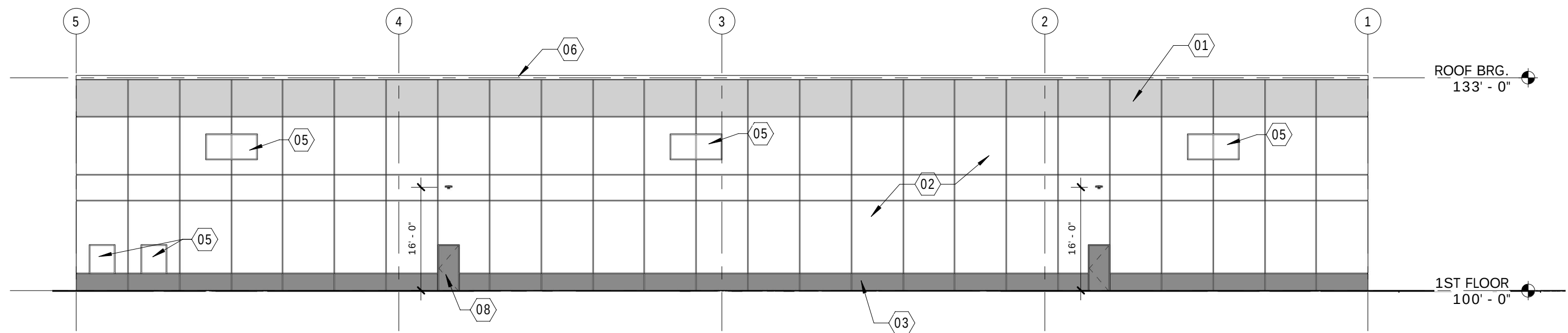
| PROJECT DATA |             |
|--------------|-------------|
| DATE         | 04.23.2021  |
| JOB NO.      | 21-00101    |
| SET USE      | PRELIMINARY |
| DRAWN BY     | DJF         |
| SHEET NO.    |             |

A1.0

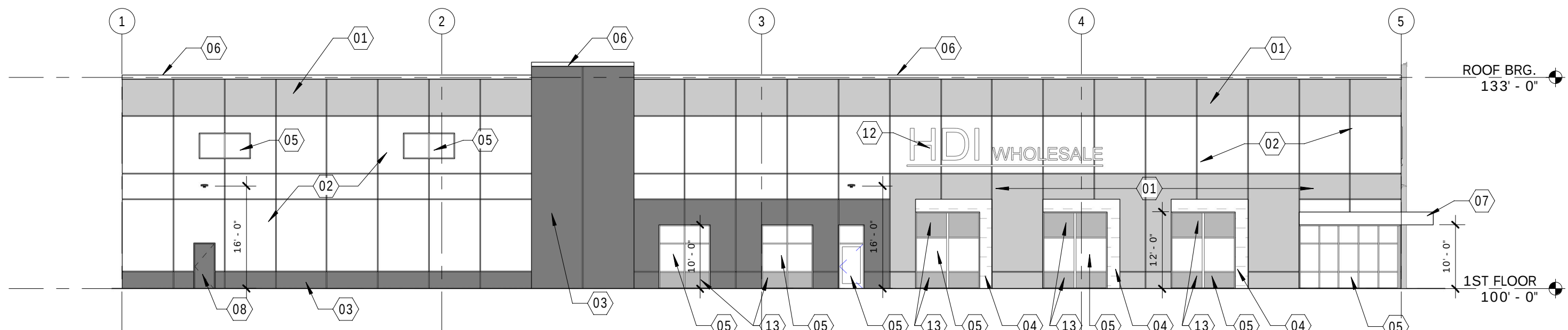


**ELEVATION NOTE LEGEND**

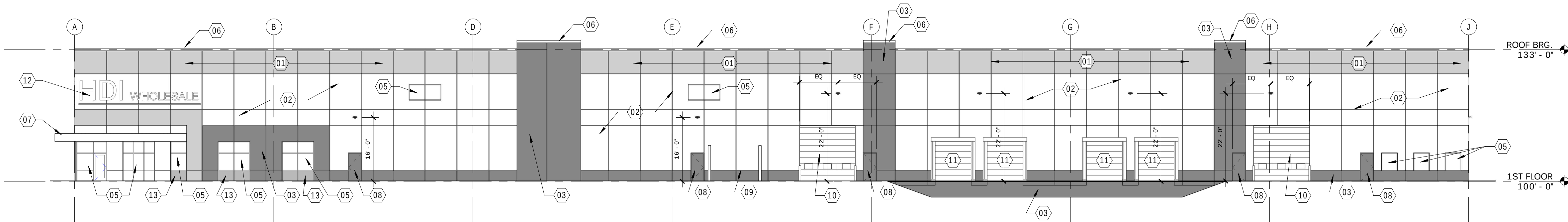
- 01 PAINTED PRECAST - BLUE  
02 PAINTED PRECAST - LIGHT TAN  
03 PAINTED PRECAST - MEDIUM GREY  
04 ACCENT METAL WALL PANEL  
05 CLEAR ANNOIDIZED ALUMINUM STOREFRONT WITH TINTED GLAZING  
06 METAL ROOF EDGE TRIM - WHITE  
07 CLEAR ANNOIDIZED ALUMINUM CANOPY  
08 PAINTED HOLLOW METAL DOOR  
09 TRASH ENCLOSURE  
10 OVERHEAD DOOR - WHITE  
11 LOADING DOCK DOOR - WHITE  
12 POTENTIAL SIGNAGE LOCATION  
13 CLEAR ANNOIDIZED ALUMINUM STOREFRONT WITH SPANDREL PANELS



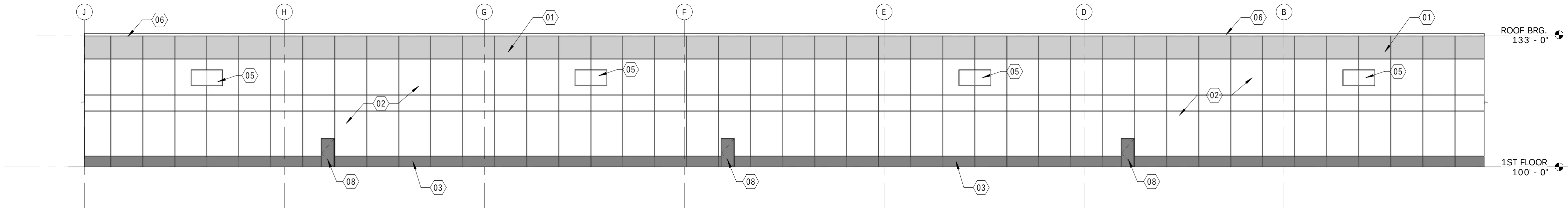
**1 EAST ELEVATION1**  
SCALE: 1/16" = 1'-0"



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



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



**4 NORTH ELEVATION1**  
SCALE: 1/16" = 1'-0"

BUILDING DESIGN FOR:  
**HDI**  
HWY. P AND CAYMUS CIR.  
May 6, 2021

SHEET TITLE  
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA  
DATE  
JOB NO. 04.23.2021  
SET USE 21-00101  
DRAWN BY PRELIMINARY  
SHEET NO. Author

A4.1





| Schedule |       |       |     |                   |                                  |                                                                                        |      |              |                                      |                 |                  |      |          |            |                                           |            |       |
|----------|-------|-------|-----|-------------------|----------------------------------|----------------------------------------------------------------------------------------|------|--------------|--------------------------------------|-----------------|------------------|------|----------|------------|-------------------------------------------|------------|-------|
| Symbol   | Label | Image | QTY | Manufacturer      | Catalog Number                   | Description                                                                            | Lamp | Number Lamps | Filename                             | Lumens per Lamp | Lumen Multiplier | LLF  | Wattage  | Efficiency | Distribution                              | Polar Plot | Notes |
|          | D     |       | 6   | Lithonia Lighting | LDN4 40/15 L04AR LSS             | 4IN LDN, 4000K, 1500LM, CLEAR, SEMI-SPECULAR REFLECTOR, 80CRI                          |      | 1            | LDN4_40_15_L04AR_LSS.ies             | 1514            | 1                | 0.95 | 17.5     | 100%       | DIRECT, SC=1.04, SC90=1.06                |            |       |
|          | OW    |       | 10  | Lithonia Lighting | DSXW1 LED 20C 1000 40K T4M MVOLT | DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA.              | LED  | 1            | DSXW1_LED_20C_1000_40K_T4M_MVOLT.ies | 7420            | 1                | 0.95 | 73.2     | 100%       | TYPE IV, MEDIUM, BUG RATING: B1 - U0 - G2 |            |       |
|          | OB    |       | 3   | Lithonia Lighting | DSXB LED 16C 700 40K SYM         | D-SERIES BOLLARD WITH 16 4000K LEDS OPERATED AT 700mA AND SYMMETRIC DISTRIBUTION       | LED  | 1            | DSXB_LED_16C_700_40K_SYM.ies         | 3009            | 1                | 0.95 | 39       | 100%       | TYPE VS, BUG RATING: B2 - U0 - G1         |            |       |
|          | OA    |       | 1   | Lithonia Lighting | RSX1 LED P4 40K R4 HS            | RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution with HS Shield |      | 1            | RSX1_LED_P4_40K_R4_HS.ies            | 12042           | 1                | 0.95 | 133.1431 | 100%       | TYPE IV, SHORT, BUG RATING: B1 - U0 - G2  |            |       |



**VILLAGE OF JACKSON**

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

**Receipt Nbr:** 244590**Date:** 5/12/2021**Check****RECEIVED  
FROM** DESIGN 2 CONSTRUCT DEVELOPMENT CORP

\$300.00

| <u>Type of Payment</u> | <u>Description</u>                       | <u>Amount</u> |
|------------------------|------------------------------------------|---------------|
| Accounting             | Account Nbr: 100-00-45730-000-000        | 150.00        |
|                        | PLANNING / ZONING FEES                   |               |
|                        | COND USE / DESIGN 2 CONSTRUCT /CK#110732 |               |
|                        | Account Nbr: 100-00-45730-000-000        | 150.00        |
|                        | PLANNING / ZONING FEES                   |               |
|                        | CSM / DESIGN 2 CONSTRUCT / CK#110732     |               |
| <hr/>                  |                                          |               |
| TOTAL RECEIVED         |                                          | 300.00        |

---

**Receipt Memo:** PLAN COMMISSION APPS (2) / CK #110732

| DATE          | INVOICE NO. | DESCRIPTION     | INVOICE AMOUNT | DEDUCTION | BALANCE |
|---------------|-------------|-----------------|----------------|-----------|---------|
| 5-06-21       | 20210506    | HDI             | 300.00         | .00       | 300.00  |
| CHECK<br>DATE | 5-12-21     | CHECK<br>NUMBER | 110732         | TOTALS    | 300.00  |



N173 W21010 NORTHWEST PASSAGE WAY  
JACKSON, WI 53037 • TEL: 262-677-9933

HORICON STATE BANK  
WEST BEND, WISCONSIN 53085  
79-562  
759

110732

Pay: \*\*\*\*\*Three hundred dollars and no cents

DATE May 12, 2021 CHECK NO. 110732 AMOUNT \$\*\*\*\*\*300.00

Village of Jackson  
P.O. Box 637  
Jackson, WI 53037

PAY  
TO THE  
ORDER  
OF

*Handwritten signature*

110732 1075905622 1000010015



**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – May 27, 2021**

**Agenda Item #3 - Extra Territorial Plat/CSM – Heckendorf Farms LLC – 2039 Sherman Road**

**Building Inspection**

- By way of this CSM, Mr. Heckendorf is attempting to clean up some minor discrepancies in the property lines for Lot 1. Staff recommends approval.

**Public Works/Engineering**

- The property is located in the “Limited Water Service Area” and in the study area for future expansion on an interceptor sanitary sewer. The proposed CSM changes has no effect on utilities serving the property. Recommend approval of the proposed CSM.

**Police Department**

- No Comments

**Fire Department**

- No Comments

**Administrative/Planning**

- No additional comments.

**Agenda Item #4 - Conditional Use Permit –Anthony Jones – N168 W20069 Main Street, #1 – Auto Thirst LLC**

**Building Inspection**

- The existing property is Zoned PUD. The building currently houses a variety of mixed-uses including an appliance sales and repair business, and retail/mercantile businesses and additionally, a U-Haul rental operation. The proposed vehicle sales use requires Village review and approval in order to operate.
- The proposed use includes pre-owned vehicle sales. Vehicle inventory is viewed online and via pre-arranged viewing appointments and test-drives. Vehicles will be stored in the lower-level garage area at the rear of the building they can be viewed by the customer when onsite. The lower-level will only be accessible to staff and the pre-scheduled customer(s). No long-term vehicle storage will occur within the exterior parking lot. The owner/operator indicates that no vehicle repair of any kind will occur onsite. This is classified as a Business(B) use. The garage area is separated from adjacent occupancies and has two available exits, one of which is directly to grade.
- Should the Board recommend approval, it is requested that the following items be imposed as conditions of the approval:
  1. Vehicle sales may not occur on Sundays in accordance with State Law.
  2. Vehicle repair of any kind are prohibited anywhere onsite.

## **STAFF REVIEW COMMENTS**

### **Plan Commission Meeting – May 27, 2021**

3. Vehicles shall be stored within the building at all times except when actively being shown to a potential customer.
4. A mechanical ventilation system shall be installed in the warehouse area in accordance with applicable code requirements.
5. Any proposed signage shall be submitted for Village review and permitting.

#### **Public Works/Engineering**

- No Comments

#### **Police Department**

- No Comments

#### **Fire Department**

- I would have to see how this is zoned off. As a garage area, existing fire walls would need to be in place. Separate keys will need to be established in the KNOX Box. If no KNOX Box, it will need to be added to the building at the owner's expense.

#### **Administrative/Planning**

- No Additional Comments

### **Agenda Item #5 - Rezoning – Rod & Chantel Massie – Petition to rezone (Ordinance Forthcoming)**

#### **Building Inspection**

- Upon initial submittal, there was discussion regarding the appropriate re-zoning designation. At that time, a PUD zoning designation was initially recommended by the previous Administration. Subsequently, Administrator Keller has discussed the topic with Legal Counsel and the Village Zoning Consultant. It has now been determined that a R-4 designation would be more appropriate. It is also similar to the residential development located to the west. While the idea of allowing "more flexibility" perhaps sounds more appealing, this is and will ultimately remain a residential parcel. The PUD designation would place certain undue burdens on the current and future owners relating to proposed property uses or upgrades which, under the more straight-forward R-4 zoning designation, could be handled administratively rather than through the more formal Board approval process.
- Staff recommends approval of petition to rezone property located at N160 W19220, Tax Key: V3-020600A from A-1, Agricultural District to R-4, Single-Family Residential District.

#### **Public Works/Engineering**

- The recommend zoning would be PUD (Plan Unit Development) with and underline zoning of R-4 to set the setback requirements. The PUD gives more flexibility to the property owner for future uses to the property.



**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – May 27, 2021**

**Police Department**

- No Comments

**Fire Department**

- No issues. Must be within 500 feet of a hydrant.

**Administrative/Planning**

- Comments incorporated under Building Inspection.

**Agenda Item #6 - Extra Territorial Zoning – Lily Acres – Resolution #21-13**

**Building Inspection**

- No Comments

**Public Works/Engineering**

- No Comments

**Police Department**

- No Comments

**Fire Department**

- No Comments

**Administrative/Planning**

- Background: In January, Staff reviewed a proposed development for Lily Acres, comprised of five (5) lots located in the Town of Polk. After receiving notice that Extraterritorial Review powers overlapped in this development for both the Village of Jackson and the Village of Slinger, Staff deferred Extraterritorial Review powers to the Village of Slinger as they had already proceeded to publicly notice the review for the January Plan Commission meeting. Additionally, both Villages were not permitted (via State Statute) to review the same areas of the plat. Furthermore, Staff had no objection to the five (5) lot development. It was communicated to Staff from the Washington County Planning and Land Use Department that the Village of Jackson is required by WI State Statute to pass a resolution formally withdrawing Extraterritorial Review Powers from this particular development. After determining the development is in the Sewer Service area of Slinger, the Village Staff strongly felt there would be no Village of Jackson exception to the Plat. It's important to note the Village of Jackson may rescind this waiver at any time by resolution.
- Staff recommend approving Resolution #21-13 waiving the Village's right to approve the Lily Acres plat within the Village's extraterritorial plat approval jurisdiction.

## **STAFF REVIEW COMMENTS**

### **Plan Commission Meeting – May 27, 2021**

#### **Agenda Item #7 - Conditional Use Permit – Design 2 Construct – Houseware Distributors, Inc.**

##### **Building Inspection**

- The proposal includes construction of a 70,000 sq. ft. building on a 6.531acre site located off of County Hwy. P just north of Rosewood Lane.
- The property is currently zoned PUD.
- The proposed building and site improvements are similar to others in the adjacent area.
- Proposed parking is sufficient for the proposed occupancy and traffic.
- Refuse location is sufficient since it is proposed to be screened from public view.
- Staff recommends approval.

##### **Public Works/Engineering**

- The proposed building will establish the start of something positive for TIF #6 and the development on Caymus Way.
- The curbing for Caymus Way shall be continued with 30-inch vertical face curb. The storm inlet shall have a casting with the R-3246 Neenah Foundry series. The adjusting rings for the inlets shall be the Cretex Pro-Ring Series.
- Change the cleanout to the sampling manhole, and the cleanout can be eliminated. The sampling manhole may then be located at the property line.
- Confirming that the 8-inch water service is done by a live tapping a 8-inch valve.

##### **Police Department**

- No Comments

##### **Fire Department**

- State approved plans will be required for sprinkler system.
- Must be equipped with a stortz connection at the front of the building.
- Must have hydrant placed within 250 feet of building.
- Easy access from three sides of building.
- KNOX Box located for FD access.

##### **Administrative/Planning**

- Applicant complies with all of the following terms of the Developer's Agreement for this property included in the TID 6 approvals including but not limited to:
  - Height limitations and setback requirements shall be as required by the M-1 zone or B-1 zone, as appropriate.
  - All inoperable vehicles and equipment shall be screened from view.
  - Outdoor storage shall be screened from view.
  - Dumpsters shall be screened from viewing from the street.

#### **Agenda Item #8 - Certified Survey Map – Design 2 Construct – Caymus Court &**



**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – May 27, 2021**

**Hwy P**

**Building Inspection**

- No Comments

**Public Works/Engineering**

- The current name for the road is Caymus Way. Please confirm the name change to "Caymus Court".
- The proposed CSM and Development will complete the road to a court. The curbing shall be installed to complete the court.

**Police Department**

- No Comments

**Fire Department**

- No Comments

**Administrative/Planning**

- No additional comment. Defer to DPW Director/Engineer Kober's assessment of accuracy for utility improvements and easements within the preliminary CSM.