

AGENDA
PLAN COMMISSION MEETING
Thursday, February 24, 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 January 27, 2022
3. Planned Unit Development Amendment – Sign – Poblocki Sign Co. for Bielinski Homes, Inc. – Laurel Springs Villas Subdivision
4. Recommendation for Temporary R-1 Zoning – Mark Hauser - for portion of property identified as Tax Key: T7_077600B
5. One-Lot Certified Survey Map for properties identified by Tax Key: V3_0301 and Tax Key: T9_076400A – Sysco
6. Referral from Village Board for review and recommendation of resolution for Vacation of Public Right-of-Way – for a portion of Mill Road
7. Planned Unit Development Amendment and Site Plan Review – Sysco, W223N16501 Cedar Parkway
8. Proposed Amendments to Village of Jackson Comprehensive Plan: Map 1 Future Land Use Plan 2050 - Resolution #22-02
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, January 27, 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

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

Members Present: Tr. Emmrich, Tr. Kruepke, Sarah Mleziva, Jon Molkentin, Dan Reik, and Jon Weil

Village Board Member Present: Tr. Heckendorf

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

Also Present: Mark Hertzfeldt of Design 2 Construct, Taylor Cherry and Barry Rodgers of Sysco Corporation, Dan Schaefer of Sign Works and Greg Kuczmarski of St. Vincent De Paul Washington County.

2. Approval of Minutes for the Plan Commission Meeting of January 6, 2022

Motion by Tr. Emmrich, second by Dan Reik to approve the Plan Commission minutes of January 6, 2022.

Vote: 6 ayes, 0 nays. Motion carried.

3. Concept Plan – Design 2 Construct / Karm Properties, LLC – for property located at N168 W19490 Main Street (Discussion purposes only)

Administrator Keller gave background information on the proposal of a second structure on the current property that has one accessory structure for storage.

A presentation was made by Mark Hertzfeldt. The following topics were discussed:

- New large vehicle storage building to match existing.
- Located along the west property line of the existing site.
- The building will be approximately 122'-6" x 50'.
- Access provided with seven roll up doors on the east façade.
- Additional landscaping screening will be provided.
- Anticipate the facility to be open Fall 2022.

Pres. Schwab shared hours to access to units was recommended to be 7:00 a.m. to 10:00 p.m. Pres. Schwab requested if Staff were in need of any further direction from the body at this time or in the future regarding the property.

Administrator Keller stated there would need to be clarification regarding enforcement action that may need to occur regarding outdoor storage and clarification of whether overnight parking on the property would be allowable as documentation of past approvals did not provide clear direction on the matter.

Pres. Schwab and the body directed the item to proceed as a Concept Plan discussion to the next Village Board meeting.

Tr. Kruepke took his seat at the dais at 7:19 p.m.

4. Recommendation for Temporary M-2 Zoning for Proposed Annexation – for property identified by Tax Key: T9-076400A

Administration Keller provided background regarding the temporary zoning portion of the annexation ordinance falling under the purview of the Plan Commission as a recommending body. The Concept Plan for the Sysco expansion project was completed at the Plan Commission meeting on November 18, 2021.

Motion by Pres. Schwab, second by Tr. Emmrich to recommend Village Board approve the Temporary M-2 Zoning for Proposed Annexation – for property identified by Tax Key: T9-076400A.

Road access was clarified, with a request of Sysco to consider widening of the current easement on the eastern parcel. A Right of Way vacation will be forthcoming.

Vote: 7 ayes, 0 nays. Motion carried.

5. Conditional Use Amendment (Sign) – Sign Works / Philip Dahlberg – for property located at N168 W21367 Main Street

Dan Schaefer provided information on the proposed new sign.

Motion by Pres. Schwab, second by Tr. Kruepke recommend Village Board approve the Conditional Use Amendment – Sign Works / Philip Dahlberg – for property located at N168 W21367 Main Street.

Vote: 7 ayes, 0 nays. Motion carried.

6. Conditional Use Amendment – St. Vincent De Paul Washington County – for property located at W225 N16712 Cedar Park Court, Unit 3

Greg Kuczmarski provided background information stating the property would be used for sorting and processing donations in the back of the building and the front half would be a retail store. The business would propose to ship items to the other stores in Slinger, Hartford and West Bend. Approximately 20 to 25 employees would work on site, with the majority of them being part-time.

Motion by Pres. Schwab, second by Jon Molkentin recommend Village Board approve the Conditional Use Amendment – St. Vincent De Paul Washington County – for property located at W225 N16712 Cedar Park Court, Unit 3.

Vote: 7 ayes, 0 nays. Motion carried.

7. Extraterritorial Plat Review for a One-Lot Certified Survey Map – Property Owner, Andrew Hembel – for property located at 3223 Maple Road

Motion by Pres. Schwab, second by Tr. Emmrich recommend the Village Board not take exception to the Extraterritorial Plat Review for a One-Lot Certified Survey Map – Property Owner, Andrew Hembel – for property located at 3223 Maple Road.
Vote: 7 ayes, 0 nays. Motion carried.

8. Citizens to Address the Plan Commission

None.

9. Adjourn

Motion by Tr. Emmrich, second by Sarah Mleziva to adjourn.
Vote: 7 ayes, 0 nays. Meeting adjourned at 7:35 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCPC*
Village Clerk

MEMO

Agenda Item #3

Date: February 16, 2022

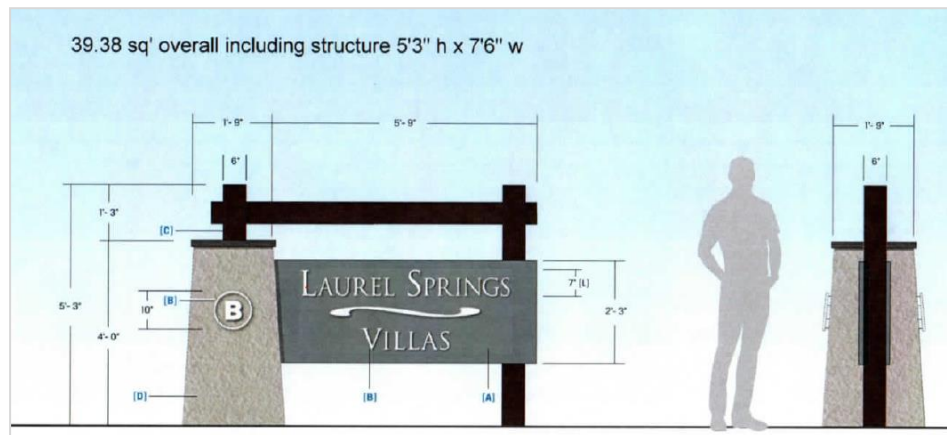
To: Mike Schwab, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Tim Schwecke, Consulting Planner

Subject: Planned Unit Development Amendment for an entry sign for Laurel Springs Villas subdivision;
Bielinski Homes Inc, applicant

Meeting: February 24, 2022 Plan Commission meeting

Description: Bielinski Homes, Inc. has submitted plans for an entry sign for Laurel Springs Villas subdivision (attached). The sign area is about 13 square feet, and the overall height of the sign structure is 5' 3".



Comments: The sign location needs to be verified (it must be north of the water easement, east of the storm water pond, and out of Jackson Drive right-of-way).

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 public notice is required.

Potential Motion for Approval:

Recommend to the Village Board the approval of the proposed signage provided (1) the Village engineer approves the final location and (2) the petitioner obtains a building permit from the Village's building inspector

Attachments:

1. Application materials

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: W204 N17675 Laurel Place (NW corner Jackson Dr & Cedar Creek Rd. Unit: _____ Jackson, WI

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

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

APPLICANT INFORMATION

Name(s): Poblocki Sign Company LLC
Mailing Address: 922 S. 70th St., West Allis State WI Zip 53214
Office: (414) 777-4261 (direct) Cell: (____) _____ Fax: (____) _____
Email: durton@poblocki.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: Laurel Springs Villas
D/B/A: Same FEIN #: _____ - _____
Mailing Address: See below State _____ Zip _____
Office: (____) _____ Cell: (____) _____ Fax: (____) _____
Email: _____
Website: _____

PROPERTY OWNER INFORMATION

Name(s): Bielinski Homes - John Donovan
Address: 1830 Meadow Lane Suite A, Pewaukee State WI Zip 53072
Office: (414) 587-8081 Cell: (____) _____ Fax: (____) _____
Email: jdonavan@bielinski.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Poblocki Sign Company LLC - see above 'applicant' information
Primary Contact: Deb Burton
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: See drawing 91960 MON-01 and site plan showing proposed placement

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

Hours of Operation: 24/7

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: Bielinski residential development to the south and private residents east of site.

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

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): _____

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: 2-4-22

Amount: \$ 175⁰⁰

Payment Type: CH / CC / CASH

Check/Rcpt. #: 135935

Received By: [Signature]

SIGN SPECIFICATIONS

[A] - CABINET

Lighting: Non-Lit

Material: Aluminum

Face Color: Paint Teal to Match Building [TBD]

Cabinet Color: Paint Teal to Match Building [TBD]

Installation: New Structure

[B] - GRAPHICS

Material: 1/4" FCD Aluminum

Color: White

[C] - SUPPORTS

Material: Aluminum

Color: Paint Dark Brown to Match Building [TBD]

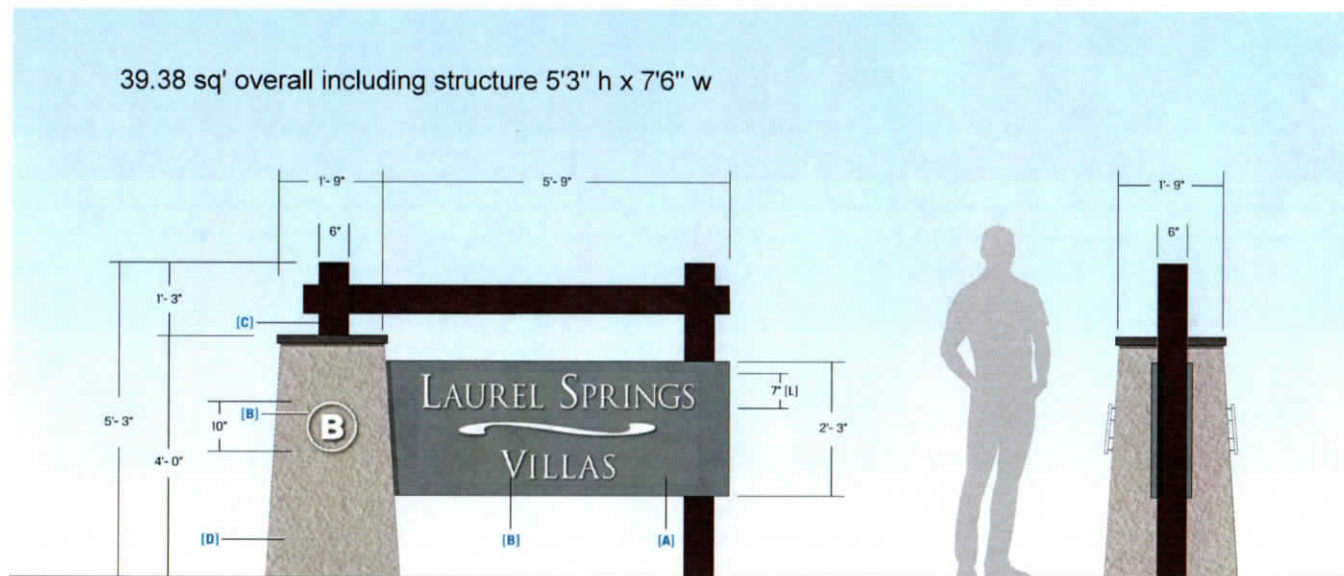
[D] - COLUMN

Material: Aluminum

Color: Match Building [TBD] with Textcote Finish



For Reference Only - Sign Colors to Match Building Architecture



922 S. 70TH ST., MILWAUKEE, WI 53224
414.453.4070 • www.poblocki.com

This document is owned by and the information contained in it is proprietary to Poblocki Sign Company, LLC. By receipt hereof, the holder agrees not to use the information, disclose it to any third party or reproduce this document without the prior written consent of Poblocki Sign Company, LLC. Holder also agrees to immediately return this document upon request by Poblocki Sign Company, LLC.

This document represents only an approximation of material colors specified. Actual product colors may vary from this print or digital image.

Project

Bielinski

Laurel Springs

Jackson, WI

Scale: 1/2"=1'

Original Page Size: 11" x 17"

Notes

COLORS TBD

Revisions

REV	DESCRIPTION	BY	DATE
01	color scheme	RJE	08.11.21
02	logo	RJE	08.27.21
03	specs	RJE	10.13.21
04	size	RJE	11.23.21

Rep. Blair Barnes

Drawn by: Ron Erickson Orig. Date: 07/23/21

Sign Loc. No. .

MON-01

D/F Monument

Sign Type

91960

QPP - Project - Job No.

C03

Design



PROJECT:
LAUREL SPRINGS VILLAS
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
VILLAGE OF JACKSON, WISCONSIN
BY: BIELINSKI HOMES
1830 MEADOW LN, SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
08/14/2019	INITIAL SUBMITTAL
12/06/2019	PLAN UPDATE
10/16/2019	PLAN UPDATE
2/20/2020	PER FEMA FLOOD MAP
3/15/2020	UTILITY EASEMENT UPD

DATE: MARCH 11, 2020

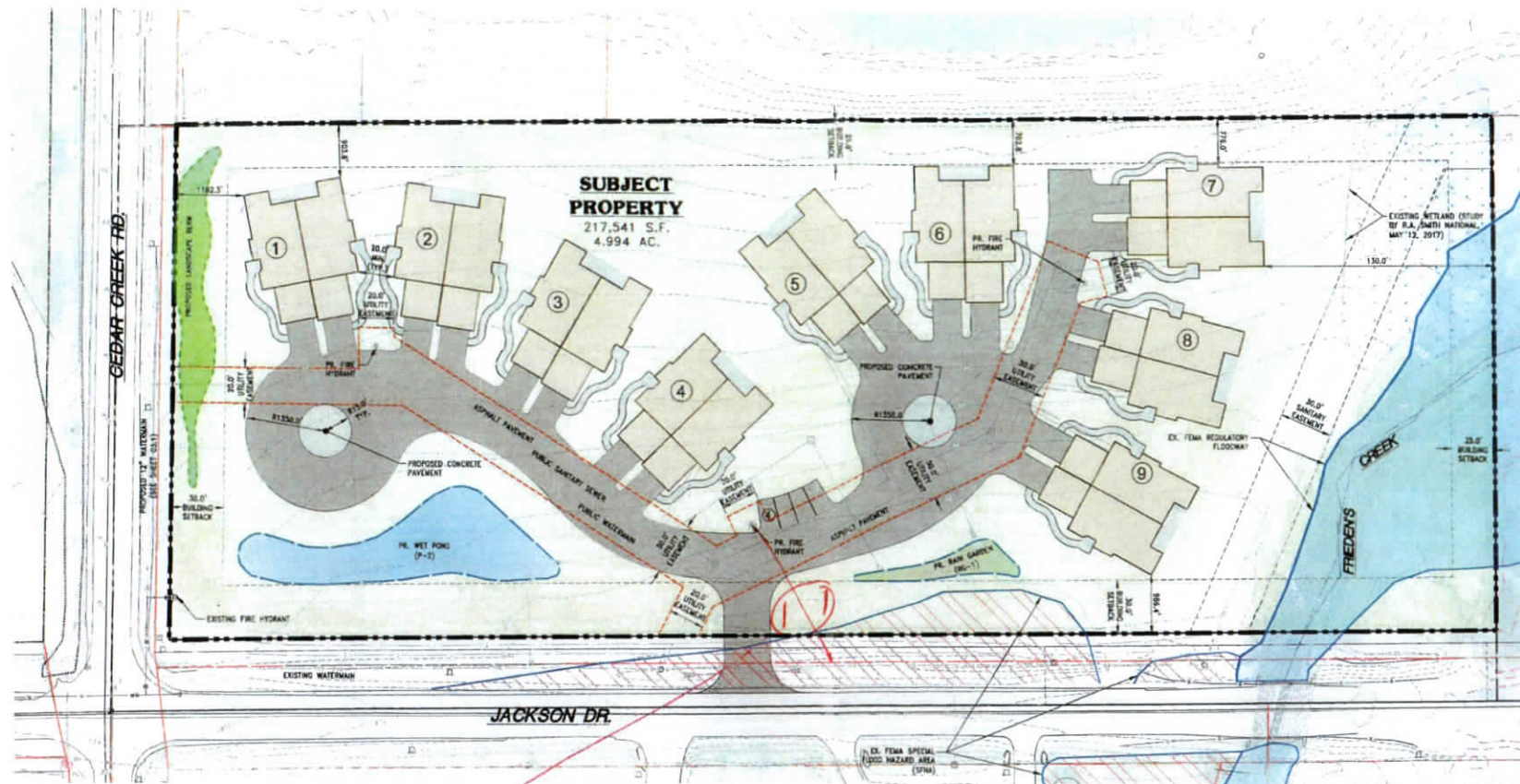
JOB NUMBER:
16029-02

DESCRIPTION:

**PROPOSED SITE
PLAN**

SHEET

C1.1

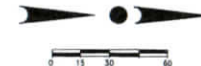


Sign location

SITE DETAILS	
PROPOSED ZONING	= R-6
NUMBER OF BUILDINGS	= 9 BUILDINGS
NUMBER OF UNITS	= 18 UNITS
SETBACKS:	
FRONT YARD	= 25'
COLLECTOR STREET	= 30'
SIDE YARD	= 15'
REAR YARD	= 25'
LOT DATA:	
LOT AREA	= 4,994 AC. (217,541 S.F.)
PROPOSED OPEN SPACE	= 3,146 AC. (63.0%)
PR. IMPERVIOUS AREA	= 1,848 AC. (37.0%)
PARKING COUNT	
INTERIOR PARKING PER UNIT	= 2 SPACES
EXTERIOR PARKING PER UNIT	= 2 SPACES
COMMON PARKING SPACES	= 4 SPACES
TOTAL PARKING COUNT	= 76 SPACES

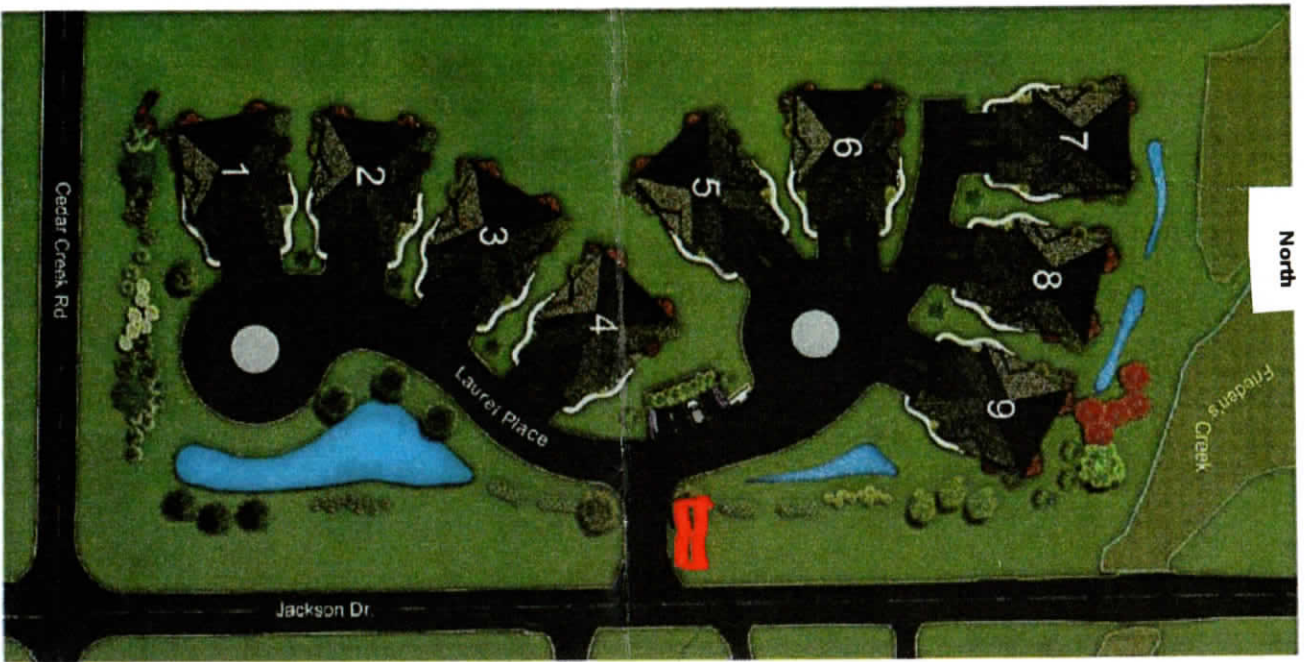
LEGEND:

- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING TRANSFORMER
- EXISTING ELECTRIC PEDestal
- EXISTING TELEPHONE PEDestal
- EXISTING CATV PEDestal
- EXISTING POWER POLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION



 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS.
THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION.
VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES,
WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE
CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN
LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER



POBLOCKI

S I G N C O M P R A Y S

922 S. 70th St West Allis, WI 53214
414.453.4010

INLAND BANK
OAK BROOK, ILLINOIS 60523

70-2559/719

135935

One Hundred Seventy-Five and 00/100 Dollars

Vendor	Check Date	Check
19493	1/27/2022	135935
		Check Amount
		\$ *****175.00

Pay to the Order of VILLAGE OF JACKSON
United States

RUB RED IMAGE
FADERS WITH HEAT

VOID AFTER 90 DAYS

AUTHORIZED SIGNATURE

⑈135935⑈ ⑆071925596⑆ 145716⑈

VILLAGE OF JACKSON

N168W19851 MAIN ST

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 254261

Date: 2/04/2022

Check

RECEIVED FROM POBLOCKI SIGN COMPANY

\$175.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	175.00
	PLAN COMM APPLICATION COND USE	

TOTAL RECEIVED	175.00
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Receipt Memo: PLAN COMM APPLICATION/CK#135935

MEMO

Agenda Item #4

Date: February 16, 2022

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

From: Tim Schwecke, Consulting Planner

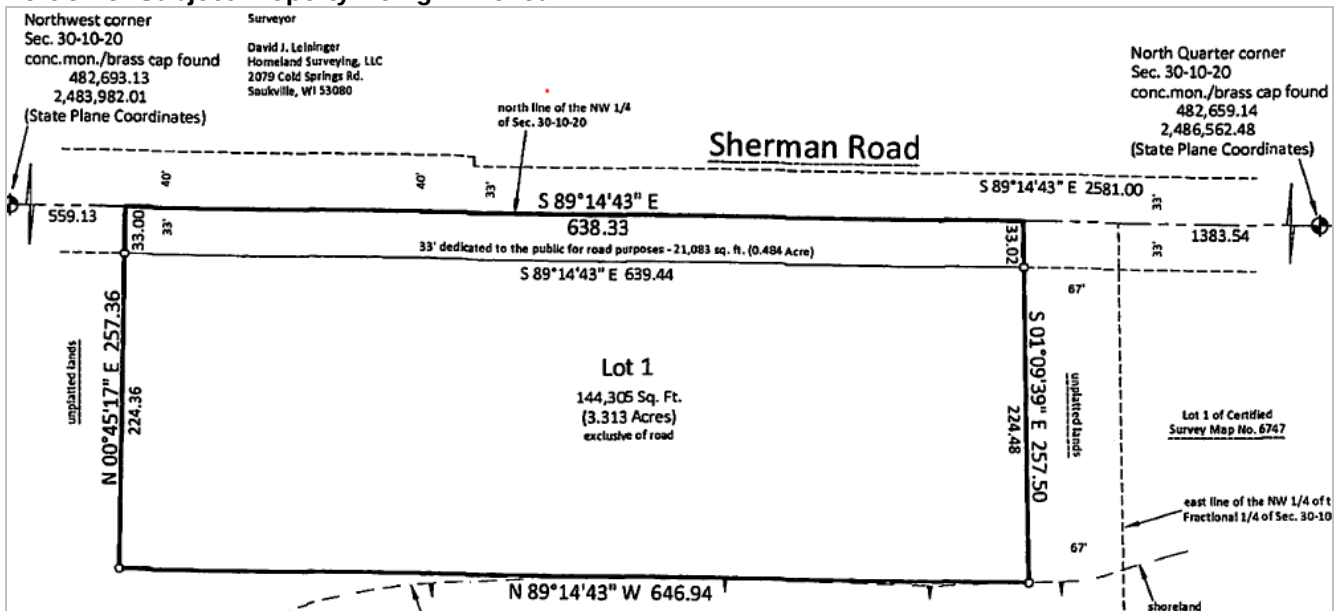
Subject: Designation of temporary zoning for a part of property (T7_077600B) in the Town of Jackson subject to an annexation petition; Mark Hauser, applicant

Meeting: February 24, 2022 Plan Commission meeting

Description Mark Hauser owns a 34-acre parcel in the Town of Jackson (T9_076400A) and has submitted a petition to the Village to annex approximately 3.3 acres along Sherman Road into the Village of Jackson.



Portion of Subject Property Being Annexed



Review Procedures As set forth in state statute, the ordinance approving the annexation should specify the zoning of the property on a temporary basis. After the annexation petition has been approved, the permanent zoning is set consistent with the procedures for a rezoning, which includes a public notice and a public hearing.

Notice Requirements Aside from posting on the agenda, no other public notice is required.

Staff recommendation: Staff recommends the subject property be temporarily classified as R-1 as described in Section 48-137 of the zoning code. The pertinent section is included below.

Sec. 48-137. R-1 Single-Family Residential District.

(a) Generally. The R-1 Single-Family Residential District is intended to provide for single family residential development, at densities not to exceed 2.7 dwelling units per net acre, served by municipal sewer and water facilities.

(b) Permitted uses. Single-family dwellings.

(c) Permitted accessory uses. Permitted accessory uses include private garages, private carports, sheds (garden, tool and storage) incidental to the residential use, and home occupations and professional home offices as specified in section 48-1.

(d) Conditional uses. No conditional uses may be applied for in this zoning district.

(e) Lot area and width. Lots shall be a minimum of 16,000 square feet in area and shall be not less than 100 in width at the setback line.

(f) Building height and area. No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a dwelling shall be 1,100 square feet with a minimum first floor area of 750 square feet.

(g) 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 15 feet in width and a rear yard of not less than 25 feet

Potential motion:

Recommend to the Village Board the land subject to the pending annexation petition be temporarily zoned R-1.

Attachments:

1. Application materials

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

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

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 Amendment

Property Address: Currently Part of Section 30, Town of Jackson Unit: _____ Jackson, WI
Parcel #: see CSM Lot Size: see CSM sq. ft. Building Area: see CSM 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 HAUSER
Mailing Address: 3010 MILL RD JACKSON State WI Zip 53037
Office: (____) N/A Cell: (414) 510-3010 Fax: (____) N/A
Email: HAUSEM26@GMAIL.COM

BUSINESS INFORMATION (If New Business)

Legal Business Name: N/A
D/B/A: _____ FEIN #: _____
Mailing Address: _____ State _____ Zip _____
Office: (____) _____ Cell: (____) _____ Fax: (____) _____
Email: _____
Website: _____

PROPERTY OWNER INFORMATION

Name(s): MARITAUER
Address: 3010 MILL ROAD JACKSON State WI Zip 53037
Office: (____) N/A Cell: (414) 510-3010 Fax: (____) N/A
Email: _____

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: ANNEXATION OF
ATACHEY CSM

Provide a brief overview of proposed use(s) of entire property and/or lease space: my daughter & son-in
LAW WANT TO BUILD A HOME ON THE SITE

Hours of Operation: N/A

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

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 OTHER THAN
USUAL RESIDENTIAL HOME ACTIVITIES

Describe all businesses, properties and other entities located adjacent to the proposed use: single Family
RESIDENCES, FARMLAND, TAVERN/RESTAURANT

Describe any proposed, development, on-site improvements or other construction/remodeling activities: CONSTRUCTION OF SINGLE FAMILY HOME, WITH POSSIBLY IN THE
FUTURE THE ADDITION OF A MOTHER-IN-LAW SUITE

Describe any proposed grading, and/or stormwater management plan: LANDSCAPING WITH BE
DONE AROUND HOME ONCE HOME IS BUILT. ASSUME BUILDER WILL
COMPLY WITH EROSION CONTROLS AS REQUIRED

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: DRIVEWAY FROM SHERMAN ROAD TO HOME. GRASSY AREAS AROUND
HOME WITH VARIOUS TREES & PLANTINGS

Describe any proposed on-site security measures including site lighting: Home Lighting as per
home plan, Home Security as per home plan

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): LAND ABUTS SHERMAN ROAD WHICH HAS SEWER & WATER MAINS &
HYDRANTS ALREADY INSTALLED & ACTIVE

Describe the projected traffic circulation and impacts: DRIVEWAY ENTRY & EXIT WILL BE
ONTO SHERMAN ROAD

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

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: PER DISCUSSION
WILL VILLAGE, THE STATE WILL NEED TO APPROVE ANNEXATION

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

☐ No ☒ Yes If yes, explain: ANNEXATION NEEDS APPROVAL FROM STATE

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

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

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

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

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

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

Projected Sewer/Wastewater Usage: _____ gal/year }
Projected Water Usage: _____ gal/year } 510 AVERAGE FOR
FAMILY OF 4

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 HAUSEN

Applicant Signature: Mark Hausen

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 1-5-2022

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: 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: 1-7-22

Amount: \$ 200.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 1683

Received By: cmf

Mark and Patricia Hauser
3010 Mill Road
Jackson, WI 53037

LOOK FOR:
3D hologram foil across top
Heat-reactive circle in upper-right corner

1683

2-2566/710

12-31-21

Date

Pay to the
Order of

VILLAGE OF JACKSON

\$ 200.00

Two Hundred & ⁰⁰/₁₀₀

Dollars



Security
Features
Detailed on
Back.

BMO Harris Bank N.A.

For

Annexation Application Fee

Mark Hauser

MP

⑆071025661⑆ 0038161145⑈ 1683

Security Check

VILLAGE OF JACKSON

N168W19851 MAIN ST

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 252237

Date: 1/07/2022

Check

RECEIVED
FROM MARK HAUSER

\$200.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	200.00
	PETITION FOR ANNEXATION	

TOTAL RECEIVED200.00

Receipt Memo: PETITION FOR ANNEXATION/CK#1683

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

I, the undersigned, constituting all of the electors and owners of certain real property in Washington County, Wisconsin, petition the Village Board of the Village of Jackson to annex the territory described hereon and shown on the attached scale map to the Village of Jackson, Washington County, Wisconsin.

Legal Description and scale map of the territory is attached as Exhibit "A".

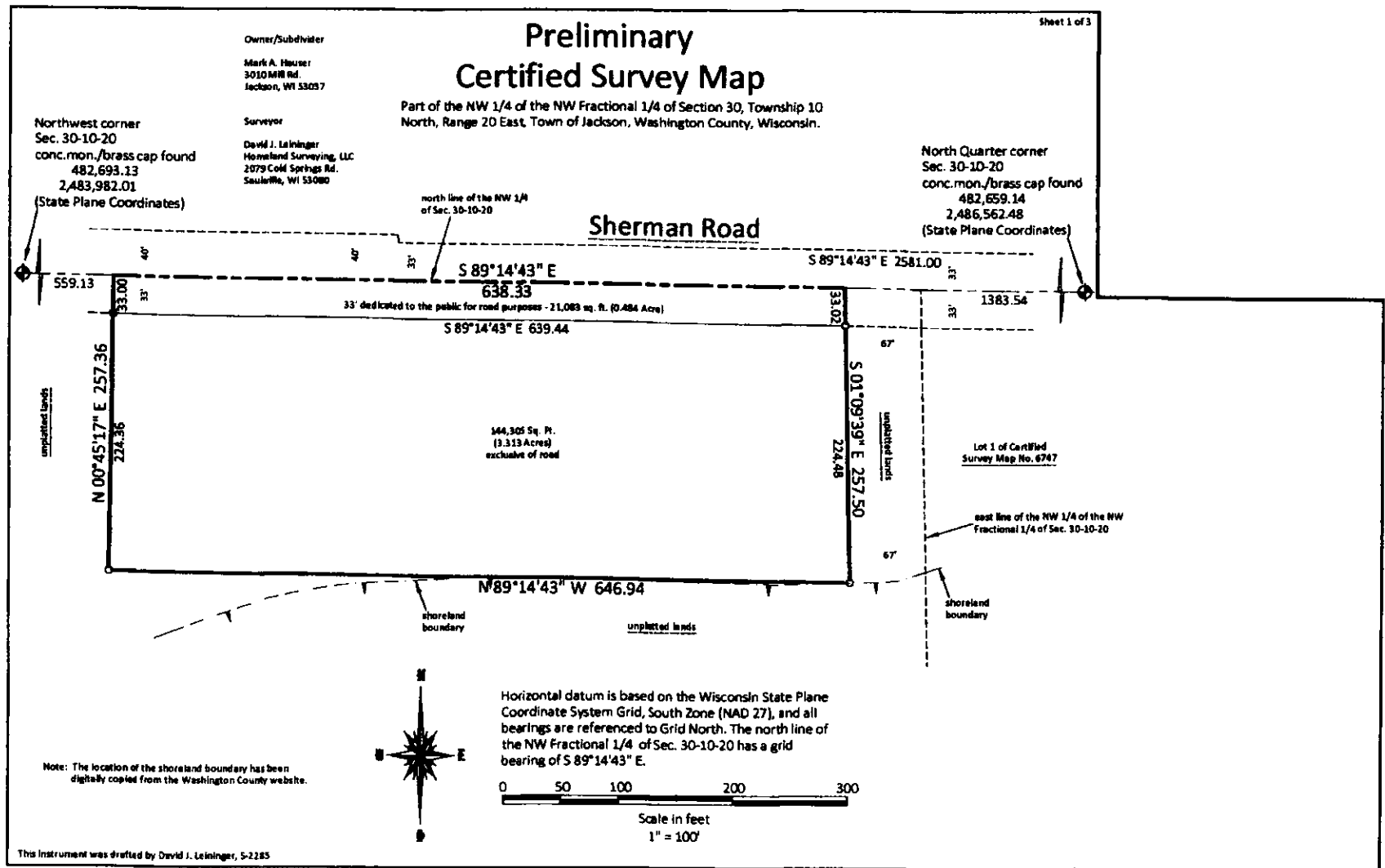
The total population in the territory is 0.

The total number of qualified electors residing in the territory is 0.

I, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

<u>Mark Hauer</u>	<u>1-5-2022</u>	<u>3010 Mill Rd, JACKSON, WI 53037</u>
Signature of Owner	Date	Address

MARK HAUSER ANNEXATION
EXHIBIT A



MEMO**Agenda Item #5**

Date: February 16, 2022

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

From: Tim Schwecke, Consulting Planner

Subject: A One-lot Certified Survey Map (CSM) to merge two parcels abutting Mill Road/Cedar Parkway, currently referred to as parcel V3_0301 and T9_076400A; Sysco Food Services and Sysco Food Services of Eastern Wisconsin LLC, applicant.

Meeting: February 24, 2022 Plan Commission meeting

Description: Sysco owns two parcels and wants to merge them to accommodate their plant expansion.

Staff Comments: (from Brian Kober, P.E.)

- 1) The proposed outfall of the pond on the south property protrudes into the 66 ft right of way. The outfall shall be moved to the west for greater separation.
- 2) The Village needs to review the importance of extending Cedar Parkway south to Sherman Road. If the project should happen now and assess the benefitting properties along the roadway.

Review Procedures: As set forth in the Village's land division regulations (Chapter 38 of the municipal code), the Plan Commission is advisory. The Village Board makes the final decision.

Notice Requirements: Aside from posting on the agenda, no other public notice is required.

Potential Motion:

Recommend to the Village Board the approval of the Certified Survey Map based on the general and specific conditions listed below.

General Conditions:

1. Staff and governmental approval. Prior to the Village signing the final CSM, the commencement of any construction of any improvement, whether public or private, or any site development, the developer shall satisfy all comments, conditions and concerns of the Village Engineer, the Village Planner, and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Administration per ch. 236, Wis. Stats. and ch. Comm. 85, Wisconsin Administrative Code; and Wisconsin Department of Administration per ch. 236, Wis. Stats.
2. Professional fees. Petitioner shall, on demand, reimburse the Village for all costs and expenses of any type, that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (including engineering, legal, planning, and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. Payment of charges. Any unpaid bills owed to the Village by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Village; shall be placed upon the tax roll for the subject property if not paid within 30 days of the billing by the Village, pursuant to Section 66.0627, Wis. Stats. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of the conditional approval.

4. Surveyor's responsibility. Although the Village of Jackson has reviewed the subdivision plat/certified survey map, the surveyor is entirely responsible for the thoroughness and accuracy of the survey and related matters and compliance with all state and local codes, ordinances, and procedures.

Specific Conditions:

1. Prior to recording of the final CSM, the Village Board must approve the annexation petition as requested.
2. Prior to recording of the final CSM, the Village Board must approve the right-of-way vacation of that part of Mill Road/Cedar Parkway.
3. The area of Lot 1 must be stated in square feet and as acres.
4. The parcel currently in the Town is incorrectly referenced as Tax Parcel 076400A. It should be referred to as Tax Parcel T9_076400A. For example, the general location description at the top of all sheets should be revised. In addition, the tax parcel numbers for the adjoining properties must be revised to include the correct prefix ("T9_" and "V3_").
5. The perimeter legal description excludes the land being dedicated for road purposes. Such description must be for the entirety of the two properties being merged. The exterior metes and bounds description on sheet 3 should be verified and the perimeter line revised on sheets 1 and 2.
6. The 66-foot ROW along the east lot line, should instead be shown as an easement granted to the Village or as an Outlot. The petitioner shall work with the Village attorney to determine the best designation and provide such supporting documentation that may be needed to effectuate the easement or usage of the Outlot by the Village.
7. Prior to recording of the final CSM, the Village attorney must approve the 66-foot Emergency Access Easement as to form.
8. All existing road names must be underscored with a dashed or dotted line.
9. The last line in the surveyor's certificate should refer to Section 236.34, Wis. Stats., rather than Chapter 236.
10. The reference to "State of Illinois" and "Lake County" should be removed from the surveyor's certificate.
11. The subdivider must install survey monuments placed in accordance with the requirements of Chapter 236, Wis. Stats., and as may be required by the Village engineer.
12. The surveyor's seal, signature, and date must appear on all sheets of the final CSM. The same revision date must also be noted on each sheet.
13. Upon recording of the Certified Survey Map, the petitioner must record the easement for the emergency access as approved by the Village attorney.

Attachments:

1. Application materials
2. Certified Survey Map

Sysco Application for
Certified Survey Map
(CSM) Submittal to
Village of Jackson
Planning Commission
February 4, 2022

VILLAGE OF JACKSON PLAN COMMISSION APPLICATION - SUBMITTAL GUIDE

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

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

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

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

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

In some cases, additional copies of a submittal may be required. Only COMPLETE applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month at which a public hearing may be held. A decision on the request could be made at that time.

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

1. **Application Form:** You MUST SUBMIT both HARD (paper) and DIGITAL (USB Drive) copies of your application.
2. **Letter of Intent:** What you are requesting in your own words? (Be brief)
3. **Mailing/Address Labels:** It is your responsibility to provide the Village with addresses labels of ALL adjacent property owners within a 200-foot radius of the subject property. If mailed notification is required for your application, an incorrect address may cause a delay. (Additional \$25 is required if Village provides address labels.)
4. **Proof of Property Ownership:** A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. **Impact Statement:** In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. General hours of operation.
 - B. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
 - C. Vehicle trip generation (trips per day per unit x number of units).
 - D. Estimated numbers of vehicles and/or equipment, materials, to be parked and/or stored on site.
 - E. Proposed sign(s) advertising business, directional signage, dwelling unit rental, etc.
 - F. Proposed dates of construction and completion.
 - G. Anticipated user profiles (for residential developments).
 - H. Annual water consumption estimate (100% occupancy and build-out).
 - I. Annual sewage generation estimate (100% occupancy and build-out).
6. **Location Map:** An aerial map indicating where the site is located within the Village.
7. **Development Plan:** Show entire proposal on the site. Include edge of pavement and/or back of the curb line, sidewalks (existing and proposed), structure footprint(s), driveways, parking areas, fencing, refuse enclosures, locations of accessory uses, and overall dimensions of structures and setbacks, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. **Plat Map:** Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. **Certified Survey Map:** A recordable document showing the legal and mapped description of the land division.
11. **Annexation Petition/Attachment Request:** Shows owner is supporting the annexation.
12. **Annexation Map:** A recordable map having the legal and mapped description of the parcel to be annexed.
13. **Sketch Plan:** An informal drawing depicting the proposal for discussion purposes.
14. **Landscape Plan:** Show location, size, type, botanical name & common name of proposed trees & shrubs. Also details surface treatments. Show walls, fence location and style, buffers/screening and similar details.
15. **Grading/Drainage Plan:** Show original & proposed grades & runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (Storm sewer system, ditches, culverts, etc.)
16. **Water/Sewer/Storm Sewer Plans:** Show size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer system with gradient profiles and invert elevations; shows the proposed storm drainage system as in #15 above.
17. **Street Crossing Sections:** Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. **Erosion Control Plan:** A map of existing site conditions on a scale of at least 1-inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. **Proposed Building Colors and Materials:** Submit samples of exterior colors and materials.
20. **Improvement Agreement:** An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. **Annexation Agreement.**

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

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☒ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☒ CERTIFIED SURVEY MAP

☐ New ☐ New ☐ CONCEPT PLAN

☐ Amendment ☐ Amendment

☐ Special Use ☐ Special Use ☐ OTHER _____

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

Property Address: 1 Sysco Drive Unit: Jackson, WI

Parcel #: 0301 Lot Size: 1,513,826 sq. ft. Building Area: 310,344 sq. ft.

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

APPLICANT INFORMATION

Name(s): Sysco Corporation - Attention Taylor Cherry

Mailing Address: 1390 Enclave Parkway, Houston State TX Zip 77077

Office: (346) 266-5244 Cell: () Fax: ()

Email: taylor.cherry@sysco.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): Sysco Food Services

Address: 1390 Enclave Parkway, Houston State TX Zip 77077

Office: (346) 266-5244 Cell: () Fax: ()

Email: taylor.cherry@sysco.com

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

Firm Name: The Austin Company

Primary Contact: Barry Rogers

Address: 6095 Parkland Boulevard State OH Zip 44124

Office: (216) 513-1891 Cell: () Fax: ()

Email: barry.rogers@theaustin.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: _____
CSM as a component of the proposed Sysco expansion, linking the North and South parcels for safe operation.

Provide a brief overview of proposed use(s) of entire property and/or lease space: _____
Food product storage and distribution to restaurants and commercial clients.
Includes ambient, cool, and frozen storage.

Hours of Operation: _____ 24 x 7 at peak times; 20x5 typical for non-peak times

Provide a brief overview of proposed daily on-site operations: _____
Receipt of food products in trailers, unloading, and storage in warehouse, typically during daytime hours.
Retrieval of food products per orders, loading, and shipping in trailers, typically at night.

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.: _____
Tractor trailer traffic for inbound and outbound shipments will increase with proposed expansion.
Existing generator used only during power outages and for testing.
Existing ammonia system will be modified for proposed expansion.

Describe all businesses, properties and other entities located adjacent to the proposed use: _____
N: Willer Tool Corp, Rytec Corp, and Village water tower.
E: State Highway 45 and Village pumping station. W: agricultural
S: Agricultural and Residential.

Describe any proposed, development, on-site improvements or other construction/remodeling activities: _____
Improve staging for inbound trucks with on-site dual lane entry driveway.
Proposed building expansion of ambient, cool, and freezer warehouse and docks of approx 300,000 sf.
Supporting sitework development for truck staging and maneuvering.
Replacement and relocation of existing Vehicle Maintenance Facility (VMF).

Describe any proposed grading, and/or stormwater management plan: _____
Site grades will be modified to meet proposed building expansion with matching finished floor elevation.
Storm water will be routed to expanded on-site detention.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____
Existing driveway will be modified for additional on-site trailer staging with added driveways and parking lot expansion.
Landscaping will be provided in conformance with food plant standards.
Earth berms and landscape screening provided at adjacent residences.

Describe any proposed on-site security measures including site lighting: _____
Site lighting for safe operation will be modified for the proposed expansion with cutoffs at boundaries.
Site fencing will be modified for proposed expansion in conformance with food plant standards and requirements.
Gates at vacated roadway will be equipped with Opticom System as requested by Fire Chief Swaney.

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____
Existing sprinkler system, including dry system in freezer, will be extended into the proposed expansion.
Existing fire alarm system will be extended into the proposed expansion.

Describe the projected traffic circulation and impacts: _____

Truck traffic isolated from autos on site.

Truck traffic will increase with the proposed expansion.

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

Setbacks for the proposed expansion vary.. Minimum setback from property line is 30'.

Height of the proposed expansion is 39' at high point to achieve rack heights with proper roof slopes.

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

All required permits for existing operation are current.

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

☐ No ☒ Yes If yes, explain: Building Permit

Describe any proposed signage including type, size, and location: _____

Existing ground mounted monument sign will be relocated and reused.

Existing building mounted "Sysco" sign will be relocated and reused.

Existing temporary "trailer sign" will be replaced with building mounted static electronic sign.

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

Building facade will be insulated metal panels (IMP) reasonably matching existing facade for appearance and color.

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

Existing ammonia system will be modified to support the cooler and freezer areas of the proposed expansion.

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

Auto parking for staff will increase by 115 spaces, plus 2 handicapped.

Total truck parking combined in north and south lots will be 175 trailers and 130 tractors.

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

Screening of truck docks and truck operations in the north lot is screened from roadway by buildings themselves.

South lot includes earth berms nominal 8' high with landscape screening.

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

Separate waste streams with dumpsters are provided for general trash and corrugate with corrugate being the

largest volume of waste. Waste systems are screened from view from the road by the buildings.

Projected Sewer/Wastewater Usage: 2,121,637 gal/year current use- no significant change with expansion

Projected Water Usage: 3,677,468 gal/year current use- increase approx 1,000,000 gal/yr

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): Taylor Cherry

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: February 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.

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: _____

Amount: \$ 150.00 _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

LETTER OF INTENT

Submitted to Village of Jackson Zoning Commission on February 4, 2022 as a Supplement to CSM Submittal

Sysco has operated a food distribution operation in Jackson for over 20 years, supporting and maintaining good relationships with the community. Sysco owns two properties, known generically as "south parcel" and "north parcel". The current operation is wholly located on the north parcel, while the south parcel, located adjacent but across Mill Road, is currently undeveloped and is being used as a farm field. The south parcel is located in the Town of Polk.

Currently Sysco is proposing to expand the Jackson operation, increasing the volume of food distribution. To achieve this expansion, the existing facility must increase in size for freezer, cooler and ambient storage rack areas. Existing yard trucking operations will be displaced by the building expansions, and additional truck counts will be required for the increased operations. Sysco proposes to utilize a portion of the south parcel adjacent to Mill Road and develop the parking area for additional employees and trailers. Additionally, a small fleet maintenance facility is proposed for the south parcel to replace an existing but aging fleet maintenance facility on the north parcel.

Expansion to the south parcel will involve significant trucking and personnel movements across Mill Road, with due concerns of safety for both Sysco staff and local residents. Further, as is required by federal regulations for food operations, the entire facility is secure with perimeter fencing, and fully manned guardhouse for vehicle entry. Maintaining security for the proposed separation of the two developed parcels without Annexation will be problematic.

To address both issues of safety for the trucking and personnel crossings, and to facilitate overall site security measures, Sysco is requesting Annexation of the south parcel and vacation of a short section of Mill Road.

Development of this submittal has included discussions with Fire Chief Swaney for emergency vehicle access on Mill Road utilizing the Opticom system in use by the Fire Department. A sketch of this operation is included with this submittal.

Additionally, meetings were held with both immediate residential neighbors to discuss the plans and identify concerns. The plans were adjusted to reflect the neighbor's concerns.



REVISIONS		DATE
NO	DESCRIPTION	
		
IMEG Project No. 21008036.00 21008036.00 Drone Aerial Checked by HMD A RIGHTS RESERVED File Book No. ##### Drawn By KK Date: 01/05/2022		
1 SYSCO DRIVE, JACKSON, WI 53037 JACKSON, WISCONSIN SYSCO EXPANSION AERIAL		
Sheet 1 of 1		

CSM is provided separately from but integral with this submittal.

IMPROVEMENT AGREEMENT

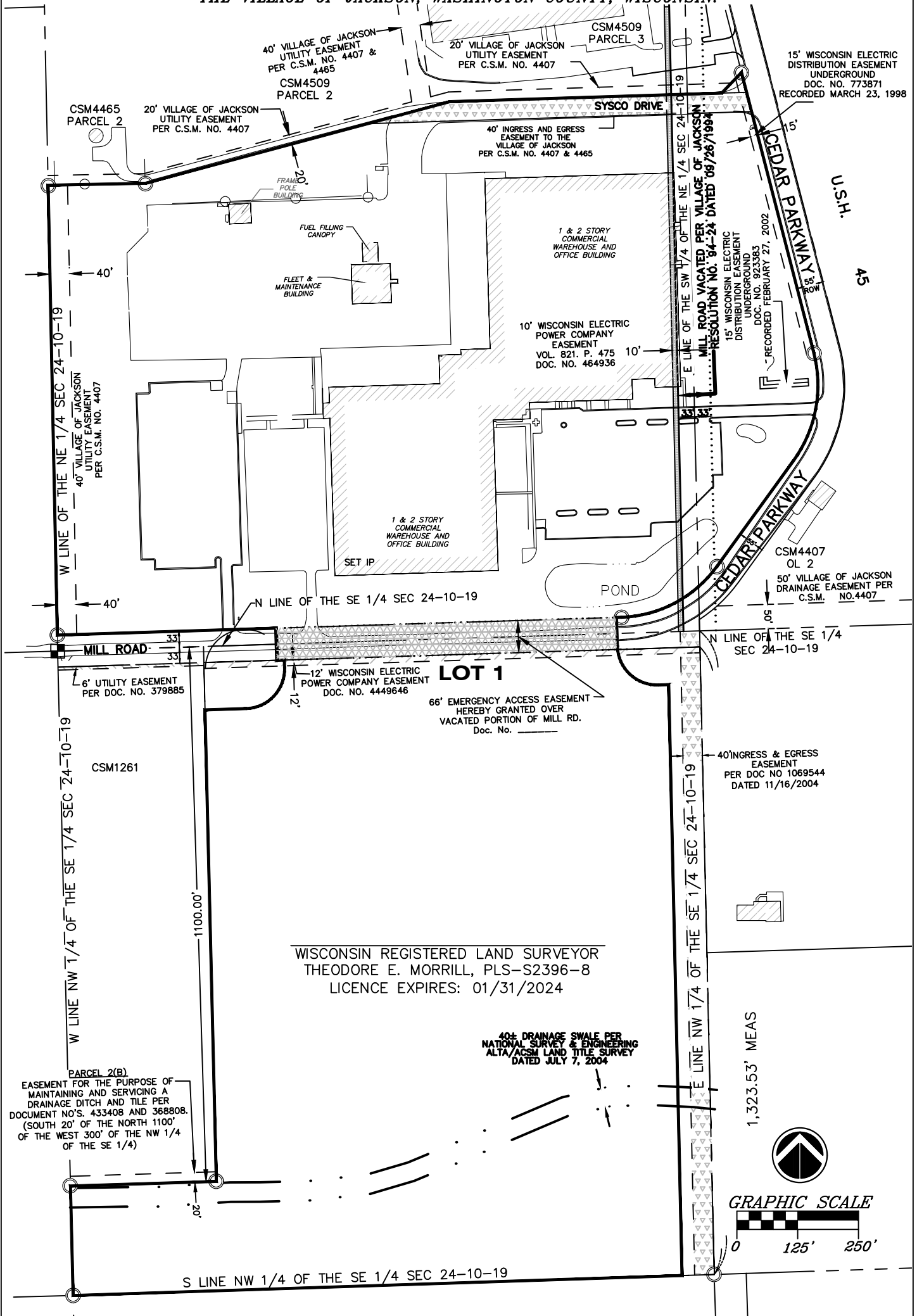
Improvement agreement to be addressed by the Village and Sysco as a condition of this submittal.

BEING A CONSOLIDATION OF PARCEL 1 OF CSM 4407, IN THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 10, RANGE 19, EAST AND PARCEL 076400A IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19, EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP NO.

BEING A CONSOLIDATION OF PARCEL 1 OF CSM 4407, IN THE SOUTHWEST ¼ AND THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 10, RANGE 19, EAST AND PARCEL 076400A IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19, EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



EASEMENTS

THIS INSTRUMENT WAS DRAFTED BY THEODORE E. MORRILL PLS No.2396-8

SHEET 2 OF 5

CERTIFIED SURVEY MAP NO. _____

BEING A CONSOLIDATION OF PARCEL 1 OF CSM 4407, IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 10, RANGE 19, EAST AND PARCEL 076400A IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19, EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR’S CERTIFICATE

STATE OF ILLINOIS)
LAKE COUNTY)

I, Theodore E. Morrill, Registered Land Surveyor, do hereby certify that I have surveyed, divided, and mapped a consolidation of Parcel 1 of Certified Survey Map No. 4407, in the Southwest 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 10 North, Range 19, East and Parcel 076400A, in the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 10 North, Range 19, East all in the Village of Jackson, Washington County, Wisconsin, bounded and described as follows:

Commencing at a concrete monument with a brass cap at the Southwest corner of said Northeast 1/4; thence North 01° 10' 11 " West, on and along the west line of said Northeast 1/4, 33.00 feet to the North right-of-way line of Mill Road and the point of beginning; thence continuing North 01° 10' 11" West, on and along West line. 925.00 feet to a point; thence North 88° 50' 10" East, 200.00 feet to a point; thence North 75° 00' 10" East, 648.26 feet to a point; thence North 88° 11' 31" East, and parallel to the South line of said Northeast 1/4, 558.81 feet to a point; thence North 43° 53' 23" East, 58.90 feet to a point on the Westerly Right-of-Way line of Cedar Creek Parkway; thence South 14° 27' 39" East, on and along said Westerly Right-of-Way line, 595.85 feet to a point of curve to the right, said curve having a radius of 264.66 feet, Whose chord bears South 10° 44' 15.5" West, chord length of 225.36 feet, Southerly, on and along said Westerly Right-of-Way line and the arc of said curve, 232.79 feet to a point of tangency; thence South 35° 56' 10" West, on and along said Westerly Right-of-Way line, 268.69 feet to a point of curve to the right, said curve having a radius of 252.43 feet, whose chord bears South 62° 03' 48" West, chord length of 222.32 feet, southwesterly on and along said Westerly Right-of-Way line and the arc of said curve, 230.22 feet to a point of tangency on the existing North Right-of-Way line of Mill Road; thence South 88°11' 30" West, 9.75 feet, along and upon said North Right-of Way line to a point; thence South 01°48' 30" East, 59.99 feet, to a point of curve to the left, said curve having a radius of 81.50 feet, whose chord bears South 46° 48' 30" East, chord length of 115.26 feet, southeasterly on and along arc of said curve, 128.02 feet to a point of tangency; thence North 88° 11' 30" East, 21.42 feet, to a point 66.00 feet west of the East line of said Northwest 1/4 of the Southeast 1/4; thence South 01° 17' 44" East, 1215.12 feet, along and upon a line parallel and 66.00 feet west of said East line, to a point on the South line of said Northwest 1/4 of the Southeast 1/4, thence South 88° 07' 25"West, along and upon said South line of the Northwest 1/4 of the Southeast 1/4, 1,252.65 feet, to a point on the West line of the Northwest 1/4 of the Southeast 1/4 of said Section 24; thence North 01° 22' 29" West, along and upon said West line, 225.04 feet to a point; thence North 88° 11' 23" East, 300 feet to a point; thence North 01° 22' 37" West, 969.67 feet to a point; thence North 88° 11' 30" East, 84.85 feet to a point of curve to the left; said curve having a radius of 81.50 feet, whose chord bears North 43° 11' 30" East, chord length of 115.26 feet, Northerly on and along said curve, 128.02 feet to a point of tangency; thence North 01° 48' 30" West, 15.83 feet to a point on the South Right-of-Way line of Mill Rd; thence South 88° 11' 30" West, along and upon said South Right-of-Way, 15.00 feet to a point; thence North 01° 48' 30" West, 66.00 feet to a point on the North Right-of-Way line of Mill Rd; thence South 88° 11' 30" West, along and upon said North Right-of-Way, 450.00 feet to the point of beginning.

Containing: 2,837,548 Square Feet ±, (65.1 Acres) of land more or less.

That I have made such survey by the direction of Sysco Food Services and Sysco Food Services of Eastern Wisconsin, LLC.

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

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

Dated this _____ day _____, 2022.

Wisconsin Registered Land Surveyor
Theodore E. Morrill S-2396

CERTIFIED SURVEY MAP NO. _____

BEING A CONSOLIDATION OF PARCEL 1 OF CSM 4407, IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 10, RANGE 19, EAST AND PARCEL 076400A IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19, EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

“Sysco Food Services” duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.
“Sysco Food Services”, does further certify that the plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The Village of Jackson.

WITNESS the hand and seal of “Sysco Food Service”, President
this _____, day of _____, 2022.

Sysco Food Service

President

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

Personally, came before me this ____ day of _____,2022, the above named _____
to me known to be the same person who executed the forgoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires _____

CORPORATE OWNER'S CERTIFICATE

“Sysco Food Services of Eastern Wisconsin LLC” duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.
“Sysco Food Services Eastern Wisconsin LLC”, does further certify that the plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The Village of Jackson.

WITNESS the hand and seal of “Sysco Food Service of Eastern Wisconsin LLC” President
this _____, day of _____, 2022.

Sysco Food Service of Eastern Wisconsin LLC

President

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

Personally, came before me this ____ day of _____,2022, the above named _____
to me known to be the same person who executed the forgoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires _____

CERTIFIED SURVEY MAP NO. _____

BEING A CONSOLIDATION OF PARCEL 1 OF CSM 4407, IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 10, RANGE 19, EAST AND PARCEL 076400A IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 10NORTH, RANGE 19, EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

Village Board Approval Certificate

Resolved, that the CSM to consolidate and dedicate the parcels as shown on said map, in the Village of Jackson, by Sysco Food Services and Sysco Food Service of Eastern Wisconsin, LLC., a Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, Owners.
Is hereby approved by the Village Board.

Date_____.

Approved _____
Village President

Clerk’s Certificate

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

I herby certify that the forgoing is copy of resolution adopted by the Village Board of the Village of Jackson,

APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 2022.

Dated _____

Clerk _____

MEMO

Agenda Item #6

Date: February 16, 2022

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

From: Tim Schwecke, Consulting Planner

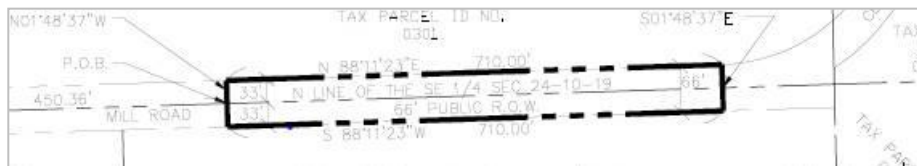
Subject: Referral from Village Board for review and recommendation of resolution for Vacation of Public Right-of-Way – for a portion of Mill Road LLC

Meeting: February 24, 2022 Plan Commission meeting

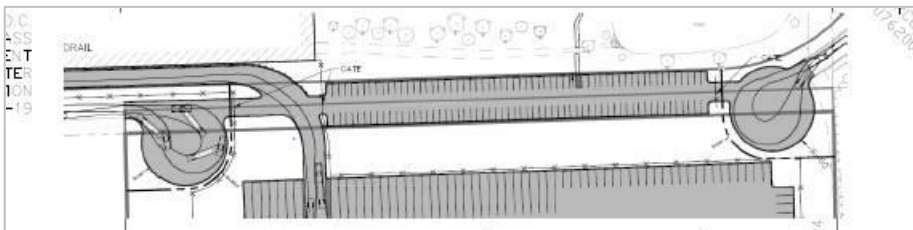
Description: The Village of Jackson has initiated a process to vacate a segment of Mill Road/Cedar Parkway. The area to be vacated is about 710 feet in length as generally depicted in the first image below. The second image is roughly the same area showing the installation of two cul-de-sacs.

A copy of the proposed resolution will be available at the Plan Commission meeting.

ROW Vacation



Site Plan (relevant part)



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 public notice is required for the Plan Commission's recommendation.

Potential Motion:

Recommend to the Village Board the conditional approval of the proposed right-of-way vacation subject to the following terms and conditions:

1. Sysco obtains all required approvals for the plant expansion within 9 months of the date the Village Board vacates the right-of-way.
2. Sysco shall construct two cul-de-sacs as indicated in the petitioner's site plan and dedicate such land to the Village for road purposes within 12 months of commencing any land-disturbing activity related to the proposed plant expansion. The Village engineer shall approve the construction plans prior to the commencement of work and shall conduct period inspections during construction. Within 4 months of completion of the work, Sysco shall submit as-built drawings to the Village engineer for review and obtain the engineer's approval.

3. Sysco shall establish an emergency access agreement between the two cul-de-sacs in a form and location acceptable to the Village.
4. Sysco shall submit a letter of credit to the Village in an amount and in a form acceptable to the Village to ensure the construction of the two cul-de-sacs and any related work.
5. Sysco shall establish an easement or an outlot south of the cul-de-sac. Sysco will work with the Village to determine which option is the most appropriate and work to effectuate the desired option.

Attachments:

1. Application materials

Sysco Application for
Street Vacation to Village
of Jackson Planning
Commission February 4,
2022

VILLAGE OF JACKSON PLAN COMMISSION APPLICATION - SUBMITTAL GUIDE

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

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

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

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

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

In some cases, additional copies of a submittal may be required. Only COMPLETE applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month at which a public hearing may be held. A decision on the request could be made at that time.

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

1. **Application Form:** You **MUST SUBMIT both HARD (paper) and DIGITAL (USB Drive) copies of your application.**
2. **Letter of Intent:** What you are requesting in your own words? *(Be brief)*
3. **Mailing/Address Labels:** It is your responsibility to provide the Village with addresses labels of ALL adjacent property owners within a 200-foot radius of the subject property. If mailed notification is required for your application, an incorrect address may cause a delay. *(Additional \$25 is required if Village provides address labels.)*
4. **Proof of Property Ownership:** A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. **Impact Statement:** In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. General hours of operation.
 - B. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc).
 - C. Vehicle trip generation (trips per day per unit x number of units).
 - D. Estimated numbers of vehicles and/or equipment, materials, to be parked and/or stored on site.
 - E. Proposed sign(s) advertising business, directional signage, dwelling unit rental, etc.
 - F. Proposed dates of construction and completion.
 - G. Anticipated user profiles (for residential developments).
 - H. Annual water consumption estimate (100% occupancy and build-out).
 - I. Annual sewage generation estimate (100% occupancy and build-out).
6. **Location Map:** An aerial map indicating where the site is located within the Village.
7. **Development Plan:** Show entire proposal on the site. Include edge of pavement and/or back of the curb line, sidewalks (existing and proposed), structure footprint(s), driveways, parking areas, fencing, refuse enclosures, locations of accessory uses, and overall dimensions of structures and setbacks, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. **Plat Map:** Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. **Certified Survey Map:** A recordable document showing the legal and mapped description of the land division.
11. **Annexation Petition/Attachment Request:** Shows owner is supporting the annexation.
12. **Annexation Map:** A recordable map having the legal and mapped description of the parcel to be annexed.
13. **Sketch Plan:** An informal drawing depicting the proposal for discussion purposes.
14. **Landscape Plan:** Show location, size, type, botanical name & common name of proposed trees & shrubs. Also details surface treatments. Show walls, fence location and style, buffers/screening and similar details.
15. **Grading/Drainage Plan:** Show original & proposed grades & runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (Storm sewer system, ditches, culverts, etc.)
16. **Water/Sewer/Storm Sewer Plans:** Show size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer system with gradient profiles and invert elevations; shows the proposed storm drainage system as in #15 above.
17. **Street Crossing Sections:** Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. **Erosion Control Plan:** A map of existing site conditions on a scale of at least 1-inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. **Proposed Building Colors and Materials:** Submit samples of exterior colors and materials.
20. **Improvement Agreement:** An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. **Annexation Agreement.**

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

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☒ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP
☐ New ☐ New ☐ CONCEPT PLAN
☐ Amendment ☐ Amendment
☐ Special Use ☐ Special Use
(For existing Cond. Use ONLY) (For existing PUD ONLY)

☒ OTHER STREET VACATION _____

Property Address: 1 Sysco Drive Unit: Jackson, WI

Parcel #: 0301 Lot Size: 1,513,826 sq. ft. Building Area: 310,344 sq. ft.

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

APPLICANT INFORMATION

Name(s): Sysco Corporation - Attention Taylor Cherry

Mailing Address: 1390 Enclave Parkway, Houston State TX Zip 77077

Office: (346) 266-5244 Cell: () Fax: ()

Email: taylor.cherry@sysco.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): Sysco Food Services

Address: 1390 Enclave Parkway, Houston State TX Zip 77077

Office: (346) 266-5244 Cell: () Fax: ()

Email: taylor.cherry@sysco.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: The Austin Company

Primary Contact: Barry Rogers

Address: 6095 Parkland Boulevard State OH Zip 44124

Office: (216) 513-1891 Cell: () Fax: ()

Email: barry.rogers@theaustin.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: _____

Vacation of section of Mill Road located between Sysco North and South Parcels.

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

Food product storage and distribution to restaurants and commercial clients.

Includes ambient, cool, and frozen storage.

Hours of Operation: 24 x 7 at peak times; 20x5 typical for non-peak times

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

Receipt of food products in trailers, unloading, and storage in warehouse, typically during daytime hours.

Retrieval of food products per orders, loading, and shipping in trailers, typically at night.

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.: _____

Tractor trailer traffic for inbound and outbound shipments will increase with proposed expansion.

Existing generator used only during power outages and for testing.

Existing ammonia system will be modified for proposed expansion.

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

N: Willer Tool Corp, Rytec Corp, and Village water tower.

E: State Highway 45 and Village pumping station. W: agricultural

S: Agricultural and Residential.

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

Improve staging for inbound trucks with on-site dual lane entry driveway.

Proposed building expansion of ambient, cool, and freezer warehouse and docks of approx 300,000 sf.

Supporting sitework development for truck staging and maneuvering.

Replacement and relocation of existing Vehicle Maintenance Facility (VMF).

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

Site grades will be modified to meet proposed building expansion with matching finished floor elevation.

Storm water will be routed to expanded on-site detention.

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

Existing driveway will be modified for additional on-site trailer staging with added driveways and parking lot expansion.

Landscaping will be provided in conformance with food plant standards.

Earth berms and landscape screening provided at adjacent residences.

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

Site lighting for safe operation will be modified for the proposed expansion with cutoffs at boundaries.

Site fencing will be modified for proposed expansion in conformance with food plant standards and requirements.

Gates at vacated roadway will be equipped with Opticom System as requested by Fire Chief Swaney.

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

Existing sprinkler system, including dry system in freezer, will be extended into the proposed expansion.

Existing fire alarm system will be extended into the proposed expansion.

Describe the projected traffic circulation and impacts: _____

Truck traffic isolated from autos on site.

Truck traffic will increase with the proposed expansion.

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

Setbacks for the proposed expansion vary - see drawings. Minimum setback from property line is 30'.

Height of the proposed expansion is 39' at high point to achieve rack heights with proper roof slopes.

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

All required permits for existing operation are current.

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

☐ No ☒ Yes If yes, explain: Building Permit

Describe any proposed signage including type, size, and location: _____

Existing ground mounted monument sign will be relocated and reused.

Existing building mounted "Sysco" sign will be relocated and reused.

Existing temporary "trailer sign" will be replaced with building mounted static electronic sign.

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

Building facade will be insulated metal panels (IMP) reasonably matching existing facade for appearance and color.

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

Existing ammonia system will be modified to support the cooler and freezer areas of the proposed expansion.

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

Auto parking for staff will increase by 115 spaces, plus 2 handicapped.

Total truck parking combined in north and south lots will be 175 trailers and 130 tractors.

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

Screening of truck docks and truck operations in the north lot is screened from roadway by buildings themselves.

South lot includes earth berms nominal 8' high with landscape screening.

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

Separate waste streams with dumpsters are provided for general trash and corrugate with corrugate being the

largest volume of waste. Waste systems are screened from view from the road by the buildings.

Projected Sewer/Wastewater Usage: 2,121,637 gal/year current use- no significant change with expansion

Projected Water Usage: 3,677,468 gal/year current use- increase approx 1,000,000 gal/yr

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): Taylor Cherry

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: February 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.

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: _____

Amount: \$ 175.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

LETTER OF INTENT

Submitted to Village of Jackson Zoning Commission on February 4, 2022 as a Supplement to Road Vacation Submittal

Sysco has operated a food distribution operation in Jackson for over 20 years, supporting and maintaining good relationships with the community. Sysco owns two properties, known generically as "south parcel" and "north parcel". The current operation is wholly located on the north parcel, while the south parcel, located adjacent but across Mill Road, is currently undeveloped and is being used as a farm field. The south parcel is located in the Town of Polk.

Currently Sysco is proposing to expand the Jackson operation, increasing the volume of food distribution. To achieve this expansion, the existing facility must increase in size for freezer, cooler and ambient storage rack areas. Existing yard trucking operations will be displaced by the building expansions, and additional truck counts will be required for the increased operations. Sysco proposes to utilize a portion of the south parcel adjacent to Mill Road and develop the parking area for additional employees and trailers. Additionally, a small fleet maintenance facility is proposed for the south parcel to replace an existing but aging fleet maintenance facility on the north parcel.

Expansion to the south parcel will involve significant trucking and personnel movements across Mill Road, with due concerns of safety for both Sysco staff and local residents. Further, as is required by federal regulations for food operations, the entire facility is secure with perimeter fencing, and fully manned guardhouse for vehicle entry. Maintaining security for the proposed separation of the two developed parcels without Annexation will be problematic.

To address both issues of safety for the trucking and personnel crossings, and to facilitate overall site security measures, Sysco is requesting Annexation of the south parcel and vacation of a short section of Mill Road.

Development of this submittal has included discussions with Fire Chief Swaney for emergency vehicle access on Mill Road utilizing the Opticom system in use by the Fire Department. A sketch of this operation is included with this submittal.

Additionally, meetings were held with both immediate residential neighbors to discuss the plans and identify concerns. The plans were adjusted to reflect the neighbor's concerns.

Item 4- Proof of Property Ownership

- Title Policy

- Plat

Fidelity National Title
2651 North Harwood Ste. 450
Dallas, TX 75201
Attn: Ursula V. Fulks

Project I.D.: 9000342100571
Report No.: F-374388L

We find that the grantee(s) named in the latest recorded conveyance of the real estate described below (is) (are):

Sysco Food Services of Eastern Wisconsin, LLC

Legal Description:

Parcel A:

That part of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 10 North, Range 19 East, in the Town of Polk, Washington County, State of Wisconsin, bounded and described as follows:

Commencing at the center of Section 24, Township 10 North, Range 19 East; thence North 88°11'23" East along the East 1/4 line of said section, 300.00 feet to the place of beginning of this description; thence North 88°11'23" East along said line of said section, 1020.52 feet; thence South 01°17'44" East, 1323.54 feet; thence South 88°07'25" West, 1318.65 feet; thence North 01°22'37" West, 225.05 feet; thence North 88°11'23" East, 300.00 feet; thence North 01°22'37" West, 1100.00 feet to the place of beginning.

Parcel B:

A non-exclusive easement contained in Land Contract recorded December 29, 1975, in Volume 600 of Records, page 121, as Document No. 368808.

Tax Key No.: 076400A

Property Address: Mill Rd.

The following easements and restrictions affect the above described land:

Deeds:

Warranty Deed by Charles Sponholz to Lawrence Ritterbusch and Ramona Ritterbusch, husband and wife, recorded June 12, 1940, in Volume 126, page 403, as Document No. 172033.

Warranty Deed by Ramona Ritterbusch to Lawrence Ritterbusch recorded April 23, 1968 in Volume 447, page 262, as Document No. 299503.

Land Contract by Lawrence Ritterbusch to Jerome A. Schuh and Dorothy K. Schuh, his wife recorded December 29, 1975 in Volume 600, page 121, as Document No. 368808.

Warranty Deed by Lawrence Ritterbusch to Jerome A. Schuh and Dorothy K. Schuh, his wife, as joint tenants recorded December 29, 1980 in Volume 744, page 509, as Document No. 433408.

Warranty Deed by Jerome A. Schuh and Dorothy K. Schuh, husband and wife to Sysco Food Services of Eastern Wisconsin, LLC recorded November 16, 2004 as Document No. 1069543.

Easements:

Easement to Wisconsin Electric Power Company recorded October 1, 1976 in Volume 625, page 152, as Document No. 379885.

Easements first contained in Warranty Deed by Lawrence Ritterbusch to Jerome A. Schuh and Dorothy K. Schuh, his wife, as joint tenants recorded December 29, 1980 in Volume 744, page 509, as Document No. 433408.

Easement Agreement between Sysco Food Services of Eastern Wisconsin, LLC and Jerome A. Schuh and Dorothy K. Schuh, husband and wife recorded November 16, 2004 as Document No. 1069544.

Open Mortgages:

None.

Judgments:

None.

Taxes:

The 2020 Real Estate Taxes were paid in full in the amount of \$88.53.

Taxes, general and special, for the year 2021 and subsequent years not yet due and payable.

Dated this 9th day of September, 2021 at Washington County, Wisconsin at 12:00 AM, the effective date hereof.

This report and legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title or an opinion as to the marketability of title to the subject premises. This limited search is only as to the matters shown since September 9, 1961.

FIDELITY NATIONAL TITLE COMPANY, LLC



Sarah Struntz

Sarah.Struntz@fnf.com

cc: Ursula V. Fulks, Escrow Officer / Fidelity National Title

EXHIBIT "A"

LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT, SO THAT **THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.**

YOU AGREE THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE YOU ARE PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO YOU WITHOUT SAID TERM. YOU RECOGNIZE THAT THE COMPANY WOULD NOT ISSUE THIS REPORT, BUT FOR YOUR AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THIS REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THIS REPORT.

THIS REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. THIS REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THIS REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU, DOES NOT INTEND FOR YOU TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE.

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THIS REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

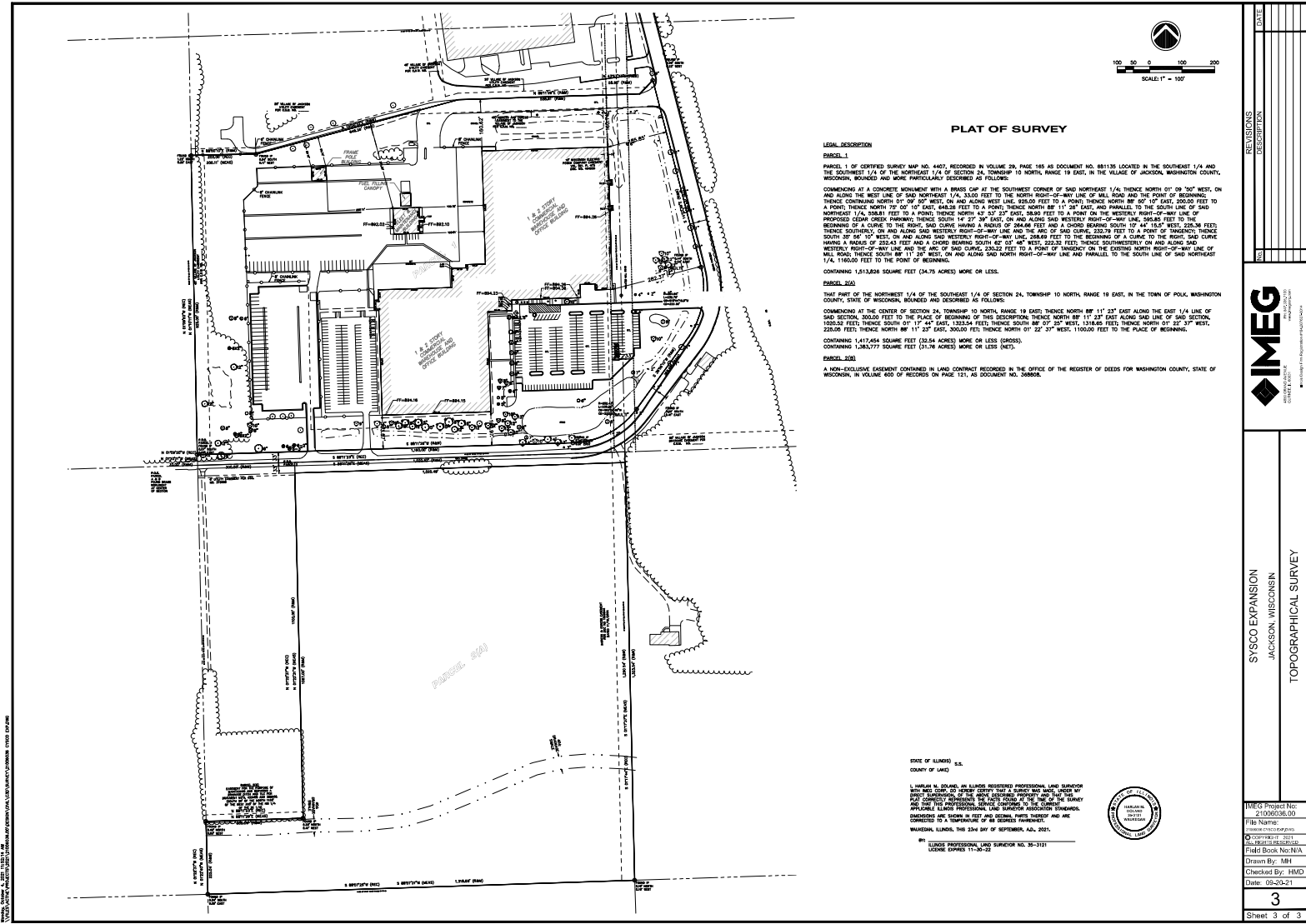
YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR

EXHIBIT "A"

(continued)

ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.



PLAT OF SURVEY

LEGAL DESCRIPTION

PARCEL 1

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4407, RECORDED IN VOLUME 29, PAGE 185 AS DOCUMENT NO. 881335 LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT WITH A BRASS CAP AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 01° 08' 50" WEST, ON AND ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HILL ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01° 09' 20" WEST, ON AND ALONG WEST LINE, 350.00 FEET TO A POINT; THENCE NORTH 88° 50' 10" EAST, 200.00 FEET TO A POINT; THENCE NORTH 73° 00' 40" EAST, 84.81 FEET TO A POINT; THENCE NORTH 88° 11' 20" EAST, AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4, 558.81 FEET TO A POINT; THENCE NORTH 42° 52' 25" EAST, 58.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED CLEAR CREEK PARKWAY; THENCE SOUTH 14° 27' 30" EAST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 588.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 284.48 FEET AND A CHORD BEARING SOUTH 10° 44' 15.5" WEST, 225.38 FEET; THENCE SOUTHWEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE END OF SAID CURVE, 225.38 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88° 10' WEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 128.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.43 FEET AND A CHORD BEARING SOUTH 82° 03' 48" WEST, 225.32 FEET; THENCE SOUTHWEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE END OF SAID CURVE, 225.32 FEET TO A POINT OF TANGENCY ON THE EASTERN NORTH RIGHT-OF-WAY LINE OF HILL ROAD; THENCE SOUTH 88° 11' 20" WEST, ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4, 116.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,213,828 SQUARE FEET (34.75 ACRES) MORE OR LESS.

PARCEL 20A

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19 EAST, IN THE TOWN OF POLK, WASHINGTON COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19 EAST; THENCE NORTH 88° 11' 20" EAST ALONG THE EAST 1/4 LINE OF SAID SECTION, 30.00 FEET TO THE PLACE OF BEGINNING OF THE DESCRIPTION; THENCE NORTH 88° 11' 20" EAST ALONG SAID LINE OF SAID SECTION, 1020.52 FEET; THENCE SOUTH 01° 17' 44" EAST, 1,323.54 FEET; THENCE SOUTH 88° 25' 25" WEST, 1318.85 FEET; THENCE NORTH 01° 25' 37" WEST, 225.08 FEET; THENCE NORTH 88° 11' 20" EAST, 300.00 FEET; THENCE NORTH 01° 22' 20" WEST, 1100.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1,417,454 SQUARE FEET (32.54 ACRES) MORE OR LESS (GROSS).

CONTAINING 1,262,777 SQUARE FEET (31.76 ACRES) MORE OR LESS (NET).

PARCEL 20B

A NON-EXCLUSIVE EASEMENT CONTAINED IN LAND CONTRACT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WASHINGTON COUNTY, STATE OF WISCONSIN, IN VOLUME 850 OF RECORDS ON PAGE 121, AS DOCUMENT NO. 348808.

STATE OF ILLINOIS S.S.

COUNTY OF LAKE

I, HAROLD W. JOHNSON, AN ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR, BEING WELL AND SOBER, OF SOUND MIND AND SOUND MEMORY, AND BEING A RESIDENT OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF THE ABOVE DESCRIBED LAND, AND THAT I HAVE PERSONALLY EXAMINED THE SAME, AND THAT THE SAME ARE CORRECTLY DESCRIBED IN THE ABOVE LEGAL DESCRIPTION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, AND SUBSCRIBED MY NAME TO THE FOREGOING, AT CHICAGO, ILLINOIS, THIS 23rd DAY OF SEPTEMBER, A.D. 2021.

BY: LANDS PROFESSIONAL LAND SURVEYOR NO. 35-3721
EXPIRES 11-30-22



REVISIONS	
NO.	DATE

IMEG PROJECT NO. 21090208.00
DATE: 09-30-21
DRAWN BY: MH
CHECKED BY: HMD
DATE: 09-30-21
3
Sheet 3 of 3

LOCATION MAP



Wednesday, January 5, 2022 1:01:14 PM
\\FILES\ACTIVE\PROJECTS\2021\21006036.00\DESIGN\CIVIL\IMAGERY\21006036.00 DRONE AERIAL.DWG

REVISIONS	
No.	DESCRIPTION



IMAGERY & ENGINEERING
21006036.00
21006036.00

1 SYSCO DRIVE, JACKSON, WI 53037
JACKSON, WISCONSIN
SYSCO EXPANSION AERIAL

IMEG Project No:
21006036.00

File Name:
21006036.00 Drone Aerial.dwg

Drawn By: KK
Checked By: HMD
Date: 01/05/2022

1

Sheet 1 of 1



200 100 0 200 400
SCALE: 1" = 200'

PLAT OF VACATION

N01°48'37"W

TAX PARCEL ID NO.
0301

S01°48'37"E

P.O.B.

N 88°11'23"E

710.00'

N LINE OF THE SE 1/4 SEC 24-10-19

66' PUBLIC R.O.W.

S 88°11'23"W

710.00'

450.36'

MILL ROAD

CEDAR PARKWAY

TAX PARCEL ID NO.
0301

TAX PARCEL ID NO.
076200B

P.O.C.
BRASS
MONUMENT
AT CENTER
OF SECTION
24-10-19

TAX PARCEL ID NO.
076400A

PART OF MILLS ROAD VACATED

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19 EAST; THENCE NORTH 88° 11' 23" EAST ALONG THE EAST 1/4 LINE OF SAID SECTION, 450.36 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01°48'37" WEST, A DISTANCE OF 33.00 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EXISTING MILL ROAD; THENCE NORTH 88°11'23" EAST, ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, A DISTANCE OF 710.00 FEET, TO THE POINT OF CURVE OF SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 01°48'37" EAST, A DISTANCE OF 66.00 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EXISTING MILL ROAD; THENCE SOUTH 88°11'23" WEST, ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, A DISTANCE OF 710.00 FEET; THENCE NORTH 01°48'37" WEST, A DISTANCE OF 33.00 FEET, TO THE PLACE OF BEGINNING.

CONTAINING 46,860 SQUARE FEET (1.08 ACRES) MORE OR LESS.

TAX PARCEL ID NO.
0764

E LINE NW 1/4 OF THE SE 1/4 SEC 24-10-19

S LINE NW 1/4 OF THE SE 1/4 SEC 24-10-19

SYSICO EXPANSION
JACKSON, WISCONSIN

VACATION



Illinois Design Firm Registration #184.007637-0014

REVISIONS

No.	DESCRIPTION	DATE

IMEG Project No.: 21006036.00	File Name: 21006036.00
Drawn By: MH	Checked By: HMD
Date: 10/20/2021	Field Book No: N/A
Copyright 2022	ALL RIGHTS RESERVED
21006036 SYSICO VACATION.DWG	

Sheet 1 of 1

Supplement to Vacation Plat

Signature Blocks have not been included at this time, but will be added after coordination with the Village.

MEMO

Agenda Item #7

Date: February 16, 2022

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

From: Tim Schwecke, Consulting Planner

Subject: Amendment of Planned Unit Development for Sysco and related site plan; Sysco Food Services of Eastern Wisconsin LLC, applicant

Meeting: February 24, 2022 Plan Commission meeting

Description: Sysco has submitted plans to expand their operation including a building expansion and a new truck parking area. A plan set is attached. Two matters to be considered include the PUD amendment and the site plan.

Staff Comments: The Village engineer has reviewed the site plan; conditions of approval have been incorporated to address any concerns.

Review Procedures: The Plan Commission is advisory with regard to the site plan and PUD amendment. The Village Board will conduct a public hearing and make the final decision on the PUD amendment together with the site plan.

Notice Requirements: Aside from posting on the agenda, no other public notice is required.

PUD Amendment: A draft ordinance has been prepared which sets forth the basic zoning parameters including permitted uses and bulk standards, including building height and setbacks.

Potential Motion for PUD:

Recommend to the Village Board the approval of the amendment of the Planned Unit Development as set forth in the draft Ordinance dated February 17, 2022

Potential motion for Site Plan:

Recommend to the Village Board the approval of the site plan and related materials subject to the following terms and conditions:

1. The petitioner submits a certified survey map (CSM) to the Village for the merger of the two parcels and obtains approval of the same. The approved CSM to be recorded prior to issuance of any related building permits.
2. The Village approves the right-of-way vacation for the segment of Mill Road/Cedar Parkway.
3. The site plan is revised to depict the 66-wide easement/outlot along the eastern lot line along with explanatory notes.
4. The site plan is revised to move the security fence outside of the 66-wide easement/outlot (referenced above), along with the berm along the east side of the new truck parking area.
5. The site plan is revised to move the security fence further away from the western cul-de-sac right-of-way line (the fence is on the lot line).
6. Any existing trees along Cedar Parkway that are damaged during construction, as determined by the Village engineer, shall be replanted with 2.5 diameter trees of the same or similar species.
7. The Village and/or WI DNR grants approval of the storm water management plan, including the recording of such documents establishing the long-term maintenance of the facilities and granting the Village the

authority to maintain such facilities if so required.

8. The Jackson Water Utility will continue to have 24/7 access to the water tower site. The Utility will work with Sysco on access with the increase staging of trucks on the proposed driveway.
9. Sysco must submit detailed plans to the Village engineer for the retaining wall proposed alongside of water tower access road and obtain approval of the same.
10. Sysco must submit detailed construction plans to the Village engineer for the cul-de-sacs and related street work and obtain approval of the same.
11. If a new water meter room is being proposed on the north side of the building, the Jackson Water Utility requires 24-hour access to the room.
12. A separate address designation for the vehicle maintenance facility for emergency response and utility purposes is recommended.
13. Per the proposed projected water and sewer usage, the REU (Residential Equivalent Unit) numbers for Water Impact Fees and Sewer Connection Fees will be re-calculated after the completion of the expansion. The fees will be charged accordingly per the usage calculation.
14. Include the following notation on the site plan:
 - The Village of Jackson has adopted regulations in the Village's zoning regulations (Section 48-153) relating to the use and development of the subject property.
 - Any revisions to this site plan set are subject to Village review and approval if deemed necessary by the Village engineer.

Attachments:

1. Draft PUD Ordinance, dated February 17, 2022
2. Application materials
3. Building & Site Plans, Elevations, Landscape Plans, Lighting Plan

AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN CHAPTER 48 OF THE VILLAGE OF JACKSON MUNICIPAL CODE FOR A PLANNED DEVELOPMENT DISTRICT

WHEREAS, the Village of Jackson Village Board adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning;" and

WHEREAS, Sysco Food Services has submitted a petition to establish a Planned Unit Development district pursuant to the requirements in Section 48-151 of the zoning regulations; and

WHEREAS, the Village of Jackson Plan Commission reviewed the petition at their meeting on February 24, 2022, and recommended approval as set forth in this ordinance; and

WHEREAS, upon due notice as required by the zoning code, the Village Board conducted a public hearing on , 2022, to accept public input; and

WHEREAS, the Village Board accepted the Plan Commission's recommended code amendment without revision; and

WHEREAS, the Village Board, after careful review and upon consideration of the recommendation of the Plan Commission and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety and general welfare of the Village of Jackson, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

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

Section 1. Create Section 48-153 in Chapter 48, to read as set forth below.

Sec. 48-153. – PUD-01 Sysco Planned Unit Development District.

(a) **Generally.** The Sysco Planned Unit Development District (PUD-01) was established to accommodate the unique needs of a large-scale warehouse and distribution center.

(b) **Permitted uses.** Warehousing and distribution.

(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. (Dimensions to be verified.)

(f) **Division of land restricted.** This district includes a single property and may not be subdivided by any means. Further, the configuration of the subject property shall not hereafter be modified by any means without the approval of the Village Board upon recommendation of the Plan Commission.

(g) **Revisions to the zoning map.** Upon adoption of this section, the subject property shall be designated as a planned development district with reference to this section. Hereafter, the subject property is subject to this section and other sections of this code as applicable.

Section 2. The zoning map is hereby amended by designating the subject property as a planned unit development district.

Section 3. This ordinance shall become effective upon passage and posting or publication as provided by law.

Section 4. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 5. The Village Clerk and Village Administrator are 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

DRAFT

Sysco Application for
PUD Amendment to
Village of Jackson
Planning Commission
February 4, 2022

VILLAGE OF JACKSON PLAN COMMISSION APPLICATION - SUBMITTAL GUIDE

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

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

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

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

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

In some cases, additional copies of a submittal may be required. Only COMPLETE applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month at which a public hearing may be held. A decision on the request could be made at that time.

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

1. **Application Form:** You **MUST SUBMIT both HARD (paper) and DIGITAL (USB Drive) copies of your application.**
2. **Letter of Intent:** What you are requesting in your own words? *(Be brief)*
3. **Mailing/Address Labels:** It is your responsibility to provide the Village with addresses labels of ALL adjacent property owners within a 200-foot radius of the subject property. If mailed notification is required for your application, an incorrect address may cause a delay. *(Additional \$25 is required if Village provides address labels.)* Requested and funded this activity by Village
4. **Proof of Property Ownership:** A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. **Impact Statement:** In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. General hours of operation.
 - B. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
 - C. Vehicle trip generation (trips per day per unit x number of units).
 - D. Estimated numbers of vehicles and/or equipment, materials, to be parked and/or stored on site.
 - E. Proposed sign(s) advertising business, directional signage, dwelling unit rental, etc.
 - F. Proposed dates of construction and completion.
 - G. Anticipated user profiles (for residential developments).
 - H. Annual water consumption estimate (100% occupancy and build-out).
 - I. Annual sewage generation estimate (100% occupancy and build-out).
6. **Location Map:** An aerial map indicating where the site is located within the Village.
7. **Development Plan:** Show entire proposal on the site. Include edge of pavement and/or back of the curb line, sidewalks (existing and proposed), structure footprint(s), driveways, parking areas, fencing, refuse enclosures, locations of accessory uses, and overall dimensions of structures and setbacks, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. **Plat Map:** Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. **Certified Survey Map:** A recordable document showing the legal and mapped description of the land division.
11. **Annexation Petition/Attachment Request:** Shows owner is supporting the annexation.
12. **Annexation Map:** A recordable map having the legal and mapped description of the parcel to be annexed.
13. **Sketch Plan:** An informal drawing depicting the proposal for discussion purposes.
14. **Landscape Plan:** Show location, size, type, botanical name & common name of proposed trees & shrubs. Also details surface treatments. Show walls, fence location and style, buffers/screening and similar details.
15. **Grading/Drainage Plan:** Show original & proposed grades & runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (Storm sewer system, ditches, culverts, etc.)
16. **Water/Sewer/Storm Sewer Plans:** Show size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer system with gradient profiles and invert elevations; shows the proposed storm drainage system as in #15 above.
17. **Street Crossing Sections:** Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. **Erosion Control Plan:** A map of existing site conditions on a scale of at least 1-inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. **Proposed Building Colors and Materials:** Submit samples of exterior colors and materials.
20. **Improvement Agreement:** An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. **Annexation Agreement.**

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

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☒ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE ☒ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP

☐ New ☐ New ☐ CONCEPT PLAN

☐ Amendment ☒ Amendment

☐ Special Use ☐ Special Use ☐ OTHER _____

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

Property Address: 1 Sysco Drive Unit: Jackson, WI

Parcel #: 0301 Lot Size: 1,513,826 sq. ft. Building Area: 310,344 sq. ft.

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

APPLICANT INFORMATION

Name(s): Sysco Corporation - Attention Taylor Cherry

Mailing Address: 1390 Enclave Parkway, Houston State TX Zip 77077

Office: (346) 266-5244 Cell: () Fax: ()

Email: taylor.cherry@sysco.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): Sysco Food Services

Address: 1390 Enclave Parkway, Houston State TX Zip 77077

Office: (346) 266-5244 Cell: () Fax: ()

Email: taylor.cherry@sysco.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: The Austin Company

Primary Contact: Barry Rogers

Address: 6095 Parkland Boulevard State OH Zip 44124

Office: (216) 513-1891 Cell: () Fax: ()

Email: barry.rogers@theaustin.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: _____

Site plans for proposed building expansion with yard modifications including proposed site lighting, site landscaping, storm water management, exterior building plans, covered employee sidewalk, and signage.

Building expansions include "cold side" (east), dry side (west), battery charging (southeast) and VMF (south).

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

Food product storage and distribution to restaurants and commercial clients.

Includes ambient, cool, and frozen storage.

Hours of Operation: 24 x 7 at peak times; 20x5 typical for non-peak times

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

Receipt of food products in trailers, unloading, and storage in warehouse, typically during daytime hours.

Retrieval of food products per orders, loading, and shipping in trailers, typically at night.

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.: _____

Tractor trailer traffic for inbound and outbound shipments will increase with proposed expansion.

Existing generator used only during power outages and for testing.

Existing ammonia system will be modified for proposed expansion.

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

N: Willer Tool Corp, Rytec Corp, and Village water tower.

E: State Highway 45 and Village pumping station. W: agricultural

S: Agricultural and Residential.

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

Improve staging for inbound trucks with on-site dual lane entry driveway.

Proposed building expansion of ambient, cool, and freezer warehouse and docks of approx 300,000 sf.

Supporting sitework development for truck staging and maneuvering.

Replacement and relocation of existing Vehicle Maintenance Facility (VMF).

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

Site grades will be modified to meet proposed building expansion with matching finished floor elevation.

Storm water will be routed to expanded on-site detention.

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

Existing driveway will be modified for additional on-site trailer staging with added driveways and parking lot expansion.

Landscaping will be provided in conformance with food plant standards.

Earth berms and landscape screening provided at adjacent residences.

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

Site lighting for safe operation will be modified for the proposed expansion with cutoffs at boundaries.

Site fencing will be modified for proposed expansion in conformance with food plant standards and requirements.

Gates at vacated roadway will be equipped with Opticom System as requested by Fire Chief Swaney.

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

Existing sprinkler system, including dry system in freezer, will be extended into the proposed expansion.

Existing fire alarm system will be extended into the proposed expansion.

Describe the projected traffic circulation and impacts: _____

Truck traffic isolated from autos on site.

Truck traffic will increase with the proposed expansion.

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

Setbacks for the proposed expansion vary - see drawings. Minimum setback from property line is 30'.

Height of the proposed expansion is 39' at high point to achieve rack heights with proper roof slopes.

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

All required permits for existing operation are current.

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

☐ No ☒ Yes If yes, explain: Building Permit

Describe any proposed signage including type, size, and location: _____

Existing ground mounted monument sign will be relocated and reused.

Existing building mounted "Sysco" sign will be relocated and reused.

Existing temporary "trailer sign" will be replaced with building mounted static electronic sign.

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

Building facade will be insulated metal panels (IMP) reasonably matching existing facade for appearance and color.

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

Existing ammonia system will be modified to support the cooler and freezer areas of the proposed expansion.

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

Auto parking for staff will increase by 115 spaces, plus 2 handicapped.

Total truck parking combined in north and south lots will be 175 trailers and 130 tractors.

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

Screening of truck docks and truck operations in the north lot is screened from roadway by buildings themselves.

South lot includes earth berms nominal 8' high with landscape screening.

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

Separate waste streams with dumpsters are provided for general trash and corrugate with corrugate being the

largest volume of waste. Waste systems are screened from view from the road by the buildings.

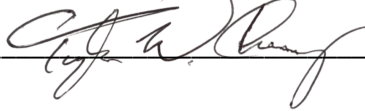
Projected Sewer/Wastewater Usage: 2,121,637 gal/year current use- no significant change with expansion

Projected Water Usage: 3,677,468 gal/year current use- increase approx 1,000,000 gal/yr

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): Taylor Cherry

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: February 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.

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: _____

Amount: \$ 175.00 _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

LETTER OF INTENT

Submitted to Village of Jackson Zoning Commission on February 4, 2022 as a
Supplement to PUD Amendment request.

Sysco has operated a food distribution operation in Jackson for over 20 years, supporting and maintaining good relationships with the community. Sysco owns two properties, known generically as "south parcel" and "north parcel". The current operation is wholly located on the north parcel, while the south parcel, located adjacent but across Mill Road, is currently undeveloped and is being used as a farm field. The south parcel is located in the Town of Polk.

Currently Sysco is proposing to expand the Jackson operation, increasing the volume of food distribution. To achieve this expansion, the existing facility must increase in size for freezer, cooler and ambient storage rack areas. Existing yard trucking operations will be displaced by the building expansions, and additional truck counts will be required for the increased operations. Sysco proposes to utilize a portion of the south parcel adjacent to Mill Road and develop the parking area for additional employees and trailers. Additionally, a small fleet maintenance facility is proposed for the south parcel to replace an existing but aging fleet maintenance facility on the north parcel.

Expansion to the south parcel will involve significant trucking and personnel movements across Mill Road, with due concerns of safety for both Sysco staff and local residents. Further, as is required by federal regulations for food operations, the entire facility is secure with perimeter fencing, and fully manned guardhouse for vehicle entry. Maintaining security for the proposed separation of the two developed parcels without Annexation will be problematic.

To address both issues of safety for the trucking and personnel crossings, and to facilitate overall site security measures, Sysco is requesting Annexation of the south parcel and vacation of a short section of Mill Road.

Development of this submittal has included discussions with Fire Chief Swaney for emergency vehicle access on Mill Road utilizing the Opticom system in use by the Fire Department. A sketch of this operation is included with this submittal.

Additionally, meetings were held with both immediate residential neighbors to discuss the plans and identify concerns. The plans were adjusted to reflect the neighbor's concerns.

Item 4- Proof of Property Ownership

- Title Policy

- Plat

Fidelity National Title
2651 North Harwood Ste. 450
Dallas, TX 75201
Attn: Ursula V. Fulks

Project I.D.: 9000342100571
Report No.: F-374388L

We find that the grantee(s) named in the latest recorded conveyance of the real estate described below (is) (are):

Sysco Food Services of Eastern Wisconsin, LLC

Legal Description:

Parcel A:

That part of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 10 North, Range 19 East, in the Town of Polk, Washington County, State of Wisconsin, bounded and described as follows:

Commencing at the center of Section 24, Township 10 North, Range 19 East; thence North 88°11'23" East along the East 1/4 line of said section, 300.00 feet to the place of beginning of this description; thence North 88°11'23" East along said line of said section, 1020.52 feet; thence South 01°17'44" East, 1323.54 feet; thence South 88°07'25" West, 1318.65 feet; thence North 01°22'37" West, 225.05 feet; thence North 88°11'23" East, 300.00 feet; thence North 01°22'37" West, 1100.00 feet to the place of beginning.

Parcel B:

A non-exclusive easement contained in Land Contract recorded December 29, 1975, in Volume 600 of Records, page 121, as Document No. 368808.

Tax Key No.: 076400A

Property Address: Mill Rd.

The following easements and restrictions affect the above described land:

Deeds:

Warranty Deed by Charles Sponholz to Lawrence Ritterbusch and Ramona Ritterbusch, husband and wife, recorded June 12, 1940, in Volume 126, page 403, as Document No. 172033.

Warranty Deed by Ramona Ritterbusch to Lawrence Ritterbusch recorded April 23, 1968 in Volume 447, page 262, as Document No. 299503.

Land Contract by Lawrence Ritterbusch to Jerome A. Schuh and Dorothy K. Schuh, his wife recorded December 29, 1975 in Volume 600, page 121, as Document No. 368808.

Warranty Deed by Lawrence Ritterbusch to Jerome A. Schuh and Dorothy K. Schuh, his wife, as joint tenants recorded December 29, 1980 in Volume 744, page 509, as Document No. 433408.

Warranty Deed by Jerome A. Schuh and Dorothy K. Schuh, husband and wife to Sysco Food Services of Eastern Wisconsin, LLC recorded November 16, 2004 as Document No. 1069543.

Easements:

Easement to Wisconsin Electric Power Company recorded October 1, 1976 in Volume 625, page 152, as Document No. 379885.

Easements first contained in Warranty Deed by Lawrence Ritterbusch to Jerome A. Schuh and Dorothy K. Schuh, his wife, as joint tenants recorded December 29, 1980 in Volume 744, page 509, as Document No. 433408.

Easement Agreement between Sysco Food Services of Eastern Wisconsin, LLC and Jerome A. Schuh and Dorothy K. Schuh, husband and wife recorded November 16, 2004 as Document No. 1069544.

Open Mortgages:

None.

Judgments:

None.

Taxes:

The 2020 Real Estate Taxes were paid in full in the amount of \$88.53.

Taxes, general and special, for the year 2021 and subsequent years not yet due and payable.

Dated this 9th day of September, 2021 at Washington County, Wisconsin at 12:00 AM, the effective date hereof.

This report and legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either a commitment to insure title or an opinion as to the marketability of title to the subject premises. This limited search is only as to the matters shown since September 9, 1961.

FIDELITY NATIONAL TITLE COMPANY, LLC



Sarah Struntz

Sarah.Struntz@fnf.com

cc: Ursula V. Fulks, Escrow Officer / Fidelity National Title

EXHIBIT "A"

LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REPORT. YOU RECOGNIZE THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, YOU UNDERSTAND THAT THE COMPANY WAS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT BUT FOR YOUR AGREEMENT THAT THE COMPANY'S LIABILITY IS STRICTLY LIMITED.

YOU AGREE THAT MATTERS AFFECTING TITLE BUT WHICH DO NOT APPEAR AS A LIEN OR ENCUMBRANCE AS DEFINED IN THE CUSTOMER AGREEMENT OR APPLICATION ARE OUTSIDE THE SCOPE OF THE REPORT.

YOU AGREE, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THIS REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE, OR ANY OTHER THEORY OF RECOVERY OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT, SO THAT **THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.**

YOU AGREE THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE YOU ARE PAYING WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO YOU WITHOUT SAID TERM. YOU RECOGNIZE THAT THE COMPANY WOULD NOT ISSUE THIS REPORT, BUT FOR YOUR AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THIS REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THIS REPORT.

THIS REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABTRACTOR OF TITLE. THIS REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THIS REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU, DOES NOT INTEND FOR YOU TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE.

IF YOU DO NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND YOU DESIRE THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. YOU EXPRESSLY AGREE AND ACKNOWLEDGE THAT YOU HAVE AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCTS OR SERVICES PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THIS REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

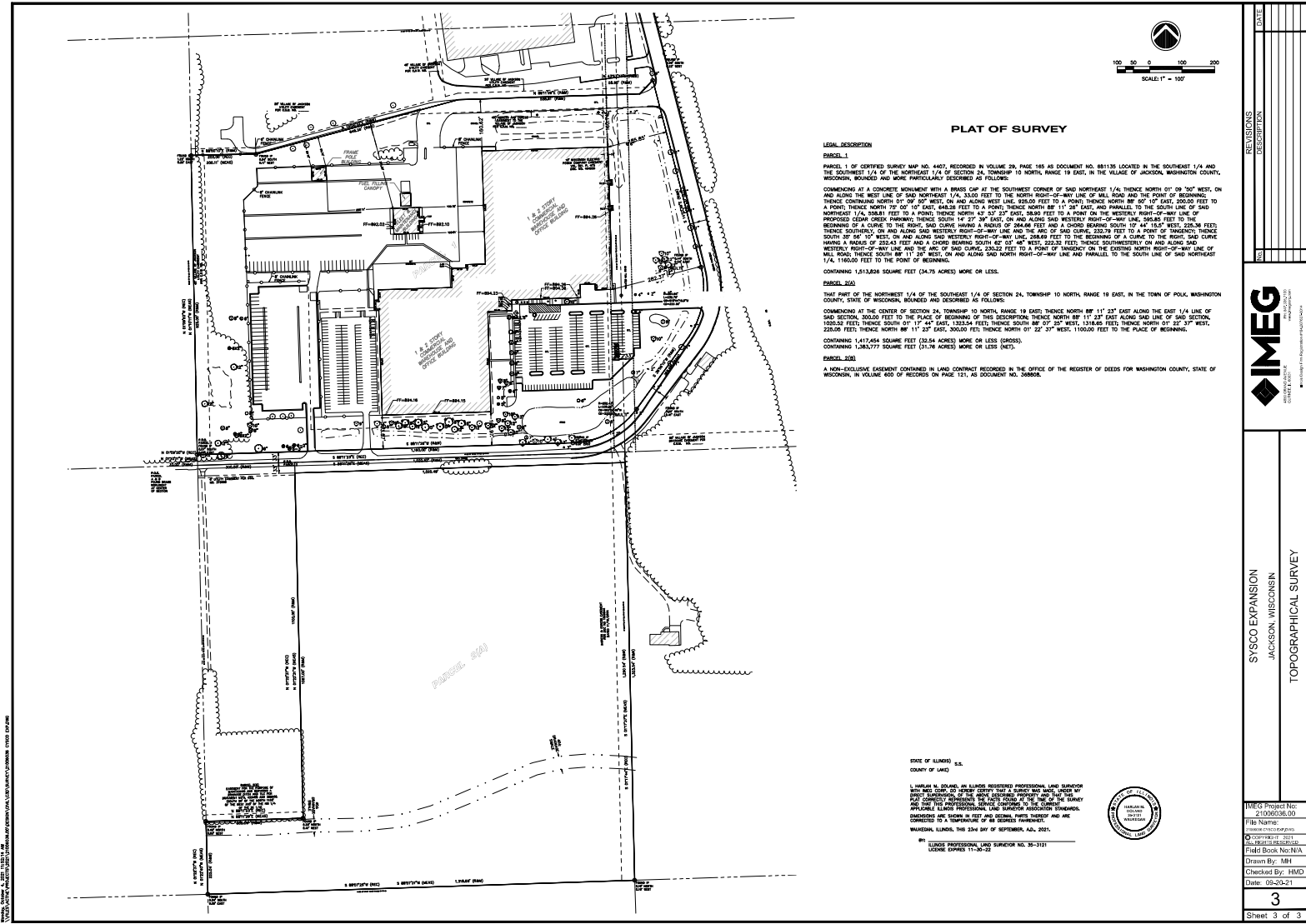
YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR

EXHIBIT "A"

(continued)

ANY OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSES WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.



PLAT OF SURVEY

LEGAL DESCRIPTION

PARCEL 1

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4407, RECORDED IN VOLUME 29, PAGE 185 AS DOCUMENT NO. 881335 LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT WITH A BRASS CAP AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 01° 08' 50" WEST, ON AND ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HILL ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01° 09' 50" WEST, ON AND ALONG WEST LINE, 330.00 FEET TO A POINT; THENCE NORTH 88° 50' 10" EAST, 200.00 FEET TO A POINT; THENCE NORTH 73° 00' 40" EAST, 84.83 FEET TO A POINT; THENCE NORTH 88° 11' 20" EAST, AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4, 558.81 FEET TO A POINT; THENCE NORTH 42° 52' 25" EAST, 58.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED CLEAR CREEK PARKWAY; THENCE SOUTH 14° 27' 30" EAST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 588.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 284.48 FEET AND A CHORD BEARING SOUTH 10° 44' 10.5" WEST, 225.38 FEET; THENCE SOUTHWEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE END OF SAID CURVE, 225.38 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88° 10' WEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 128.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.43 FEET AND A CHORD BEARING SOUTH 82° 03' 48" WEST, 225.32 FEET; THENCE SOUTHWEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE END OF SAID CURVE, 225.32 FEET TO A POINT OF TANGENCY ON THE EASTERN NORTH RIGHT-OF-WAY LINE OF HILL ROAD; THENCE SOUTH 88° 11' 20" WEST, ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4, 116.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,213,828 SQUARE FEET (34.75 ACRES) MORE OR LESS.

PARCEL 20A

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19 EAST, IN THE TOWN OF POLK, WASHINGTON COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19 EAST; THENCE NORTH 88° 11' 20" EAST ALONG THE EAST 1/4 LINE OF SAID SECTION, 330.00 FEET TO THE PLACE OF BEGINNING OF THE DESCRIPTION; THENCE NORTH 88° 11' 20" EAST ALONG SAID LINE OF SAID SECTION, 1020.52 FEET; THENCE SOUTH 01° 17' 44" EAST, 1,323.54 FEET; THENCE SOUTH 88° 52' 52" WEST, 1318.85 FEET; THENCE NORTH 01° 22' 37" WEST, 225.08 FEET; THENCE NORTH 88° 11' 20" EAST, 330.00 FEET; THENCE NORTH 01° 22' 37" WEST, 1100.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 1,417,454 SQUARE FEET (32.54 ACRES) MORE OR LESS (GROSS).

CONTAINING 1,262,777 SQUARE FEET (31.76 ACRES) MORE OR LESS (NET).

PARCEL 20B

A NON-EXCLUSIVE EASEMENT CONTAINED IN LAND CONTRACT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WASHINGTON COUNTY, STATE OF WISCONSIN, IN VOLUME 850 OF RECORDS ON PAGE 121, AS DOCUMENT NO. 348808.

STATE OF ILLINOIS S.S.

COUNTY OF LAKE

I, HAROLD W. JOHNSON, AN ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR, BEING WELL AND SOBER, OF SOUND MIND AND SOUND MEMORY, AND BEING A RESIDENT OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF THE ABOVE DESCRIBED LAND, AND THAT I HAVE PERSONALLY EXAMINED THE SAME, AND HAVE FOUND THAT THE SAME ARE CORRECTLY DESCRIBED AS SET FORTH IN THE ABOVE INSTRUMENT.

WITNESSED MY HAND AND SEAL OF OFFICE, THIS 23rd DAY OF SEPTEMBER, A.D. 2021.

BY: [Signature] ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3721
LICENSE EXPIRES 11-30-22



REVISIONS	DATE
1	09-30-21
2	
3	
4	
5	
6	
7	
8	
9	
10	

IMEG
INTEGRATED MEASUREMENT & GRAPHICS
1000 N. WISCONSIN AVE., SUITE 200
JACKSON, WISCONSIN 53001
PHONE: 262.222.2222
FAX: 262.222.2223
WWW.IMEG-INC.COM

**SYSICO EXPANSION
JACKSON, WISCONSIN
TOPOGRAPHICAL SURVEY**

IMEG Project No:
21090036.00

By: [Signature]
Checked By: [Signature]
Field Book No: N/A
Drawn By: MH
Checked By: HMD
Date: 09-30-21

3
Sheet 3 of 3

IMPACT STATEMENT

Submitted to Village of Jackson Zoning Commission on February 4, 2022 as a Supplement to PUD Amendment

Sysco is requesting Amendment to PUD Agreement for its Jackson operation to support a proposed expansion of the existing facility operations. Impact of the overall proposed expansion is outlined below in compliance with Village PC Submittal Guide.

- A. Hours of Operation: There will be no impact to operating hours with the proposed expansion. The operating hours for the current operation which vary with customer demand. Typical operations are 20 hours by 5 days, but can increase to 24x7 for periods of peak customer demand.
- B. Unusual Conditions warranting special attention: There will be no impact to fire hazards, food odors, noise generation, etc with the proposed expansion. The proposed expansion to the cooler and freezer rack areas will require an increase in the zero carbon refrigerant ammonia, which is a hazardous material. The current ammonia system which has operated without incident will be expanded to support the increased area cooler and freezer areas.
- C. Vehicle trip generation: Proposed expansion will impact vehicle trips, increasing the volume by up to 2x over a 10 year planning cycle. Current trucking routes from the site are 56, with one round trip per route per day.
- D. Estimated numbers of vehicles, equipment, materials stored on site: Proposed expansion will impact the numbers of tractors and trailers on site, however these are generally active vehicles, not "stored". Proposed project will accommodate 130 tractors and 175 trailers on site, which is a small increase from the current on site activity. Longer trailers being utilized require additional safe maneuvering and parking area, while improved logistics control minimizes the number of "non-working" trailers on site. No equipment or materials are currently or planned for storage on outside paved or grassy areas.

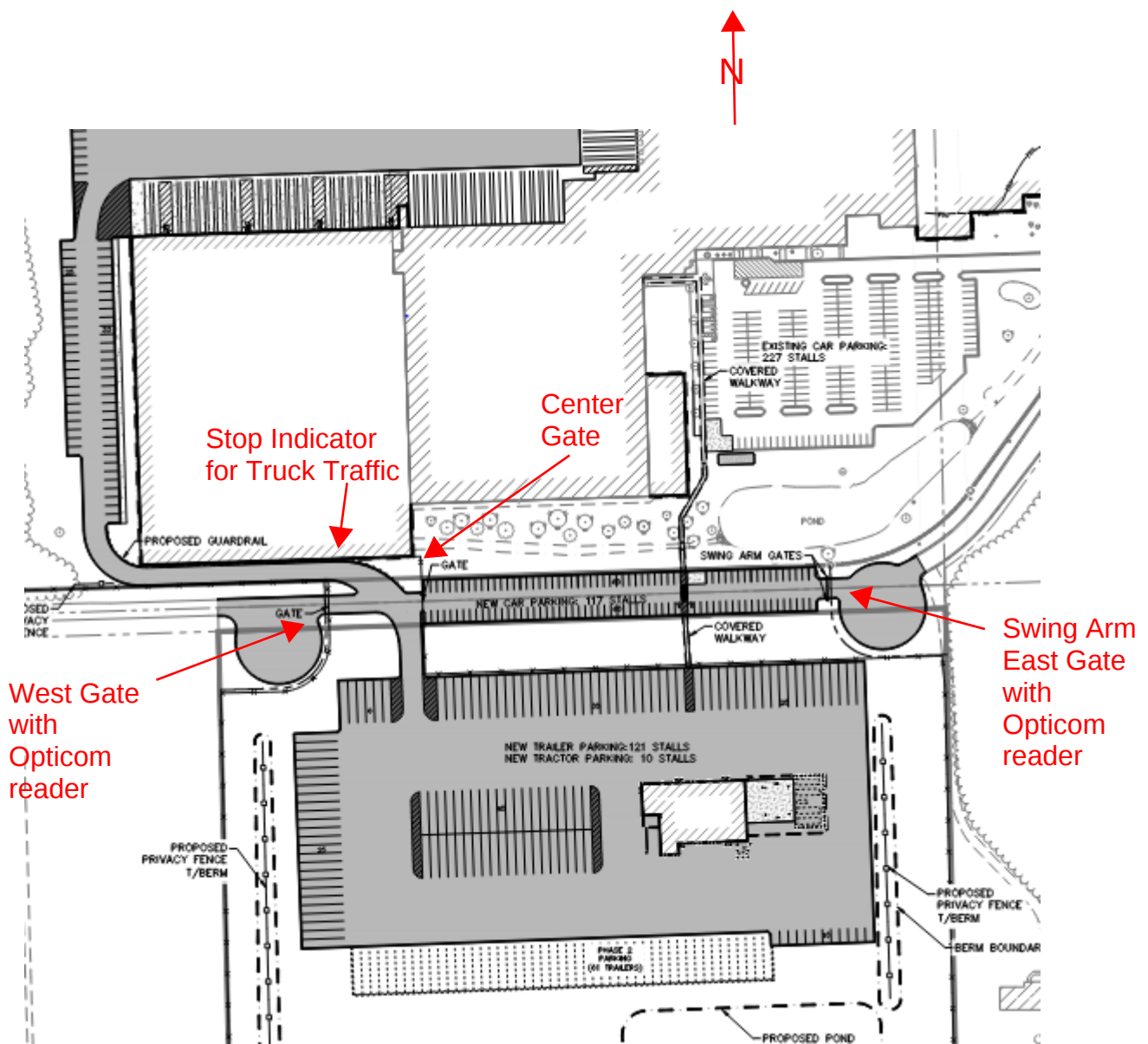
- E. Proposed sign(s) for advertising, directional signage, etc.: Impact on signage from the proposed expansion will be minimal. Existing building signage on the east wall of the cooler will be relocated or replaced with like on the proposed expansion wall, and ground signs at the entries will be relocated or replaced in kind. An existing trailer with signage will be replaced with a static building mounted sign to display "Now Hiring" or similar messages.
- F. Proposed Dates of construction and completion: Construction start is proposed for early spring 2022, with completion in less than 2 years.
- G. (residential developments- not applicable)
- H. Annual water consumption: Impact of the proposed project on water consumption is being analyzed in engineering currently. Available data for current annual water use is 3,333,539 gallons per year for the main building, and additional 95,663 gallons per year for the fleet maintenance building.

The primary use of water in the current (and proposed expanded areas) is evaporation from the condensers for the ammonia system. There is no "production" on site requiring water consumption. Proposed staff increases will increase domestic water use only slightly. Fleet maintenance water use will not change with the proposed replacement building.

- I. Annual sewage generation: Impact of the proposed project on sewage generation is being analyzed in engineering currently. Data for the current main building use is not available, but it is significantly less than the water use due to evaporation in the rooftop condensers. Sewage generation for the fleet maintenance is effectively the same as domestic water use above, and the proposed relocated fleet maintenance building will not increase water or sewer use. Proposed staff increases in the main building will increase the sewage generation slightly.



Development Plans, Site Plans, Landscape Plans, Building Elevations and Views, and Site Lighting Plans are provided separately from but integral with this submittal.



OPERATION:

1. Emergency vehicle from east or west side will activate Opticom (this is system requested by Chief Swaney).
2. Activated signal will open all three gates, notify Sysco security, and activate "stop" signal for Sysco trucking.

EMERGENCY ACCESS AT VACATED MILL ROAD AT SYSCO PROPOSED EXPANSION

MEMO

Agenda Item #8

Date: February 16, 2022

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

From: Tim Schwecke, Consulting Planner

Subject: Proposed Amendments to Village of Jackson Comprehensive Plan: Map 1 Future Land Use Plan 2050

Meeting: February 24, 2022 Plan Commission meeting

Description Staff is recommending various changes to the Village's adopted Comprehensive Plan to reflect current and/or future uses and anticipated changes within specific areas where current zoning is in conflict.

The proposed resolution identifies those properties that would be reclassified. By way of reference, below are the various land use categories in the plan.

Suburban-Density Residential

Suburban-density residential development is primarily located within areas to be attached to the Village from the Town of Jackson, including residential areas in the Town that were developed at a one-acre per dwelling density. New development would be of a similar character.

Medium-Density Residential

The Medium-Density Residential land use category encompasses more acreage than any of the Village's other land use plan categories. Medium-density residential development consists primarily of single-family residential development at a density of up to 5.4 dwelling units per net acre on lots of at least 8,000 square feet.

Multifamily/High-Density Urban Residential

The Multifamily/High-Density Urban Residential land use category consists primarily of multifamily residential development and mobile homes. Multifamily residential development has a minimum lot size of 16,000 square feet, a minimum lot area of 3,000 square feet for each one bedroom dwelling unit, or a minimum lot area of 3,500 square feet for each dwelling unit with two or more bedrooms—whichever is larger. Mobile home park developments have a minimum park size of 20 acres while the minimum lot area for a single module mobile home is 5,000 square feet and the minimum lot area for a double-wide mobile home is 7,200 square feet. Two-family residential development in this land use category could occur on lots of at least 8,000 square feet at a density of up to 7.2 dwelling units per net acre.

Mixed-Use

The Mixed-Use land use category includes development with physically and functionally integrated residential and commercial uses. Mixed-use development may, for example, feature commercial uses at street level or on lower floors and residential uses on upper floors. Areas designated for mixed-use are primarily located along the Village's downtown corridor along Main Street (STH 60). The Village's zoning code, which includes a planned unit development (PUD) overlay, allows for flexibility in mixed-use development. Mixed-use lands within the Village's planned sewer service area may accommodate a mix of multifamily residential uses with business, institutional, and open space uses.

General Commercial

Areas classified as General Commercial consist primarily of individual and small groups of retail and customer service establishments. General commercial development is generally located outside of a traditional central business district and provides amenities such as open space, off-street parking, and loading areas.

Industrial

The Industrial land use category is intended to provide for manufacturing, industrial, and related uses. Industrial uses encompass more acreage than any other nonresidential land use in the Village.

Governmental and Institutional

Areas classified as Governmental and Institutional include buildings and grounds for governmental and institutional uses whose primary function involve activities such as public administration, assembly, or education. Examples of governmental and institutional development include public and private schools, government offices, cemeteries, religious institutions, and similar facilities.

Park and Recreation

The Park and Recreation land use category includes lands developed with facilities for public and private outdoor recreation. Park and recreation uses include public parks as well as privately owned recreational areas.

Street and Highway Rights-of-Way

All existing street and highway rights-of-way as of 2015 are shown on the land use plan map as a separate land use category. Land devoted to street and highway rights-of-way may be expected to fluctuate over the life of this plan due to expansion of the Village and the construction of streets to serve new development.

Other Transportation and Utilities

Areas classified as Other Transportation and Utilities include transportation uses such as railroad rights-of-way, park and ride facilities, and facilities for private and public utilities, including communications facilities and services.

Environmentally Significant Areas

To effectively guide development into a pattern that is efficient, stable, safe, healthful, and attractive, it is necessary to carefully consider the location of planned land uses in relation to natural resources. Avoiding the intrusion of urban development into the primary environmental corridors and other environmentally significant areas will serve to maintain a high level of environmental quality in the Village and will also help to avoid costly development problems such as flood damage, wet basements, and failing pavements. In addition, properly relating new development to such environmentally significant areas will help preserve the scenic beauty of the Village, which is correlated to its natural resources.

Review Procedures The Plan Commission acts in an advisory role to the Village Board. If the Plan Commission adopts the proposed resolution, the Village Board will conduct a public hearing, potentially in March, to accept any public input. At that time, the Village Board can (1) adopt an ordinance making the amendment, (2) send the matter back to the Plan Commission for further work and/or clarification, or (3) decide to not adopt the ordinance.

Public Notice Requirements Aside from posting on the agenda, no other public notice is required.

Potential motion for adoption:

Adopt Resolution 22-02, as drafted, recommending to the Village Board various revisions to the Village's comprehensive plan

Attachments:

1. Resolution 22-02

RESOLUTION #22-02

A RESOLUTION RECOMMENDING TO THE VILLAGE BOARD VARIOUS REVISIONS TO THE ADOPTED 2050 COMPREHENSIVE PLAN FOR THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

WHEREAS, the Village Board adopted a comprehensive plan on August 10, 2009, as referenced in Chapter 38 of the Village Code of Ordinances; and Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board has made a number of minor revisions to the adopted plan since that time including a major plan update in 2019; and

WHEREAS, the Plan Commission desires to revise Map 1 titled "Land Use Plan for the Village of Jackson: 2050" in the adopted comprehensive plan; and

WHEREAS, the Plan Commission finds that the revisions set forth herein are consistent with the remainder of the adopted plan; and

WHEREAS, the Village Board will conduct a public hearing, following the procedures enumerated in Section 66.1001(4)(d), Wis. Stats., and the public participation procedures for comprehensive plan amendments adopted by the Village Board through Resolution #19-24; and

NOW THEREFORE, by a majority vote of the entire commission recorded in its official minutes, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as set forth herein.

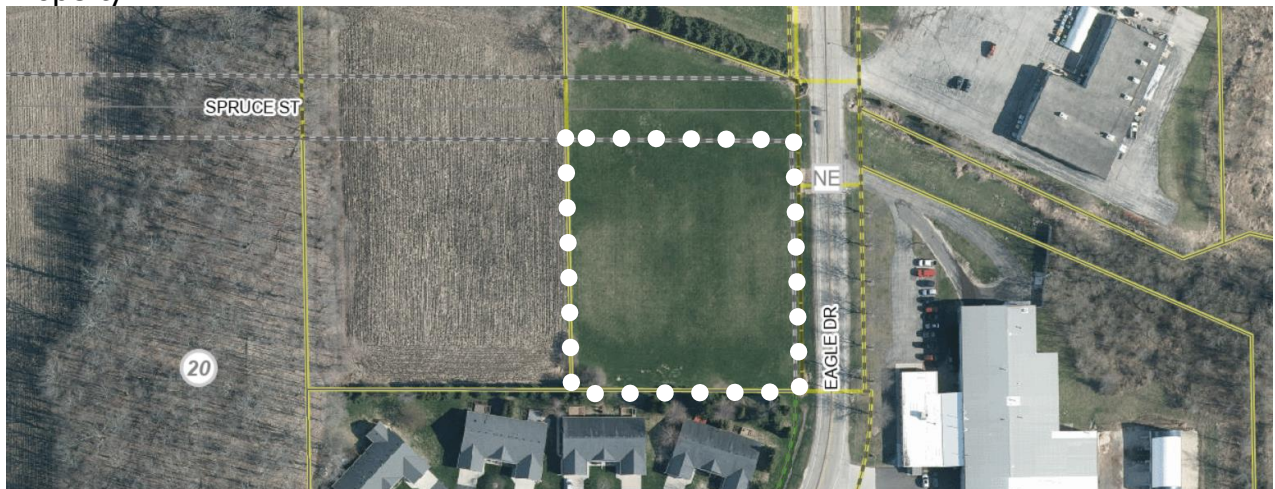
PART 1. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050, attached as Exhibit A, by changing the projected land use for certain parcels as set forth in the following table.

Map ID	TAX KEY NO.	CURRENT LAND USE PLAN 2050	PROPOSED LAND USE CLASSIFICATION
1.	V3_053600B	GENERAL COMMERCIAL	RESIDENTIAL
2.	V3_019700F001	GOVERNMENT AND INSTITUTIONAL	GENERAL COMMERCIAL
3.	V3_053300D	MEDIUM-DENSITY RESIDENTIAL	GENERAL COMMERCIAL
4.	V3_008200B	MEDIUM-DENSITY RESIDENTIAL	PARKS AND RECREATION
5.	V3_011400A	GOVERNMENT AND INSTITUTIONAL	MIXED-USE
6.	V3_009600B	GOVERNMENT AND INSTITUTIONAL	MIXED-USE

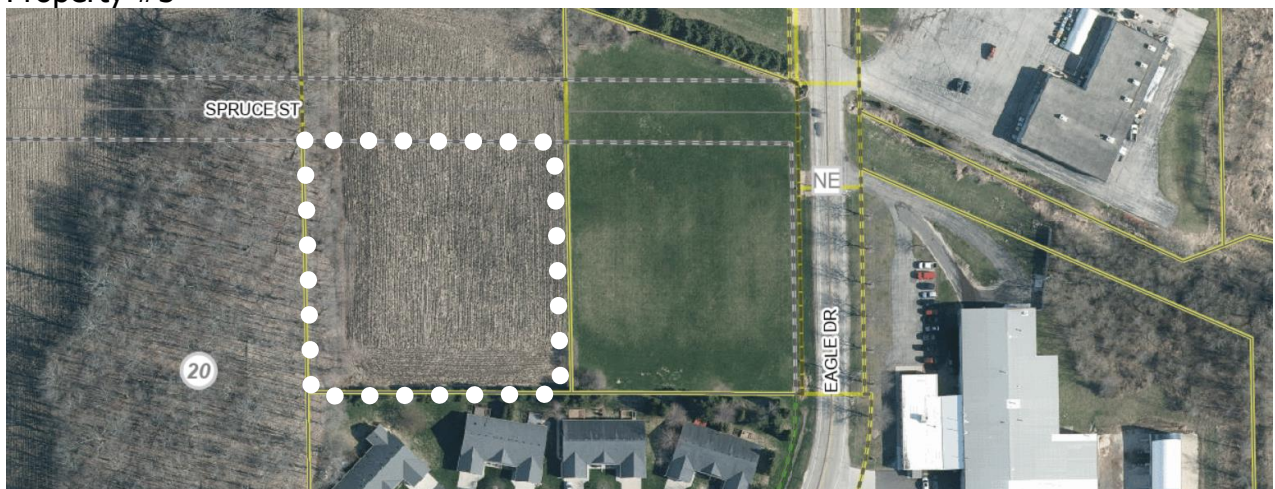
Property #1



Property #2



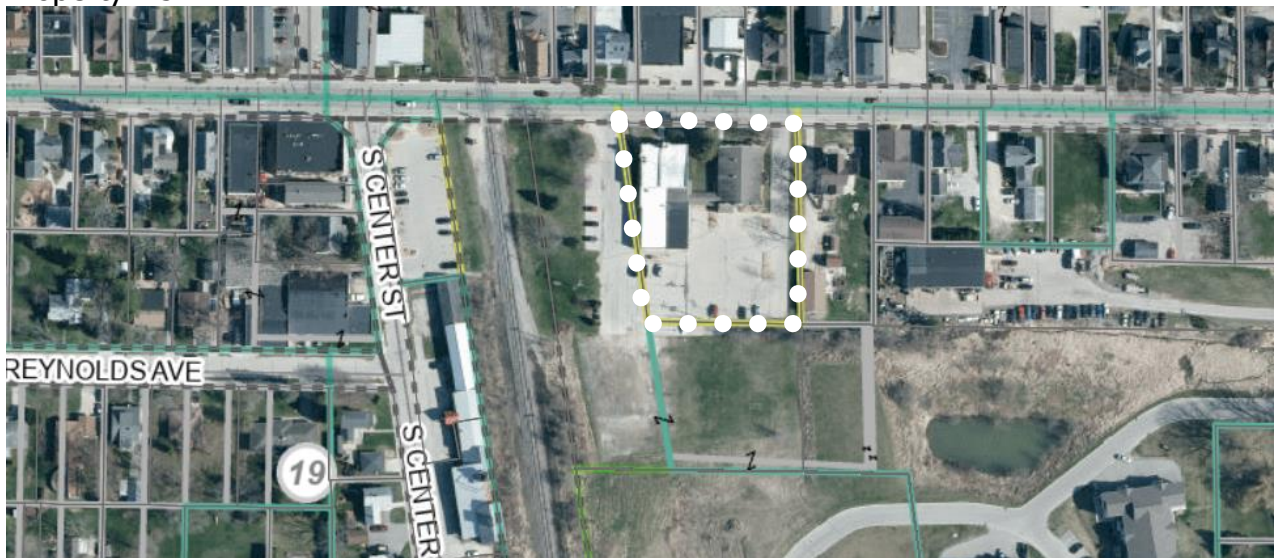
Property #3



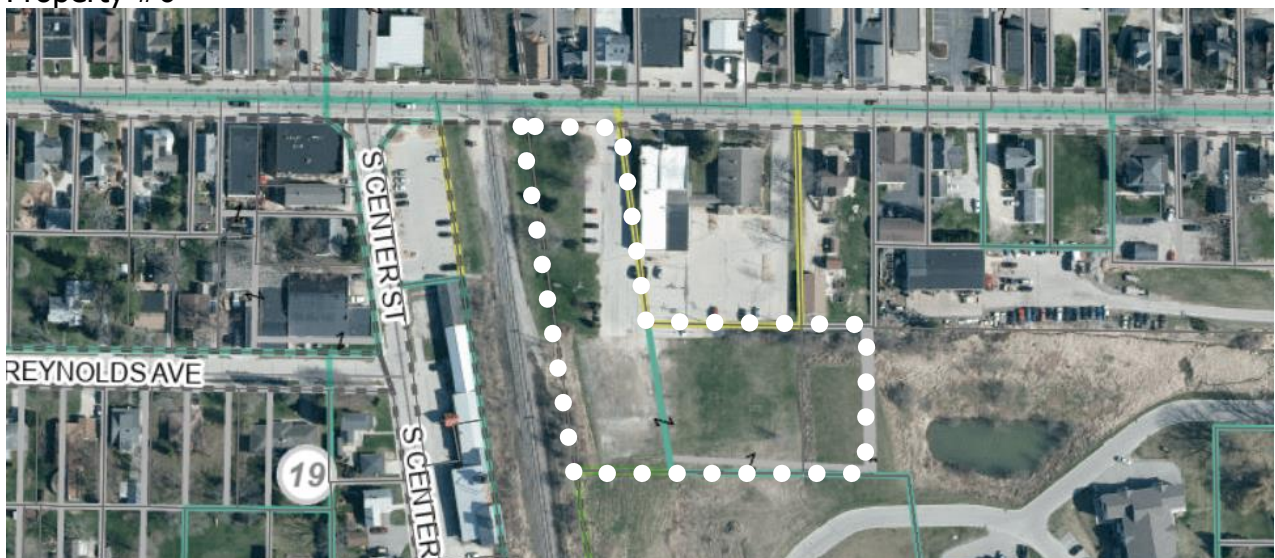
Property #4



Property #5



Property #6



NOW THEREFORE, the Village Clerk is directed to send a copy of this resolution to each of the following:

- a. the clerk for Washington County;
- b. the clerk for the Town of Jackson;
- c. the clerk for the Town of Polk;
- d. State of Wisconsin Department of Administration;
- e. Southeastern Wisconsin Regional Planning Commission (SEWRPC); and
- f. Slinger Community Library.

Introduced by: _____

Seconded by: _____

Vote: _____ Ayes _____ Nays

Passed and Approved: _____

Michael E. Schwab – Village President

Attest: _____
Jilline S. Dobratz – Village Clerk

Proof of Posting:

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

Village Official

Date

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