

AGENDA
PLAN COMMISSION MEETING
Thursday, May 26, 2022 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of April 28, 2022
3. Certified Survey Map – Tax Parcel V3_0776 – Mark Hauser
4. Conditional Use Permit – W225N16720 Cedar Park Court – Ernisse Distributors, LLC
5. Conditional Use Amendment – Signage – W225N16712 Cedar Park Court #3 – St. Vincent de Paul
6. Conditional Use Amendment – Signage – W220N16712 County Road P – Kettle Marine
7. Re-Zoning of Tax Parcels V3_055100A & V3_020700A, Conditional Use Permit, and Site Plan approval – N160W19170 Sherman Road – Sigma Engineering
8. Preliminary Plat and Developers Agreement – Little Lambs Corner Subdivision – John Lamm/Matt Hahm
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 28, 2022 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

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

Members Present: Ryan Ganshow, Tr. Kruepke, Jon Molkentin, Dan Reik and Doug Wilcox.

Excused Absent: Tr. Emmrich

Village Board Member Present: Tr. Heckendorf

Staff Present: Building Inspector Collin Johnson and Administrator Jen Keller

Also Present: Kevin Anderson - Neumann Development, Inc.

2. Approval of Minutes for the Plan Commission Meeting of March 31, 2022

Motion by Doug Wilcox, second by Tr. Kruepke to approve the Plan Commission minutes of March 31, 2022.

Vote: 5 ayes, 0 nays, 1 abstain (Doug Wilcox). Motion carried.

3. Conditional Use Permit – Request to exceed the maximum number of dogs per residence – N162W19241 Cedar Run Drive – David Starich

Motion by Jon Molkentin, second by Doug Wilcox to recommend to the Village Board the approval of Conditional Use Permit request to exceed the maximum number of dogs per residence at N162W19241 Cedar Run Drive until such a time that any one of the current dogs passes away.

Vote: 6 ayes, 0 nays. Motion carried.

Doug Wilcox requested information from Staff regarding any complaints on file for the property related to the three current pets. No complaints were known to Staff.

David Starich provided the Plan Commission additional background information.

4. Conditional Use Amendment – Signage – N160W19170 Sherman Road – Sigma Engineering

Motion by Dan Reik, second by Doug Wilcox to recommend to the Village Board the approval of a Conditional Use Amendment for the installation of signage at N160W19170 Sherman Road conditioned upon the following terms:

1. Inclusion of the street address located on both sides of the main sign base.
Address letters shall contrast against the background on which they are placed and shall be no smaller than three (3) inches in height.
2. The applicant is required to return to the Village Plan Commission and Village Board for necessary zoning approvals prior to issuance of permits to construct

the signage.

Discussion regarding the Village Code of Ordinances related to street address signage ensued.

Vote: 6 ayes, 0 nays. Motion carried.

5. Certified Survey Map (CSM) – Tax Parcels: V3_011400A, V3_009600B – For Property Located at N168W20733-53 Main Street

Motion by President Schwab, second by Dan Reik to recommend to the Village Board the approval of the Certified Survey Map (CSM) for properties identified by Tax Keys: V3_011400A, V3_009600B for property located at N168W20733-53 Main Street.

President Schwab inquired whether the interested buyers were aware of the addition of Outlot #1 as presented on the CSM. Administrator Keller stated the potential buyers were not yet aware of the proposed Outlot, and Staff would be meeting with the potential buyers prior to Village Board review for approval.

Vote: 6 ayes, 0 nays. Motion carried.

Trustee Kruepke left the dais at 7:13 p.m.

6. Conditional Use Amendment – PUD-03 – Additional Storage Use and Tractor/Trailer Parking – Tax Parcel: V3_047700K for property located at N168W19490 Main Street – KARM Properties

Motion by President Schwab, second by Doug Wilcox to recommend to the Village Board the approval of the Conditional Use Amendment for PUD-03 to allow additional storage use and Tractor/trailer parking for Tax Parcel: V3_047700K for property located at N168W19490 Main Street for property owner KARM Properties conditioned upon the following term of approval:

1. Use of the Storage Units conform to hours of operation, 5AM-11PM.

Discussion regarding the number of tractor/trailer stalls on site and the type of storage the new structure would be utilized for ensued.

Vote: 5 ayes, 0 nays. Motion carried.

Trustee Kruepke joined the dais at 7:16 p.m.

7. Phase I Development Agreement – Maple Fields Subdivision – Neumann Developments, Inc.

Administrator Keller provided background on the topic.

Motion by President Schwab, second by Doug Wilcox to recommend to the Village Board the approval of the Phase I Development Agreement for Maple Fields Subdivision owned by Neumann Developments, Inc. conditioned upon Staff review and approval of the forthcoming plans to satisfy requirements for Exhibit B plans.

Kevin Anderson of Neumann Development, Inc. provided requested information regarding the plan for installation of T-turnarounds to ensure motorists and first responders had the capability to turn around on roads incomplete due to phasing of the subdivision development.

Vote: 6 ayes, 0 nays. Motion carried.

8. Draft Ordinance amending public hearing notification requirements for re-zoning, conditional use, planned unit development and street easement/vacation requests

Administrator Keller gave background information.

Motion by President Schwab, second by Ryan Ganshow to recommend to the Village Board the approval of the draft Ordinance establishing public hearing notification requirements for re-zoning, conditional use, planned unit development and street easement/vacation requests.

Vote: 6 ayes, 0 nays. Motion carried.

9. Citizens to Address the Plan Commission

Karl Springler, 2333 Fenceline Drive appeared to ask about the A&R gas pipeline. It was believed to be an issue to his neighbors that live in the Twin Creeks Subdivision.

10. Adjourn

Motion by President Schwab second by Tr. Kruepke to adjourn.

Vote: 6 ayes, 0 nays. Meeting adjourned at 7:26 p.m.

Respectfully submitted,

Jen Keller
Village Administrator

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: SHERMAN ROAD, JACKSON Unit: _____ Jackson, WI

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

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

APPLICANT INFORMATION

Name(s): MARK & PATRICIA HAUSEN
 Mailing Address: 3010 MILL ROAD JACKSON State WI Zip 53037
 Office: (____) _____ Cell: (414) 510-3010 Fax: (____) _____
 Email: HAUSENIN26@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): SAME AS APPLICANT ABOVE
 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: Attached CSM

Provide a brief overview of proposed use(s) of entire property and/or lease space: Residential Home
For our Daughter & Family

Hours of Operation: _____

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

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

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

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

Describe any proposed grading, and/or stormwater management plan: As needed For Home Site -
Will Be in Home Plan

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____
As needed For Home Site - Will Be in Home Plan

Describe any proposed on-site security measures including site lighting: Will Be in Home Plan

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____
FIRE HYDRANT Currently on STEADMAN ROAD

Describe the projected traffic circulation and impacts: Home Site Traffic

List all setbacks from rights-of-way and property lines and height limitations: Will be in Home Plan

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

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

☐ No ☐ Yes If yes, explain: NOT SURE - VILLAGE WILL LET US KNOW

Describe any proposed signage including type, size, and location: N/A

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Will be in Home Plan

Describe any site-specific features/constraints, etc.: Will be in Home Plan

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

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

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

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

} Village will provide

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 HAUSER
Applicant Signature: Mark Hauser
Co-Applicant Name (Print): PATRICIA HAUSER
CO-Applicant Signature: Patricia Hauser
Date of Application: 5-4-22

You MUST sign and date this Application!

SUBMIT TO: Village of Jackson – Building Inspection Dept.
(Checks shall be made payable to Village of Jackson)
W194 N16660 Eagle Drive
PO BOX 637
Jackson, WI 53037

QUESTIONS?

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

Village Clerk: For all **general questions** concerning meeting dates, times, etc.
Phone: (262) 677-9001 Ext. 213
Email: jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: 5-4-22

Amount: \$ 150.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 6525

Received By: [Signature]

VILLAGE OF JACKSON

N168W19851 MAIN ST

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 258103**Date:** 5/13/2022**Check****RECEIVED
FROM** MARK HAUSER

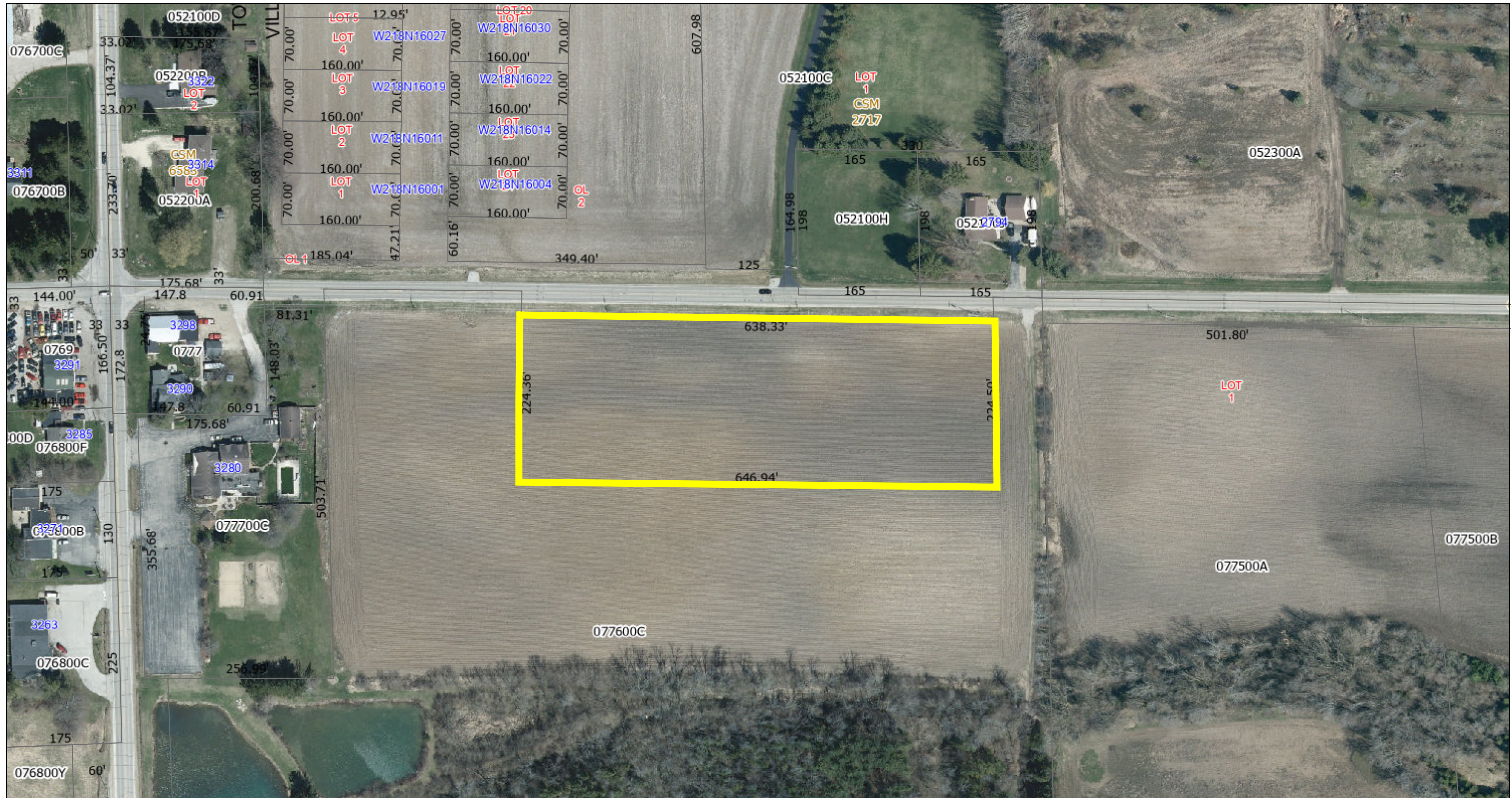
\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	BLDG INSP - PERMITS	150.00
	CK#6525 CSM PLAN COMMISSION	

TOTAL RECEIVED	150.00
-----------------------	---------------

Receipt Memo: CK#6525 CSM PLAN COMMISSION

Hauser CSM for Parcel #V3_0776



5/13/2022, 9:09:50 AM

Lines

 Override 1

☐ Current Parcel

Address Point

Parcel Taxkey & Acreage

Dimensions

Parcel Dimension

Right of Way Dimension

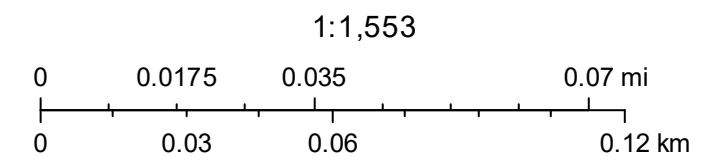
Leader Lines

Subdivision Name

Condominium Name

Certified Survey Number

Lot Number



Certified Survey Map

Owner/Subdivider

Mark A. Hauser
3010 Mill Rd.
Jackson, WI 53037

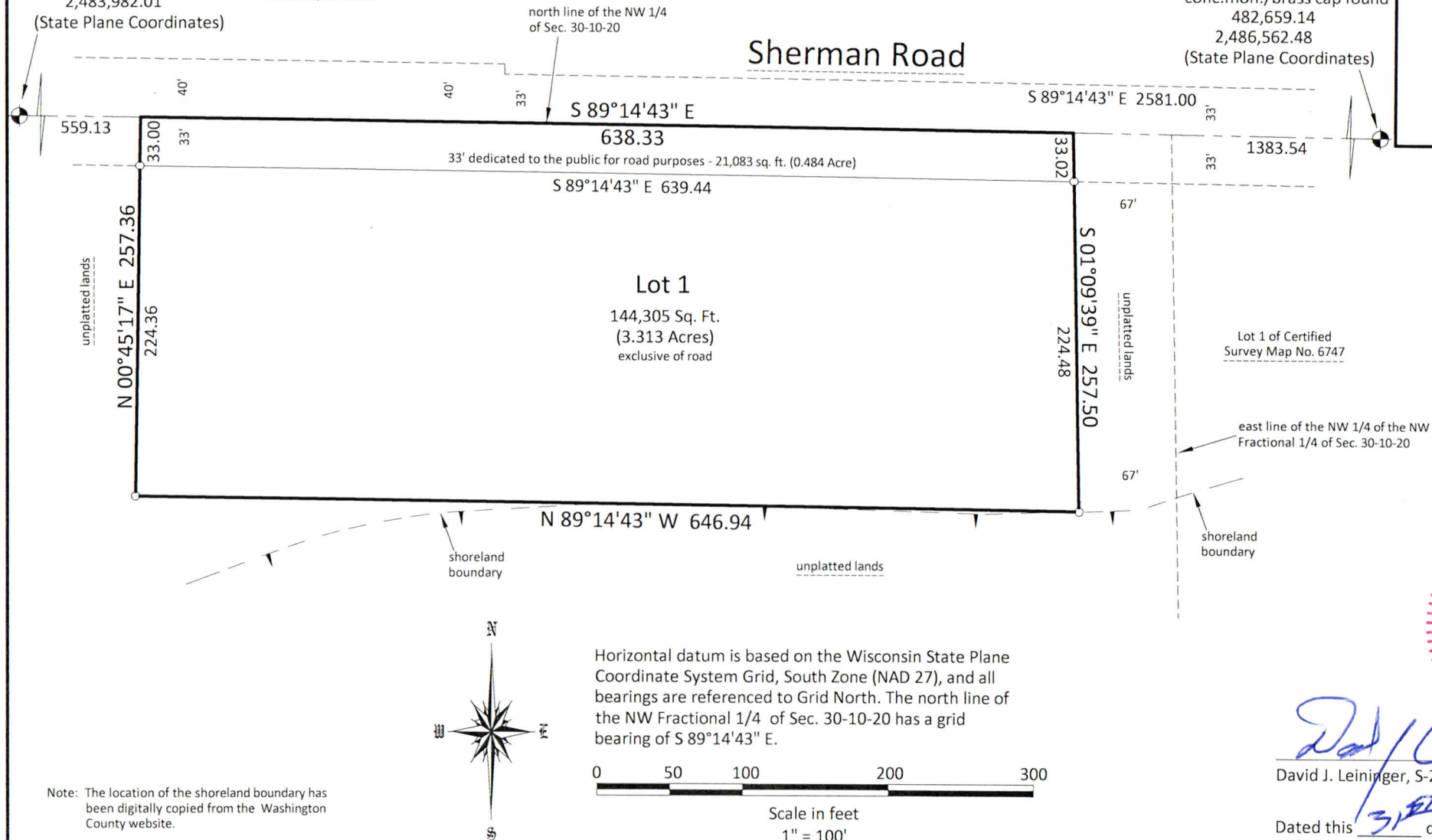
Part of the NW 1/4 of the NW Fractional 1/4 of Section 30, Township 10
North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Surveyor

David J. Leininger
Homeland Surveying, LLC
2079 Cold Springs Rd.
Saukville, WI 53080

Northwest corner
Sec. 30-10-20
conc.mon./brass cap found
482,693.13
2,483,982.01
(State Plane Coordinates)

North Quarter corner
Sec. 30-10-20
conc.mon./brass cap found
482,659.14
2,486,562.48
(State Plane Coordinates)



This instrument was drafted by David J. Leininger, S-2285



David J. Leininger, S-2285

Dated this 31ST day of MAY, 2022.

Certified Survey Map

Part of the NW 1/4 of the NW Fractional 1/4 of Section 30, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Surveyor's Certificate:

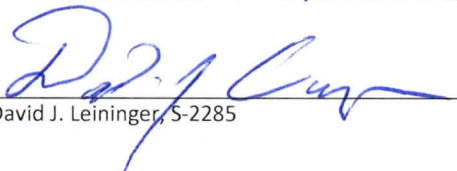
I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Mark Hauser, that I have surveyed, divided and mapped the land shown and described hereon, being part of the NW 1/4 of the NW Fractional 1/4 of Section 30, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the northwest corner of said Section 30; thence S 89°14'43" E, along the north line of said NW Fractional 1/4, 559.13 feet to the point of beginning of lands herein described; thence continuing S 89°14'43" E, along said north line of the NW Fractional 1/4, 638.33 feet; thence S 01°09'39" E, parallel with the east line of the NW 1/4 of said NW Fractional 1/4, 257.50 feet; thence N 89°14'43" W, parallel with said north line of the NW Fractional 1/4, 646.94 feet; thence N 00°45'17" E, at right angles, 257.36 feet to the point of beginning.

Containing 165,388 square feet (3.797 acres) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Village of Jackson Land Division Ordinance in surveying, dividing, and mapping said land and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 31st day of March, 2022.

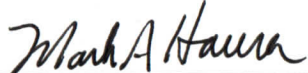

David J. Leininger, S-2285



Owner's Certificate:

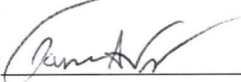
As owners, we hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Jackson


Mark A. Hauser - Owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

Personally came before me this 18th day of May, 2022, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) , Notary Public, Washington County, Wisconsin.

My commission expires 9/4/24

JAMES A VICK
NOTARY PUBLIC
STATE OF WISCONSIN

Certified Survey Map

Part of the NW 1/4 of the NW Fractional 1/4 of Section 30, Township 10
North, Range 20 East, Village of Jackson, Washington County, Wisconsin.

Village of Jackson Plan Commission Approval:

This land division is hereby approved by the Village of Jackson Plan Commission this ____
day of _____, 2022.

Michael Schwab - Chairperson

Jilline Dobratz - Village Clerk

Village of Jackson Village Board Approval:

This land division is hereby approved and the road dedication accepted by the Village of
Jackson Village Board this ____ day of _____, 2022.

Michael Schwab - President

Jilline Dobratz - Village Clerk



3-31-22

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: May 13, 2022

Agenda Item: Item #3

To: Mike Schwab, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections

Subject: Certified Survey Map – Tax Parcel V3_0776 – Mark Hauser

Meeting Date: May 26, 2022, Plan Commission Meeting

Description:

Mr. Hauser is seeking to create a One-Lot Certified Survey Map for a parcel of land approximately 3.3-acres he owns on Sherman Road. The parcel was recently granted Temporary R-1 Zoning. Final approval of the parcel annexation was granted by the Village Board on April 12, 2022.

Comprehensive Plan & Zoning Impacts:

The 2050 Comprehensive Plan lists this parcel as “General Commercial”. An amendment to the Comprehensive Plan will be required to align with the proposed residential zoning designation.

Site Plan:

See attached aerial map and preliminary CSM

Additional Staff Comments:

None

Review Procedures:

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

Notice Requirements:

Aside from posting on the agenda, no other notification is required.

Potential Motion:

Motion to recommend Village Board approval of the Certified Survey Map for Tax Parcel V3_0776.

Attachments:

1. Application materials
2. Aerial Map
3. Certified Survey Map

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: W 225 N 16020 Cedar Park Court Unit: 1 Jackson, WI

Parcel #: _____ Lot Size: _____ sq. ft. Building Area: 2843 sq. ft.

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

APPLICANT INFORMATION

Name(s): Karen ~~Ernisse~~ Ernisse
Mailing Address: 7011 Paintree Lane State WI Zip 53090
Office: () Cell: (262) 277-9862 Fax: ()
Email: kernisse23@gmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: Ernisse Distributors, LLC
D/B/A: Ernisse Distributors LLC FEIN #: _____
Mailing Address: W 225 N 16720 Cedar Park Court State WI Zip 53037
Office: () Cell: (262) 277-9862 Fax: ()
Email: kernisse23@gmail.com
Website: N/A

PROPERTY OWNER INFORMATION

Name(s): Mike's No. 3 LLC and Jackson Transfer LLC
Address: ~~8575~~ 8575 W. Forest Home Ave #140 State WI Zip 53228
Office: () Cell: () Fax: ()
Email: Alicia Hurst - a.hurst@ener-con.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: N/A
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 use the property as a warehouse to distribute a ready to drink product to stores, grocery stores, liquor store, bars & restaurants.

Provide a brief overview of proposed use(s) of entire property and/or lease space: warehouse for storage & distribution.

Hours of Operation: M-F 8-4pm

Provide a brief overview of proposed daily on-site operations: Preparing product in Am for delivery. Most afternoons no one will be at warehouse.

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.: - no outside potential impacts or noises.

Describe all businesses, properties and other entities located adjacent to the proposed use: other tenants in building - unknown except Post Office I can see at the end of building.

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

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

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

Describe any proposed on-site security measures including site lighting: - may install security inside warehouse.

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: Once a month or another month + mid-size truck would deliver product to warehouse.

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

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

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

☐ No ☒ Yes If yes, explain: Dept. of Revenue. wholesale permit

Describe any proposed signage including type, size, and location: - no signage - only husband + son (one employee) will be working at warehouse.

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: N/A

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

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

Projected Sewer/Wastewater Usage: _____ gal/vea:

Projected Water Usage: _____ gal/year

> Very low
water + sewage
use.

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):

Karen Errisse

Applicant Signature:

Karen Errisse

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

May 9, 2022

You MUST sign and date this Application!

SUBMIT TO:

Village of Jackson – Building Inspection Dept.

(Checks shall be made payable to Village of Jackson)

W194 N16660 Eagle Drive

PO BOX 637

Jackson, WI 53037

QUESTIONS?

Building Inspector:

For questions concerning **building codes, zoning, or technical questions.**

Phone:

(262) 677-9696

Email:

collin.johnson@villageofjacksonwi.gov

Village Clerk:

For all **general questions** concerning meeting dates, times, etc.

Phone:

(262) 677-9001 Ext. 213

Email:

jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

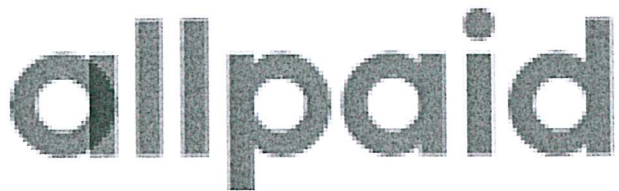
Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY	
Acct. #: 100-00-45730-000-00	
Date Received:	5-9-22
Amount: \$	175.00
Payment Type:	CH / CC / CASH
Check/Rcpt. #:	34804837
Received By:	[Signature]



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

Utilities/fees Payment Confirmation (Ref #: 34804832)

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

Date: 05/09/2022 16:34 EDT

TRANSACTION INFORMATION

Name: Karen Ernisse

Transaction Reference #: 34804832

Utility Account #:

Transaction Date/Time: 05/09/2022 16:34 EDT

Building Permit #:

Parking Ticket #:

Tax Bill:

General: Plan Commission Application Fee

BILLING INFORMATION

Name:

Karen Ernisse

Address:

7011 Raintree Lane

City, State Zip:

West Bend, WI 53090

Phone #:

(262)277-9862

Card #:

xxxx-xxxx-xxxx-0397

PAYMENT INFORMATION

Approval #:

053437

Payment Amount:

\$175.00

Service Fee:

\$5.16

Total Amount:

\$180.16

The service fee is not refundable.

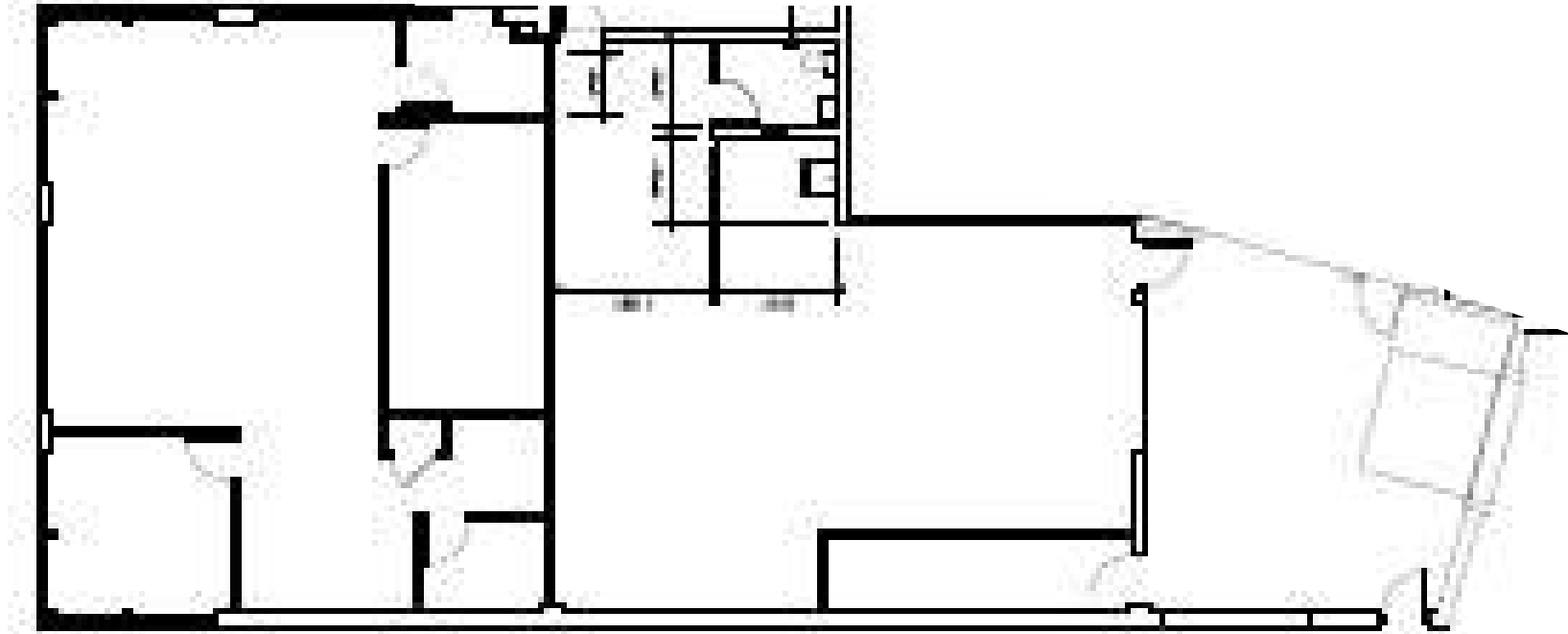
ATTENTION CARDHOLDER

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

Thank you for using AllPaid

UNIT 1 FLOOR PLAN

2,843 SF



W225 N16720 Cedar Park Court



5/9/2022, 4:01:36 PM

1:456

Areas

- Override 1
- Current Parcel
- Railroad Centerlines

Road Centerline I, USH

- Interstate Highway, I-41
- US Highway, Hy 45; US Highway, Fond Du Lac Ave

Road Centerline STH, CTH

- On/Off Ramp
- State Highway
- County Highway
- Parcel Taxkey & Acreage

Dimensions

- Parcel Dimension
- Right of Way Dimension

Leader Lines

- Subdivision Name
- Condominium Name
- Certified Survey Number
- Lot Number
- Landhook
- Meander Line
- PLSS Monument

Local Road Labels

- Township Road
- City/Village Street
- Private Street
- Municipality
- Retired Parcel
- Right-of-Way

Plat

- Unknown
- Certified Survey Map
- Condominium
- Assessor Plat; Cemetery Plat; Subdivision
- Lot
- PLSS Quarter
- PLSS Section

PLSS Boundary

0 0.005 0.01 0.02 mi

0 0.0075 0.015 0.03 km

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: May 26, 2022

Agenda Item: Item #4

To: Mike Schwab, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections

Subject: Conditional Use Permit – W225 N16720 Cedar Park Court, Unit 1 -
Ernisse Distributers, LLC

Description:

The applicant is seeking to operate a beverage warehousing distribution business out of the Cedar Creek Business Center. The property is currently zoned Planned Unit Development. The proposed use would require a conditional use permit to operate. The business would operate Monday through Friday, 8am to 4pm with two employees working out of the facility initially. There would be no production occurring at the site and only limited monthly truck shipments to the location are anticipated with distribution occurring via a standard van and/or truck. Applicable state and federal permits/licenses have been obtained by the applicant as the business will be distributing products containing alcohol.

Comprehensive Plan & Zoning Impacts:

The 2050 Comprehensive Plan lists this parcel as “General Commercial”. The proposed use is consistent the Comprehensive Plan and current zoning

Site Plan:

See attached aerial map for general location.

Signage:

No signage is proposed at this time.

Additional Staff Comments:

Occupancy inspections will be required as a condition of the use and site plan approvals. All life safety systems shall be inspected and approved prior to operation.

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing.

Notice Requirements:

Aside from posting on the agenda, notification of all opposite and abutting property owners within 200-feet is required as well as a Class II Legal Notice.

Potential Motion:

Motion to recommend Village Board approval of the Conditional Use Permit for Ernisse Distributors, LLC located at W225 N16720 Cedar Park Court, Unit 1 conditional upon operation of the business as presented by the applicant.

Attachments:

1. Application materials
2. Suite 1 Floor Plan
3. Aerial Location Map

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☒ COMMERCIAL ☐ INDUSTRIAL ☐ PLANNED RESIDENTIAL ☐ OTHER _____

☒ CONDITIONAL USE

- ☐ New
☒ Amendment
☐ Special Use
(For existing Cond. Use ONLY)

☐ PLANNED UNIT DEVELOPMENT

- ☐ New
☐ Amendment
☐ Special Use
(For existing PUD ONLY)

- ☐ CERTIFIED SURVEY MAP
☐ CONCEPT PLAN

☒ OTHER window graphics

Property Address: W225 W1672 Cedar Park Ct Unit: 3 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): Sign Works

Mailing Address: 501 W. Sumner St., Hartford State WI Zip 53027

Office: (262) 673-7318 Cell: (____) _____ Fax: (____) _____

Email: dan@signworksinc.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: St. Vincent de Paul of Washington County

D/B/A: _____ FEIN #: _____

Mailing Address: 945 E. Washington St., Slinger State WI Zip 53086

Office: (262) 644-4949 Cell: (____) _____ Fax: (____) _____

Email: greg@sudplwi.com

Website: _____

PROPERTY OWNER INFORMATION

Name(s): St. Vincent de Paul of Washington County

Address: 945 E. Washington St., Slinger State WI Zip 53086

Office: (262) 644-4949 Cell: (____) _____ Fax: (____) _____

Email: greg@sudplwi.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Same as applicant

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: Apply window graphics to (12) windows and (2) doors to help customers find location and use correct doors/entrance

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

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: United States Postal Service, M+M custom trambones

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

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

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

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

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

Describe the projected traffic circulation and impacts: _____

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

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

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

☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: window graphics - die cut
on (12) windows and (2) glass doors

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

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

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

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

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

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

Applicant Name (Print): Daniel Schaefer
Applicant Signature: [Signature]
Co-Applicant Name (Print): Greg Kuczmarski
CO-Applicant Signature: [Signature]
Date of Application: 5/4/2022

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.

----- THIS PAGE FOR VILLAGE USE ONLY -----

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

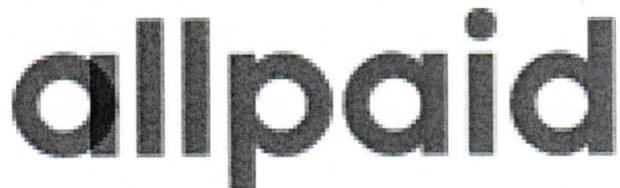
Date Received: 5-13-27

Amount: \$ 175.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 34849205

Received By: Conf.



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

Utilities/fees Payment Confirmation (Ref #: 34849202)

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

Date: 05/13/2022 14:39 EDT

TRANSACTION INFORMATION

Name: Dan Schaefer

Transaction Reference #: 34849202

Utility Account #:

Transaction Date/Time: 05/13/2022 14:39 EDT

Building Permit #:

Parking Ticket #:

Tax Bill:

General: 5/26/22 Plan Commission Application For
St. Vincent De Paul Signage

BILLING INFORMATION

Name:

Dan Schaefer

Address:

501 W. Sumner Street

City, State Zip:

Hartford, WI 53027

Phone #:

(262)644-4949

Card #:

xxxx-xxxx-xxxx-5143

PAYMENT INFORMATION

Approval #:

075266

Payment Amount:

\$175.00

Service Fee:

\$5.16

Total Amount:

\$180.16

The service fee is not refundable.

ATTENTION CARDHOLDER

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

Thank you for using AllPaid

Painted Aluminum Pan Sign
- Paint Color: SW 6804 Dignity Blue
Opaque White Vinyl Graphics

SW WO #21637
Order Update:5/10/2022



Install Address:
W225N16712 Cedar Park Court Unit 3
Jackson WI



SIGNworks
A SIGN OF QUALITY SINCE 1985
CUSTOM SIGNS & DIGITAL GRAPHICS

signworkswi.com 262-673-7318

Customer Entrance

ITEM
4

37
years
1985 - 2022

26.45 in

CUSTOMER ENTRANCE



**St. Vincent de Paul
DIG & SAVE
OUTLET**

HOURS
Wednesday- Sunday
10:00 - 5:00

32.42 in



JOB DETAILS:

Quantity (1) Window
Size 29.75" x 75"
White Premium Vinyl Graphics

- ☐ Customer Pickup
☐ Signworks Deliver
☒ Signworks Install
☐ Other _____
☐ Ship To _____

R1 4/18/2022

Quote Number:
TBD

Customer Name: Greg Kuczmarski	Sales Representative: Dan	Designer: Brittany
Customer Address:	Job Location:	
File: 2022 Sketches/by name/St Vincent De Paul/Jackson Interior Package		

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.



SIGNworks A SIGN OF QUALITY SINCE 1985
CUSTOM SIGNS & DIGITAL GRAPHICS

signworkswi.com 262-673-7318

Side Windows

ITEM
5

37
years
1985 - 2022



33.29 in
St. Vincent de Paul
**DIG & SAVE
OUTLET**
15 in

JOB DETAILS:

Quantity (3) Window Sets
Size 90" x 37.5"
White Premium Vinyl Graphics

- ☐ Customer Pickup
- ☐ Signworks Deliver
- ☒ Signworks Install
- ☐ Other _____
- ☐ Ship To _____

R1 4/18/2022

Quote Number:
TBD

Customer Name: Greg Kuczmarski

Sales Representative: Dan

Designer: Brittany

Customer Address:

Job Location:

File: 2022 Sketches/by name/St Vincent De Paul/Jackson Interior Package

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.



SIGNworks
A SIGN OF QUALITY SINCE 1985
CUSTOM SIGNS & DIGITAL GRAPHICS

signworkswi.com 262-673-7318

Corner Windows

ITEM
6

37
years
1985 - 2022



JOB DETAILS:

Quantity (3) Windows
Size 75" x 36.75"
White Premium Vinyl Graphics

- ☐ Customer Pickup
☐ Signworks Deliver
☒ Signworks Install
☐ Other _____
☐ Ship To _____

R1 4/18/2022

Quote Number:
TBD

Customer Name: Greg Kuczmarski

Sales Representative: Dan

Designer: Brittany

Customer Address:

Job Location:

File: 2022 Sketches/by name/St Vincent De Paul/Jackson Interior Package

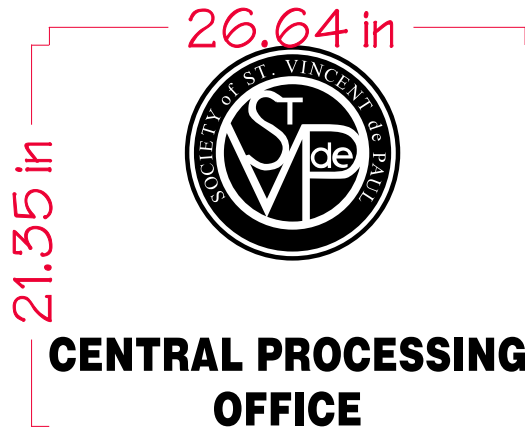
These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.



Processing Department

ITEM
7

37
years
1985 - 2022



JOB DETAILS:

Quantity (1) Window
Size 75" x 29.75"
White Premium Vinyl Graphics

- ☐ Customer Pickup
☐ Signworks Deliver
☒ Signworks Install
☐ Other _____
☐ Ship To _____

R2 4/18/2022

Quote Number:
TBD

Customer Name: Greg Kuczmariski	Sales Representative: Dan	Designer: Brittany
Customer Address:	Job Location:	
File: 2022 Sketches/by name/St Vincent De Paul/Jackson Interior Package		



Employee Entrance



JOB DETAILS:

Quantity (1) Door
Size 81" x 34.25"
White Premium Vinyl Graphics

- ☐ Customer Pickup
- ☐ Signworks Deliver
- ☒ Signworks Install
- ☐ Other _____
- ☐ Ship To _____

R1 4/18/2022

Quote Number:
TBD

Customer Name: Greg Kuczmariski	Sales Representative: Dan	Designer: Brittany
Customer Address:	Job Location:	
File: 2022 Sketches/by name/St Vincent De Paul/Jackson Interior Package		

Wasmer

W225N16720

w225n16718

W225N16710

W225N16708

W225N16706



STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: May 26, 2022

Agenda Item: Item #5

To: Mike Schwab, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections

Subject: Conditional Use Amendment – W225 N16712 Cedar Park Court, St. Vincent De Paul

Description:

The applicant is seeking approval for two (2) separate signage matters. The first matter is a relocation request for the primary sign previously approved by the Plan Commission on March 31, 2022, and the Village Board on April 12, 2022. The applicant is proposing to adjust the location of the sign from the corner of the building north approximately 30-feet along the same façade. The request is being made due to visibility issues with established trees which were had no foliage on them at the time the previous location was selected which would significantly impact visibility and sight lines.

The second request is seeking approval for vinyl window & door signage. Ordinance Section 48-301 requires a permit for window signage and restricts the window signage to not more than 25 percent of the window area. The proposed window signage would cover an area totaling 25.52 sf. and the door signage (front and rear doors) would cover an area totaling 7.23 sf. for a total of 32.75 sf. of signage. The proposed signage complies with the referenced ordinance section.

Comprehensive Plan & Zoning Impacts:

Not Applicable

Site Plan:

See attached site map for general location of proposed signage

Signage:

See above and attached sign renderings.

Additional Staff Comments:

Public Works

The multiple locations of signage on the tenant space unit is necessary in an multiple tenant building.

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing.

Notice Requirements:

Aside from posting on the agenda, notification of all opposite and abutting property owners within 200-feet is required as well as a Class II Legal Notice.

Potential Motion:

Motion to recommend Village Board approval of the Conditional Use Amendment relating to signage for the St. Vincent De Paul retail and processing location at W225 N16712 Cedar Creek Court.

Attachments:

1. Application materials
2. Sign renderings
3. Signage location map

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: W220 N16712 Cty. Rd. P Unit: _____ Jackson, WI

Parcel #: 051500B Lot Size: 7.51 Acres 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): BRETT COTTRELL

Mailing Address: W220N16712 COUNTY ROAD P, JACKSON State WI Zip 53037

Office: (262) 665-1111 Cell: (262) 689-1699 Fax: (_____) _____

Email: brettccm7518@gmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: KETTLE MARINE, INC.

D/B/A: _____ FEIN #: 84 3326587

Mailing Address: W220N16712 County Road P, Jackson State WI Zip 53037

Office: (262) 665-1111 Cell: (_____) _____ Fax: (_____) _____

Email: Admin@KettleMarine.com

Website: KettleMarine.com

PROPERTY OWNER INFORMATION

Name(s): POWERSPORTS PRODUCTS JACKSON LLC

Address: 7518 State Rd. 60, Lot A, Cedarburg State WI Zip 53012

Office: (262) 618-2631 Cell: (_____) _____ Fax: (_____) _____

Email: rhonda@cedarcreekmotorsports.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: DESIGN 2 CONSTRUCT

Primary Contact: PHIL ECKERT

Address: N173W21010 NORTHWEST PASSAGE, JACKSON State WI Zip 53037

Office: (262) 677-9933 Cell: (_____) _____ Fax: (_____) _____

Email: Phil@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: _____

Updated signage is needed at Kettle Marine to improve the appearance of our business and meet demands of franchise agreements with manufacturers of the products we sell.

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

We are retailers of boats, outboard motors, boat trailers and we provide inspections and mechanical service to these products

Hours of Operation: Tuesday - Friday 9:00 AM - 6:00 PM, Saturday 9:00 AM - 2:00 PM

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

Movement of boats, trailers and motors in and out of our building

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

NONE

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

Amundson Insulation & Great Plate

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

Improve the front facade (facing Co Rd. P) with illuminated signage

Proposed grading and/or stormwater management plan: _____

EXISTING

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

EXISTING

Proposed on-site security measures including site lighting: _____

EXISTING

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

EXISTING

Projected traffic circulation and impacts: _____
NONE

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

Status of State/Federal License(s) or Certificate(s) required for operation: _____
NONE

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

☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type and location: _____
Single-face, illuminated signage on front facade facing Co Rd. P

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

Site Specific Features/Constraints: _____
NONE

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

Proposed screening/buffering from adjacent properties: _____
EXISTING

Proposed provisions for refuse and recycling collection/storage: _____
EXISTING

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

Projected Water Usage: _____ N/A 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):

Brett Cottrell

Applicant Signature:



Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

04-25-2022

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 Jen Keller, 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: 4/28/22

Amount: 175.00

Payment Type: CH / ☒ / CA

Check/Receipt #: 34699712

Received By: CMJ



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

Utilities/fees Payment Confirmation (Ref #: 34699712)

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

Date: 04/28/2022 12:49 EDT

TRANSACTION INFORMATION

Name:	Scott Bilda	Transaction Reference #:	34699712
Utility Account #:		Transaction Date/Time:	04/28/2022 12:49 EDT
Building Permit #:			
Parking Ticket #:			
Tax Bill:			
General:	Plan Commission Application Fee		

BILLING INFORMATION

Name:	Scott Bilda
Address:	W220 N16712 Cty. Rd. P
City, State Zip:	Jackson, Wi 53037
Phone #:	(262)665-1111
Card #:	xxxx-xxxx-xxxx-9150

PAYMENT INFORMATION

Approval #:	08571G
Payment Amount:	\$175.00
Service Fee:	\$5.16
Total Amount:	\$180.16

The service fee is not refundable.

ATTENTION CARDHOLDER

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

Thank you for using AllPaid

LETTER OF INTENDED USE

APRIL 22, 2022



W220 N1671 Co Rd P, Jackson, WI 53037 :: 262-665-1111

Kettle Marine just passed it's 3rd Anniversary in the Village of Jackson, WI and we're building lasting relationships with boating enthusiasts in the Midwest while striving to be the best in every area in the marine business. Our core values are based on honesty, integrity and to provide excellent customer service. We are constantly seeking areas of growth and innovation.

Kettle Marine launched our local, family-owned marine dealership in 2019 with two longtime friends and business partners at the helm. We've been growing with hundreds of new customers and new lines of products, we've added employees and continue to meet the needs of boat enthusiasts in Wisconsin and Midwest.

You may be aware that supply chain issues have put constraints on production of recreational vehicles. Delivery of boats is paramount for our success and growth of our business. Sometimes this means finding new sources for these products. In the past 24 months, we've launched partnerships with new brands to satisfy consumer demand. These agreements with manufacturers require brand compliance for our dealership, meaning signs with the manufacturer logo must be displayed to manufacturer specifications (always front of the store).

Kettle Marine seeks to satisfy these manufacturer requirements for exterior sign placement while presenting an updated appearance on our building's front, consumer-facing facade. The interior illumination of our signs will improve visibility in our parking lot in the evenings for our customers. These signs are a beacon to inform passersby that we are open for business after sunset. These well-made signs will be an aesthetic enhancement for our building and the Planned Unit Development District.

Fabrication and installation of our signs will meet all requirements in ordinances and meet national electric code (NEC) standards. They will not be a burden to the public. This project is being submitted for your review with our appreciation for your partnership and we welcome additional questions at any time.

Brett Cottrell

General Manager
KETTLE MARINE, INC.

Kettle Marine - W220 N16712 Cty. Hwy. P



5/13/2022, 3:17:04 PM

Lines

Override 1

Current Parcel

Railroad Centerlines

Road Centerline I, USH

Interstate Highway, I-41

US Highway, Hy 45; US Highway, Fond Du Lac Ave

Road Centerline STH, CTH

On/Off Ramp

State Highway

County Highway

Address Point

Parcel Taxkey & Acreage

Dimensions

Parcel Dimension

Right of Way Dimension

Leader Lines

Subdivision Name

Condominium Name

Certified Survey Number

Lot Number

Landhook

Meander Line

PLSS Monument

Local Road Labels

Township Road

City/Village Street

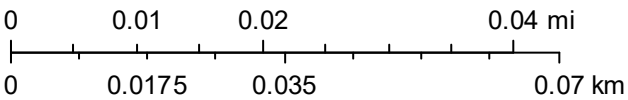
Private Street

Municipality

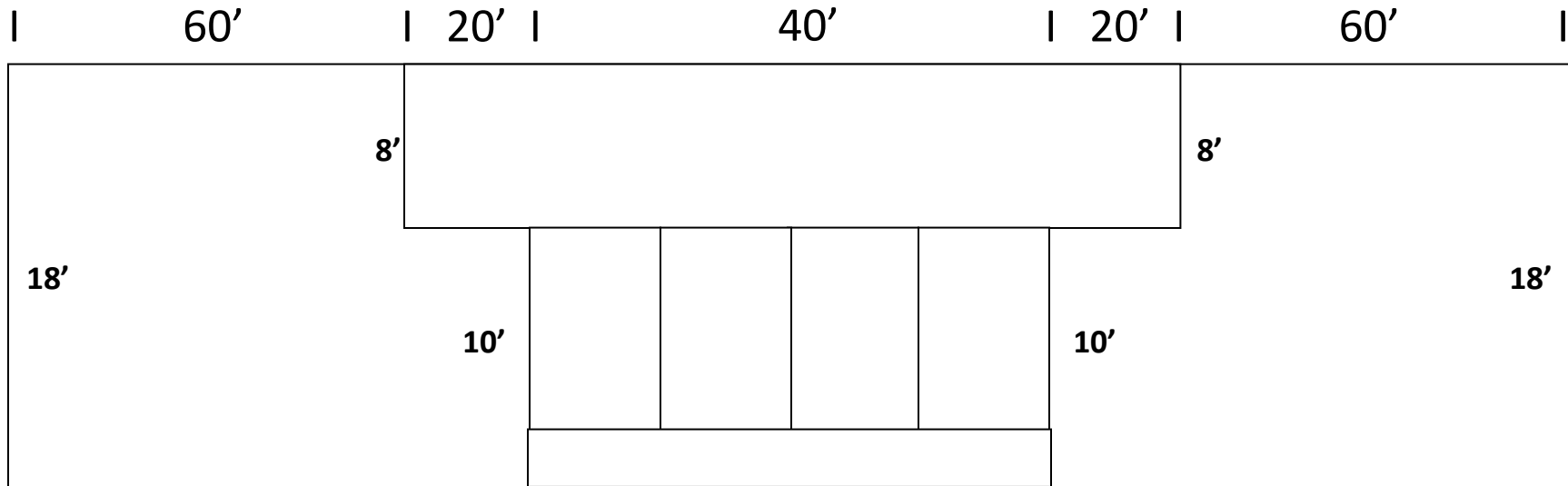
Retired Parcel

Right-of-Way

1:966



Kettle Marine
W220 N16712 County Hwy. P



Marquis Area: $8' \times 80' = 640 \text{ sq. ft.}$
North Side Wall Area: $18' \times 60' = 1,080 \text{ sq. ft.}$
South Side Wall Area: $18' \times 60' = 1,080 \text{ sq. ft.}$
Total Façade Area: 2,800 sq. ft.

Sec. 48-301(2): Wall signs may not exceed 30% of the signable area of the building or 300 sq. ft, whichever is smaller.

30% Calculation: $2,800 \times .30 = 840 \text{ sq. ft.}$

Maximum Signable Area: 300 sq. ft.

Total Area of Proposed Signage: 233 sq. ft.

AlumaCraft Sign:	Rectangle	4'6" x 20' =	90 sq. ft.
Tahoe Sign:	Rectangle	3' x 9' =	27 sq. ft.
Premier Sign:	Rectangle	3' x 9' =	27 sq. ft.
Mercury Marine Sign:	Rectangle	2' x 6' =	12 sq. ft.
BRP Evinrude Sign:	Rectangle	1'6" x 7'6" =	11.25 sq. ft.
<u>Kettle Marine Sign:</u>	<u>Circle</u>	<u>9'2" diameter =</u>	<u>66 sq. ft.</u>
Total Signage Area:			233 sq. ft.



KETTLE MARINE
W229 N161712 Co Rd P
Jackson, WI 53037

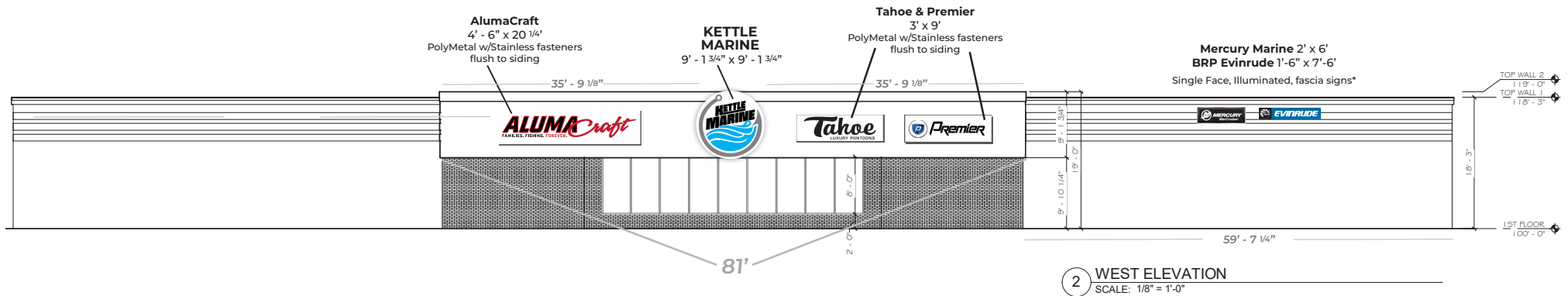
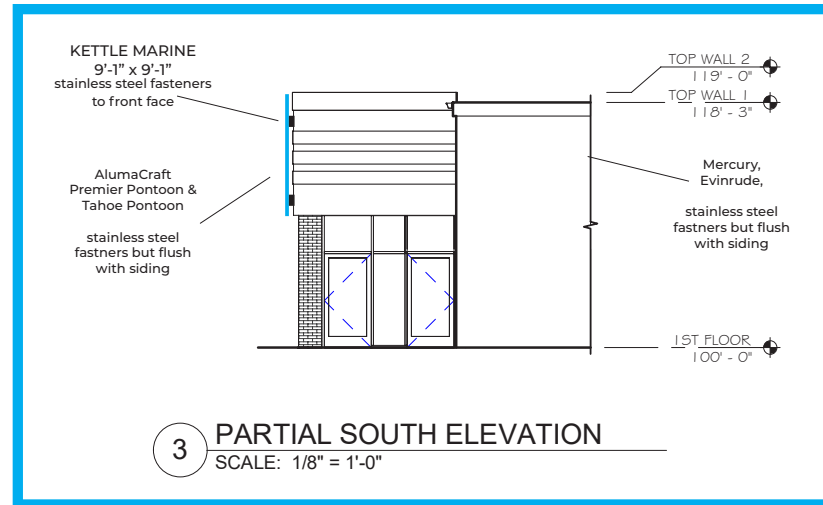
Applicant: Brett Cottrell, General Manager
Cell: (262) 689-1699
Brett@KettleMarine.com

VILLAGE OF JACKSON Sign Permit Application

Submit Date: 02/29/20

EXISTING

ELEVATIONS
PROVIDED BY



*Single face illuminated fascia sign
Aluminum sign cabinet with 3/16" polycarbonate faces, 3M vinyl graphics applied 1st surface, digitally printed & face applied with GPS coating. Retainers painted to match vinyl face colors. 5000K White LED illumination throughout.

EXTERIOR SIGNS PROPOSED



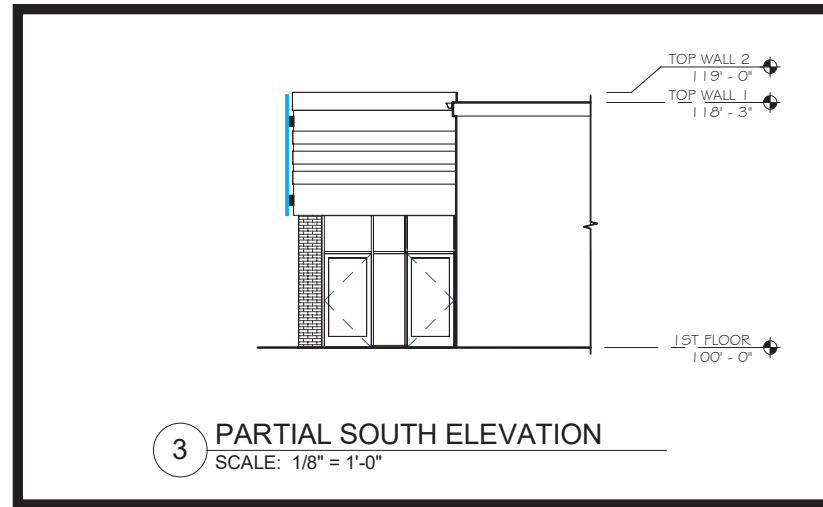


KETTLE MARINE

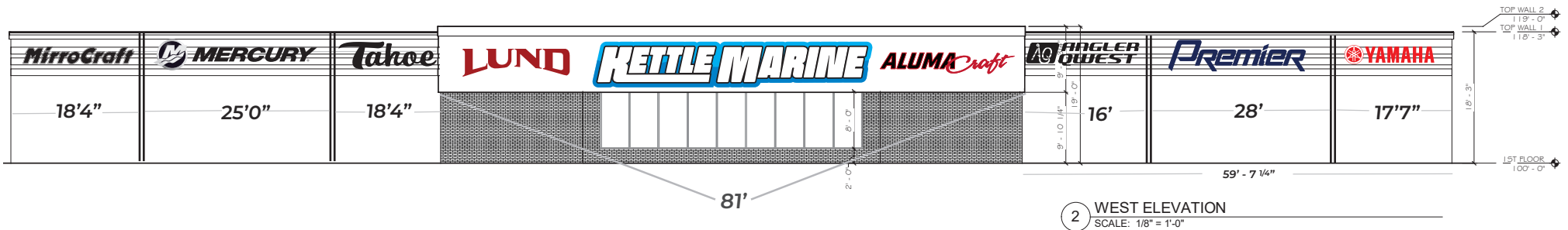
W229 N161712 Co Rd P
Jackson, WI 53037

Applicant: Brett Cottrell, General Manager
Cell: (262) 689-1699
Brett@KettleMarine.com

VILLAGE OF JACKSON Sign Permit Application Submit Date: 04/27/2022

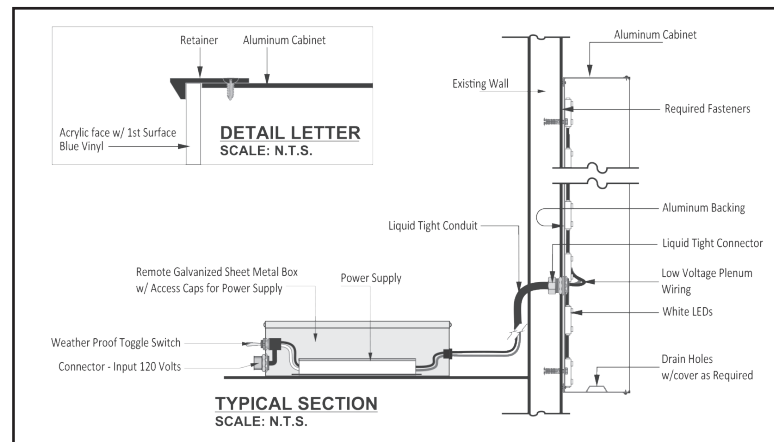


ELEVATIONS
PROVIDED BY

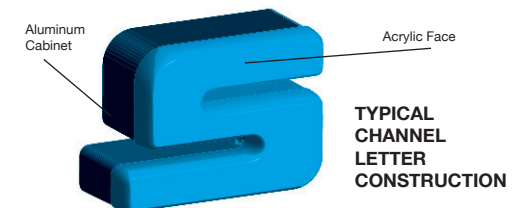


EXTERIOR SIGNS PROPOSED

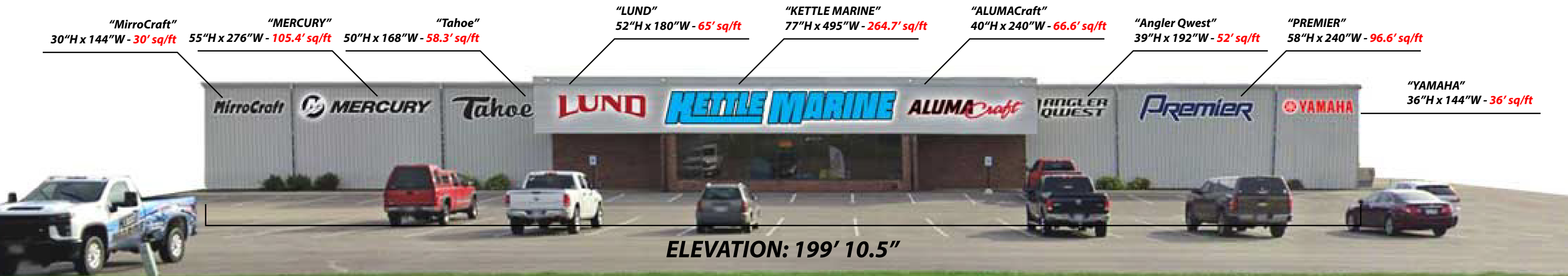
BRAND NAME	SIZE
KETTLE MARINE	77"x495"
LUND	52"x180"
ALUMACRAFT	40"x240"
MERCURY MARINE	55"x276"
PREMIER	39"x192"
YAMAHA	36"x144"
MIRROCRAFT	30"x144"
TAHOE	50"x58.3"
ANGLER QWEST	39"x192"



Aluminum channel letters signs with Acrylic faces, 3M vinyl graphics applied 1st surface. Painted raceways and backer-board treatments for visual enhancement. 5000K White LED illumination throughout.

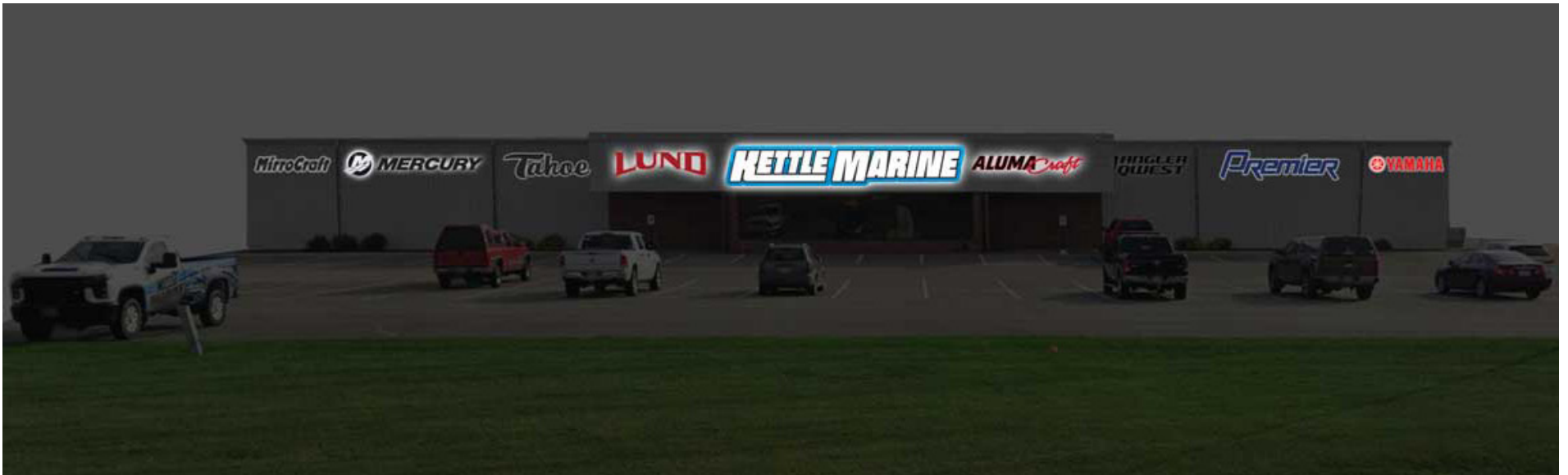


Total Signage Square Footage: 774.6'



KETTLE MARINE

Channel Letter Signs Day vs Night Views



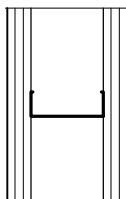
EMERGENCY/EGREE LIGHTING NOTES:

ALL EXISTING EMERGENCY AND EGRESS LIGHTING TO REMAIN WITH THE EXCEPTION OF THE NEW EMERGENCY & EGRESS LIGHTS INDICATED ON THIS PLAN. NEW EMERGENCY AND EGRESS LIGHTING TO MATCH EXISTING FIXTURE TYPE.

PARTITION TYPES:

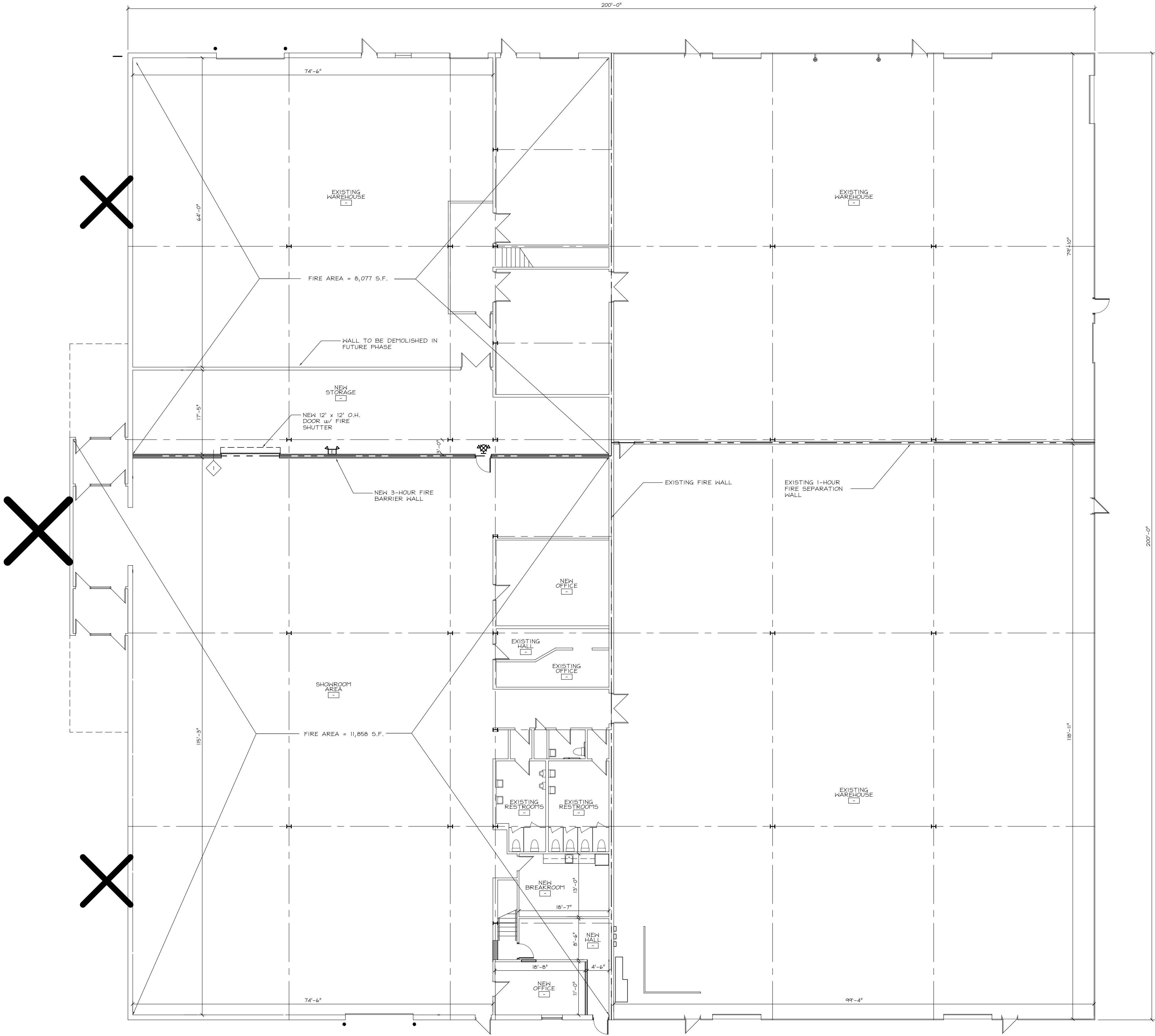
NO. SKETCH DESCRIPTION

(STUD WALL TYPES)



(3) LAYERS OF 1/2" GYPSUM TYPE X WALLBOARD (EACH FACE) ON 6" METAL STUDS, 24" O.C.
3-HOUR FIRE RATING PER ASSEMBLY WP 2800
ACTUAL THICKNESS: 9"
PLAN DIMENSION: 9"

SIGN LOCATIONS on front facade facing west to Hwy. P



1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

BUILDING AREA: APPROX. 40,366 SF

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
KETTLE MARINE
W220 N16712 COUNTY HIGHWAY P
JACKSON, WI 53037

SHEET TITLE
FIRST FLOOR PLAN

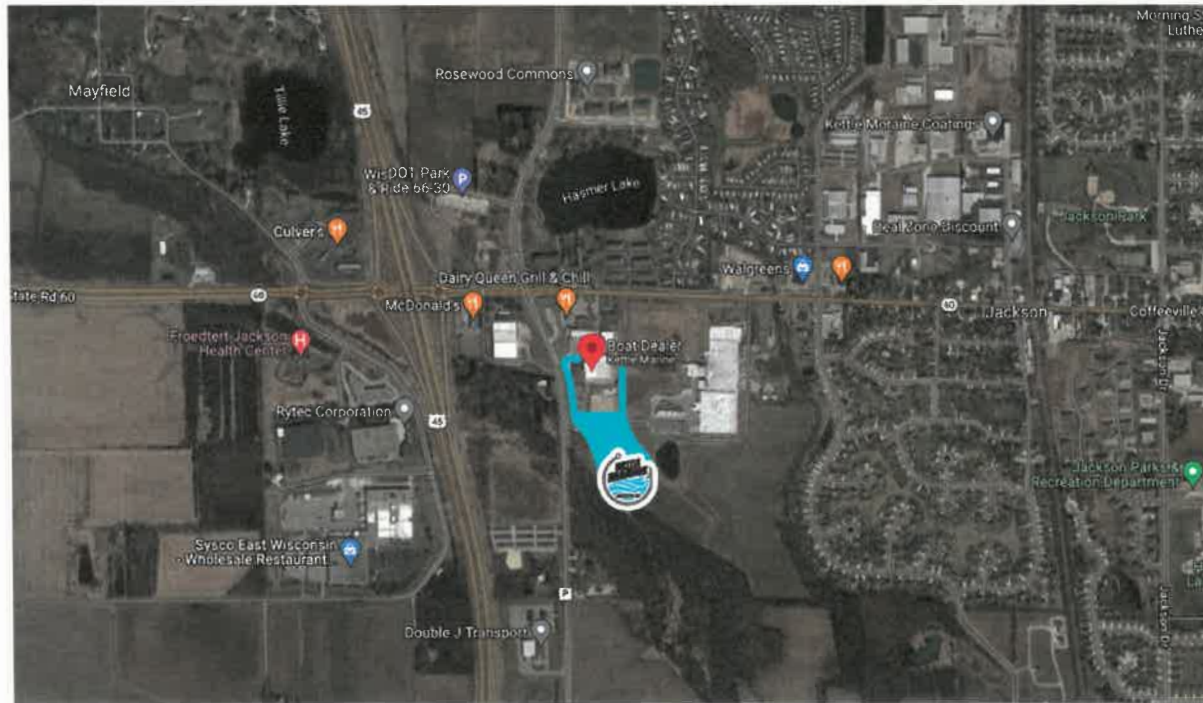
REVISIONS

PROJECT DATA
DATE
01.29.2020
JOB NO.
20-00103
SET USE
PERMIT
FILE NAME
E4-A2.1
DRAWN BY
SPS
SHEET NO.

A2.1

KETTLE MARINE

Location: W220 N1671 Co Rd. P, Jackson, WI



Street View



STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: May 26, 2022

Agenda Item: Item #6

To: Mike Schwab, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections

Subject: Conditional Use Amendment – Signage – W220 N16712 County Road P - Kettle Marine

Description:

The applicant is proposing to upgrade the existing signage on their building located on County Hwy. P. Kettle Marine has operated out of this location since 2019 and at that time, applied for approval of general signage (see sign rendering marked “EXISTING”). The proposed wall signage includes internally illuminated channel-type letters/logos and increases the total sign area significantly is subject to Ordinance Section 48-301(2) below:

Ordinance Section(s):

Sec. 48-301. Signs permitted in business and industrial districts with a permit.

Signs are permitted in all business and manufacturing districts subject to the following restrictions:

Section 48-301(2): *Wall signs placed against the exterior walls of buildings shall not extend more than 12 inches outside of a building's wall surface, shall not exceed in area 30 percent of the signable area of the building, or 300 square feet, whichever is smaller, for any one premises. Wall signs shall not extend beyond the ceiling level of the top floor of the building upon which they are located.*

Sec. 48-303. Signable area.

The signable area of a building is designated as the area of the facade of the building up to the roofline, which is free of windows and doors, or major architectural detail on which signs may be displayed. In computing signable areas, any facade, which faces and abuts upon a public street right-of-way, may be utilized.

The total “signable area” of the building is roughly 2,800sf. Thirty percent of 2,800 is 840sf. The proposed signage would cover an area totaling 775sf. The above ordinance section limits the total amount of signage to 30% of the signable areas, or 300sf., whichever is smaller. Therefore, a conditional use permit allowing the applicant to exceed the 300sf.

Site Plan:

See attached aerial map and signage location diagram.

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing.

Notice Requirements:

Aside from posting on the agenda, notification of all opposite and abutting property owners within 200-feet is required as well as a Class II Legal Notice.

Additional Staff Comments:

Pending

Potential Motion:

Motion to recommend Village Board approval of a Conditional Use Application for Kettle Marine W220 N16712 County Road P. to place the proposed signage at their County Hwy. P facility and to exceed the 300sf. maximum signable area by an additional 475sf. for a total of 775sf. feet of signage. Approval shall not include any future signage intended for the pole/ground sign located along the south side of the driveway or banner signs.

Attachments:

1. Application materials
2. Letter of Intent
3. Aerial map
4. Signable area calculations
5. Existing sign renderings and elevations
6. Proposed sign renderings, elevations, and site photos

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 Re-Zoning
- (For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: N160 W19130 Sherman Rd. Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: _____ sq. ft. Building Area: 40,000 sq. ft.

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

APPLICANT INFORMATION

Name(s): Patrick Hoppe

Mailing Address: 2206 Sherman Rd. Jackson, WI State WI Zip 53037

Office: (____) _____ Cell: (262) 302-9034 Fax: (____) _____

Email: phoppe@avalon-castings.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: ~~Sigma Engineered Solutions~~ Avalon Precision Metalworks

D/B/A: Sigma Engineered Solutions FEIN #: 45-5541888

Mailing Address: 2206 Sherman Rd. Jackson State WI Zip 53037

Office: (____) _____ Cell: (262) 302-9034 Fax: (____) _____

Email: phoppe@avalon-castings.com

Website: www.sigmengineeredolutions.com

PROPERTY OWNER INFORMATION

Name(s): Tony Trajkovich

Address: 109 Badger Parkway, Darien State WI Zip 53114

Office: (____) _____ Cell: (262) 215-5152 Fax: (____) _____

Email: Tonytrajkovich@yahoo.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____ N/A

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: We would like to re open the investment casting foundry that had been in this location for 30+ years. The foundry was consolidated to Ohio due to Covid and is now reopening

Provide a brief overview of proposed use(s) of entire property and/or lease space: As stated above we would be an investment casting foundry, employing 22 people - A machine shop will also be on site

Hours of Operation: 6:30 - 4 pm

Provide a brief overview of proposed daily on-site operations: Casting steel alloy parts shipping of those parts and machining of those parts

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.: Equipment such as dust collectors would be internal, all smoke stacks have afterburners and are monitored by the DNR, HVAC is on side of building away from any development - vehicles would come and go at start and finish of day for employees and limited CTR

Describe all businesses, properties and other entities located adjacent to the proposed use: There is a house being built to the west and existing home that was already there Sherman Rd was on the other side of Sherman Rd (South) North & East are fields

Describe any proposed, development, on-site improvements or other construction/remodeling activities: We intend to make no significant changes at this time

Describe any proposed grading, and/or stormwater management plan: Not aware of any at this time

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: Property has landscaping in place already - Driveways to be main turn

Describe any proposed on-site security measures including site lighting: there is internal & external security lighting as well as cameras - as well as an alarm system

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): Building has a sprinkler system, fire hydrants and an alarm system that have remained inspected and maintained

Describe the projected traffic circulation and impacts: Limited - There would a small increase traffic on sherman rd as employees enter and leave facility and perhaps two LTL carriers per day (same as previous)

List all setbacks from rights-of-way and property lines and height limitations: Unknown - Building was used by same company for same purpose until July 31, 2020.

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

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: Already submitted for Approval
One main sign not illuminated with company name & address

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

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: 20 spots for employees - handicapped spaces (2) could be in crease of (27) visitor spaces - all already exist

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): Nothing new - all buffering had been in place

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: there will be a garbage, cardboard/recycling & metal dumpster near ground deck - that area is screened off by a fence

Projected Sewer/Wastewater Usage: 360,000 gal/year

Projected Water Usage: 360,000 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):

Applicant Signature:

Patrick Hope
[Signature] 5/6/2022

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

You MUST sign and date this Application!

SUBMIT TO:

Village of Jackson – Building Inspection Dept.

(Checks shall be made payable to Village of Jackson)

W194 N16660 Eagle Drive

PO BOX 637

Jackson, WI 53037

QUESTIONS?

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**

Phone: (262) 677-9696

Email: collin.johnson@villageofjacksonwi.gov

Village Clerk: For all **general questions** concerning meeting dates, times, etc.

Phone: (262) 677-9001 Ext. 213

Email: jilline.dobratz@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

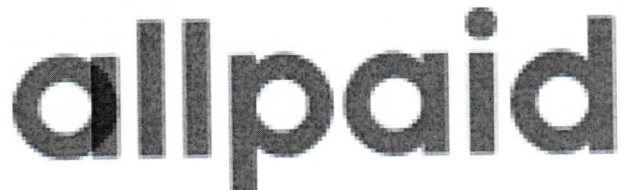
APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: 5-9-22
Amount: \$ 600.00
Payment Type: CH / CC / CASH
Check/Rcpt. #: 34797009
Received By: [Signature]



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

Utilities/fees Payment Confirmation (Ref #: 34797009)

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

Date: 05/09/2022 09:47 EDT

TRANSACTION INFORMATION

Name: Patrick Hoppe

Transaction Reference #:

34797009

Utility Account #:

Transaction Date/Time:

05/09/2022 09:47 EDT

Building Permit #:

Parking Ticket #:

Tax Bill:

General: Plan Commission Conditional Use And Re-zoning Fees

BILLING INFORMATION

Name:

Patrick Hoppe

Address:

15583 Brookpark Road

City, State Zip:

Cleveland, Oh 44142

Phone #:

(216)362-4100

Card #:

xxxx-xxxx-xxxx-0500

PAYMENT INFORMATION

Approval #:

075570

Payment Amount:

\$600.00

Service Fee:

\$17.70

Total Amount:

\$617.70

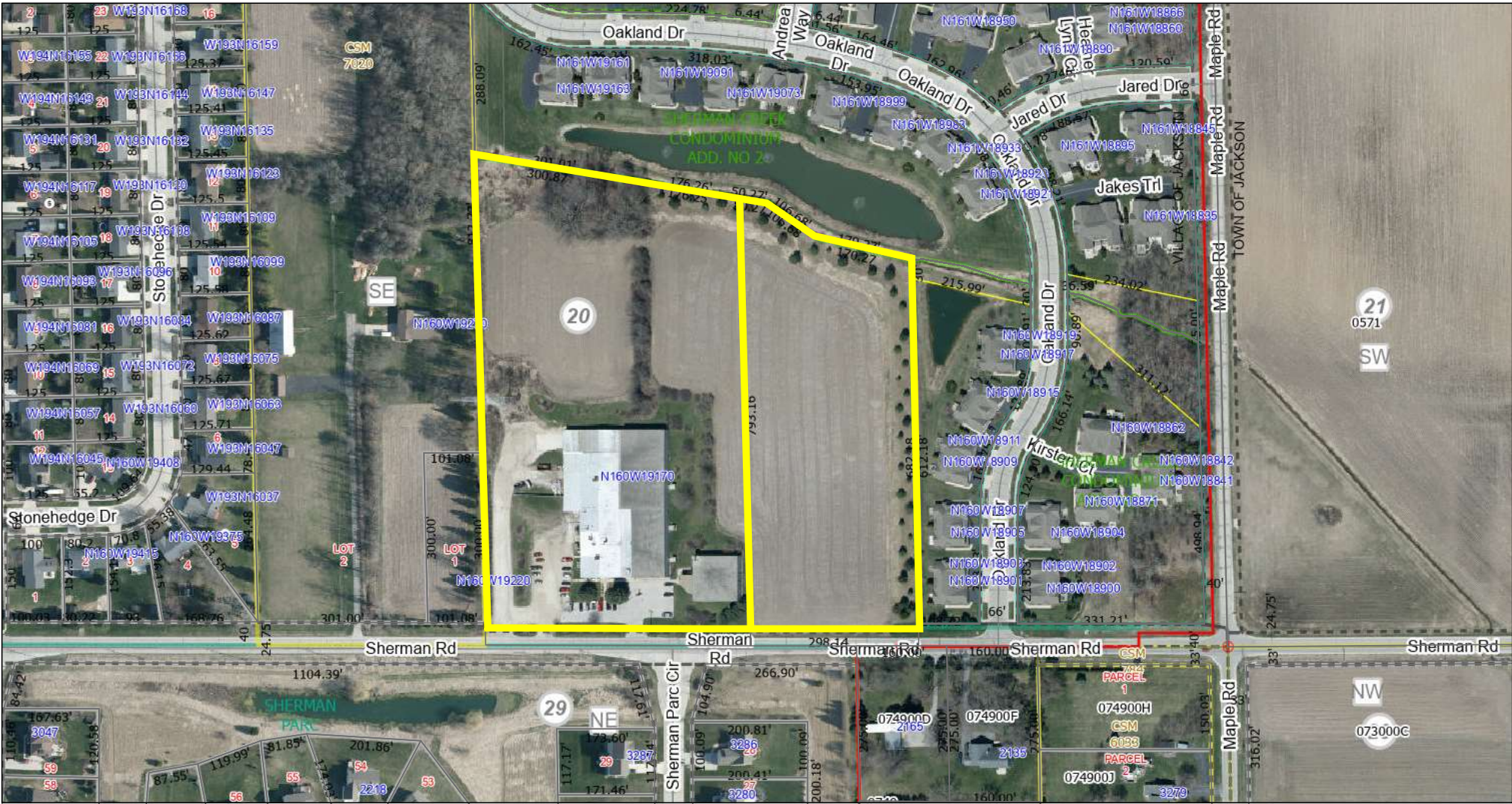
The service fee is not refundable.

ATTENTION CARDHOLDER

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

Thank you for using AllPaid

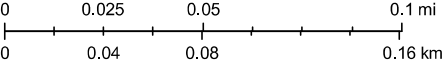
Sigma Engineering - N160 W19170 Sherman Rd.



5/13/2022, 3:58:21 PM

1:2,038

Lines	Road Centerline STH, CTH	Right of Way Dimension	PLSS Monument	Plat
Override 1	On/Off Ramp	Leader Lines	Local Road Labels	Unknown
Current Parcel	State Highway	Subdivision Name	Township Road	Certified Survey Map
Railroad Centerlines	County Highway	Condominium Name	City/Village Street	Condominium
Road Centerline I, USH	Address Point	Certified Survey Number	Private Street	Assessor Plat; Cemetery Plat; Subdivision
Interstate Highway, I-41	Parcel Taxkey & Acreage	Lot Number	Municipality	Lot
US Highway, Hy 45; US Highway, Fond Du Lac Ave	Dimensions	Landhook	Retired Parcel	PLSS Quarter
	Parcel Dimension	Meander Line	Right-of-Way	PLSS Section



N160 W19170 Sherman Rd. - Site plan



5/19/2022, 12:04:00 PM

1:556

Current Parcel

Railroad Centerlines

Road Centerline I, USH

Interstate Highway, I-41

US Highway, Hy 45; US Highway, Fond Du Lac Ave

Road Centerline STH, CTH

On/Off Ramp

State Highway

County Highway

Address Point

Parcel Taxkey & Acreage

Dimensions

Parcel Dimension

Right of Way Dimension

Leader Lines

Subdivision Name

Condominium Name

Certified Survey Number

Lot Number

Landhook

Meander Line

PLSS Monument

Local Road Labels

Township Road

City/Village Street

Private Street

Municipality

Retired Parcel

Right-of-Way

Plat

Unknown

Certified Survey Map

Condominium

Assessor Plat; Cemetery Plat; Subdivision

Lot

PLSS Quarter

PLSS Section

00.0000.0005.0010.0015.0020.0025.0030.0035.0040

00.0050.0100.0150.0200.0250.0300.0350.0400

00.0050.0100.0150.0200.0250.0300.0350.0400

00.0050.0100.0150.0200.0250.0300.0350.0400

00.0050.0100.0150.0200.0250.0300.0350.0400

00.0050.0100.0150.0200.0250.0300.0350.0400

00.0050.0100.0150.0200.0250.0300.0350.0400

00.0050.0100.0150.0200.0250.0300.0350.0400

00.0050.0100.0150.0200.0250.0300.0350.0400

00.0050.0100.0150.0200.0250.0300.0350.0400

00.0050.0100.0150.0200.0250.0300.0350.0400

00.0050.0100.0150.0200.0250.0300.0350.0400

Washington County

Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau |

Washington County

Owner (s):

T & T ENTERPRISES LLC

Location:

SE-SE, Sect. 20, T10N, R20E

Mailing Address:

T & T ENTERPRISES LLC

109 BADGER PKWY

DARIEN, WI 53114-1591

Request Mailing Address Change

School District:

6307 - WEST BEND SCHOOL

Tax Parcel ID Number:Tax District:

020700A

V3-VILLAGE OF JACKSON

Status:

Active

Alternate Tax Parcel Number:Government Owned:Acres:

8.9900

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

PT OF SE SE DOC 1187865 EXC PT SOLD

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

N160W19170 SHERMAN RD JACKSON, WI 53037

Assessments

Attachments

Districts

Documents

Notes

Parcel History

Permits

Sales History

Survey History

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

[illegible]

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2019	☐	\$29,090.24	\$29,090.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	☐	\$30,416.59	\$30,416.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	☐	\$29,752.95	\$29,752.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	☐	\$31,428.59	\$31,428.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	☐	\$32,940.26	\$32,940.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	☐	\$38,832.01	\$38,832.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	☐	\$43,084.76	\$43,084.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	☐	\$40,847.18	\$40,847.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	☐	\$41,087.73	\$41,087.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	☐	\$40,374.58	\$40,374.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	☐	\$38,761.95	\$38,761.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total								\$14,300.00

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

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

Interest and penalty on delinquent taxes are calculated to **May 31, 2022.**

Washington County

Owner (s):

T & T ENTERPRISES LLC

Location:

SE-SE,Sect. 20, T10N,R20E

Mailing Address:

**T & T ENTERPRISES LLC
C/O AVALON PRECISION CASTINGS
109 BADGER PKWY
DARIEN, WI 53114-1591**

School District:

6307 - WEST BEND SCHOOL

Request Mailing Address Change

Tax Parcel ID Number:Tax District:

055100A

V3-VILLAGE OF JACKSON

Status:

Active

Alternate Tax Parcel Number:Government Owned:Acres:

5.0000

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

PT OF SE SE DOC 1187865

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

SHERMAN RD

Assessments

Attachments

Districts

Documents

Notes

Parcel History

Permits

Sales History

Survey History

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
-----------	---------	----------	------------	-----------	----------	---------	------	--------------

2021	☐	\$2,332.02	\$1,166.02	\$1,166.00	\$0.00	\$0.00	\$0.00	\$1,166.00
------	--------------------------	------------	------------	------------	--------	--------	--------	------------

Total

\$1,166.00

ORDINANCE #22-10

TO REZONE THE FOLLOWING PARCEL V3_020700A and PARCEL V3_055100A 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 **Village of Jackson** acting as the petitioners to rezone the following parcels of land, Tax Key V3_020700A and V3_055100A from Planned Unit Development to M-1, Limited manufacturing District; and

WHEREAS, the property is proposed to be rezoned so align with the proposed manufacturing use; 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 14, 2022**; 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 Parcels V3_020700A and V3_055100A 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

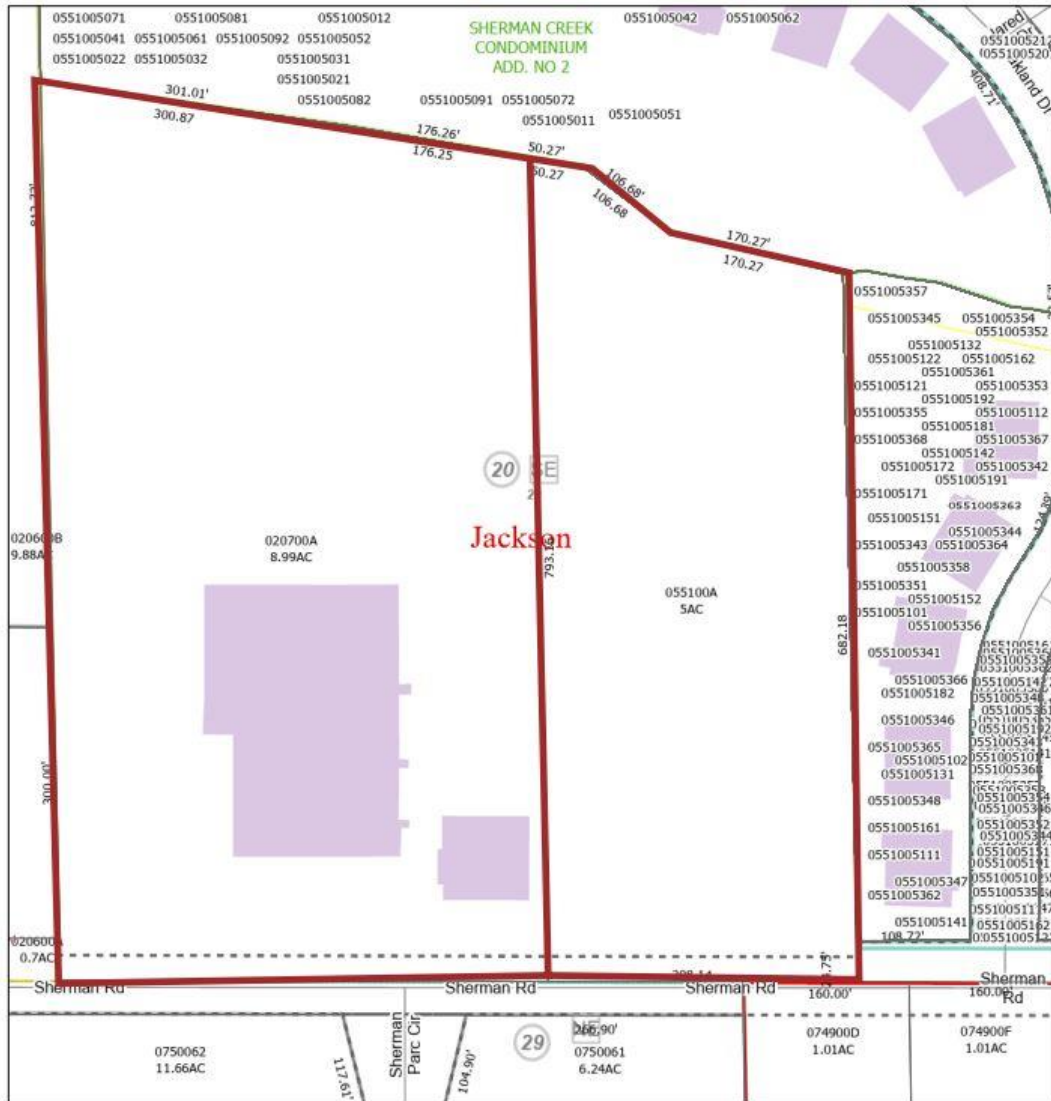
Proof of Posting:

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



STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: May 26, 2022

Agenda Item: Item #7

To: Mike Schwab, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections

Subject: Re-Zoning of Tax Parcels V3_055100A & V3_020700A and Conditional Use Permit and Site Plan approval – N160 W19170 Sherman Road – Sigma Engineering

Description:

The applicant Sigma Engineering is proposing to begin manufacturing operations at N160 W19170 Sherman Road. The property was previously operated by Avalon Precision Metalsmiths a supplier of investment casting foundry products. Avalon ceased operations in July 2020 due to impacts from the COVID pandemic. The applicant intends to continue similar operations at the site which include foundry and machining operations as well as related shipping and receiving of products and raw materials. The operation would employ around 22 people and operate from 6:30am to 4:00pm, Monday through Friday.

The operator states there are no environmental impacts anticipated as all production occurs inside where dust is collected by an internal collection system. Smoke/exhaust stacks are equipped with afterburners which control odor. Environmental exhaust is regulated by the WI-DNR. Existing HVAC equipment is located on the eastern side of the factory building. The property is abutted by residential development to the north, east, south, and west. Property line distances to abutting properties and the factory building are as follows: (*approximate*) West – 150ft., North – 450ft., East – 435ft., South – 263ft. Refuse containers are located behind a fenced area along the western side of the factory building. Adequate parking is provided for all staff and visitors.

Comprehensive Plan & Zoning Impacts:

The proposed use is consistent with the 2050 Comprehensive Plan which lists these parcels as “Industrial”. The parcels are currently zoned Planned Unit Development however, a PUD ordinance was never properly drafted when the property was annexed into the Village in 1994. It is the recommendation of staff that both parcels be rezoned M-1 Limited Manufacturing District which is consistent with the proposed use and adopted Village Comprehensive Plan. Ordinance Section 48-147 below outlines the approved uses and requirements for M-1 zoning districts:

Sec. 48-147. M-1 Limited Manufacturing District.

(a) Generally. The M-1 Limited Manufacturing District is intended to provide for manufacturing, industrial, and related uses of a limited nature and size in situations where such uses are not located in basic industrial groupings and where the relative proximity to other uses requires more restrictive regulation.

(b) Permitted uses. None; all uses are conditional uses.

(c) Lot area and width. Lots shall have a minimum area of 10,000 square feet and shall not be less than 60 feet in width at the setback line.

(d) Building height. No building or part of a building shall exceed 35 feet in height.

(e) Setbacks and yards. There shall be a minimum building setback of 30 feet from the right-of-way of all streets. There shall be a side yard on each side of all buildings not less than 12 feet in width and a rear yard of not less than 25 feet.

Site Plan:

See attached aerial map

Signage:

Operator has submitted and received approval for updated signage at this location conditioned upon the inclusion of the proper address on each side of base of the ground sign.

Additional Staff Comments:

Inspections:

Owner/Operator are reminded that the correct address for this property is N160 W19170 Sherman Road. Any use of the former Town of Jackson address should cease.

Occupancy inspections will be required as a condition of the use and site plan approvals. All life safety systems shall be inspected and approved prior to operation.

Public Works/Engineering:

A sampling manhole shall be installed on the sanitary sewer lateral.

The application has a proposed annual water use of 360,000 gallons. An REU (Residential Equivalent Unit) to determine a water impact fee or sewer connection fee is 109,500 gallons per year of usage. The proposed water usage has determined 3.29 or 4 REUs. The property is granted one (1) unless others REUs have been purchased in the past. The before occupancy an additional 3 REUs shall be charged.

Review Procedures:

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

Applicant will be required to submit an occupancy application and respective fee to the Village and arrange for the occupancy inspection to occur prior to commencing operations at the site. Staff will work with the owner/operator to allow operations to begin while working towards occupancy compliance with the understanding that all life-safety systems are to be operational and compliant upon commencement of any operations upon the site.

Notice Requirements:

Aside from posting on the agenda, notification of all other municipalities located within 1000-feet of the subject property is required, including any non-contiguous. Publication of a Class II Legal Notice

is also required.

Potential Motions:

Motion to recommend Village Board approve the rezoning for Tax Parcels V3_055100A and V3_020700A from Planned Unit Development to M-1 Light Manufacturing District.

Motion to recommend Village Board approve the Conditional Use permit for Sigma Engineering, N160 W19170 Sherman Road.

Motion to recommend Village Board approve the Site Plan for Sigma Engineering, N160 W19170 Sherman Road to operate a foundry and related operations as submitted and outlined in the application.

Attachments:

1. Application materials
2. Aerial Map
3. Site Plan
4. Assessor details for Tax Parcels V3_020700A and V3_055100A
5. Rezoning Ordinance #22-10 (DRAFT)

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____ - _____

PROPERTY INFORMATION

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

Property Address: Glen Brooke Drive Unit: _____ Jackson, WI

Parcel #: To be Determined Lot Size: TBD sq. ft. Building Area: TBD sq. ft.

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

APPLICANT INFORMATION

Name(s): John Lamm

Mailing Address: 2708 Sherman Rd. Jackson State WI Zip 53037

Office: (262) 677-3010 Cell: (262) 208-0032 Fax: (262) 677-0505

Email: j1amm@lammscape.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: John Lamm of Jackson, Inc.

D/B/A: LAMMSCAPES! FEIN #: 39 - 1131467

Mailing Address: 2708 Sherman Rd. Jackson State WI Zip 53037

Office: (262) 677-3010 Cell: (262) 208-0032 Fax: (262) 677-0505

Email: mail@lammscape.com

Website: www.lammscape.com

PROPERTY OWNER INFORMATION

Name(s): John Lamm

Address: 2708 Sherman Rd. Jackson State _____ Zip _____

Office: (262) 677-3010 Cell: () same Fax: () same

Email: j1amm@lammscape.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: M Squared Engineering, LLC

Primary Contact: Matthew Hahn

Address: N19W6719 Commerce Ct, Cedarburg State WI Zip 53012

Office: (262) 376-4246 Cell: (262) 385-6031 Fax: ()

Email: matt@mquaredengineering.com

26's

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:

Preliminary Plat
A Beautiful Development
of a 2.9 Acre Triangle of land
in the Village of Jackson

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

Residential lots for fine houses
and living spaces "Little Lambs Corner"

Hours of Operation: 24 hour living

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

A quiet Residential area of homes

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.:

A quiet living area, as homes North
and East with little impact

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

All residential homes North
and homes and lots East.

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

Future quality homes to be built
Landscape Improvements to Common Areas
by US OF LANDSCAPES!

Proposed grading and/or stormwater management plan:

Area all left graded and cleaned up

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

Landscape Plantings to Beautify Entrance area
and center Island - A shade tree for every lot
a "little lamb" Hydrangea for

Proposed on-site security measures including site lighting:

None expected every home

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

Fire hydrants & water in place

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

N168W19851 MAIN ST

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 258137**Date:** 5/13/2022**Check****RECEIVED
FROM** JOHN LAMM LANDSCAPING

\$300.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	300.00
	CK#26131 LAMBS CORNER/PRELIM PLAT PC APP	

TOTAL RECEIVED	300.00
----------------	--------

Receipt Memo: CK#26131 LAMBS CORNER PRELIM.PLAT PC APP

April 27, 2022

Village of Jackson PLAN COMMISSION APPLICATION

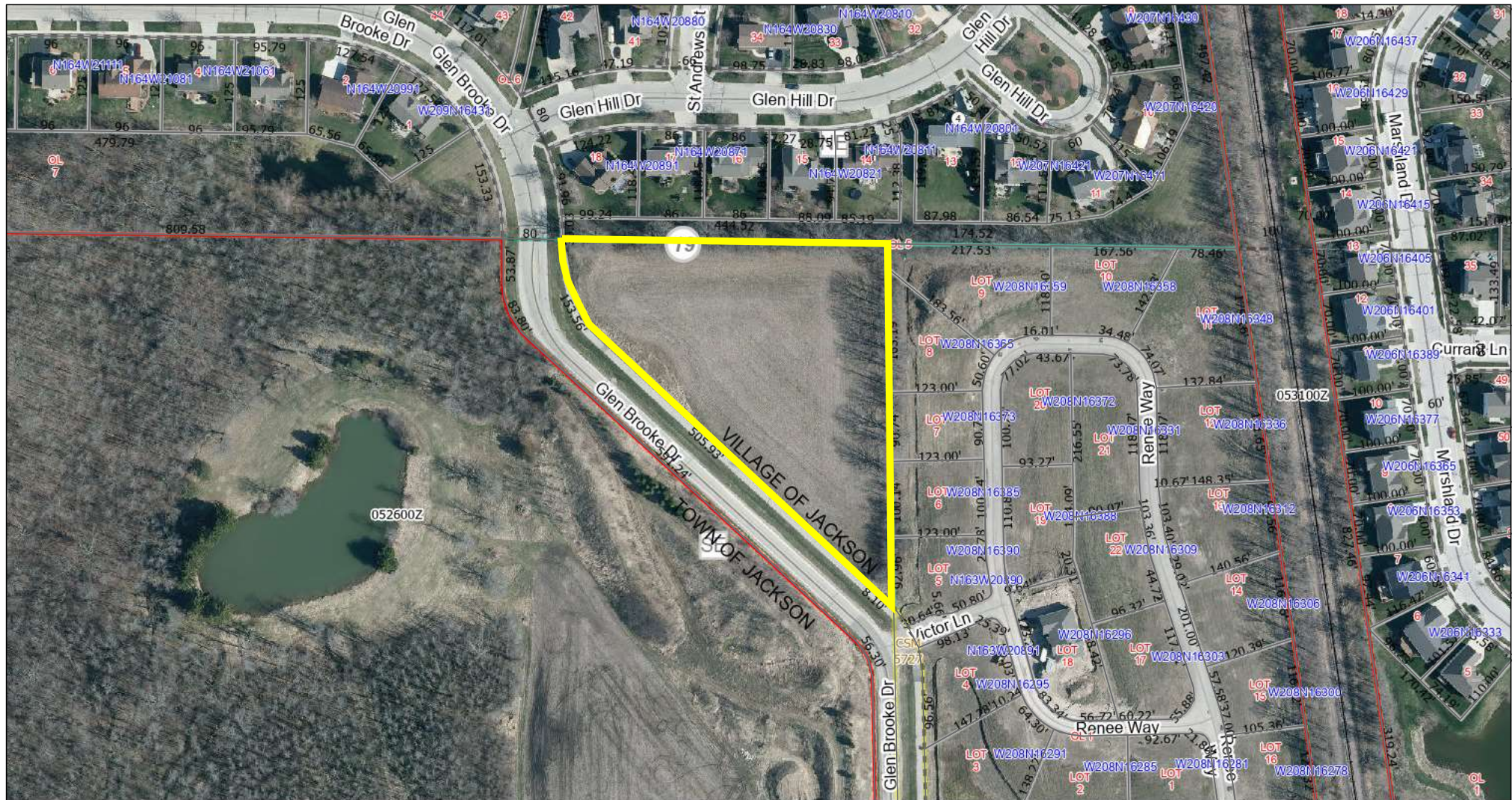
1. Completed Application has been filled in and sent to Village of Jackson - pages 1 to 4 with page 5 for Village use only
2. The intended use of a 2.9 Acre parcel into 6 Residential Lots is the best use of this property.
5. Entrance Area to Center Island along with NW corner near Detention pond and SE corner will receive Landscape plantings, as Evergreens and Shade Trees.
This is to be a beautiful "Little Lambs Corner"
6. Location Map is include with full set of plans by M Squared Engineering, LLC. Matthew Hahn
9. Final Plat to be submitted by Matt Hahn to Village of Jackson.
- 15, 16, 17, & 18 - All plans by M Squared

2.

A \$300.00 Donation is included
for the Village of Jackson

John Farnum

Little Lamb's Corner Subdivision

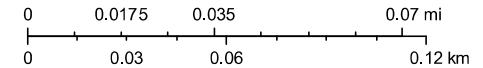


5/13/2022, 6:22:53 PM

1:1,513

Lines	Road Centerline STH, CTH	Right of Way Dimension	PLSS Monument	Plat
 Override 1	 On/Off Ramp	 Leader Lines	+ Local Road Labels	 Unknown
 Current Parcel	 State Highway	 Subdivision Name	— Township Road	 Certified Survey Map
 Railroad Centerlines	 County Highway	 Condominium Name	— City/Village Street	 Condominium
Road Centerline I, USH	 Address Point	 Certified Survey Number	— Private Street	 Assessor Plat; Cemetery Plat; Subdivision
 Interstate Highway, I-41	 Parcel Taxkey & Acreage	 Lot Number	— Municipality	 Lot
 US Highway, Hy 45; US Highway, Fond Du Lac Ave	Dimensions	 Landhook	— Retired Parcel	 PLSS Quarter
	 Parcel Dimension	 Meander Line	— Right-of-Way	 PLSS Section

--- PLSS Boundary



PRELIMINARY PLAT OF LITTLE LAMB'S CORNER

NORTHEAST COR
SOUTHEAST 1/4
19-10-20
SEWRPC BRASS CAP/
CONCRETE MON

LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, OZAUKEE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

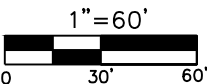
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE N89°16'53"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, 1315.63 FEET TO THE POINT OF BEGINNING AND BEING THE NORTHWEST CORNER OF COBBLESTONE MEADOWS BEING A SUBDIVISION RECORDED IN THE WASHINGTON COUNTY COURTHOUSE AS DOCUMENT NUMBER 1088984; THENCE S01°12'28"E ALONG THE WEST LINE OF SAID COBBLESTONE MEADOWS 480.52 FEET TO THE NORTHERLY LINE OF GLEN BROOKE DRIVE AND BEING A POINT ON A CURVE TO THE LEFT AND HAVING A RADIUS OF 136.00 FEET AND CHORD OF 18.10 FEET BEARING N45°34'37"W; THENCE ALONG THE ARC OF THE CURVE 18.10 FEET; THENCE N47°17'35"W ALONG SAID NORTH LINE 505.93 FEET TO A POINT ON A CURVE TO THE RIGHT AND HAVING A RADIUS OF 183.24 FEET AND CHORD OF 149.09 FEET BEARING N23°17'17"W; THENCE ALONG THE ARC OF THE CURVE 153.55 FEET TO THE SOUTH LINE OF GLEN BROOKE OF JACKSON BEING A SUBDIVISION RECORDED IN THE WASHINGTON COUNTY COURTHOUSE AS DOCUMENT NUMBER 795353; THENCE S89°16'53"E ALONG SAID SOUTH LINE 426.41 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.743 ACRES, 119492 S.F.

EXPLANATION OF OTHER TYPES OF INFORMATION:

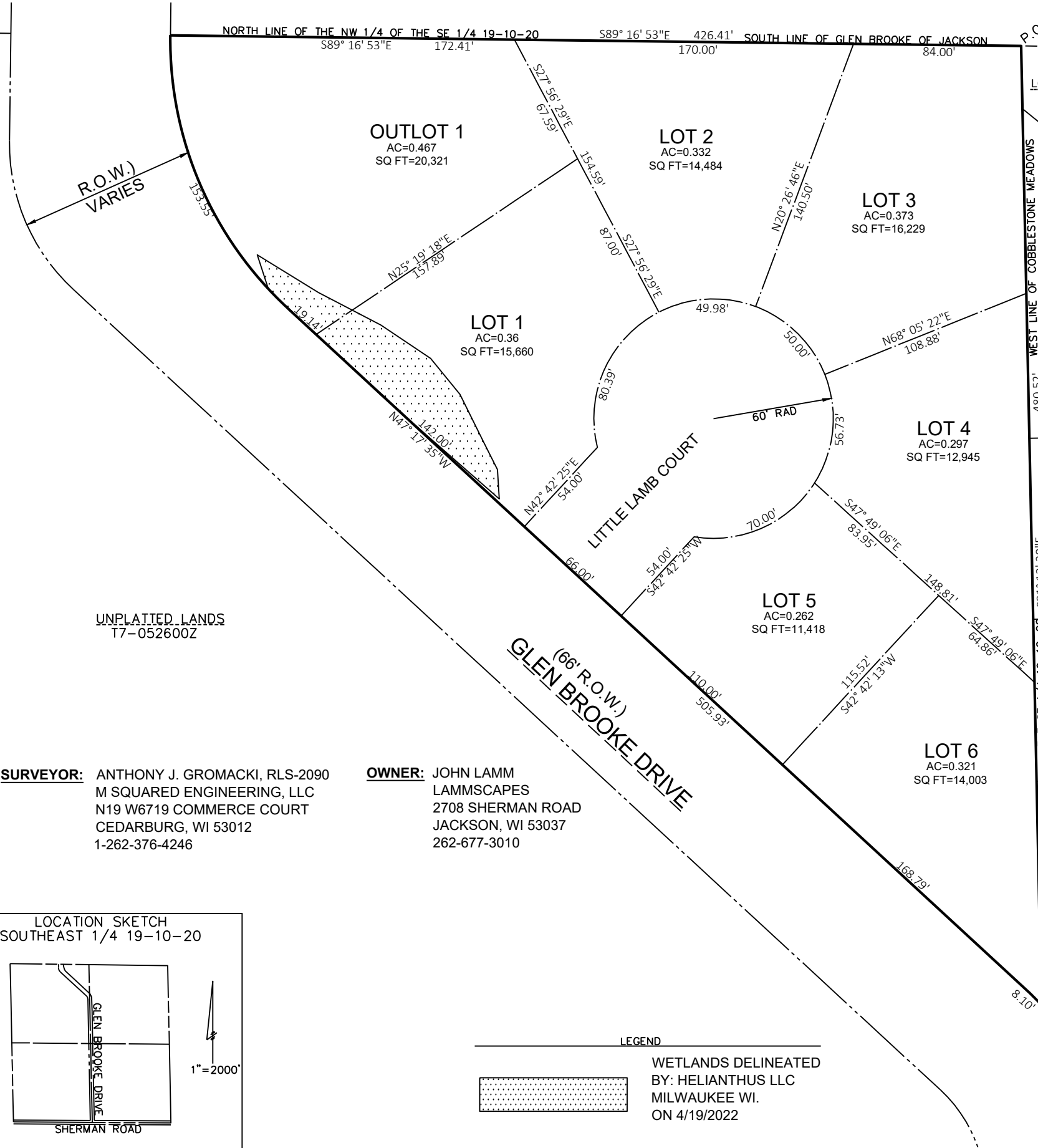
- 2.) LETTER OF INTENT: SUBMITTED SEPARATELY
- 3.) ADDRESS LABELS: DONE BY VILLAGE
- 15.) GRADING AND DRAINAGE PLAN: SUBMITTED SEPARATELY
- 16.) WATER, SEWER, STORM SEWER PLANS: SUBMITTED SEPARATELY
- 17.) STREET CROSSING SECTIONS: SUBMITTED SEPARATELY
- 18.) EROSION CONTROL PLAN: SUBMITTED SEPARATELY

BEARINGS ARE REFERENCED
TO WISCONSIN STATE PLANE
COORDINATE SYSTEM SOUTH ZONE
NAD 83
NORTH LINE OF THE SE 1/4
SECTION 19-10-20
RECORDED AS N89°16'53"W



M Squared Engineering, LLC
N19 W6719 Commerce Ct.
Cedarburg, WI 53012
Phone: (262)376-4246

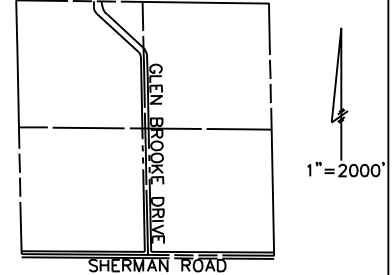
SHEET
1
4/29/22



SURVEYOR: ANTHONY J. GROMACKI, RLS-2090
M SQUARED ENGINEERING, LLC
N19 W6719 COMMERCE COURT
CEDARBURG, WI 53012
1-262-376-4246

OWNER: JOHN LAMM
LAMMSCAPES
2708 SHERMAN ROAD
JACKSON, WI 53037
262-677-3010

LOCATION SKETCH
SOUTHEAST 1/4 19-10-20



LEGEND
WETLANDS DELINEATED
BY: HELIANTHUS LLC
MILWAUKEE WI.
ON 4/19/2022

LITTLE LAMB'S CORNER DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into as of the latest date set forth below by and between John Lamm of Jackson, Inc. ("Developer"), and its successors and assigns, and the Village of Jackson, Washington County, Wisconsin ("Village").

Recitals

- A. Developer owns or intends to own the property shown on the Preliminary Plat attached hereto as Exhibit A (the "Property"). The Property is located within the Village
- B. Developer intends to develop the Property as a Seven (7) lot residential subdivision with One (1) Outlot. The Property will be developed with municipal sewer and water provided by the Village (the "Development").
- C. The Village seeks to protect the health, safety, and general welfare of the community in approving the Development by requiring Developer to comply with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the above recitals and the mutual obligations and benefits provided hereunder, Developer and the Village agree as follows:

- 1. **Scope of Agreement.** The Development is proposed to be developed in one phase as shown on Exhibit A. This Agreement is intended to govern one phase.
- 2. **Construction of Improvements.**
 - a. **Incorporation of Plans.** Construction of the Development will occur in compliance and conformity with the following plans, which have been approved by the Village and are attached hereto as Exhibit B. [Attach plans – Road plans, development plans, grading plans, landscape plans, erosion control plans, drainage plans, stormwater management plans, etc.]
 - b. **Contractors Engaged by Developer.** Developer agrees to engage fully qualified and experienced contractors for all construction included in this Agreement. The contractors shall perform their work to the standards of the Village and shall comply with the requirements of the Village's ordinances and standards in performing their work. Developer shall furnish the Village with the names of all contractors and their subcontractors; with classification of the work, they will perform prior to beginning any work.

- c. Village Approval and Starting Dates. No land disturbance or work may begin without the Village's approval of the starting date and schedule, which shall be submitted by Developer to the Village a minimum of seven calendar days before work or land disturbance is scheduled to begin. A starting date will not be approved until final plans and specifications for the land disturbance and work have been approved by the Village.
- d. Responsibility for Costs. Developer agrees that the Village shall not be responsible for any costs or charges related to the Development except any specifically enumerated and agreed to in writing by the Village and the Developer.
- e. Acceptance of Work.
- (1) The Village may have an inspector on site during the construction of the improvements. If acceptable, the Village will certify the improvements as being in compliance with the standards and specifications of the Village. Before obtaining final acceptance of any improvement, the Developer shall present to the Village valid lien waivers from all persons providing materials or performing work on the improvements.
 - (2) No improvements will be accepted by the Village until they have been inspected and approved by the Village and, further, not until all outstanding Village incurred costs, including engineering, inspection, and legal charges indicated herein, have been paid in full and affidavits and lien waivers are received by the Village indicating that Developer's contractors and their suppliers have been paid in full for all work and materials furnished under this Agreement.
- f. Letter of Credit. Developer agrees to provide the Village, on or before the effective date of this Agreement, with security in the form of an irrevocable letter of credit or cash deposit, as deemed acceptable by the Village and its legal counsel, in the minimum amount of \$ [REDACTED] to secure completion of the improvements within the Development. In addition, such security shall remain in full force and effect until acceptance of the improvements by the Village. The security on any letter of credit shall be payable to the Village at any time upon presentation of (i) a sight draft drawn on the issuing bank in the amount to which the Village is entitled to draw pursuant to the terms of this Agreement, (ii) an affidavit executed by the Village President stating that Developer is in default under this Agreement; and (iii) the original of the letter of credit.
- g. Guaranty. Developer agrees to guarantee and warrant all work on the road improvements or other public infrastructure performed under this Agreement against defects in workmanship or material for a period of twelve months from

the date of acceptance by the Village. If any defect should appear during the guaranty period, Developer agrees to make required replacement or acceptable repairs of the defective work at Developer's expense. This expense includes total and complete restoration of any disturbed surface or components of the improvements to the standards provided in the plans and specifications. All guarantees or warranties for materials or workmanship from contractors or subcontractors to Developer which extend the twelve-month guaranty period shall be assigned by Developer to the Village.

- h. Street Signs, Street Lamps, Trash Containers, Detention Pond and other Facilities. Developer shall cause electrical power and telephone facilities to be installed at the Development in such a manner as to make adequate service available to each lot within the Development. No electrical or telephone service may be located on overhead poles unless specifically authorized by the Village due to exceptional topography or other physical barrier. Plans indicating the proposed location of all electrical power and telephone distribution and transmission lines required to service the Development shall be approved by the Village. The Developer shall reimburse the Village of installation at the intersection of all streets proposed to be dedicated a street sign of a design as approved by the Village.
- (1) Streetlamps. The streetlamps will be installed by the Developer and will be privately owned by the property owner. All maintenance and replacement will be the responsibility of the property owner.
 - (2) Trash Containers. A standard Village trash container and recycling bin will be provided by the Village at the time of the Certificate of Occupancy is issued for each residential unit contracted for trash and recycling pickup.
 - (3) Detention Pond. The detention pond easement area of Outlot 1 on Little Lamb's Corner Final Plat, as approved by the Village for this development, and the responsibility for the maintenance of the entrance median within the development shall be transferred to a homeowner's association created by Developer. The Developer shall maintain the detention pond and the common areas until they are transferred to the homeowner's association. Upon transfer to the homeowner's association, the homeowner's association shall be responsible for maintaining the pond and the common areas. The Village shall be a party entitled to enforce the obligations of all members of the homeowner's association.
- i. Temporary Signs. Developer may apply for and place its temporary promotional signs on the Developer's property, if approved by the Village, until the models are sold.

- j. Maintenance of Improvements. Developer shall provide for the maintenance and repair of all improvements described in Exhibit B until such time that the improvements, as applicable, are dedicated to the Village (and then, subject to the warranties contained herein).
- k. Time for Completion. Completion of the improvements described in Exhibit B shall occur in accordance with the project schedule attached as Exhibit C. Time is of the essence regarding all dates set forth in the project schedule.
- (1) In addition to the time limits outlined in Exhibits B and C, Developer shall complete the construction of all streets, except the final course of asphalt, including underground utilities prior to issuance of building permits within the site.
 - (2) The second course of asphalt shall be installed no later than 12 months following the installation of the first course of asphalt, or as directed by the Village Engineer.
 - (3) All streets are private streets within the development. The Developer will provide an easement of least thirty feet in width for sanitary sewer and water systems
- l. Indemnification and Insurance. Developer will indemnify, defend, and hold the Village harmless from and against all claims, costs, and liabilities of every kind and nature, for injury or damage received or sustained by any person or entity in connection with, or on account of, the performance of work described in this Agreement except to the extent caused by the willful or negligent acts or omissions of the Village or its officers, employees, agents, or contractors. Developer is not an agent or employee of the Village. Developer shall require its contractors engaged in the construction of the Development to maintain a current Certificate of Insurance on file with the Village in amounts approved by the Village and naming the Village as additional insured. Developer shall also require that its contractors and their subcontractors indemnify, defend, and hold the Village harmless in the manner set forth in this Agreement.

Developer shall indemnify, defend, and hold the Village and its officers, employees, and agents harmless from any claims, judgments, damages, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultants, and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the Village by, under, pursuant to, or in connection with the Plat or this agreement (including, but not limited to, street right of way and park land) of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of all improvements. Without limiting

the generality of the foregoing, the indemnification by the Developer shall include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air, or any other receptor.

- m. Specifications for Improvements. Developer shall abide by all applicable Village ordinances and conditions in effect at the time of approval and in place for the Development by the Village Board, Plan Commission, or the Village's engineers when fulfilling its obligations under this Agreement. Developer shall also fully comply in a timely fashion with all Village ordinances, including zoning, subdivision, and utility-related ordinances.
 - n. General Standards. Where standards and/or specifications have not been established by the Village, all work shall be done in accordance with generally established engineering practices, as designated and approved by the Village.
 - o. Inspections. The Village may inspect the improvements constructed pursuant to this Agreement at intermittent times as they are constructed and completed and, if acceptable to the Village, certify them as being in compliance with the standards and specifications of the Village. If inspection reveals that any improvements do not conform to Village standards or are otherwise defective, the Village will provide timely notice to Developer. Developer shall have 30 days from issuance of such notice to correct or substantially correct the defect. The Village shall not declare a default under this Agreement during the 30-day correction period on account of any such defect unless it is clear that Developer does not intend to correct the defect or unless the Village determines that immediate action is required in order to remedy a situation that poses an immediate health or safety threat.
 - p. Improvements are Private Unless Dedicated. All improvements constructed by Developer shall remain private at all times unless dedication of any improvement is accepted in writing by the Village Board.
3. **Street Repair**. Developer is liable to the Village for any damage to any Village Street caused by construction of the Development. Developer hereby consents pursuant to Wis. Stat. § 66.0703(7)(b) to the Village levying special assessments or special charges if the Village is required to repair or replace all or any portion of a Village Street.
4. **Developer to Reimburse Village for Costs Sustained**. Developer shall reimburse the Village for its actual cost of design reviews, inspections, testing, and associated engineering, legal, and other fees relating to the review, approval, and construction of the improvements described in this Agreement. Developer shall also be responsible for

paying all fees applicable to the Development in accordance with the Village's ordinances, resolutions, and fee schedules.

5. **Waiver of Special Assessment Notice/Hearing.** In accordance with Wis. Stat. § 66.0703(7)(b), Developer and all relevant property owners waive all special assessment notices and hearings pursuant to the provisions of Wis. Stat. § 66.0703.
6. **Subdivision Covenants.** A copy of the covenants for the Development are attached hereto as Exhibit D. These covenants may not be amended without the prior written approval of the Village Board.
7. **Supplemental General Conditions.**
 - a. **No Vested Rights Granted.** Except as provided by law, or as expressly provided by this Agreement, no other vested rights in connection with the Development shall inure to the Developer. In addition, the Village does not warrant by this Agreement that the Developer is entitled to approvals of any other nature other than as specified in this Agreement.
 - b. **No Waiver.** No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provision, nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both Village and Developer, nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The Village's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful act by the Developer or the acceptance of any improvement. No Village approval pursuant to this Agreement eliminates the need for other local, state, or federal authorizations relevant to the Development.
 - c. **Amendment.** This Agreement may be amended or modified only by written agreement, signed by both parties.
 - d. **Default.** The Village reserves to itself all remedies available at law or equity as necessary to cure any default by Developer. Remedies shall be cumulative, and the exercise of one shall not preclude the exercise of others.
 - e. **Entire Agreement.** This Agreement, and any written amendments and referenced attachments, hereto, shall constitute the entire agreement between the Village and Developer pertaining to the Development.
 - f. **Binding Effect.** This Agreement is binding upon the parties hereto, as well as their respective heirs, successors and assigns.

- g. Enforcement Attorneys' Fees. If the Village is required to resort to litigation, arbitration, or mediation to enforce the terms of this Agreement, and if the Village substantially prevails on any claim in the litigation, arbitration, or mediation, the Developer shall pay all Village costs, including reasonable attorneys' fees and expert witness fees.
- h. No Assignment. The benefits of this Agreement to the Developer are personal and shall not be assigned without the express, prior written approval of the Village. Such approval may not be unreasonably withheld, but any unapproved assignment is void. Notwithstanding the above, the burdens of this Agreement are personal obligations of the Developer and shall also be binding on the heirs, successors and assigns of the Developer.
- i. Insurance. The Developer shall provide the Village with a certificate of insurance and active insurance naming the Village as an additional insured for the issuance of permits, ongoing operations, and completed operations with minimum commercial general liability coverage of \$2,000,000 per occurrence and \$5,000,000 general aggregate together with workers' compensation and employers' liability in the amount of \$500,000 for each accident. Such insurance must be maintained for a period of not less than twelve months after the acceptance of the project and completion of all work described in this agreement. Insurance must be provided by an insurance company authorized to do business in the State of Wisconsin and must have an AM Best rating at the time of inception of the policy of A- or better. Developer must also require their contractors and subcontractors to provide insurance no less than above, including additional insured provisions protecting the Village for ongoing and completed operations.
- j. Sovereign Immunity. Nothing contained in this Agreement constitutes a waiver of the Village's sovereign immunity under Wisconsin law.
- k. Disclaimer of Personal Liability of Public Officials. Under no circumstances shall any Village official, officer, employee or agent (together "Village") have any personal liability arising out of this Agreement, and no party shall seek or claim any such personal liability. Furthermore, the Village shall have no obligation or liability for any obligations or responsibility to any lending institution, contractor or subcontractor or any other party retained by the Developer in the performance of its obligations and responsibilities under the terms and conditions of this Agreement. The Developer specifically agrees that no representation, statements, assurances or guarantees will be made by the Developer to any third party or by any third party that is contrary to this provision.

- l. Developer Representations and Warranties. Developer represents and warrants to the Village (a) that it is a corporation duly organized and existing under the laws of the State of Wisconsin and that all proceedings of the Developer necessary to authorize the negotiation and execution of this Agreement, and the consummation of the transaction contemplated by this Agreement, have been taken in accordance with applicable law, and (b) that all documents required to be executed and delivered by the Developer have been duly and validly authorized, executed and delivered and will be enforceable against the Developer in accordance with their terms, except as limited by bankruptcy, insolvency or other similar laws of general application affecting the enforcement of creditors' rights.
- m. Severability. If any part, term, or provision of this Agreement is held by a court of competent jurisdiction to be illegal or otherwise unenforceable, such illegal or unenforceable part, term or provision shall not affect the validity of any other part, term or provision and the rights of the parties will be construed as if the part, term or provision was never included in this Agreement.
- n. Recording. The parties agree that this Agreement shall be recorded with the Washington County Register of Deeds. The Developer shall reimburse the Village for the cost of recording this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates set forth below.

Dated this _____ day of _____, 2022.

VILLAGE OF JACKSON

By: _____
Mike Schwab, Village President

Attest: _____

Dated this _____ day of _____, 2021.

JOHN LAMM OF JACKSON, INC.

By: _____
Authorized Representative

{LITTLE LAMB'S CORNER DEVELOPMENT AGREEMENT}

{Page 8 of 8}

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: May 26, 2022

Agenda Item: Item #8

To: Mike Schwab, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections

Subject: Preliminary Plat and Development Agreement – Little Lamb's Corner
Subdivision – John Lamm/Matt Hahm

Description:

The applicant is seeking to create a small, six-lot subdivision for residential development along Glen Brook Drive. The parcel is currently zoned Planned Unit Development. The parcel abuts existing residential development to the north and east similar to what is being proposed. Prior use of the site was strictly agricultural in nature. A PUD Zoning District would need to be created for the development thereby establishing building area minimums, setbacks, building height restrictions, and the like. Lot sizes range in area from 11,418 sf. to 16,229sf. An additional Outlot is also planned at the northwest corner of the development and will serve as a wet retention pond for stormwater management.

Applicant has received all State of WI DNR approvals for sewer and water service connections.

Comprehensive Plan & Zoning Impacts:

The 2050 Comprehensive Plan lists this parcel as “Multi-Family High-Density Urban Residential”. The proposed use is inconsistent the Comprehensive Plan. An amendment to the Comprehensive Plan will be required to align with the proposed and nearby single-family residential uses.

Site Plan:

See attached site map and Preliminary Plat

Signage:

No signage is proposed at this time

Additional Staff Comments:

Public Works/Engineering

DNR approval has been received for both sanitary sewer and water installation.

Still need the detailed list of construction cost to determine the letter of credit amount.

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing.

Notice Requirements:

Aside from posting on the agenda, no other notification is required.

Potential Motion:

Motion to recommend Village Board approval of the Preliminary Plat as presented.

Motion to recommend Village Board approval of the Little Lamb's Corner Development Agreement conditional upon the following:

1. Submittal of all necessary plans outlined in Section 2a. of the Development Agreement and attached to the Development Agreement as "Exhibit B".
2. Submittal of the Letter of Credit as required by Section 2f. of the Development Agreement.

Attachments:

1. Application materials
2. Letter of Intent
3. Site Map
4. Preliminary Plat – Little Lamb's Corner
5. Development Agreement (DRAFT)