

AGENDA
PLAN COMMISSION MEETING
Thursday, January 28, 2021 at 7:00 p.m.
Jackson Village Hall
N168 W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of December 3, 2020
3. Certified Survey Map – Rod & Chantel Massie – N160 W19270 Sherman Rd
4. Planned Unit Development – Final Plat - Home Path Financial LP-Morning Meadows Subdivision - Phase 1
5. Planned Unit Development – Special Use – Joseph & Jennifer Serio – Attached Garage
6. Concept Plan – Andrew & Stacey Loosen – Attached Garage & Detached Garage
7. Conditional Use Permit – Special Use – Design to Construct – Custom Service Hardware
8. Planned Unit Development – Design to Construct – Spec Building - N172 W21843-53 Northwest Passage
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, December 3, 2020 at 7:00 p.m.
Jackson Village Hall
N168 W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call

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

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

Members Excused: Jon Weil

Members Absent: Keith Berben

Village Board Member Present: Tr. Heckendorf

Staff Present: Collin Johnson, John Walther and Darlene Smith

2. Approval of Minutes for the Plan Commission Meeting of October 29, 2020

Motion by Tr. Emmrich, second by Jon Molkentin to approve the Plan Commission minutes of October 29, 2020.

Vote: 5 ayes, 0 nays. Motion carried.

3. Certified Survey Map – Rod & Chantel Massie – N160 W19270 Sherman Rd.

The owners are requesting to rezone 1.01 acres of their current 10.573 acres from A-1 (agricultural) to R-4 (residential) on the southeast corner of the property. The goal is to build a home for the parents to reside. This request would not meet the current zoning code of having a 300-foot lot width setback line as required. There will also be tax implications changing from A-1 (agricultural) to Planned Unit Development (PUD). The Plan Commission is not willing to make an exception that violates the normal standards but would consider rezoning the entire lot to Planned Unit Development (PUD).

Motion by Pres. Schwab, second by Tr. Emmrich to table Agenda Item 3 to the next Plan Commission meeting.

Vote: 5 ayes, 0 nays. Motion carried.

4. Fire Department – Burn Tower – Discussion and Possible Action

The burn tower will be set back from all the other properties. It would be located on the southeast part of the property. The color of the building will match the existing Municipal Building. It will have metal siding. The Burn Tower will be used for training purposes such as live burns and search and rescue. The smoke from the training will cause no harm to the neighbors and would be minimal. There is a storm water pond on the east side of the property. Moraine Park would use the building for testing.

Ahern and Moraine Park will donate training equipment for the Burn Tower.

Motion by Tr. Emmrich, second by Jon Molkentin to recommend Village Board approve the location of the Fire Department – Burn Tower.

Vote: 5 ayes, 0 nays. Motion carried.

5. Discussion of Possible Chicken Ordinance

The City of Shawano ordinance was chosen with the following changes: item (3) add applicant is required to provide written approval from the owners of all contiguous lots; item (4)(i) change no part of any enclosure shall be located closer than 40 feet from any residential dwelling on an adjoining lot and no part closer than ten feet from any lot line; and add it shouldn't be any closer than 25 feet to the residence on the same lot. An annual application needs to be done separately and prepared by the staff.

Motion by Pres. Schwab, second by Tr. Kruepke to direct staff to prepare the Chicken Ordinance to model the City of Shawano ordinance with the changes and modifications as stated in discussion to the Village Board for review and approval.

Vote: 5 ayes, 0 nays. Motion carried.

6. Citizens to Address the Plan Commission

Sandy Lippold is concerned that the chickens will become a food source for the coyotes which are becoming more prevalent in the Jackson area.

7. Adjourn

Motion by Tr. Kruepke, second by Tr. Emmrich to adjourn.

Vote: 5 ayes, 0 nays. Meeting adjourned at 7:41 p.m.

Respectfully submitted,

Darlene Smith, WCMC
Deputy Clerk

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____ - _____

PROPERTY INFORMATION

☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☐ OTHER _____

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

Property Address: 3381 County Highway P Jackson, WI Unit: _____ Jackson, WI

Parcel #: 0521007001 Lot Size: 64.92 sq. ft. Building Area: _____ sq. ft.

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

APPLICANT INFORMATION

Name(s): Home Path Financial LP

Mailing Address: 19435 West Capitol Drive Suite 102 State WI Zip 53045

Office: (262) 282-1721 Cell: (262) 282-1721 Fax: () _____

Email: sjagodzinski@myhomepath.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: Home Path Financial LP

D/B/A: Home Path Financial FEIN #: _____

Mailing Address: 19435 West Capitol Drive Suite 102 State WI Zip 53045

Office: (262) 282-1721 Cell: (262) 282-1721 Fax: () _____

Email: sjagodzinski@myhomepath.com

Website: myhomepath.com

PROPERTY OWNER INFORMATION

Name(s): HomePath Financial LP

Address: 19435 West Capitol Drive State WI Zip 53045

Office: (262) 282-1721 Cell: (262) 282-1721 Fax: () _____

Email: sjagodzinski@myhomepath.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: raSmith

Primary Contact: Chris Hitch

Address: 16745 West Bluemound Road, Brookfield State WI Zip 53005

Office: (262) 317-3267 Cell: (262) 317-3267 Fax: () _____

Email: Chris.Hitch@raSmith.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: We are requesting approval of 84 single-family lots for the subdivision named "Morning Meadows" along County Highway P. The subdivision will be fully sewered and watered and we are requesting a 'natural' subdivision.

Provide a brief overview of proposed use(s) of entire property and/or lease space: Residential use for all 84 homes. There are three outlots as well.

Hours of Operation: Residents leave for work in morning and return in the evening

Provide a brief overview of proposed daily on-site operations: Residential development. Residents will mostly leave in the morning for work and return in the evening

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: None

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

Proposed, development, on-site improvements or other construction/remodeling activities: Construction proposed to start in late summer 2020 to start grading and utilities for the site

Proposed grading and/or stormwater management plan: Three good sized detention ponds to manage stormwater

Proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: Attractive vegetative plantings, no proposed sidewalks

Proposed on-site security measures including site lighting: N/A

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

Projected traffic circulation and impacts: 590 trips per day anticipated

Setbacks from rights-of-way and property lines and height limitations: 25' front/rear setback from the right of way. Height limitations would be greater than 2 stories.

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

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

☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type and location: Permanent subdivision entry signs and temporary marketing signage

Exterior Building Materials (type, color, etc.): Attractive exteriors with tasteful colors and partial masonry

Site Specific Features/Constraints: N/A

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

Proposed screening/buffering from adjacent properties: 33 foot buffer from the lots closest to highway 8 serves as a screening mechanism. 64 foot buffer from the lots on the nearest to Sherman Road

Proposed provisions for refuse and recycling collection/storage: N/A

Projected Sewer/Wastewater Usage: 9,745,000 gal/year

Projected Water Usage: 9,745,000 gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

Applicant Name (Print): Sam Jugodzinski, Authorized Agent

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 07-03-2020

You MUST sign and date this Application!

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

QUESTIONS?

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

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ **TEMPORARY** *Expiration Date:* _____, 20____

Plan Commission Approval: *Meeting Date:* _____, 20____

Village Board Approval: *Meeting Date:* _____, 20____

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

Approved by: John Walther, Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: _____

Amount: _____

Payment Type: CH / CC / CA

Check/Receipt #: _____

Received By: _____



Morning Meadows Intended Use

The intended use for the Morning Meadows subdivision is residential use for 89 single-family homes. There are three outlots.



Morning Meadows Impact Statement

The applicant does not expect any abnormal environmental impacts

MORNING MEADOWS SUBDIVISION

Part of the Southwest 1/4 of the Southwest 1/4 of Section 19, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

- SUBDIVISION STATISTICS
1. SUBDIVISION CONTAINS 24 LOTS AND 2 OUTLOTS
 2. DEVELOPMENT CONTAINS 13.4869 ACRES
 3. LAND IS ZONED - PLANNED DEVELOPMENT
- 25' FRONT/REAR SETBACK
5' SIDE SETBACK

NOTES:
WASHINGTON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

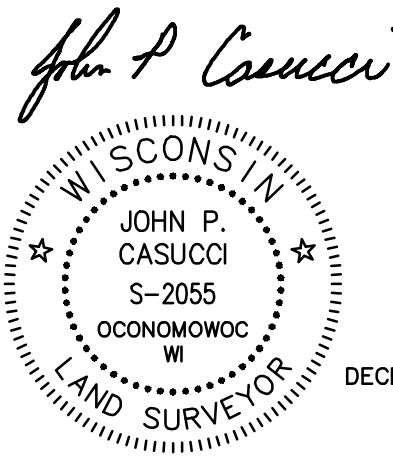
BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 19-10-20, WHICH IS ASSUMED TO BEAR NORTH 01°12'50" WEST, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27).

NO OBSTRUCTIONS, SUCH AS STRUCTURES, PARKING, OR VEGETATION, SHALL BE PERMITTED IN ANY DISTRICT BETWEEN THE HEIGHTS OF 2 1/2 FEET AND TEN FEET ABOVE THE PLANE THROUGH THE MEAN CURB GRADES WITHIN THE TRIANGULAR SPACE FORMED BY ANY TWO EXISTING OR PROPOSED INTERSECTING STREET OR ALLEY RIGHT-OF-WAY LINES AND A LINE JOINING POINTS ON SUCH LINES LOCATED A MINIMUM OF 15 FEET FROM THEIR INTERSECTION.

- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT. 1.315"O.D.x18" IRON PIPES SET AT ALL OTHER LOT & OUTLOT CORNERS, WT= 1.68 LBS/LIN. FT.
- ▲ INDICATES FOUND 1 1/4" IRON ROD
- INDICATES FOUND 1 IRON PIPE
- Ⓢ INDICATES DEDICATED FOR PUBLIC STREET PURPOSES

INDICATES BUILDING SETBACK LINE

Curve Table								
C/L	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
W. R.O.W.	C1	392.32	1550.00	N08°00'21"E	391.27	N15°15'25"E	N00°45'17"E	14°30'08"
E. R.O.W.	C2	400.67	1583.00	S08°00'21"W	399.60	S15°15'25"W	S00°45'17"W	14°30'08"
LOT 5	C3	383.97	1517.00	S08°00'21"W	382.94	S15°15'25"W	S00°45'17"W	14°30'08"
LOT 6	C4	56.00	1583.00	N01°46'05"E	56.00	N00°45'17"E	N02°46'54"E	02°01'37"
LOT 7	C5	68.95	1583.00	N04°01'46"E	68.94	N02°46'54"E	N05°16'37"E	02°29'44"
LOT 8	C6	68.94	1583.00	N06°31'28"E	68.93	N05°16'37"E	N07°46'20"E	02°29'42"
LOT 9	C7	68.94	1583.00	N09°01'11"E	68.93	N07°46'20"E	N10°16'02"E	02°29'42"
LOT 10	C8	68.93	1583.00	N11°30'53"E	68.93	N10°16'02"E	N12°45'44"E	02°29'42"
LOT 11	C9	68.92	1583.00	N14°00'34"E	68.92	N12°45'44"E	N15°15'25"E	02°29'41"
LOT 12	C10	17.00	1517.00	S14°56'08"W	17.00	S15°15'25"W	S14°36'52"W	00°38'32"
LOT 13	C11	71.17	1517.00	S13°16'14"W	71.17	S14°36'52"W	S11°55'35"W	02°41'17"
LOT 14	C12	71.17	1517.00	S10°34'56"W	71.17	S11°55'35"W	S09°14'18"W	02°41'17"
LOT 15	C13	71.17	1517.00	S07°53'39"W	71.17	S09°14'18"W	S06°33'01"W	02°41'17"
LOT 16	C14	71.17	1517.00	S05°12'22"W	71.17	S06°33'01"W	S03°51'43"W	02°41'17"
LOT 17	C15	82.27	1517.00	S02°18'30"W	82.26	S03°51'43"W	S00°45'17"W	03°06'26"
LOT 18	C16	68.05	350.00	N09°41'14"E	67.94	N04°07'03"E	N15°15'25"E	11°08'21"
W. R.O.W.	C17	61.63	317.00	N09°41'14"E	61.53	N15°15'25"E	N04°07'03"E	11°08'21"
E. R.O.W.	C18	74.46	383.00	S09°41'14"W	74.34	S04°07'03"W	S15°15'25"W	11°08'21"
LOT 19	C19	24.45	383.00	S05°56'47"W	24.45	S04°07'03"W	S07°46'31"W	03°39'28"
LOT 20	C20	50.01	383.00	S11°30'58"W	49.98	S07°46'31"W	S15°15'25"W	07°28'53"



DECEMBER 9, 2020

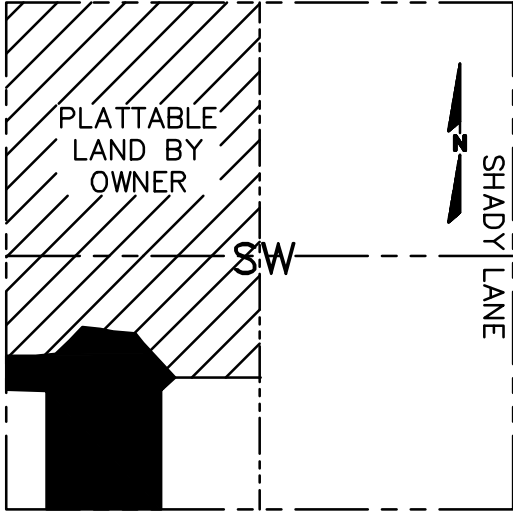
SE COR OF
SW 1/4 OF
SEC. 19-10-20
FOUND BRASS
CAP MONUMENT

raSmith
CREATIVITY BEYOND ENGINEERING

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

SHEET 1 OF 2 SHEETS

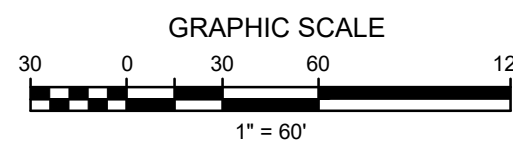
LOCATION MAP
SOUTHWEST 1/4
OF SECTION 19, T10N, R20E



SHERMAN ROAD

Owner/Subdivider:
Home Path Financial Limited Partnership
19435 West Capital Drive, Suite 102
Brookfield, WI, 53045
Phone 262-336-3862

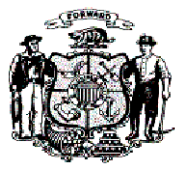
Surveyor:
R.A. Smith, Inc.
John P. Casucci
16745 W. Bluemound Rd.
Brookfield, WI, 53005



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

Certified _____, 20__

Department of Administration



SURVEYOR'S CERTIFICATE

State of Wisconsin }
:SS
Waukesha county }

I, John P. Casucci, Professional Land Surveyor, certify:

That I have surveyed, divided and mapped

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

Commencing at the Southwest corner of the Southwest 1/4 of Said Section; thence North 01° 12' 50" West along the West line of said 1/4 Section 626.10 feet to the point of beginning of lands to be described; thence South 89° 14' 43" East 52.72 feet to a point tin the East line of C.T.H. P and the point of beginning of lands to be described; thence North 01° 17' 25" West along said East line 175.90 feet to a point; thence North 88° 47' 10" East 101.32 feet to a point; thence North 81° 53' 59" East 102.24 feet to a point; thence North 46° 11' 27" East 103.84 feet to a point; thence North 42° 05' 00" East 93.44 feet to a point; thence South 85° 52' 57" East 96.71 feet to a point; thence South 79° 49' 42" East 66.37 feet to a point; thence South 85° 52' 57" East 118.45 feet to a point; thence South 39° 11' 24" East 62.68 feet to a point; thence South 44° 21' 04" East 246.82 feet to a point; thence South 46° 04' 51" West 100.14 feet to the Northwest corner of Lot 1 of Certified Survey Map No. 2717; thence South 01° 11' 51" East along the West line of said Lot 648.00 feet to a point in the South line of the Southwest 1/4 of said Section; thence North 89° 14' 43" West along said South line 600.43 feet to a point; thence North 01° 12' 50" West along the East line of Certified Survey Map No. 6583 and its extension 626.10 feet to a point; thence North 89° 14' 43" West 155.98 feet to the point of beginning.

Said land contains 578,289 square feet or 13.2757 acres.

That I have made such survey, land division and plat by the direction of HOME PATH FINANCIAL LIMITED PARTNERSHIP,

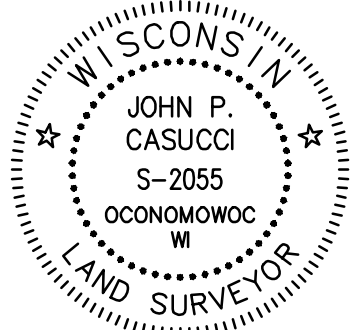
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

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

Date: December 9, 2020

John P. Casucci

John P. Casucci
Professional Land Surveyor
Registration No. S-2055



UTILITY EASEMENT PROVISIONS

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

HOME PATH FINANCIAL LIMITED PARTNERSHIP, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC,
Wisconsin corporations doing business as WE Energies, Grantee,

WISCONSIN BELL, INC. d/b/a/ AT&T WISCONSIN, A WISCONSIN CORPORATION, Grantee, and

SPECTRUM MID-AMERICA, LLC., Grantee

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

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

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

Certified _____, 20 ____

Department of Administration



CORPORATE OWNER'S CERTIFICATE

HOME PATH FINANCIAL LIMITED PARTNERSHIP, a limited partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said company has caused the land described on this Plat to be surveyed, divided, dedicated and mapped as represented on this Plat.

HOME PATH FINANCIAL LIMITED PARTNERSHIP does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Village of Jackson
Wisconsin Department of Administration

IN Witness Whereof, HOME PATH FINANCIAL LIMITED PARTNERSHIP, has caused these presents to be signed by JEFFREY M. KLEINER, it's Sole Member, on this ____ day of _____, 20 ____.

HOME PATH FINANCIAL LIMITED PARTNERSHIP
a Wisconsin limited partnership

BY: IMS INVESTMENTS, LLC
A WISCONSIN LIMITED LIABILITY COMPANY
GENERAL PARTNERSHIP OF HOME PATH FINANCIAL
LIMITED PARTNERSHIP

BY: JEFFREY M. KLEINER, SOLE MEMBER

State of Wisconsin }
:SS
County }

Personally came before me this ____ day of _____, 20 ____, JEFFREY M. KLEINER, of HOME PATH FINANCIAL LIMITED PARTNERSHIP, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of HOME PATH FINANCIAL LIMITED PARTNERSHIP, by their authority.

Notary Public, State of Wisconsin
My commission expires _____

CONSENT OF CORPORATE MORTGAGEE

_____, mortgagee, does hereby consent to the surveying, dividing, dedicating and mapping of the land described in this subdivision plat and the foregoing affidavit of John P. Casucci, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said _____, has caused these presents to be signed

by _____, its _____, and by _____, its _____
(name) (title) (name) (title)

at _____, and its corporate seal to be hereunto affixed.

This ____ day of _____, 20 ____.

STATE OF _____ }
:SS
COUNTY OF _____ }

PERSONALLY came before me this ____ day of _____, 20 ____,
_____, of the _____
(name) (title)

above named limited liability company, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of said limited liability company.

_____(SEAL)

Notary Public, State of _____

My commission expires _____

MORNING MEADOWS SUBDIVISION

Part of the Southwest 1/4 of the Southwest 1/4 of Section 19, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

WASHINGTON COUNTY TREASURER'S CERTIFICATE

State of Wisconsin }
:SS
Washington County }

I, Jane Merten, being the duly elected, qualified and acting treasurer of the County of Washington, do hereby certify that the

records in my office show no unredeemed tax sales or unpaid special assessments as of _____, 20 ____, affecting the lands included in the Plat of Morning Meadows Subdivision

Date: _____
Jane Merten, County Treasurer

VILLAGE TREASURER CERTIFICATE

State of Wisconsin }
:SS
Washington County }

I, Jilline Dobratz, being the duly elected qualified and acting treasurer of the Village of Jackson, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as

_____, 20 _____, on any of the land included in the Plat of Morning Meadows Subdivision

Date: _____
Jilline Dobratz, Village Treasurer

VILLAGE BOARD APPROVAL

State of Wisconsin }
:SS
Washington County }

Resolved that the Plat of Morning Meadows Subdivision, in the Village of Menomonee Falls, having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of

Trustees of the Village of Jackson, on this _____ Day of _____, 20 ____

Mike Schwab, Village President

VILLAGE OF JACKSON PLAN COMMISSION

Preliminary Approval date: _____
Secretary

Final Approval date: _____
Secretary

VILLAGE OF JACKSON

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 238341

Date: 12/11/2020

Check

RECEIVED
FROM HOME PATH FINANCIAL LP

\$100.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-45730-000-000	100.00
	PLANNING / ZONING FEES	
	FINAL PLAT REVIEW-MORNING MEADOWSCK#1081	
TOTAL RECEIVED		100.00

Receipt Memo: FINAL PLAT REVIEW-MORNING MEADOWSCK#1081

HPF Land Development Account		1081
12/03/2020	Village of Jackson	
	Final Plat Review - Morning Meadows	100

102.1 HPF-Land Development (1908)	Final Plat Review - Morning Meadows	100
-----------------------------------	-------------------------------------	-----

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____ - _____

PROPERTY INFORMATION

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

Property Address: N172 W19490 Highland Road Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: 1.5 Acre ⁶⁵³⁴⁰ sq. ft. Building Area: 3114 sq. ft.

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

APPLICANT INFORMATION

Name(s): Joseph A. Serio, Jennifer E. Serio

Mailing Address: W208N16512 Glen Hill Drive State WI Zip 53037

Office: (_____) _____ Cell: (262) 389-2473 Fax: (_____) _____

Email: Josephserio12@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): Joseph A. Serio, Jennifer E. Serio

Address: W208N16512 Glen Hill Drive State WI Zip 53037

Office: (_____) _____ Cell: (262) 389-2473 Fax: (_____) _____

Email: Joseph Serio12@gmail.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Bielinski Homes Inc.

Primary Contact: _____

Address: 1830 meadow lane, Suite A, Pewaukee State WI Zip 53072

Office: (262) 542-9494 Cell: (_____) _____ Fax: (_____) _____

Email: SKuse1@bielinski.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: Increase the 800 sqft. Allowance of garage space, by, 389 sqft. to 1189 sqft. by extending the depth of the 3rd car space.

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

Hours of Operation: N/A

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

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: NONE

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

Proposed, development, on-site improvements or other construction/remodeling activities: NONE - N/A

Proposed grading and/or stormwater management plan: NONE - N/A

Proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: NONE - N/A

Proposed on-site security measures including site lighting: NONE - N/A

Life Safety Systems – Existing or Proposed (Includes fire hydrants, fire suppression & fire alarm systems): NONE - N/A

Projected traffic circulation and impacts: N/A

Setbacks from rights-of-way and property lines and height limitations: N/A

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

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

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

Exterior Building Materials (type, color, etc.): Same as Rest of Dwelling.

Site Specific Features/Constraints: N/A

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

Proposed screening/buffering from adjacent properties: N/A

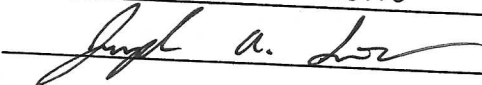
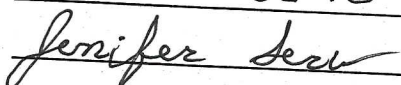
Proposed provisions for refuse and recycling collection/storage: N/A

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

Applicant Name (Print): Joseph A. Serio
Applicant Signature: 
Co-Applicant Name (Print): Jennifer Serio
CO-Applicant Signature: 
Date of Application: 12-23-2020

You MUST sign and date this Application!

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

QUESTIONS?

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

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY

Expiration Date: _____, 20____

Plan Commission Approval:

Meeting Date: _____, 20____

Village Board Approval:

Meeting Date: _____, 20____

In-House Approval (O-T-C):

Date: _____, 20____

Approved by: John Walther, Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to

the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to

review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: _____

Amount: _____

Payment Type: CH / CC / CA

Check/Receipt #: _____

Received By: _____

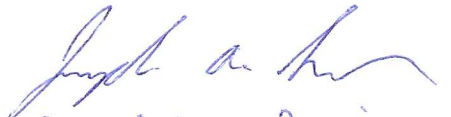
23 December 2020

Village of Jackson Planning Commission and Village Board

To Whom It May Concern:

We are writing to provide a letter of intent in regards to the plan for building our home. We are requesting to increase the 800 square foot village-allotted allowance of the garage space by 389 square feet. By extending the depth of the third car space this would allow for a 1,189 square foot garage. We appreciate the time and energy you have afforded us in discussing the square footage of our garage.

Very respectfully,




Joseph Serio

Jennifer Serio

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

Sharon A. Martin

SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS

Fee: **\$30.00**

Transfer Fee: **\$234.00**

***The above recording information verifies
this document has been electronically recorded***
Returned to **Proactive Title Solutions, LLC**
Pages: 2

THIS DEED, made between William E Holz, Jr and Brenda A Holz,
husband and wife

("Grantor," whether one or more),
and Joseph Serio and Jennifer Serio

("Grantee," whether one or more).
Grantor, for a valuable consideration, conveys to Grantee the following described real
estate, together with the rents, profits, fixtures and other appurtenant interests, in
Washington County, State of Wisconsin ("Property") (if more space is
needed, please attach addendum):

SEE ATTACHED LEGAL DESCRIPTION

Recording Area

Name and Return Address

Joseph and Jennifer Serio
W208 N16512 Glen Hill Dr
JACKSON, WI 53037

045303300G

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:
municipal and zoning ordinances, recorded easements for public utilities located adjacent to side and rear lot lines, recorded
building and use restrictions and covenants and taxes levied in the year of closing.

Dated 8-21-2020

* William E Holz, Jr

(SEAL)

* Brenda A Holz

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

*

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 111.01)

THIS INSTRUMENT DRAFTED BY:
Samantha Koconis for Proactive Title Solutions LLC

ACKNOWLEDGMENT

STATE OF WISCONSIN

Wauchesa COUNTY } ss.

Personally came before me on 8-21-2020
the above-named William E Holz, Jr and Brenda A Holz

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* Alexis Foss

Notary Public, State of Wisconsin

My Commission (is permanent) (expires: 4/2/2022)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

* Type name below signatures.

OWNER'S POLICY OF TITLE INSURANCE

Policy Issuer:
PROACTIVE TITLE SOLUTIONS, LLC
500 ELM GROVE ROAD, SUITE 203
ELM GROVE, WI 53122
PHONE: (414) 269-2400



Policy Number **OX-13405698** File Number: **2020085091**

Issued by Old Republic National Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

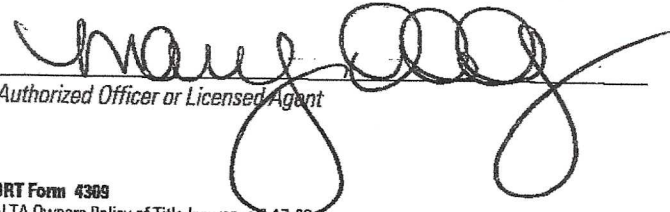
SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

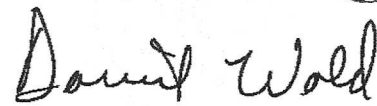
1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

Countersigned:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

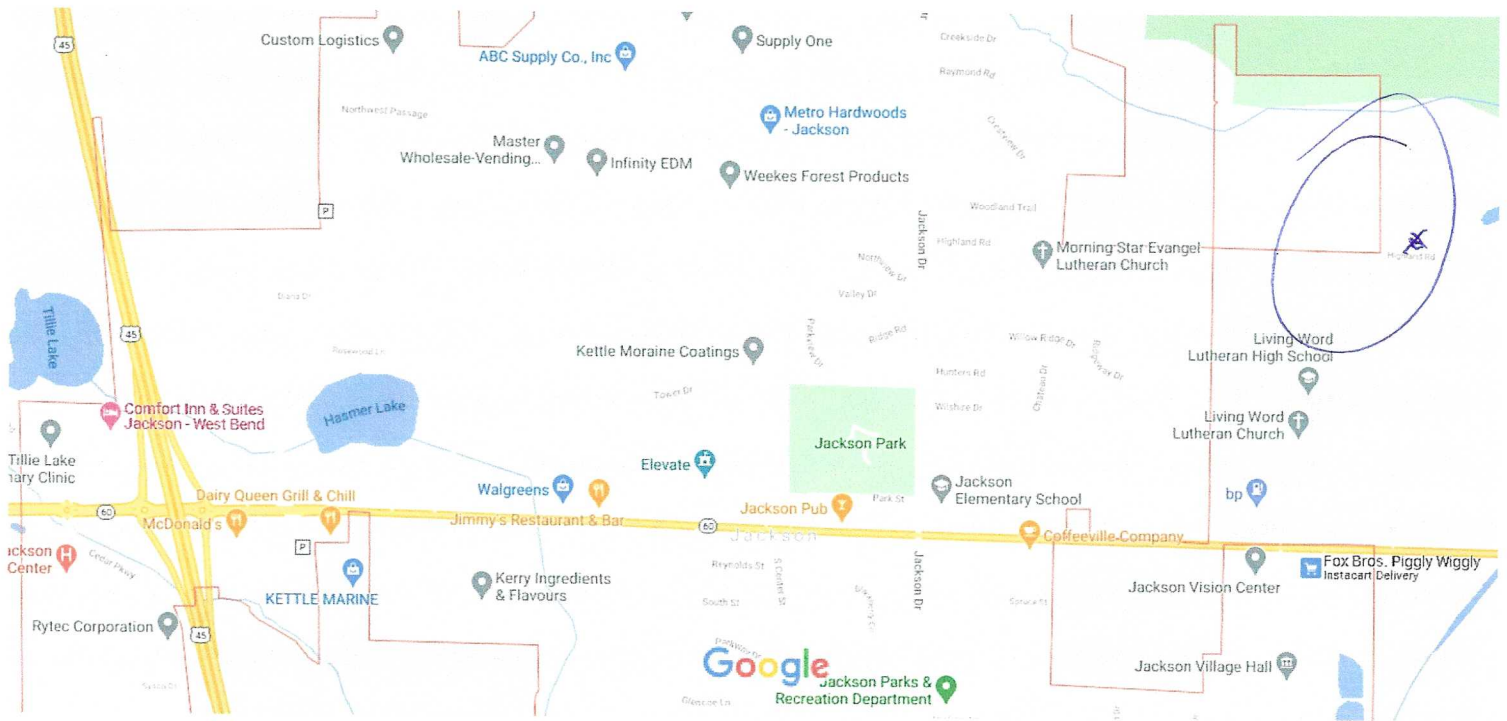
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111


Authorized Officer or Licensed Agent

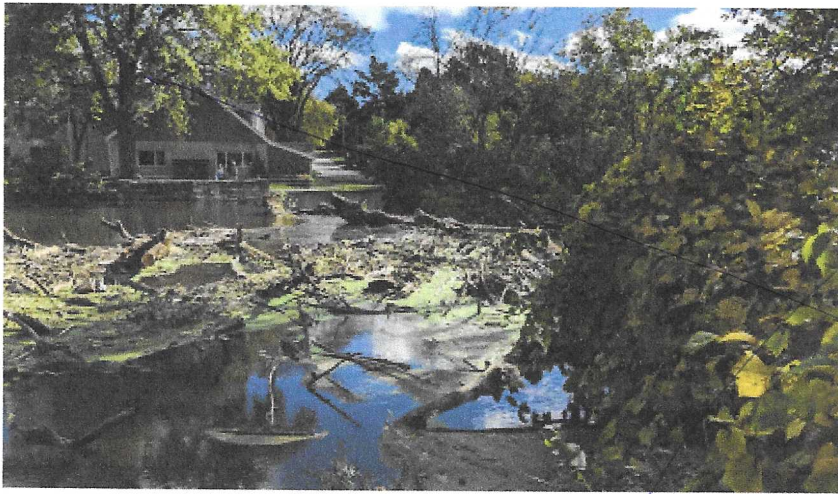
By  President
Attest  Secretary

LOCATION MAP

Google Maps Jackson



Map data ©2021 Google 1000 ft



Jackson

Wisconsin 53037

Cloudy · 23°F
1:27 PM

Directions



Save



Nearby

Send to your
phone

Share

Photos

DEVELOPMENT PLAN

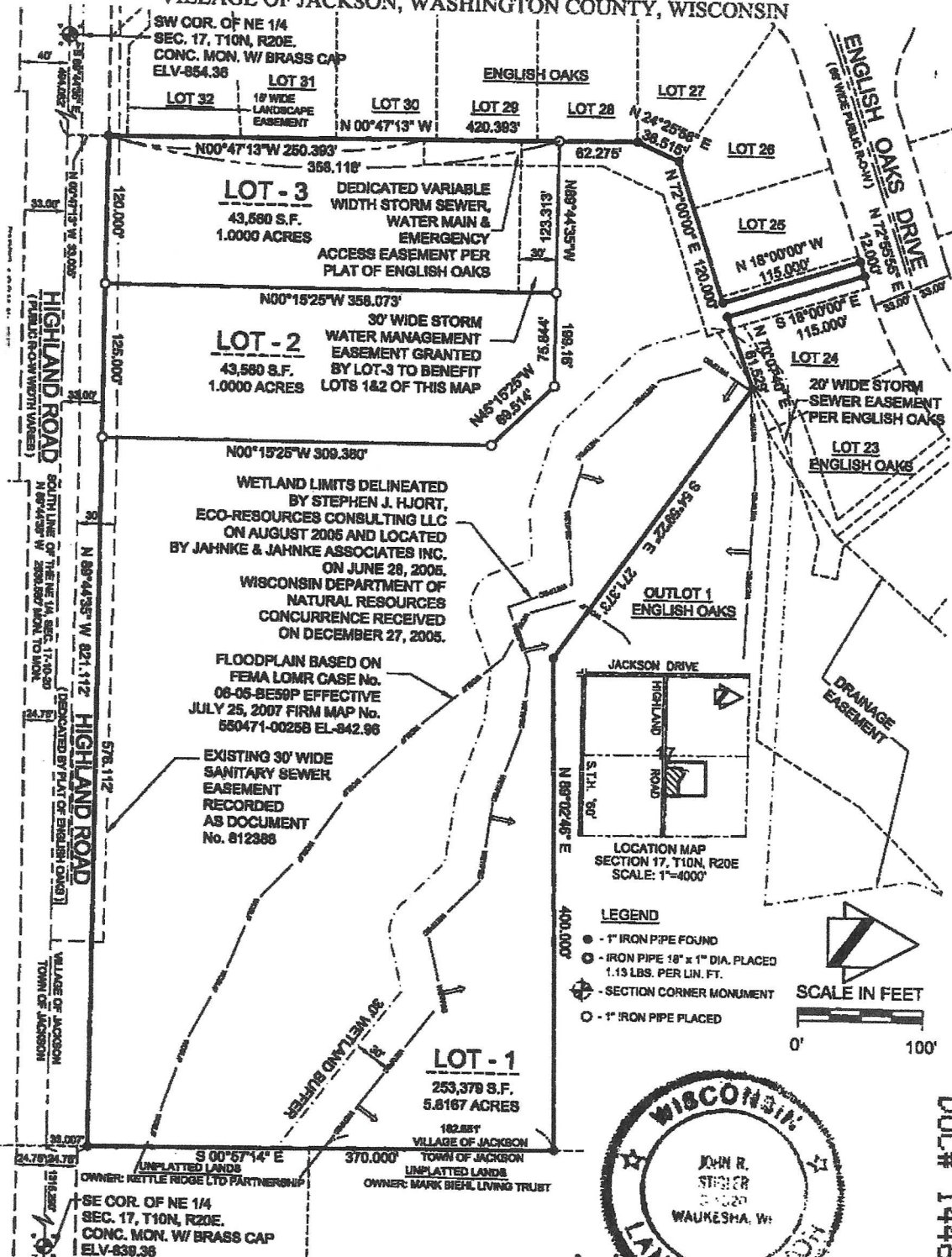
By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services

CERTIFIED SURVEY MAP NO. 6795

Sheet 1 of 4

Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and a redivision of Lot 1 of Certified Survey Map No. 6725 being part of the SW 1/4 of the NE 1/4 of Section 17, Town 10 North, Range 20 East

VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



CERTIFIED SURVEY MAP NO. 6795

Sheet 2 of 4

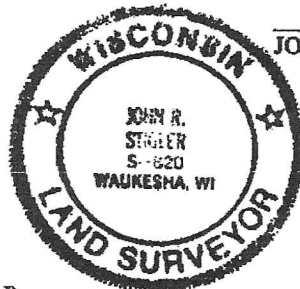
Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and a redivision of
Lot 1 of Certified Survey Map No. 6725 being part of the SW ¼ of the NE ¼ of
Section 17, Town 10 North, Range 20 East
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being a remapping of Lot 33 of English Oaks a recorded subdivision and being part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 17, Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin bounded and described as follows: Commencing at the southeast corner of the Northeast Quarter (NE ¼) of said Section 17, being marked by a concrete monument with brass cap; thence North 89°44'35" West along the south line of the Northeast Quarter (NE ¼) 1315.290 feet; thence North 00°57'14" West 33.007 feet to the southeast corner of Lot 33, English Oaks Subdivision and the place of beginning of the lands hereinafter described; thence North 89°44'35" West along the south line of said Lot 33, 821.112 feet to the southwest corner of said Lot 33; thence North 00°47'13" West along the west line of Lot 33, 420.393 feet; thence North 24°25'58" East along the west line of abovesaid Lot 33, 36.515 feet; thence North 72°00'00" East along the north line of said Lot 33, 120.000 feet; thence North 18°00'00" West 115.000 feet to the south right-of-way line of English Oaks Drive a dedicated public right-of-way; thence North 72°55'55" East along said south right-of-way line 12.000 feet; thence South 18°00'00" East 115.000 feet; thence North 70°07'40" East along the north line of above said Lot 33, 61.529 feet; thence South 54°59'22" East along said north line 271.373 feet; thence North 89°02'46" East along said north line 400.000 feet; thence South 00°57'14" East along the east line of said Lot 33, 370.000 feet to the place of beginning. Containing a net area of 340,499 square feet or 7.8168 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Jackson in surveying, dividing and mapping the same.



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 3 day of November, 2017.

My commission permanent expires

Julius P. Hoff
Julius P. Hoff
NOTARY PUBLIC
STATE OF WISCONSIN

OWNERS: WILLIAM A. HOLZ JR & BRENDA A. HOLZ

Instrument drafted by John R. Stigler

P. S. Washington 1031

Map No 6795 Vol 53 Page 811

DOC# 1446031

CERTIFIED SURVEY MAP NO. 6725

Sheet 3 of 4

Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and a redivision of
Lot 1 of Certified Survey Map No. 6725 being part of the SW ¼ of the NE ¼ of
Section 17, Town 10 North, Range 20 East
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owners, we do hereby certify that we have caused the lands described on this map to be surveyed,
divided and mapped as represented on this map in accordance with the requirements of the Village of Jackson
Subdivision Ordinance.

WITNESS the hand and seal of said Owner this 5th day of January, 2018.

WILLIAM E. HOLZ, JR. - HUSBAND

BRENDA A. HOLZ - WIFE

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this 5th day of January, 2018, the above named WILLIAM
E. HOLZ, JR. and BRENDA A. HOLZ, Husband and Wife to me known to be the persons who executed the
foregoing instrument and acknowledged the same.

My commission expires 7/2/19

Andrius L. Benkowski
NOTARY PUBLIC -

CONSENT OF CORPORATE MORTGAGEE:

HEARTLAND CREDIT UNION, a WISCONSIN corporation, mortgagee of the above
described land, does hereby consent to the surveying, dividing, and mapping of the land described on this map
and does hereby consent to the above certificate of WILLIAM E. HOLZ JR. & BRENDA A. HOLZ.

By Jeffrey D. Rauch IT'S RELEVANT MR

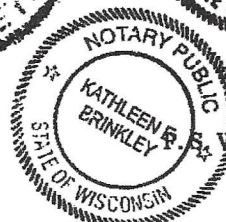
STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this 25th day of January, 2018, the above named
Jeffrey D. Rauch to me know to be the person who executed the foregoing instrument and to me
known to be such Jeffrey D. Rauch and acknowledge that he executed the foregoing instrument as such
officer as the deed of said corporation, by its authority.

My commission expires 2-12-19

Kathleen E. Brinkley
NOTARY PUBLIC

John R. Stigler
JOHN R. STIGLER, Wis. Reg. No. S-1820
Dated this 30th day of NOV., 2017



OWNERS: WILLIAM A. HOLZ JR & BRENDA A. HOLZ

Instrument drafted by John R. Stigler

Washington 1031

map no 6725 lot 33 page 312

DOC# 1446031

CERTIFIED SURVEY MAP NO. 6725 Sheet 4 of 4
Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and a redivision of
Lot 1 of Certified Survey Map No. 6725 being part of the SW ¼ of the NE ¼ of
Section 17, Town 10 North, Range 20 East
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

VILLAGE OF JACKSON PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Jackson on this
30th day of NOVEMBER, 2017.

Michael E. Schwab
MICHAEL E. SCHWAB - CHAIRMAN-PLANNING COMMISSION

12-12-17
Date

John M. Walther
JOHN M. WALTHER - ADMINISTRATOR-PLANNING COMMISSION

12/12/17
Date

VILLAGE OF JACKSON BOARD APPROVAL:

This Certified Survey Map, being a part of the SW ¼ of the NE ¼ of Section 17, T10N, R20E, in the Village of
Jackson, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is
hereby accepted by the Village Board of Trustees of the Village of Jackson on this 12th day of
DECEMBER, 2017.

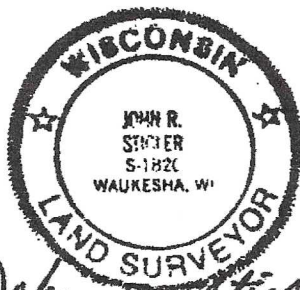
Michael E. Schwab
MICHAEL E. SCHWAB - VILLAGE PRESIDENT

12-12-17
Date

John M. Walther
JOHN M. WALTHER - VILLAGE ADMINISTRATOR

12/12/17
Date

Map No 6725 Vol 52 Page 213

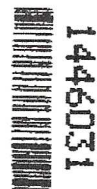


John R. Stigler
JOHN R. STIGLER, Wis. Reg. No. S-1820
Dated this 30th day of NOV., 2017

OWNERS: WILLIAM E. HOLZ, JR. & BRENDA A. HOLZ

Instrument drafted by John R. Stigler

RECORDED
February 02, 2018 1:24 PM
SHARON A. MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Recording Fee Paid: \$30.00



1446031

Lot 2 of Certified Survey Map 6795 recorded in the Office of the Register of Deeds for Washington County, Wisconsin, on February 2, 2018 as Document No. 1446031, being a remapping of Lot 33 of English Oaks, a recorded subdivision and being part of the Southwest 1/4 of the Northeast 1/4 of Section 17, Town 10 North, Range 20 East. Said land being in the Village of Jackson, County of Washington, Wisconsin.

AND

Lands to be attached to Lot 2 from Lot 3 of Certified Survey Map No. 6795 being part of Lot 33 of the Plat of English Oaks bounded as described as follows; being a remapping of Lot 33 of English Oaks, a recorded subdivision in the Washington County Register of Deeds bounded and described as follows: Commencing at the Southeast corner of the Northeast 1/4 of said Section 17 being marked by a concrete monument with brass cap; thence North 89° 44' 35" West along the South line of the Northeast 1/4 1315.290 ft; thence North 00° 57' 14" West 33.007 ft to the Southeast corner of Lot 33 English Oaks Subdivision; thence North 89° 44' 35" West along the South line of said Lot 33, 821.112 ft; thence North 00° 47' 13" West 180.431 ft along the East line of Lots 31 and 32 of the Plat of English Oaks and the place of beginning of the land herein described; thence North 00° 47' 13" West 175.440 ft along the East line of Lots 28 through 30; thence South 89° 44' 35" East 123.292 ft; thence South 00° 15' 25" West 176.573 ft along the West line of Lot 2 of Certified Survey Map No. 6795; thence South 89° 44' 35" West 121.660 ft to the place of beginning. Containing a net area of 21,495 square ft or 0.495 acres of land.

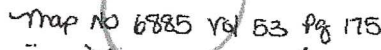
For Informational Purposes Only:

Parcel ID#: 045303300G (new for 2020)

Parcel Address: Highland Rd, Jackson, WI 53037

1-800-4-A-RENTAL

VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN
RANGE 20 EAST



ROYAL

REFERENCE BEARINGS: THE SOUTH LINE OF THE NORTHEAST 1/4 OF SEC. 17, T10N, R10E WAS USED AND HAS A BEARING OF S 84°45'30" E BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM (8836333.DWG) AND 47' FILE NAME: STprojects\8836333.dwg 6/26/06 CSM.dwg

JOHN R. STIGLER: WIS. REG. NO. S-1820
 DATED THE 31ST DAY OF NOVEMBER, 2017
 REVISED THIS 1ST DAY OF MARCH, 2019
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

ARC-
(262) 542-8200

FORM AND-98

CERTIFIED SURVEY MAP NO. _____
Sheet 2 of 4

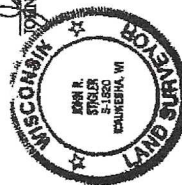
Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and a subdivision of
Lot 1 of Certified Survey Map No. 6795 being part of the SW 1/4 of the NE 1/4 of
Section 17, Town 10 North, Range 20 East
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I
have surveyed, divided and mapped the following land bounded and described as follows:

Being a remapping of Lot 33 of English Oaks, a recorded subdivision and being part of the Southwest
Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 17, Town 10 North, Range 20 East, Village of
Jackson, Washington County, Wisconsin bounded and described as follows: Commencing at the southeast
corner of the Northeast Quarter (NE 1/4) of said Section 17, being marked by a concrete monument with brass
caps; thence North 89°44'35" West along the south line of the Northeast Quarter (NE 1/4) 1315.260 feet; thence
North 00°57'14" West 33.007 feet to the place of beginning of the land hereinafter described and being a point
on the north right-of-way line of Highland Road; thence North 89°44'35" West along the North line of
Highland Road 576.112 feet; thence North 00°15'25" West 309.360 feet along the east line of Lot 2 of Certified
Survey Map No. 6795; thence North 45°15'25" West 69.514 feet; thence North 89°44'35" East on the west line of Lot
2 of Certified Survey Map No. 6795; thence South 00°15'25" East on the west line of Lot 2 of Certified
Highland Road 120.000 feet; thence North 00°47'13" West 430.393 feet; thence North 24°25'58" East 36.515
feet; thence North 72°00'00" East 120.000 feet; thence North 18°00'00" West 115.000 feet to the south right-
of-way line of English Oaks Drive; thence North 72°55'55" East 12.000 feet; thence South 18°00'00" East
North 89°02'46" East along the north line of Lot 1 of Certified Survey Map No. 6795, 400.000 feet; thence
South 00°57'14" East along the east line of Lot 1 of Certified Survey Map No. 6795, 370.000 feet to the
place of beginning. Containing a net area of 296,939 square feet or 6.817 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of
said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map
thereof made; and that I fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes
pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Jackson in surveying,
dividing and mapping the same.



STATE OF WISCONSIN)
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 18th day of March, 2019.

My commission expires 6-19.



Peter A. Muehl - NOTARY PUBLIC

OWNERS: STEVEN MICHAEL SCHULTZ & SANDRA LYNN SCHULTZ AND
WILLIAM E. HOLZ, JR. & BRENDA A. HOLZ

Instrument drafted by John R. Stigler

P. S. Washington 1033

map No 6885 Vol 53 Pg 176

ARC
(262) 542-4200

FORM AND-01

CERTIFIED SURVEY MAP NO. _____ Sheet 3 of 4

Being a Resurveying of Lot 33 of English Oaks, a recorded subdivision and a subdivision of
Lot 1 of Certified Survey Map No. 6795 being part of the SW 1/4 of the NE 1/4 of
Section 17, Town 10 North, Range 20 East

VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

OWNER'S CERTIFICATE: (South 1/2 Section of Lot 3 shown on Page 1)

As owners, we do hereby certify that we have caused the lands described on this map to be surveyed,
divided and mapped as represented on this map in accordance with the requirements of the Village of Jackson
Subdivision Ordinance.

WITNESS the hand and seal of said Owner this 20th day of MARCH, 2019.


STEVEN MICHAEL SCHULTZ - HUSBAND

SANDRA LYNN SCHULTZ - WIFE

STATE OF WISCONSIN
COUNTY OF WAUKESHA

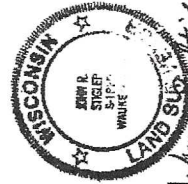
Personally came before me this 20th day of MARCH, 2019, the above named STEVEN
MICHAEL SCHULTZ, and SANDRA LYNN SCHULTZ, Husband and Wife to me known to be the persons
who executed the foregoing instrument and acknowledged the same.

My commission expires 12/22/17

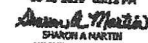
NOTARY PUBLIC



map No 6885 Vol 63 Pg 177




JOHN R. STOGIER, Notary Public, State of Wisconsin
Dated this 18th day of MARCH, 2019

Document # 14609-01
WASHINGTON COUNTY WISCONSIN
03-26-2019 03:13 PM

SHARON A. WHITE
WASHINGTON COUNTY
REGISTER OF DEEDS
Fees: \$30.00
Pages: 4

OWNERS: STEVEN MICHAEL SCHULTZ & SANDRA LYNN SCHULTZ AND
WILLIAM E. HOLZ, JR. & BRENDA A. HOLZ

Instrument drafted by John R. Stogier

P. S. Washington 1033

ARC
(608) 542-8700

RCW 43.01

Sheet 4 of 4

CERTIFIED SURVEY MAP NO. _____

Being a Remapping of Lot 33 of English Oaks, a recorded subdivision and a subdivision of

Lot 1 of Certified Survey Map No. 6795 being part of the SW 1/4 of the NE 1/4 of

Section 17, Town 10 North, Range 20 East

VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

OWNER'S CERTIFICATE: (North 1/4 Section of Lot 3 shown on Page 4)

As owners, we do hereby certify that we have caused the lands described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Jackson Subdivision Ordinance.

WITNESS the hand and seal of said Owner this 19 day of March, 2019.


WILLIAM E. HOLZ - HUSBAND

BRENDA A. HOLZ - WIFE

STATE OF WISCONSIN
COUNTY OF WAUKESHA

Personally came before me this 19th day of March, 2019, the above named WILLIAM E. HOLZ, JR. and BRENDA A. HOLZ, Husband and Wife to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires 7/2/19

NOTARY PUBLIC

VILLAGE OF JACKSON PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Jackson on this 26th day of MARCH, 2019.


MICHAEL E. SCHWAB - CHAIRMAN-PLANNING COMMISSION
Date 03/26/2019

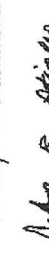

JOHN M. WALTHER - ADMINISTRATOR-PLANNING COMMISSION
Date 03/26/2019

VILLAGE OF JACKSON BOARD APPROVAL:

This Certified Survey Map, being a part of the SW 1/4 of the NE 1/4 of Section 17, T10N, R20E, in the Village of Jackson, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby accepted by the Village Board of Trustees of the Village of Jackson on this 26th day of MARCH, 2019.


MICHAEL E. SCHWAB - VILLAGE PRESIDENT
Date 03/26/2019


JOHN M. WALTHER - VILLAGE ADMINISTRATOR
Date 03/26/2019


JOHN R. STIGLER, Wis. Reg. No. S-1820
Dated this 19th day of MARCH, 2019.

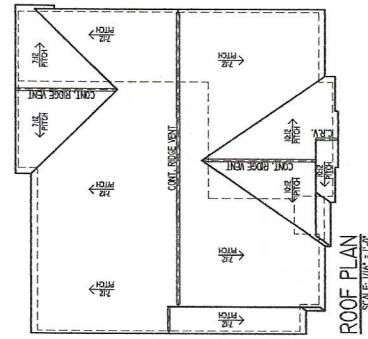
OWNERS: STEVEN MICHAEL SCHULTZ & BRENDA LYNN SCHULTZ AND
WILLIAM E. HOLZ, JR. & BRENDA A. HOLZ

Instrument drafted by John R. Stigler

P. S. Washington 1033



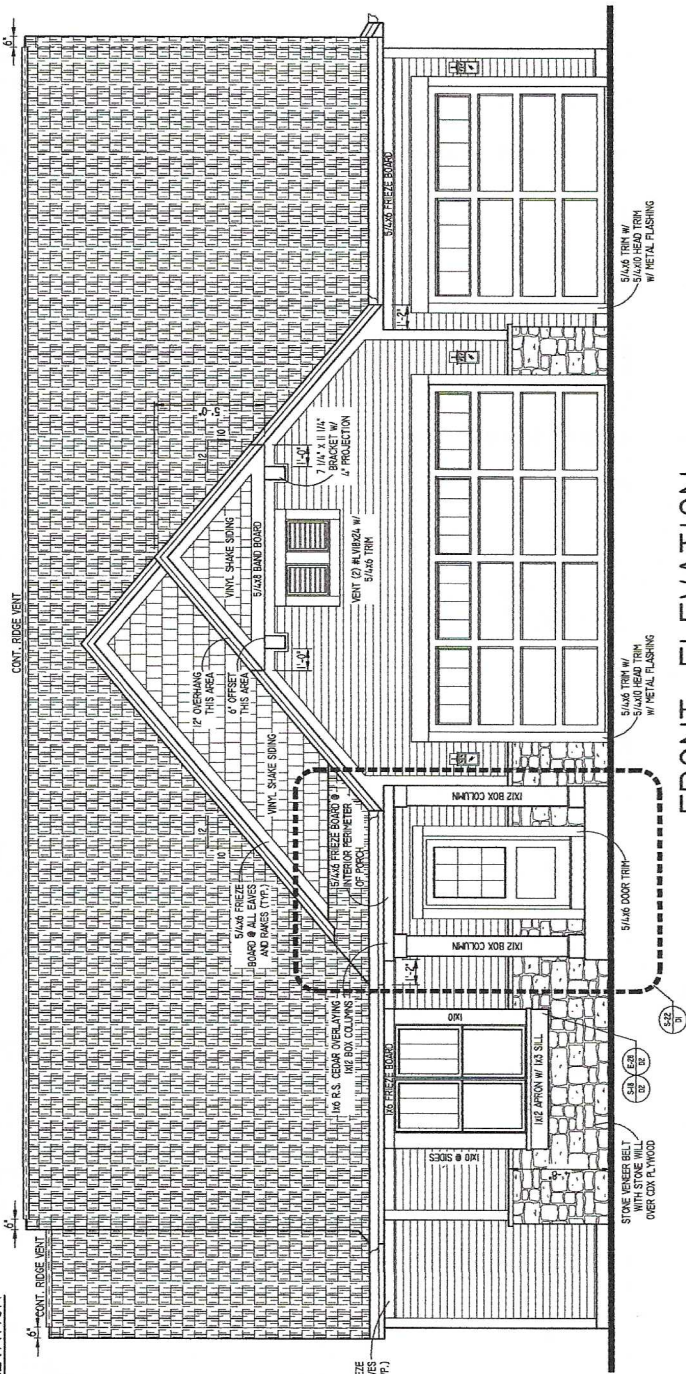
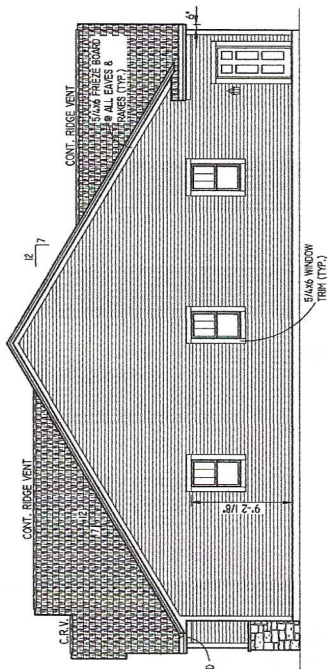
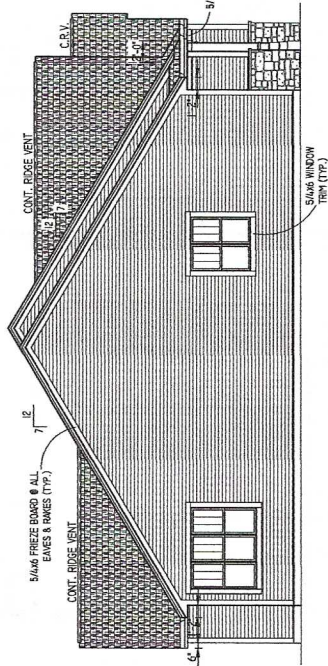
Map No 6885 Vol 53 Pg 178



EXTERIOR MATERIALS



NOTE: HEEL HEIGHTS ARE AS FOLLOWS:
ROOF PITCH (8 9/16" HEEL) W/ 1'-2" OVERHANG
12 ROOF PITCH (12" HEEL) W/ 1'-2" OVERHANG

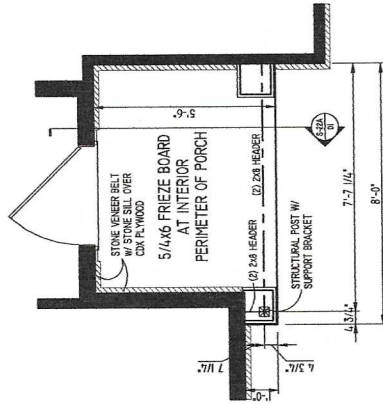


FOUNDATION PLAN

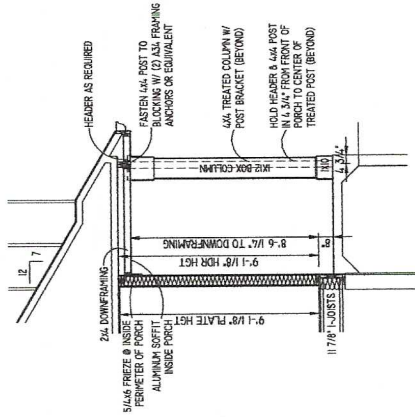
- ACTIVE RADON AND HUMIDITY CONTROL ABATEMENT SYSTEM
- W/ 110V SINGLE OUTLET
- PEX WATER PIPING THROUGHOUT
- SET UP FOR FUTURE LAWN SPRINKLER SYSTEM

11/8/2020	<i>Joselyn Sene</i>
-----------	---------------------

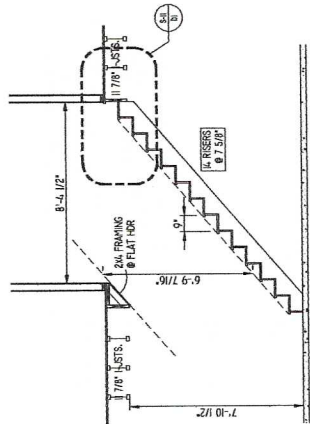
11/8/2020



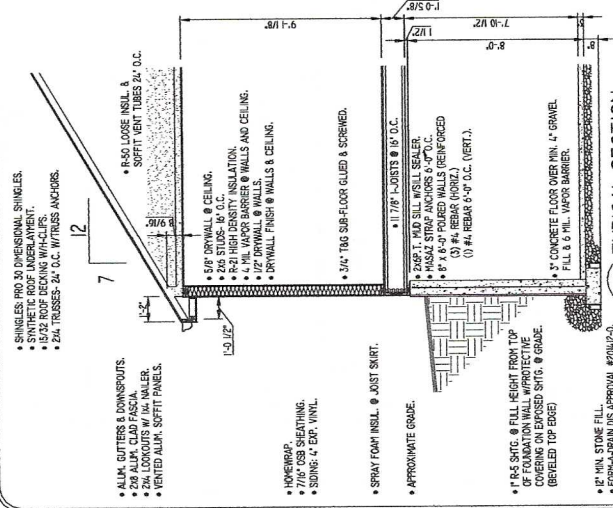
S-22 **PORCH DETAIL**
SCALE: 3/8" = 1'-0"



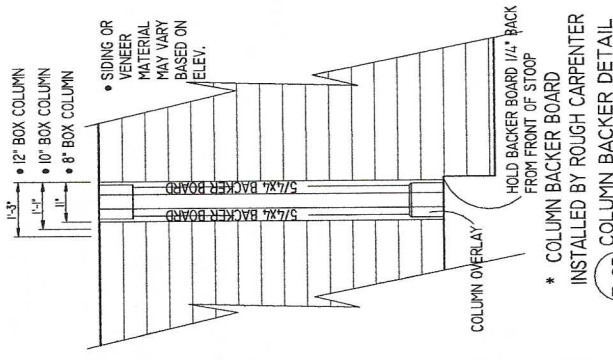
S-22A PORCH SECTION
SCALE: 1/8" = 1'-0"



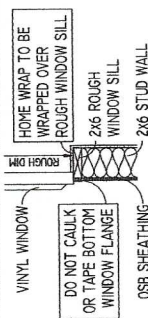
02 STAIR SECTION
SCALE: 1/4" = 1'-0"



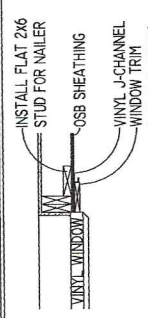
TYPICAL SECTION



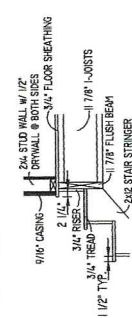
E-25 COLUMN BACKER DE
APPLIED BY ROUGH CARPENTER



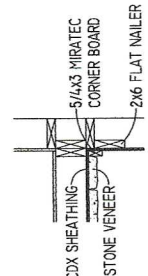
WINDOW SILL DETAIL



WINDOW TRIM DETAIL

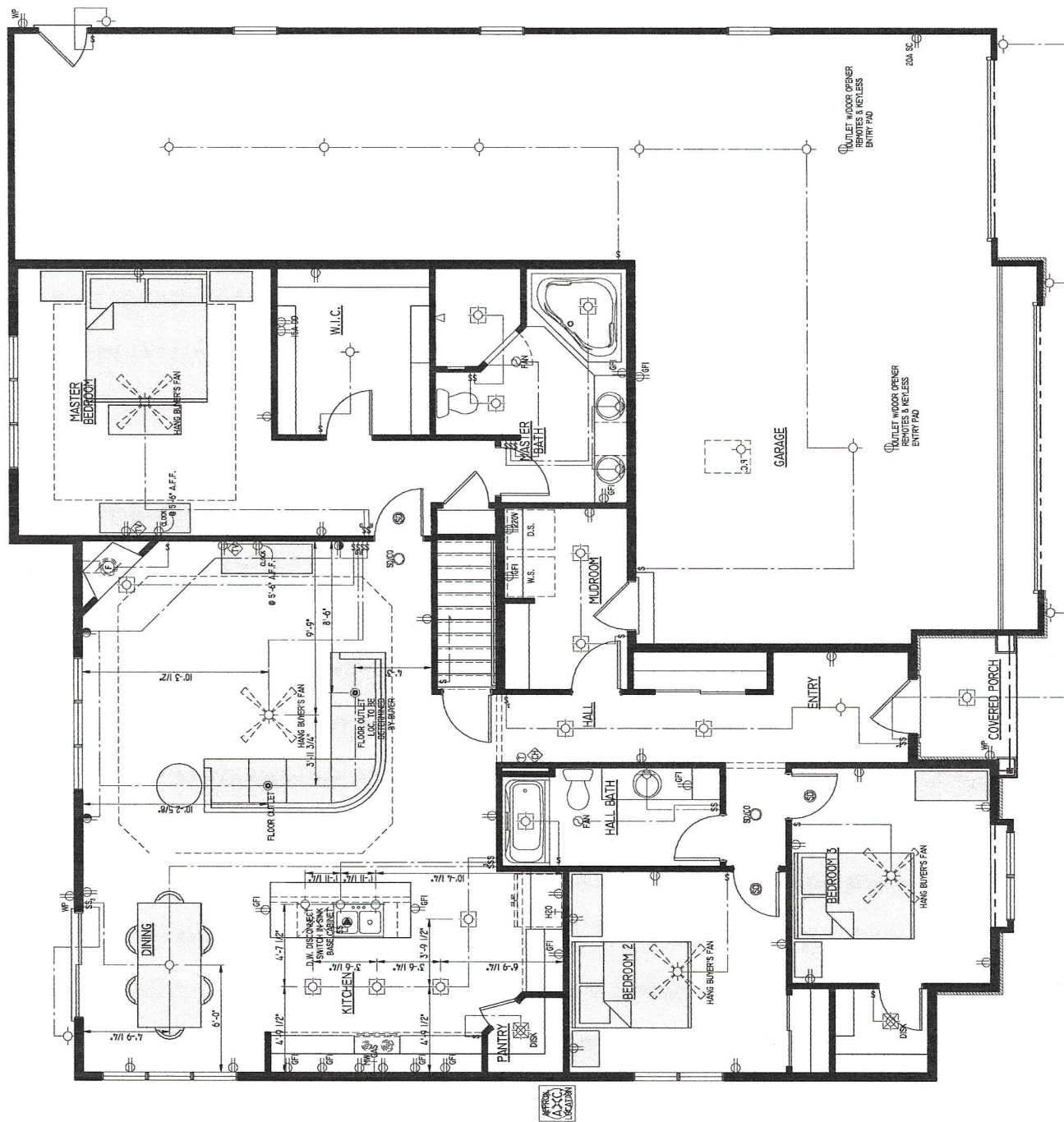


ENLARGED STAIR SECTION



STONE INSIDE CORNER

FIRST FLOOR PLAN



built for:

Joseph & Jennifer Serio
Lot 2, Highland Road
Village of Jackson, WI

Job Number:

BOYL-H-1002

Phase: WORKING PLANS

Drawn by: BK

Plan Dates: 10/20/20

07/07/01

SQUARE FOOTAGE:

1ST FLOOR - 1925 SQ. FT.

OPEN VOLUME - N/A

TOTAL 1925 SQ. FT.

GARAGE AREA - 1189 SQ. FT.

Austria, Vienna - ECU 48

OVERALL WIDTH - 59'-0"
OVERALL DEPTH - 57'-0"

1066

IDENTITY

LAUNLIN

Division: APTS & CRAFTS

Part #1800	Series	HARMONY
------------	--------	---------

Sheet Title

ELECTRICAL

PLAN

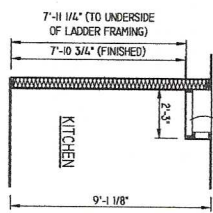
Account Number

12

E. J. & I.

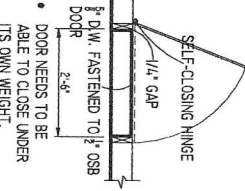
1

KITCHEN SOFFIT SECTION

$$|L_0| = 71$$


1-21 SCUTTLE DOOR DETAIL
SELF CLOSING

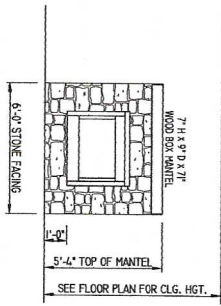
SELF CLOSING



- DOOR NEEDS TO BE ABLE TO CLOSE UNDER ITS OWN WEIGHT.

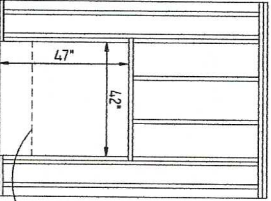
E-2 FIREPLACE DETAIL

**DIRECT VENT GAS
FIREPLACE w/FANS
SET ON 12" PLATFORM**

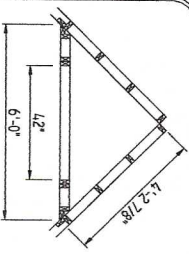


FRONT VIEW

S-12
FIREPLACE FRAMING DETAIL
CORNER UNIT

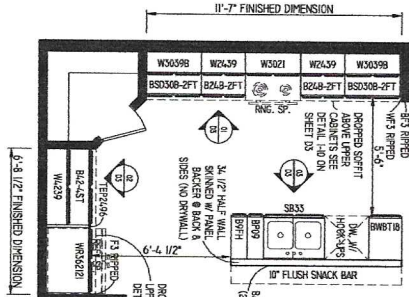


TOP VIEW



K-1 KITCHEN CABINET LAYOUT

全



NOTES

- ALL KITCHEN DETAIL DIMENSIONS ARE FINISHED DIMENSIONS
- CROWN MOLDING @ KITCHEN CABINETS
- GRANITE COUNTERTOPS @ KITCHEN (NO GRANITE BACKSPLASH)
- CERAMIC TILE BACKSPLASH @ KITCHEN
- BASE LEVEL CABINET DOOR HARDWARE THROUGHOUT
- LEVEL #2 CABINETS THROUGHOUT
- DELUXE CABINET CONSTRUCTION THROUGHOUT

- [illegible]

BIELINSKI
— HOMES —

1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494

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Model:	LAUREN	Elevation:	ARTS & CRAFTS
Series:	HARMONY	Plan:	#1800

LAUREN

Sheet Title
DETAILS &
INTERIOR ELEVS

D3 2 3

VILLAGE OF JACKSON

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 238898**Date:** 1/14/2021**Check****RECEIVED
FROM** SERIO, JOSEPH & JENNIFER

\$175.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-45730-000-000	175.00
	PLANNING / ZONING FEES	
	PLANNED UNIT DEVELOPMENT APP / CK #1307	

TOTAL RECEIVED	175.00
-----------------------	---------------

Receipt Memo: PUD / JAN PLAN COMMISSION MTG / CK #1307

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____ - _____

PROPERTY INFORMATION

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

Property Address: Highland Road Lot #1 Unit: _____ Jackson, WI

Parcel #: V3-0453033001 Lot Size: 231,739 sq. ft. Building Area: 4,295 sq. ft.

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

APPLICANT INFORMATION

Name(s): Andrew & Stacey Loosan

Mailing Address: 336 Veranda Ln. Unit 108 Riche State WI Zip 53406

Office: (____) _____ Cell: (414) 467-1003 Fax: (____) _____

Email: andrewloosan@gmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

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

Mailing Address: _____ State _____ Zip _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): _____

Address: _____ State _____ Zip _____

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

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Korn doerfer Homes

Primary Contact: David Moeh

Address: 175 North Corporate Dr. Ste. 130 Brookfield State WI Zip 53045

Office: (262) 898-2670 Cell: (414) 333-5841 Fax: (____) _____

Email: davidm@korndoerferhomes.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: We are building a single family residence with a 3 car attached garage. We are looking for approval for an unattached 30x40 garage to be built in the same style and manner as the house in the future.

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

Hours of Operation: N/A

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

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

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

Proposed, development, on-site improvements or other construction/remodeling activities: single family residence with an additional 30x40 detached garage.

Proposed grading and/or stormwater management plan: grading consistent with single family residence.

Proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: one driveway to both garages. Residential landscaping.

Proposed on-site security measures including site lighting: lighting consistent with a residential home.

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

Projected traffic circulation and impacts: N/A

Setbacks from rights-of-way and property lines and height limitations: see lot analysis.

87' from the road (approximately)

25' 6" from lot line to the west

height of proposed garage approximately 25'

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

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

☒ No ☐ Yes If yes, explain: _____

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

Exterior Building Materials (type, color, etc.): consistent with single family residence being built on the property.

Site Specific Features/Constraints: N/A

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

Proposed screening/buffering from adjacent properties: landscaping consistent with a residential property

Proposed provisions for refuse and recycling collection/storage: N/A

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

Projected Water Usage: N/A gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

Applicant Name (Print):

Andrew Loosen

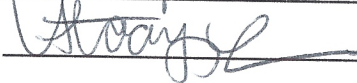
Applicant Signature:



Co-Applicant Name (Print):

Stacey Loosen

CO-Applicant Signature:



Date of Application:

12/29/2020

You MUST sign and date this Application!

SUBMIT TO:

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

QUESTIONS?

Village Clerk:

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

Building Inspector:

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ **TEMPORARY** Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: John Walther, Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: _____

Amount: _____

Payment Type: CH / CC / CA

Check/Receipt #: _____

Received By: _____

Intended Use for Highland Road Lot #1

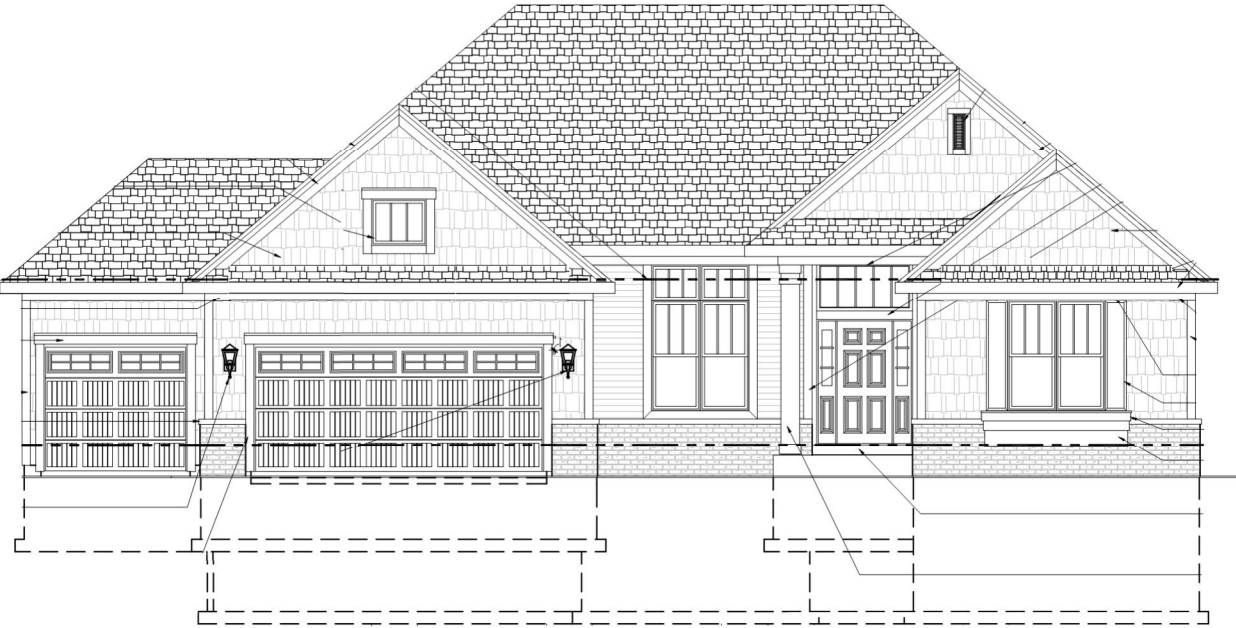
We intend on building a single family residence with an attached three car garage. In the future we would like to build a 30 by 40 detached garage to be consistent with the residence in architecture and building materials. We intend to have one driveway for both buildings. The use of the secondary garage will be for storage of personal vehicles and recreational vehicles. A business will not be operated out of this location. Please feel free to contact us with any questions or concerns.



DANBURY

Craftsman Elevation Square Footages

LIVING AREAS	
AREA	SQUARE FOOTAGE
FIRST FLOOR LIVING AREA	2,330 SF
TOTAL LIVING AREA	2,330 SF



CRAFTSMAN ELEVATION
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



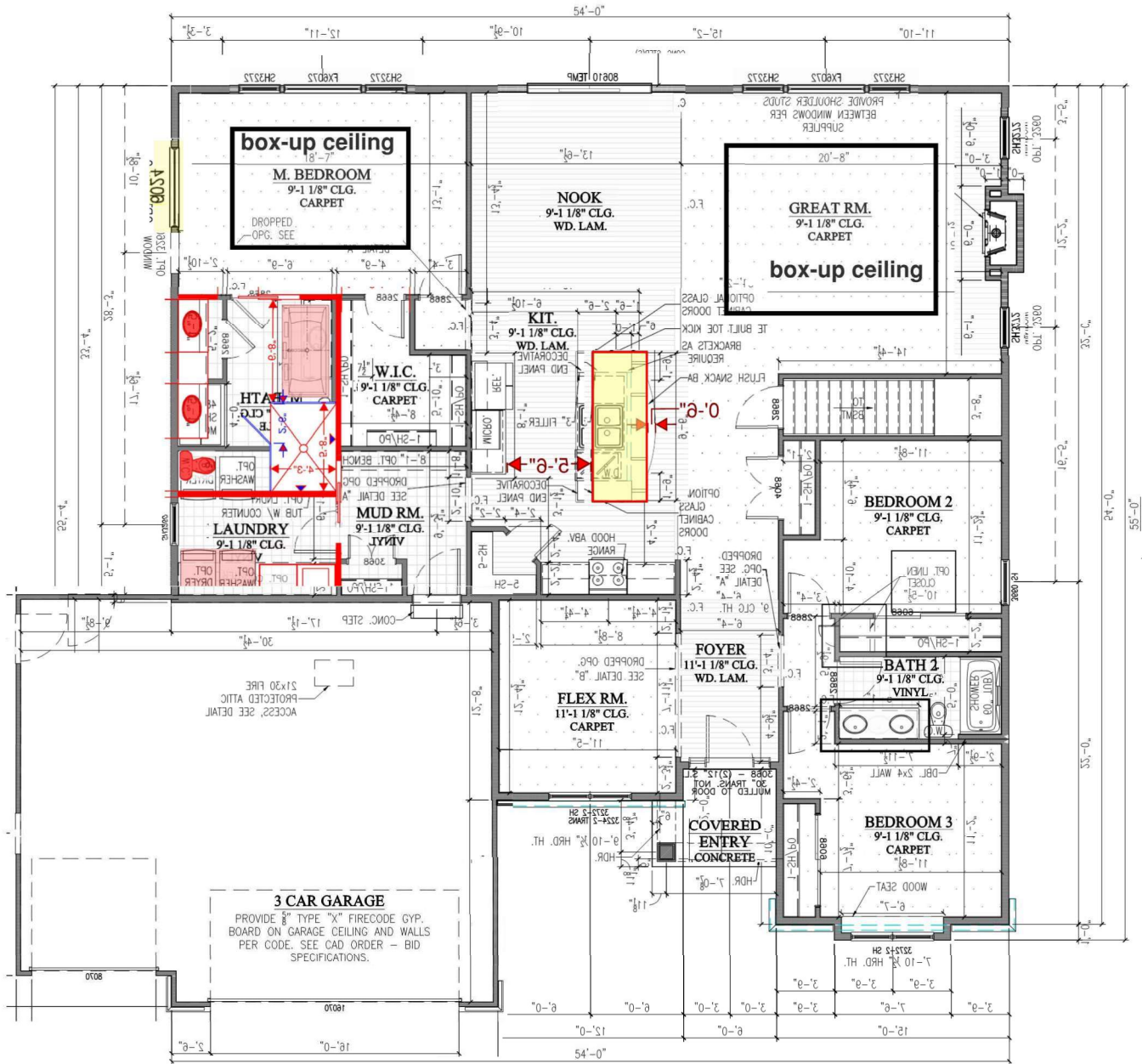
CRAFTSMAN ELEVATION
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



CRAFTSMAN ELEVATION
REAR ELEVATION
SCALE: 1/8" = 1'-0"



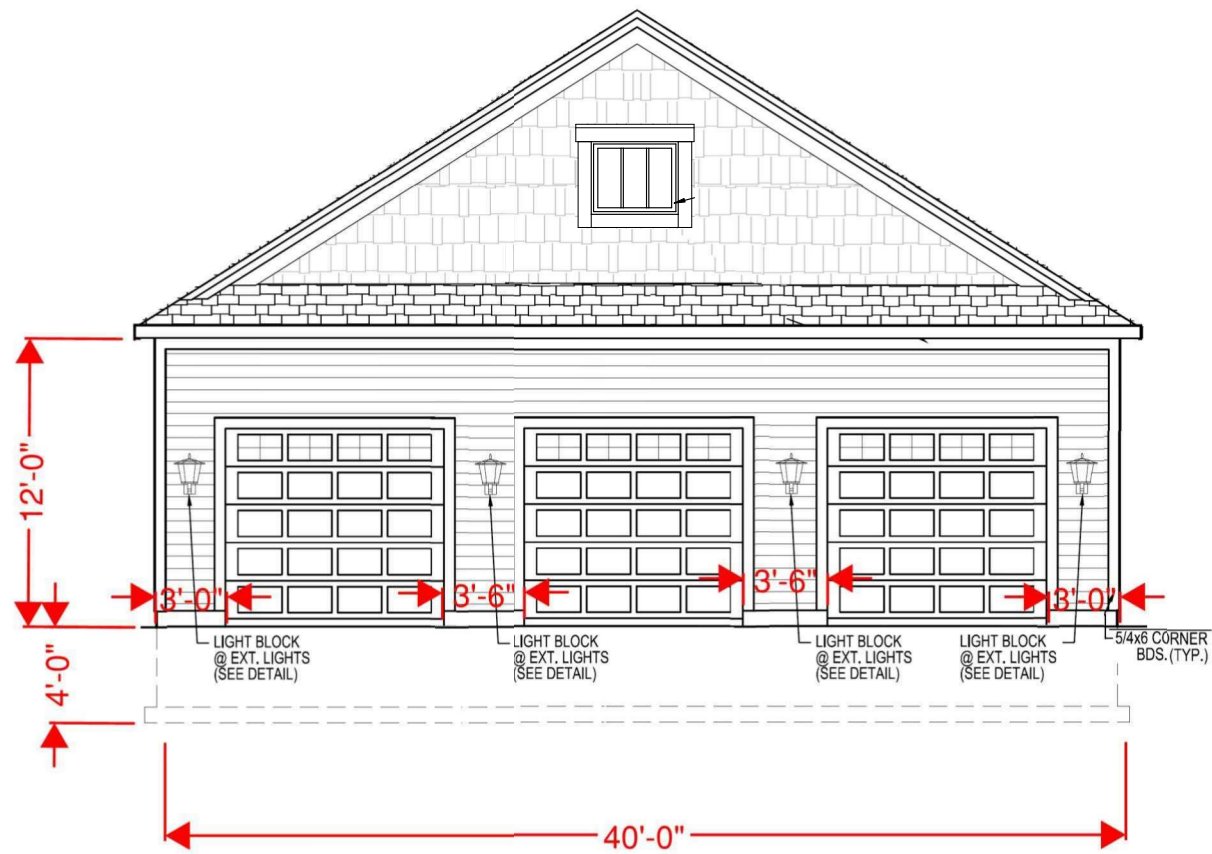
CRAFTSMAN ELEVATION
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



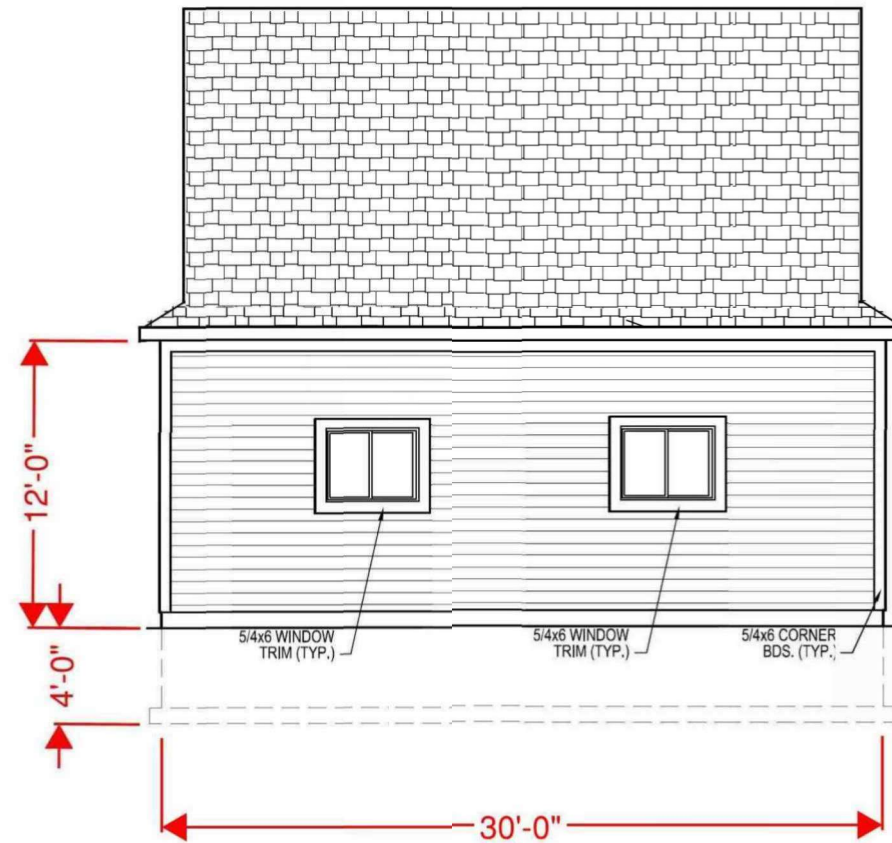
SHEET TITLE:
FIRST FLOOR PLAN -
CRAFTSMAN

MODEL / SERIES:
THE DANBURY

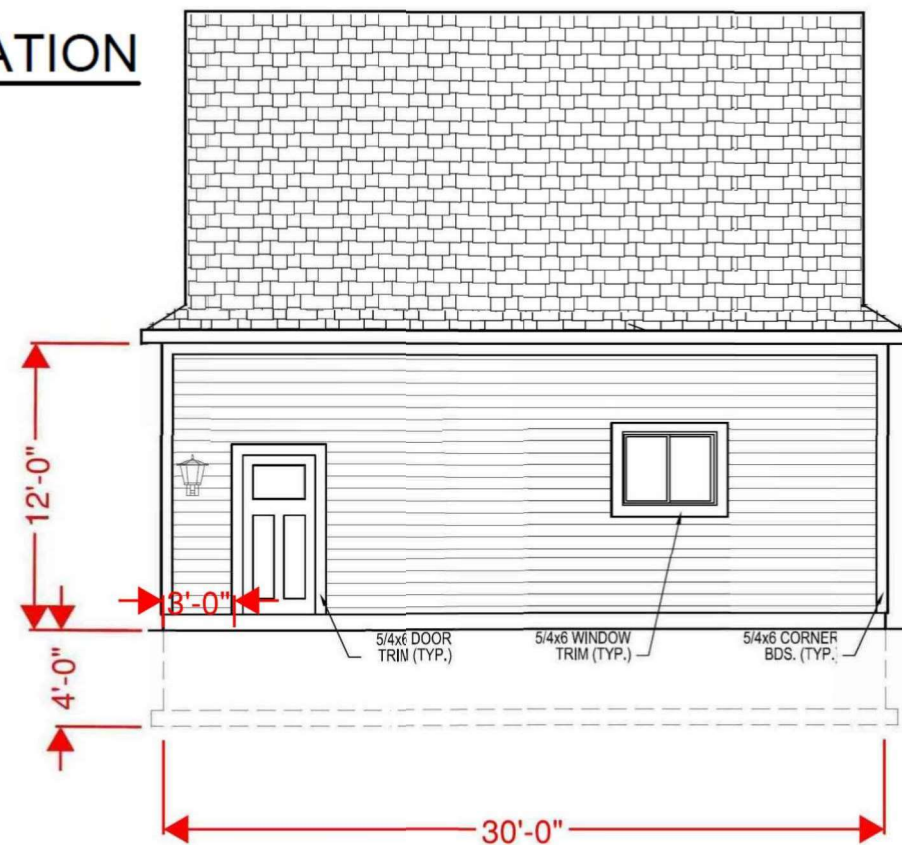
PROJECT INFORMATION:



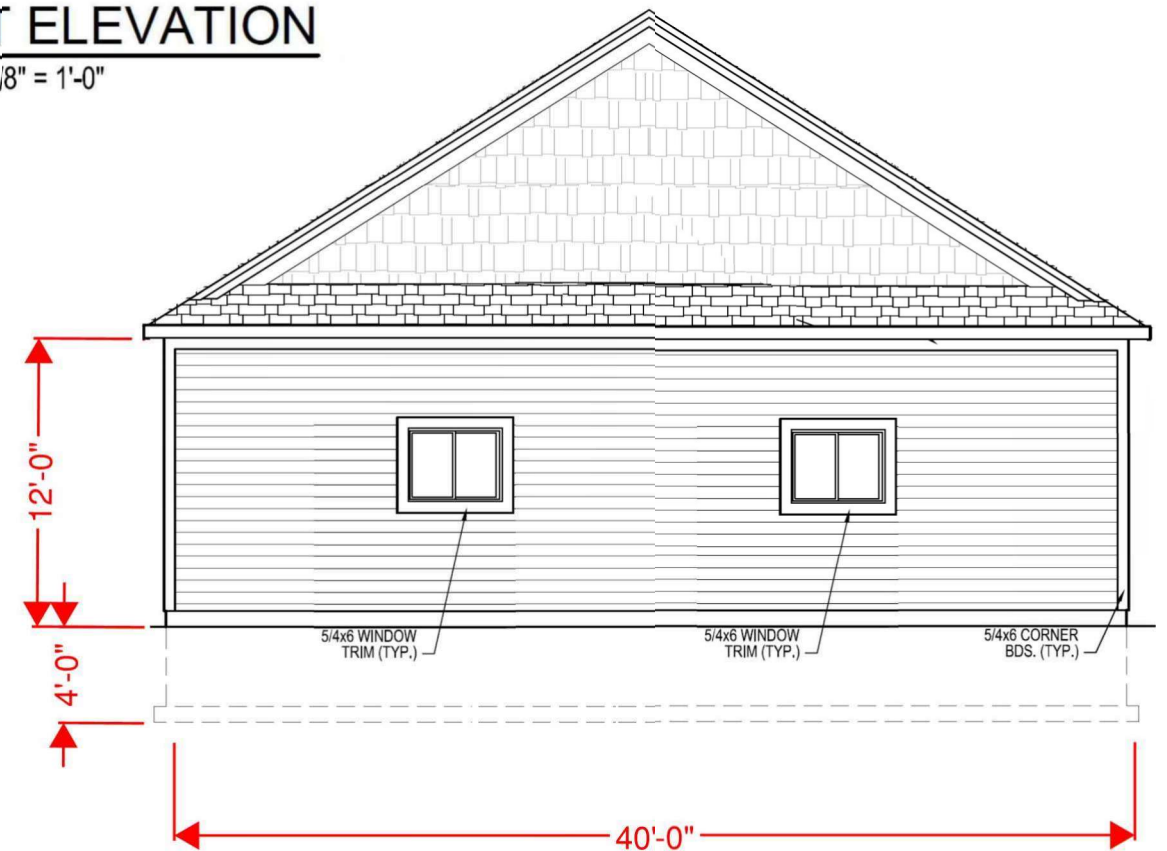
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



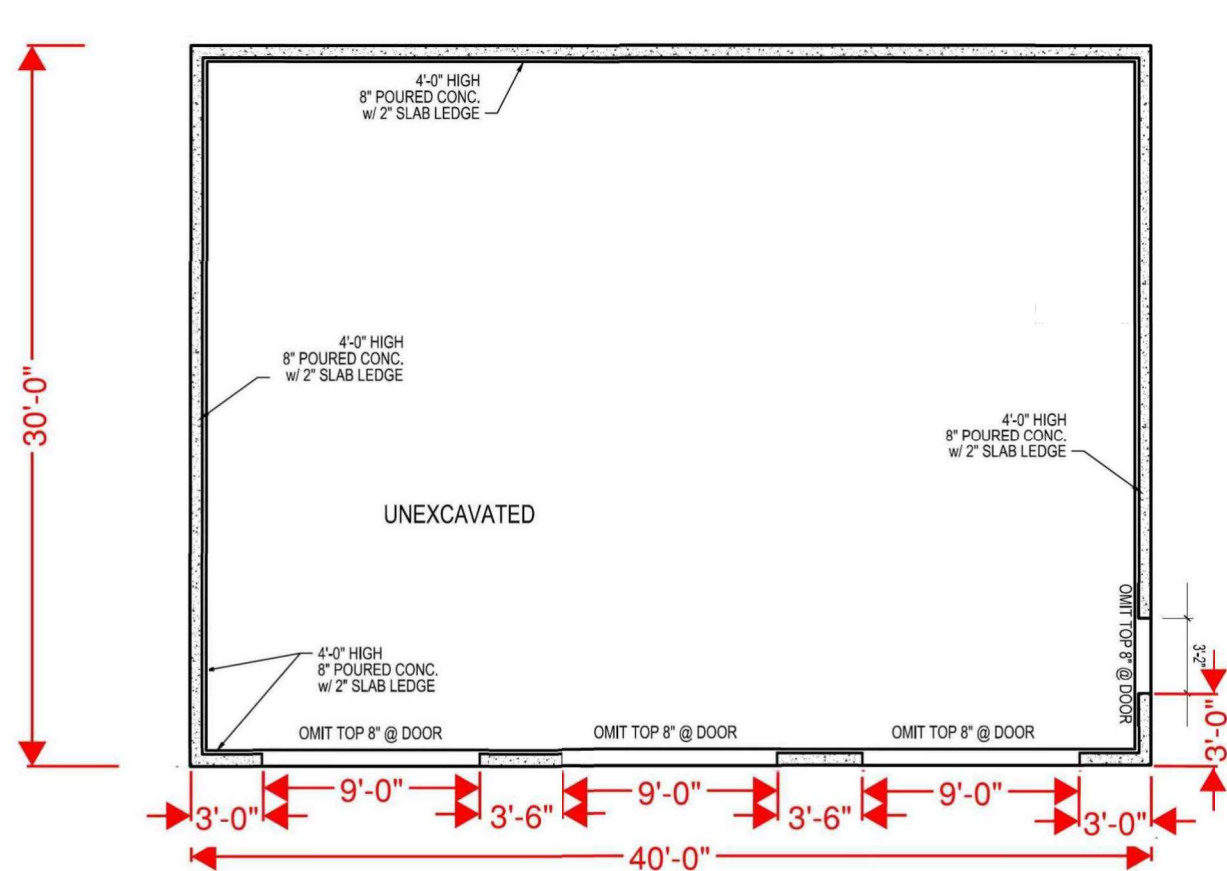
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



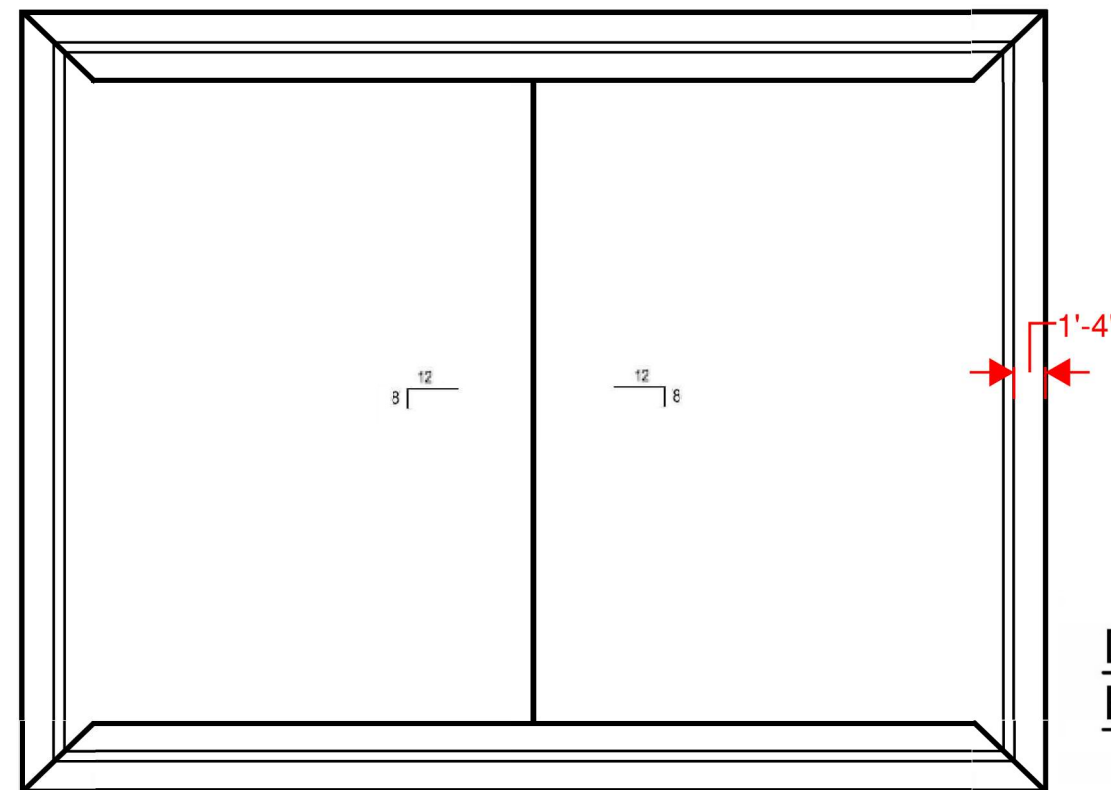
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



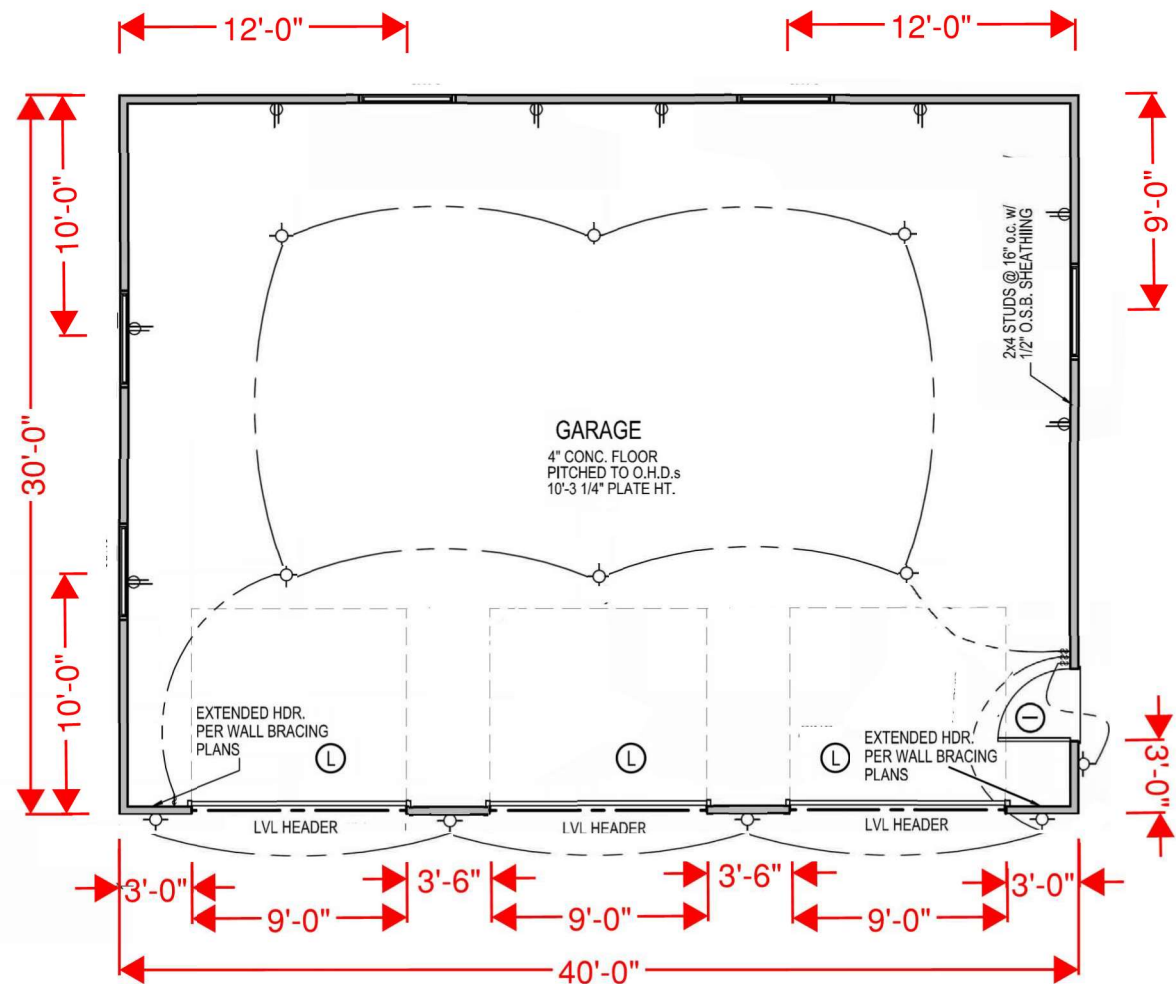
REAR ELEVATION
SCALE: 1/8" = 1'-0"



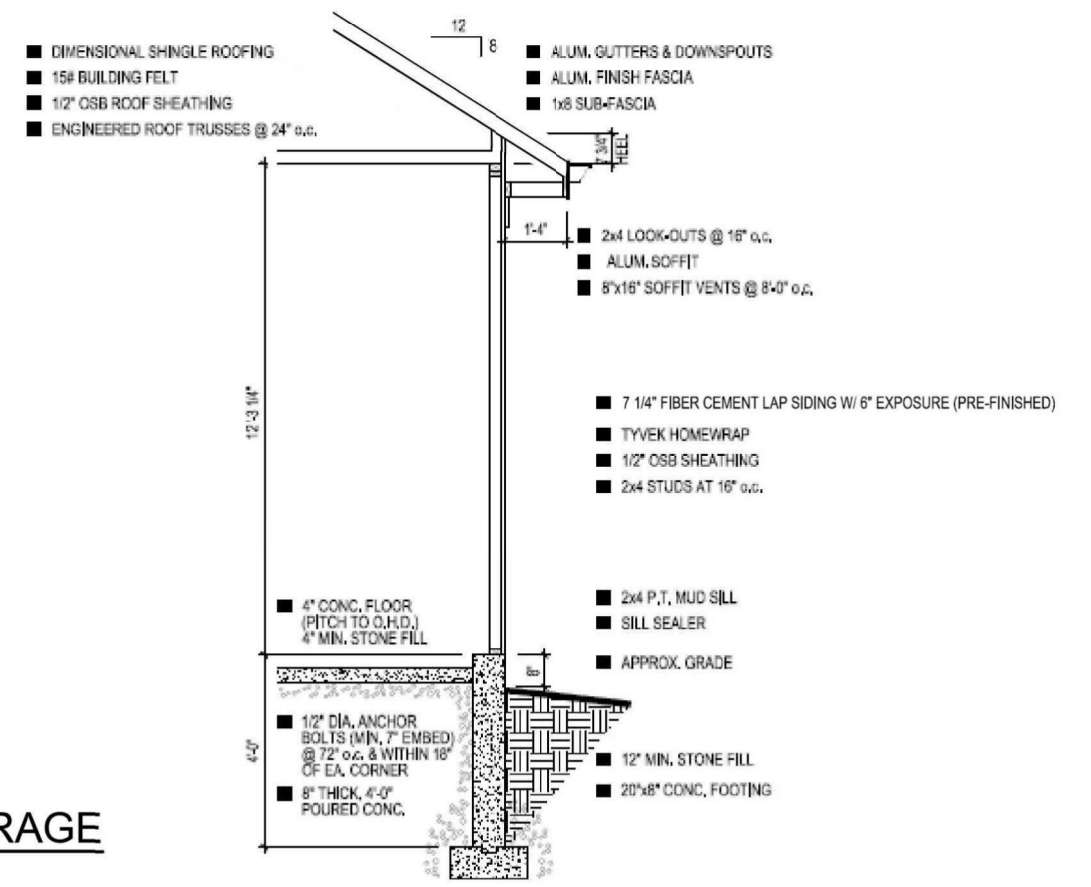
DETACHED GARAGE
FOUNDATION PLAN



DETACHED GARAGE
ROOF PLAN



DETACHED GARAGE
FLOOR PLAN



GARAGE SECTION

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

Lot 1, Highland Road
Village of Jackson, WI
Danbury Craftsman
3-car front garage with
4' front bump
Front=
Rear=
Side=
FYG: 851.5
Driveway Slope: 1.85%
Scale: 1"=60'
December 14, 2020

Lot 1, Highland Road
Village of Jackson, WI
Danbury Craftsman
3-car front garage with
4' front bump
Front=
Rear=
Side=
FYG: 851.5
Driveway Slope: 1.85%
Scale: 1"=60'
December 14, 2020

Front=

Rear=

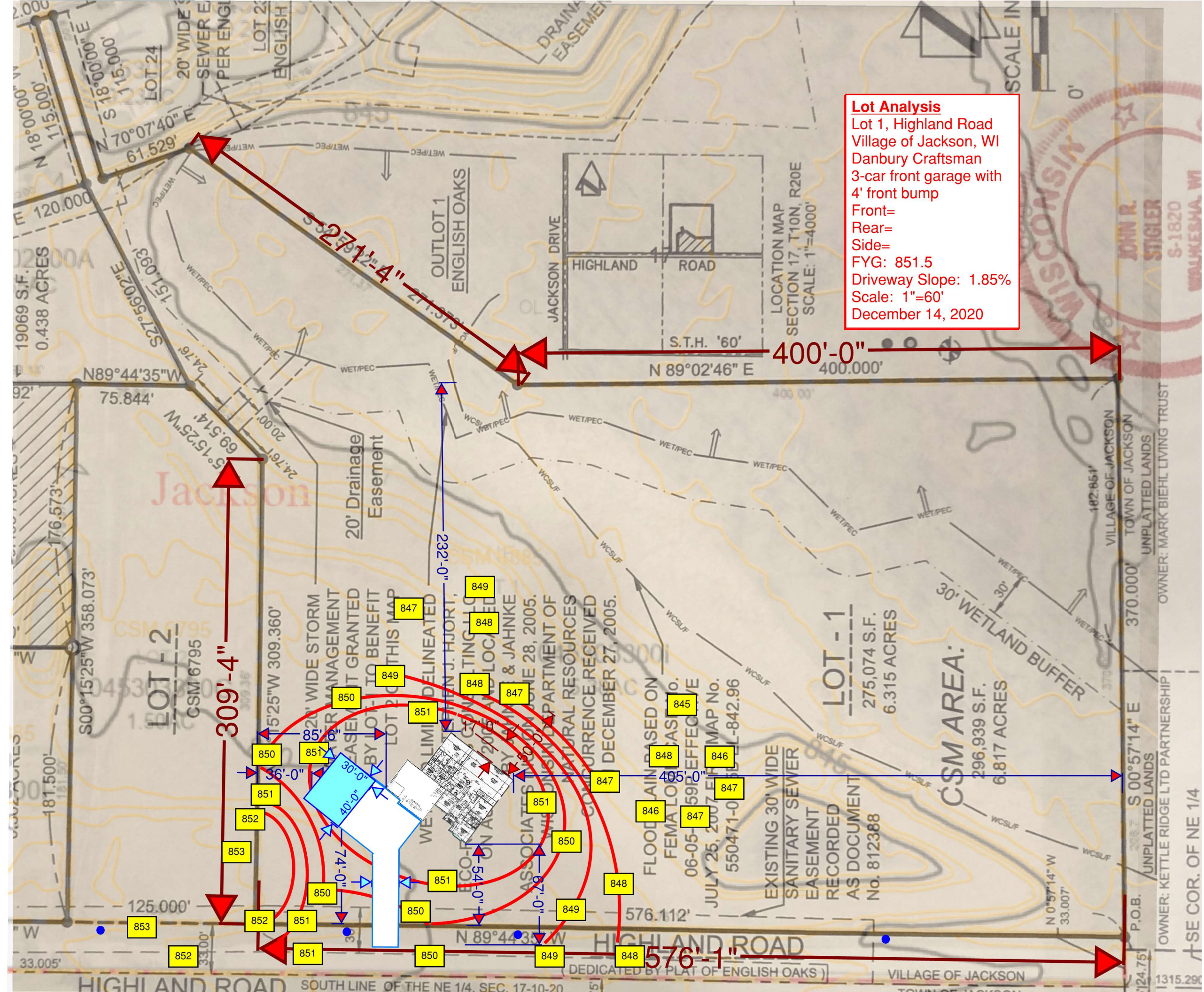
Side=

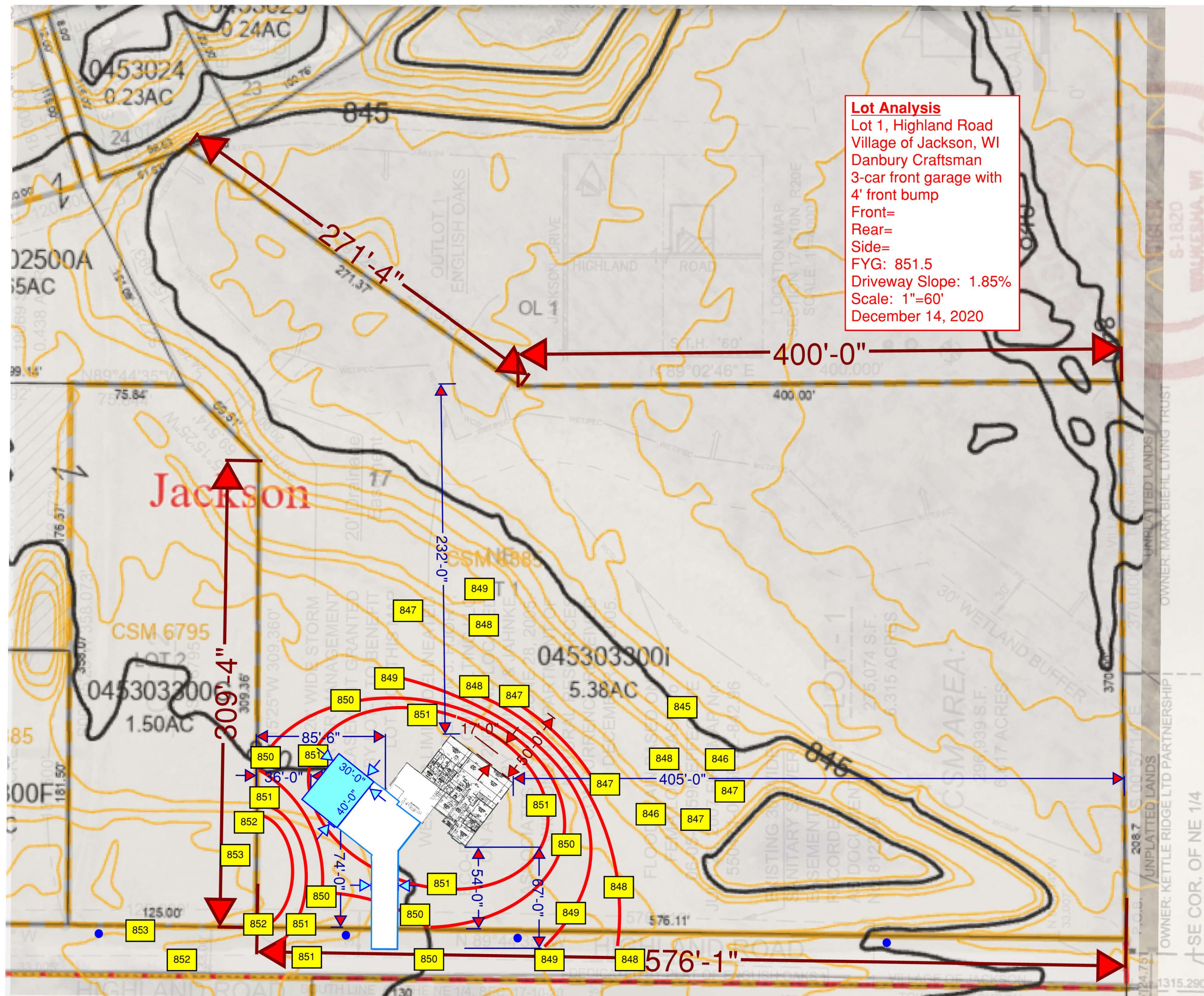
FYG: 851.5

Driveway Slope: 1.85%

Scale: 1"=60'

December 14, 2020





VILLAGE OF JACKSON

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 238900**Date:** 1/14/2021**Check****RECEIVED
FROM** LOOSEN, ANDREWS & STACEY

\$50.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-45730-000-000	50.00
	PLANNING / ZONING FEES	
	JAN PLAN COMMISSION MEETING / CK #1504	

TOTAL RECEIVED	50.00
-----------------------	--------------

Receipt Memo: CONCEPT PLAN-GARAGES / CK #1504

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

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

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____ - _____

PROPERTY INFORMATION

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

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

Property Address: N169 W21010 Meadow Lane **Unit:** _____ Jackson, WI

Parcel #: 005000A **Lot Size:** 5.63 **sq. ft.** **Building Area:** 73,986 **sq. ft.**

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

APPLICANT INFORMATION

Name(s): Mark Hertzfeldt - Design 2 Construct

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

Office: (262) 677-9933 **Cell:** (414) 224-1342 **Fax:** (262) 677-9934

Email: mhertzfeldt@design2construct.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: Custom Service Hardware

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

Mailing Address: 1170 North Wauwatosa Road Cedarburg **State** WI **Zip** 53012

Office: (262) 204-2303 **Cell:** () _____ **Fax:** (262) 375-7970

Email: michele@cshardware.com

Website: cshardware.com

PROPERTY OWNER INFORMATION

Name(s): Same as Business Information

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

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

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Design 2 Construct

Primary Contact: Mark Hertzfeldt

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

Office: (262) 677-9933 **Cell:** (414) 224-1342 **Fax:** (262) 677-9934

Email: mhertzfeldt@design2construct.com

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

Briefly explain what you are requesting to be reviewed and/or approved: _____

Please refer to the attached project narrative

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

Please refer to the attached project narrative

Hours of Operation: Please refer to the attached project narrative

Provide a brief overview of proposed daily on-site operations: Please refer to the attached project narrative

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.: _____

There will be no environmental impacts

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

All adjacent uses are similar business / industrial uses

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

All adjacent uses are similar business / industrial uses

Proposed grading and/or stormwater management plan: _____

No sitework for this development

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

No sitework for this development

Proposed on-site security measures including site lighting: _____

No sitework for this development

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

Existing life safety systems to be maintained and will meet Code requirements for proposed uses

Projected traffic circulation and impacts: _____

No changes to circulation

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

No sitework for this development

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

N/A

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

☐ No ☒ Yes If yes, explain: State of Wisconsin plan examination

Describe any proposed signage including type and location: _____

Signage will be approved under a separate application when tenants are determined

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

No changes to building facade

Site Specific Features/Constraints: None

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

Proposed screening/buffering from adjacent properties: None proposed

Proposed provisions for refuse and recycling collection/storage: Existing outdoor dumpster condition to remain

Projected Sewer/Wastewater Usage: TBD gal/year

Projected Water Usage: TBD gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

Applicant Name (Print): Mark Hertzfeldt

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 12.30.2020

You MUST sign and date this Application!

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

QUESTIONS?

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

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ **TEMPORARY** *Expiration Date:* _____, 20____

Plan Commission Approval: *Meeting Date:* _____, 20____

Village Board Approval: *Meeting Date:* _____, 20____

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

Approved by: John Walther, Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: _____

Amount: _____

Payment Type: CH / CC / CA

Check/Receipt #: _____

Received By: _____

Village of Jackson
N168W20733 Main Street
Jackson, WI 53037

December 30, 2020

Re: Project Narrative for Custom Service Hardware

Introduction:

Included with this project narrative you will find the graphical information regarding the proposed change in use for the development located at N169W21010 Meadow Lane in the Village of Jackson. The existing development will be sold and developed as a multi-tenant Industrial building and site.

Existing Site:

The existing site is approximately 5.6 acres and is currently occupied by a 119,253 sf industrial building and the supporting site development. The site frontage is Tower Drive to the north, Meadow Lane and similar use properties to the South, and similar use properties to the East and West. Vehicular access to the site possible from both Tower Drive and Meadow Lane. The primary parking field is located along Meadow Lane.

Plan of Operation:

Custom Service Hardware will be purchasing the existing building and will be relocating their operation from Cedarburg and expanding in this location in the Village of Jackson. Of the nearly 120,000 sf building Custom Service Hardware will be occupying approximately 73,986 s.f. which will include a portion of both the two-story office and industrial space.

Custom Service Hardware is a distributor of home improvement supplies and hardware kits. They perform light assembly of the products they sell and store in their warehouse. Their staff works with a call center that processes orders, preps and then ships the orders.

Custom Service Hardware operates one shift from 7:30 am to 4:30 pm Monday through Friday. They currently have 59 employees and plan to maintain that level of employment for the next couple of years as they get used to their new home in Jackson.

Quality Stamping and Tool will continue to occupy the balance of the space in the office and industrial space as a tenant to Custom Service hardware.



N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

Proposed Building/Site:

There are no significant changes planned for the building or the site as it relates to this use. The only change visible from the exterior of the building will entail new HVAC that is planned to condition the industrial space. Two new ground mounted HVAC units will be placed on the east side of the industrial building utilizing two existing exhaust fan penetrations to provide heat and cooling to the space. Two other existing exhaust fan openings will be closed utilizing similar metal panel siding.

We are proposing no additional impervious surface, therefore stormwater management is not a concern.

Landscaping for the site will remain with no changes.

Site lighting will remain with no changes.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This use is consistent with the nature of the surrounding neighborhood which is a business/industrial park. The traffic patterns in the neighborhood are already established and will not be affected by the new development.

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

Sincerely,
Mark Hertzfeldt

A handwritten signature in black ink, appearing to read 'Mark Hertzfeldt', enclosed within a large, loopy oval shape.

Design 2 Construct Development Corporation



N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

Planning and Zoning Department
Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

December 30, 2020

Re: Impact Statement:

Annual Water Consumption:

- This is a new larger facility for this business and the water consumption is not determined at this time

Annual Sewage Consumption:

- This is a new larger facility for this business and the sewage generation is not determined at this time

Vehicle Trips per day:

- 59 employee vehicles
- 12-14 truck traffic

Proposed signage:

- Signage will be approved under a separate application for approval

General hours of operation:

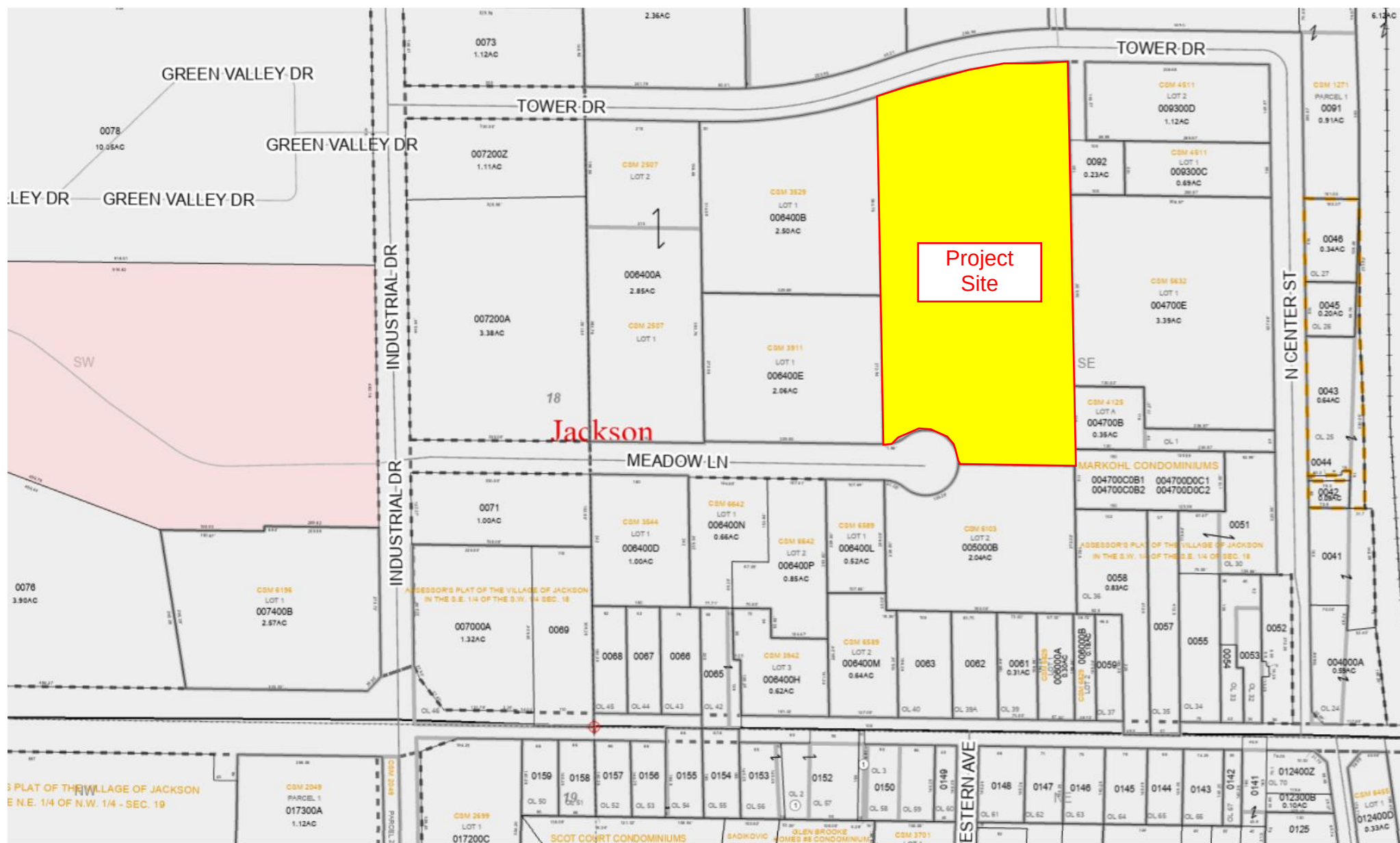
- The days and hours of operation are currently proposed as:
- Monday 7:30 am – 4:30 pm.
- Tuesday 7:30 am – 4:30 pm.
- Wednesday 7:30 am – 4:30 pm.
- Thursday 7:30 am – 4:30 pm.
- Friday 7:30 am – 4:30 pm.
- Saturday – Regularly closed – occasional hours on an as needed basis
- Sunday – Regularly closed – occasional hours on an as needed basis

Proposed dates of construction:

- Construction will begin in February and last approximately 60-90 days

Unusual conditions:

- There are no unusual conditions associated with this proposal



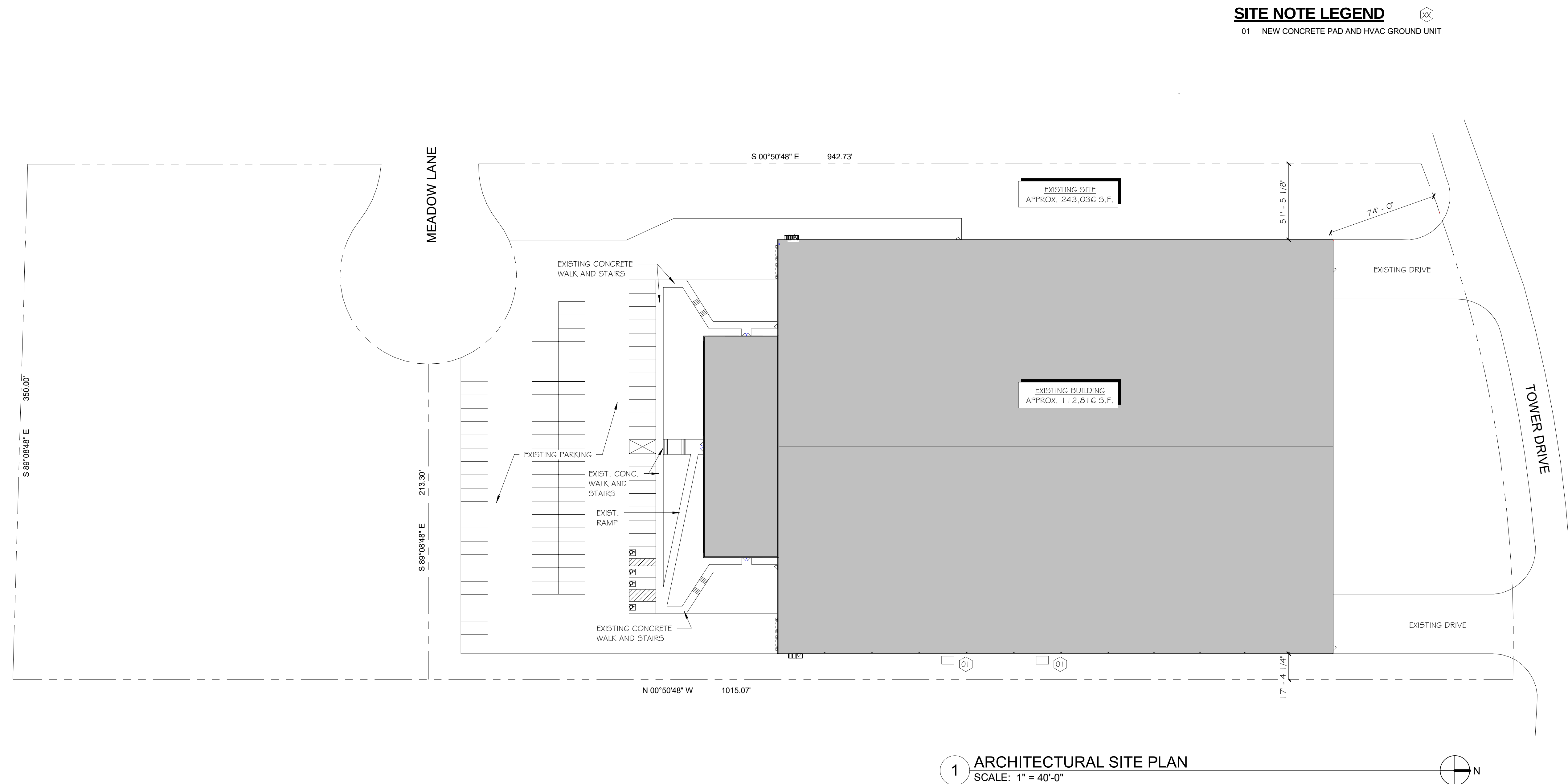
VILLAGE OF JACKSON
N168W20733 MAIN ST.
P O BOX 637
JACKSON, WI 53037-0147

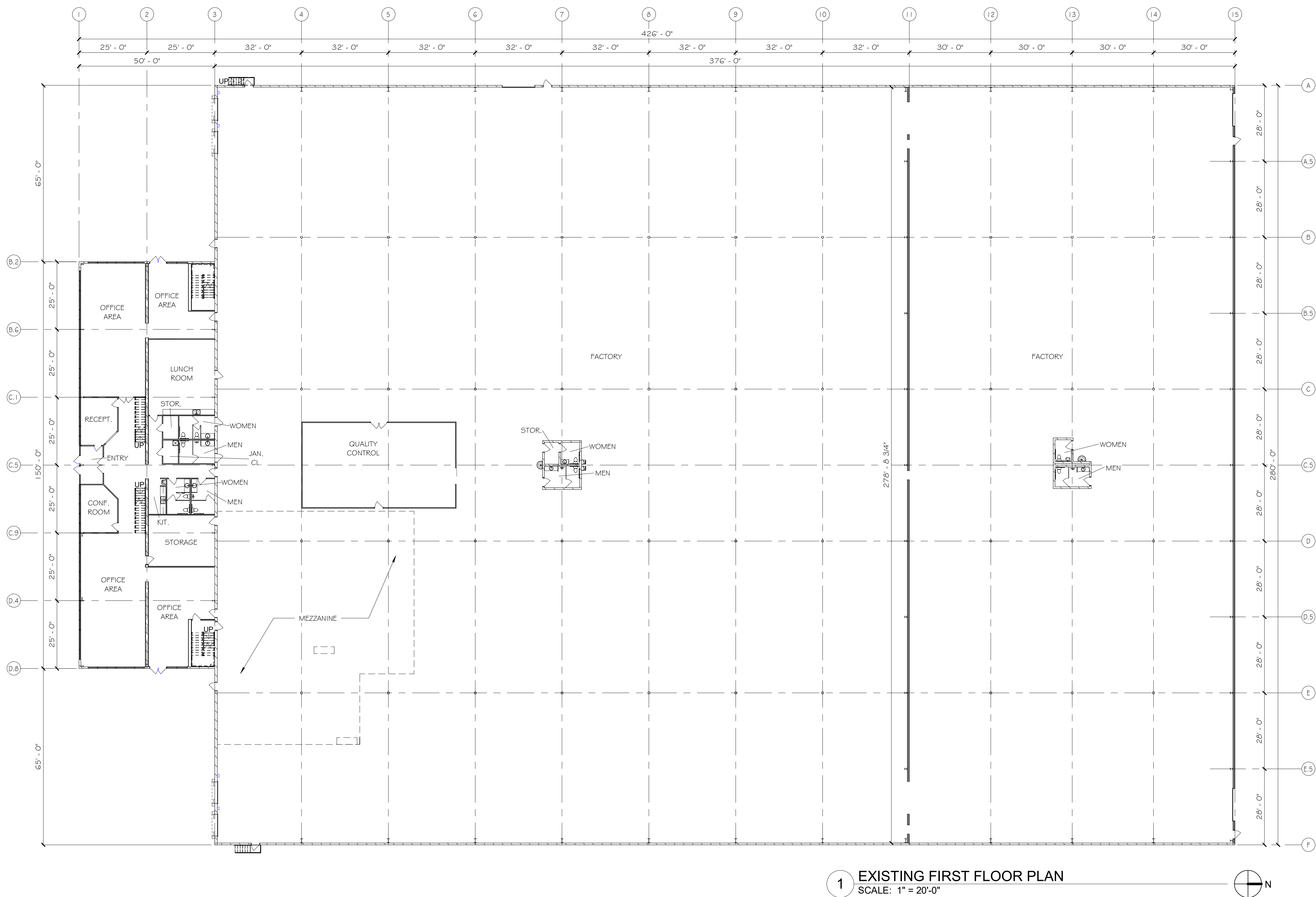
Receipt Nbr: 238694
Date: 1/04/2021
Check

RECEIVED FROM DESIGN 2 CONSTRUCT \$150.00

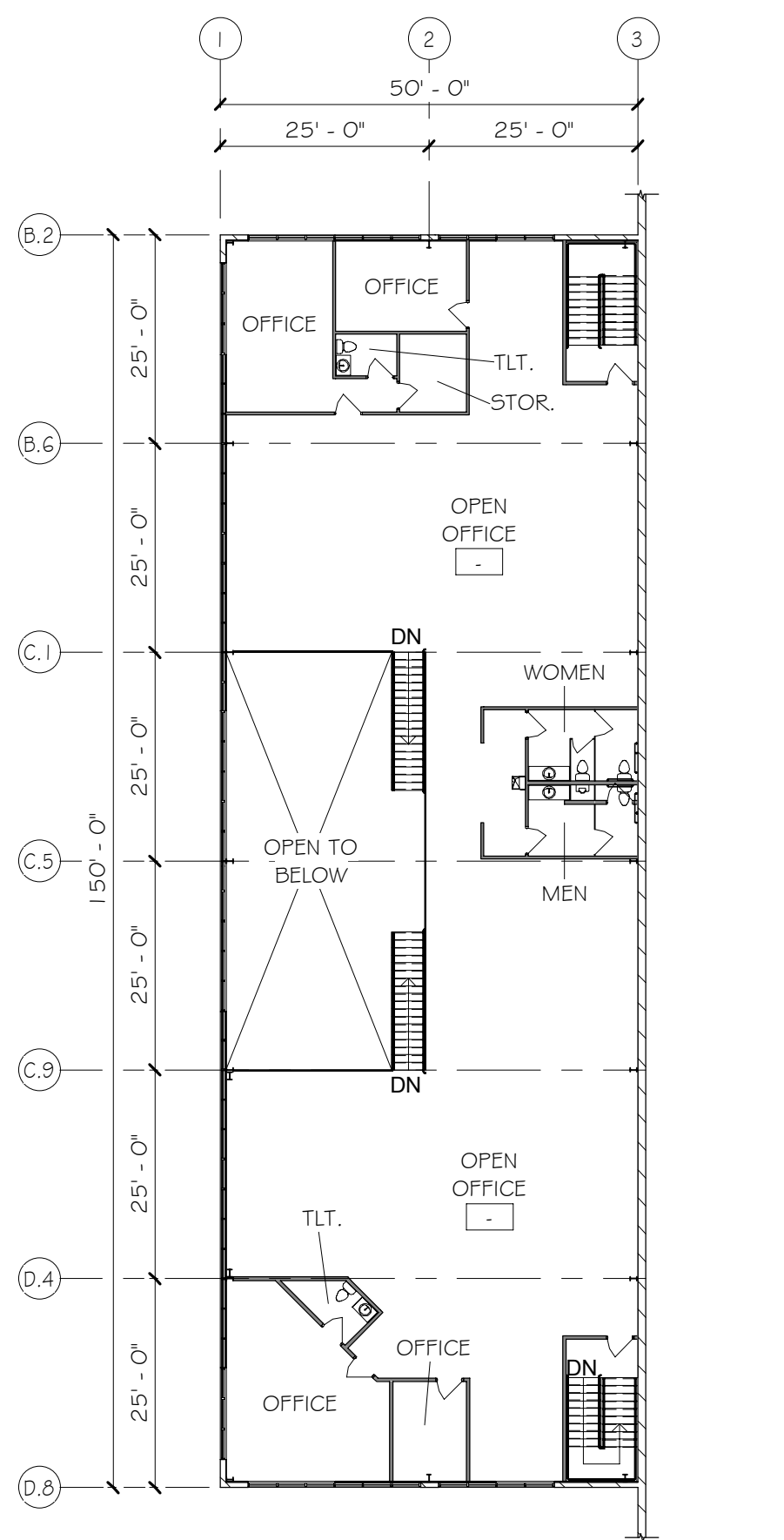
<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-45730-000-000	150.00
	PLANNING / ZONING FEES	
	CONDITIONAL USE / CK #109680	
TOTAL RECEIVED		150.00

Receipt Memo: CONDITIONAL USE / CK #109680





1 EXISTING FIRST FLOOR PLAN
SCALE: 1" = 20'-0"



2 EXISTING MEZZANINE PLAN
SCALE: 1" = 20'-0"

CONSTRUCTION NOTES:

GENERAL:

ALL GYPSUM WALLBOARD IS TO BE 5/8" THICK (UNLESS NOTED OTHERWISE), IN LONGEST LENGTHS AVAILABLE, SCREW ATTACHED TO STUDS OR FURRING. ALL METAL STUDS AND FURRING ARE TO BE 25 GAUGE (MIN.), AND SPACED 24" O.C. (MAX.). PROVIDE METAL CORNER BEADS AND USG NO. 2008 METAL TRIMS AT ALL EXPOSED WALLBOARD EDGES. TAPE AND FINISH ALL JOINTS, EVEN IF NOT EXPOSED TO VIEW.

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

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

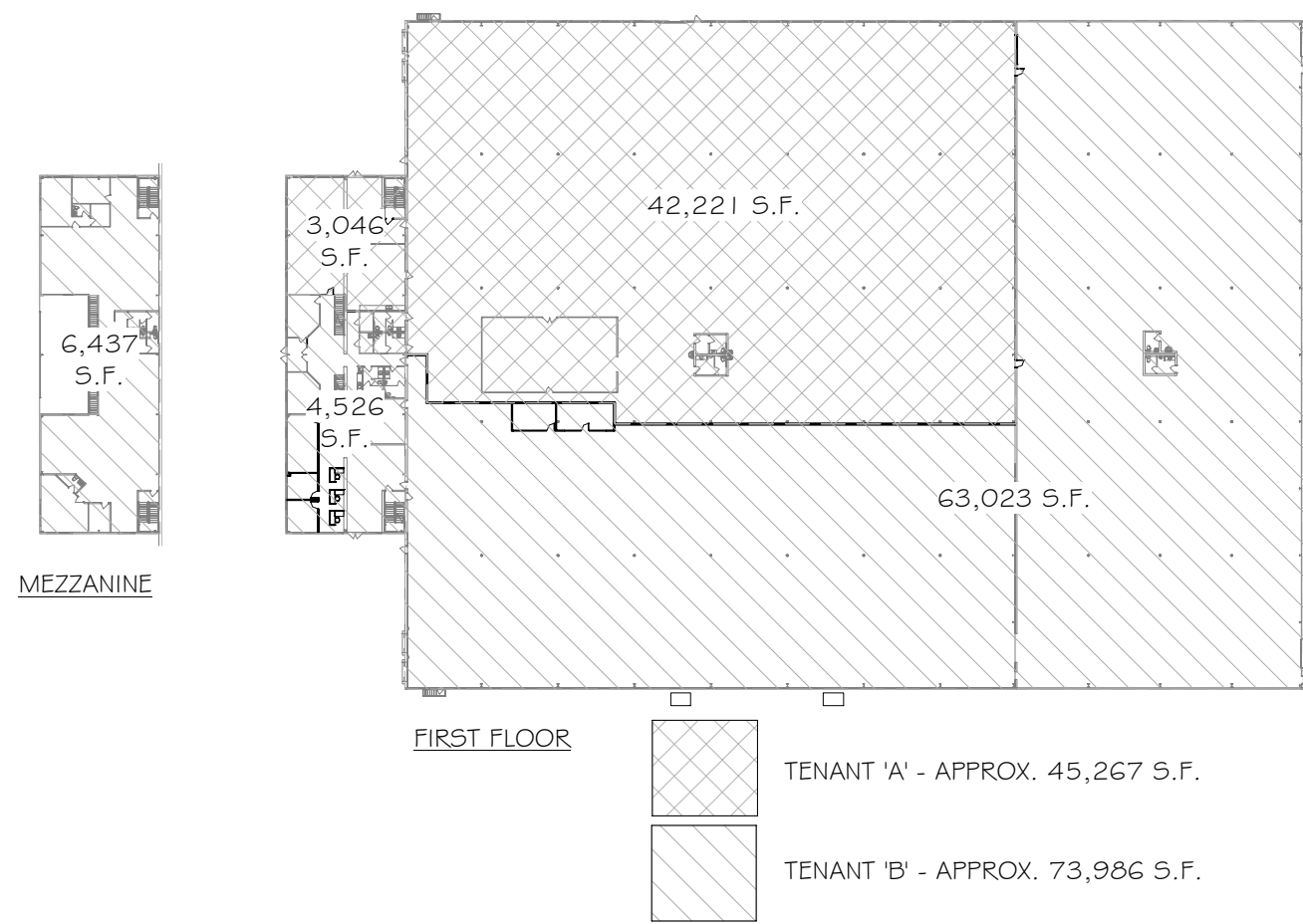
CONSTRUCTION NOTE LEGEND

- 01 PROVIDE PATCHWORK FOR EXISTING PARTITIONS THROUGHOUT
- 02 REMOVE EXISTING FLOORING. INSTALL NEW STATIC DISSIPATIVE VCT FLOORING
- 03 NEW ACT CEILING AND LIGHT FIXTURES
- 04 NEW FLOOR. SEE SCHEDULE
- 06 REMOVE EXISTING DOOR AND FRAME. INFILL OPENING W/ STEEL STUDS AND GYP. BD.
- 07 NEW WOOD DOOR WITH SIDELITE IN HOLLOW METAL FRAME IN EXISTING WALL. SEE SCHEDULE
- 08 NEW OPENING IN EXISTING WALL
- 09 NEW VERTICAL GRAB BAR
- 10 REMOVE EXISTING DOOR AND FRAME. INSTALL NEW WOOD DOOR AND HOLLOW METAL FRAME. SEE SCHEDULE
- 11 (4) 6"x6" WORKSTATIONS BY OWNER. PROVIDE OPTION FOR POWER POLE OR FLOOR OUTLET AND DATA
- 12 NEW SITE DRAIN
- 13 NEW CONCRETE PAD. GROUND MOUNTED 20-TON HVAC UNITS HEAT AND A/C W/ DEHUMIDIFICATION COMPONENT
- 14 REMOVE EXISTING MEZZANINE AND STRUCTURE
- 15 PLASTIC STRIP COVERING W/ MANUAL GLIDE
- 16 CLEAN EXISTING FLOOR TILE
- 17 TRANSITION STRIP
- 18 DUST CAP FOR ROOM. TOP 11'-0" A.F.F.
- 19 REMOVE EXISTING WALL FAN. INSTALL NEW INSULATED METAL WALL PANEL. USE OPENING FOR NEW PIPING, ETC. FROM NEW GROUND HVAC UNIT.
- 20 NEW WINDOW - SILL HEIGHT 3'-4" A.F.F., HEAD HEIGHT 7'-2" A.F.F.

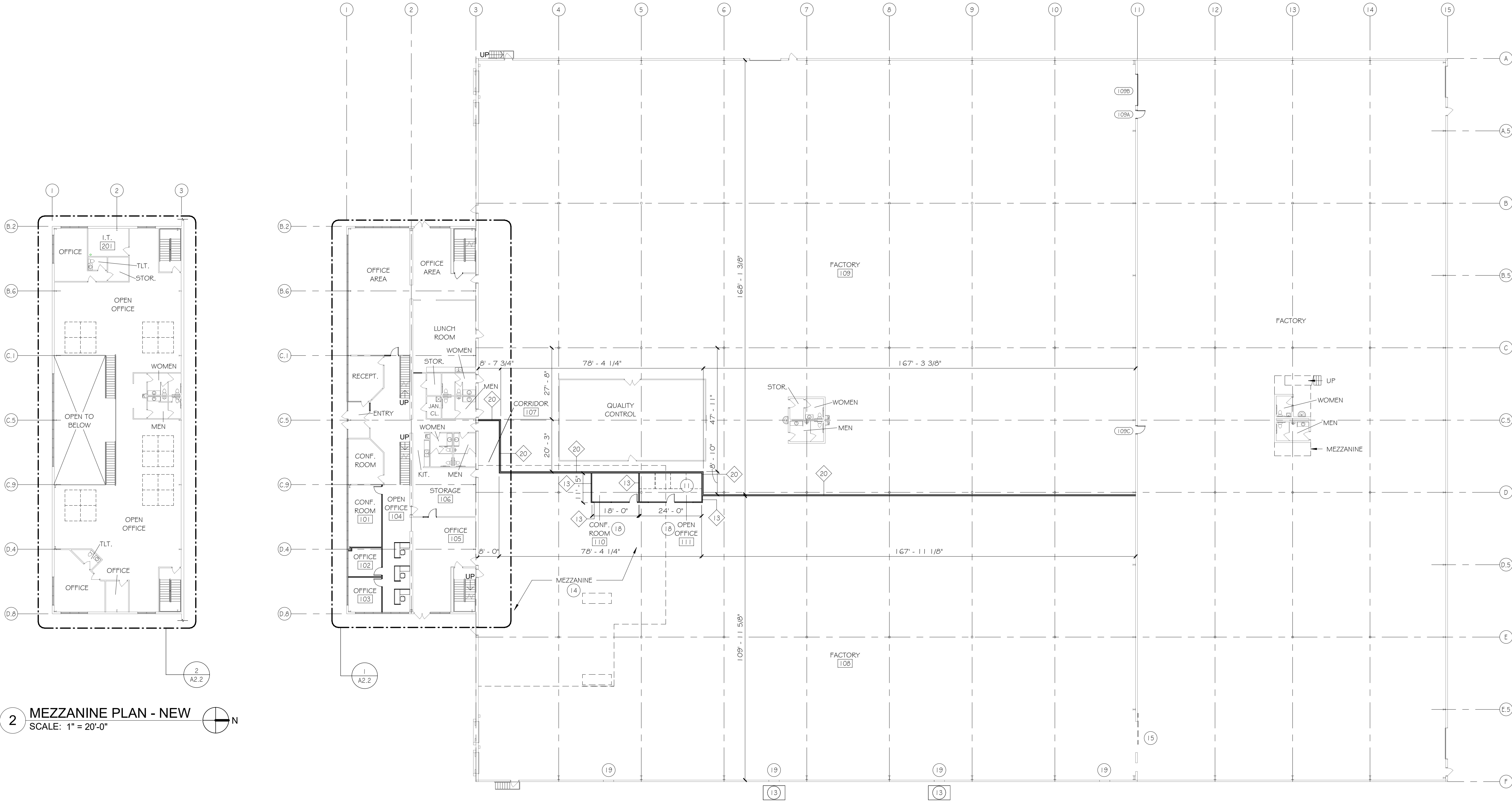
PARTITION TYPES:

NO. SKETCH DESCRIPTION
(STUD WALL TYPES)

13		5/8" GYPSUM WALLBOARD (EACH FACE) ON 3-5/8" METAL STUDS AT 24" O.C. FULL THICKNESS ROCKWOOL SOUNDPROOFING INSULATION
20		5/8" GYPSUM WALLBOARD ON 6" METAL STUDS AT 24" O.C. 1/2" RESILIENT CHANNEL (HORIZ.) 24" O.C. 5/8" GYPSUM WALLBOARD FULL THICKNESS ROCKWOOL SOUNDPROOFING INSULATION

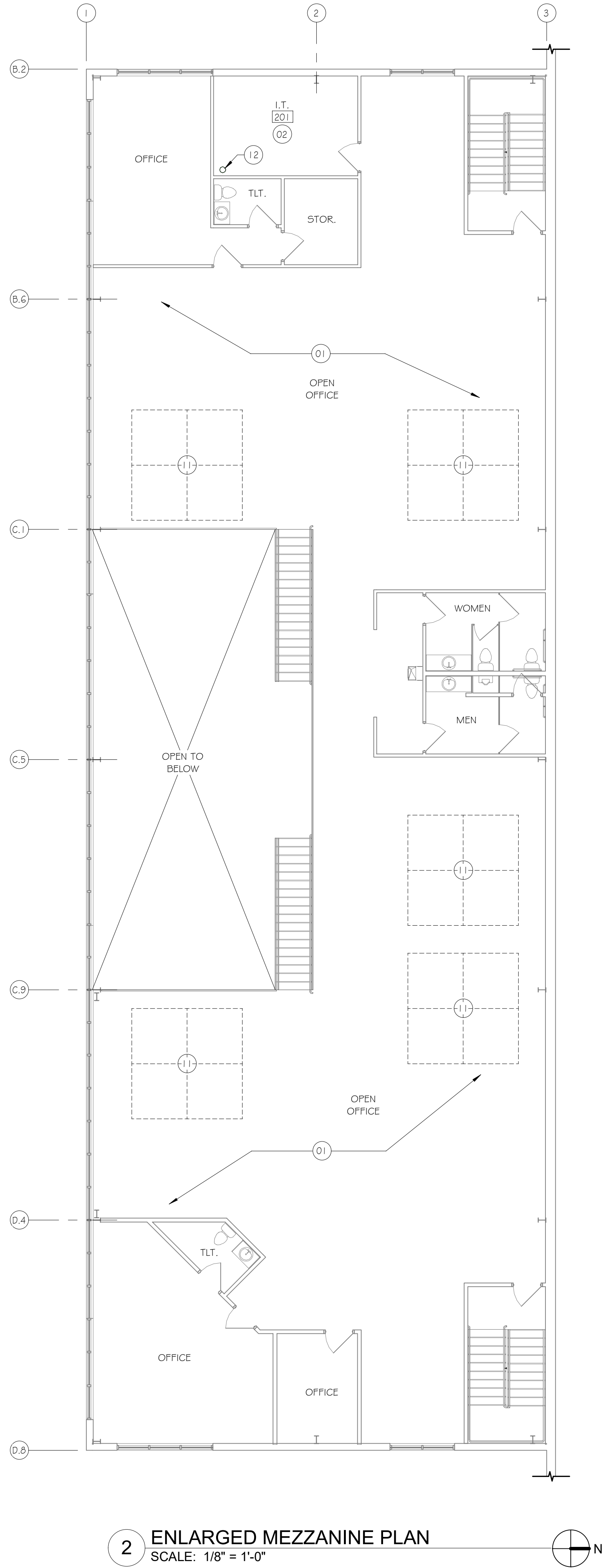


3 SQUARE FOOTAGE PLAN
SCALE: 1" = 80'-0"



2 MEZZANINE PLAN - NEW
SCALE: 1" = 20'-0"

1 OVERALL FIRST FLOOR PLAN - NEW
SCALE: 1" = 20'-0"



2 ENLARGED MEZZANINE PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES:

GENERAL:

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

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

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

CONSTRUCTION NOTE LEGEND (XX)

- 01 PROVIDE PATCHWORK FOR EXISTING PARTITIONS THROUGHOUT
- 02 REMOVE EXISTING FLOORING. INSTALL NEW STATIC DISSIPATIVE VCT FLOORING
- 03 NEW ACT CEILING AND LIGHT FIXTURES
- 04 NEW FLOOR. SEE SCHEDULE
- 06 REMOVE EXISTING DOOR AND FRAME. INFILL OPENING W/ STEEL STUDS AND GYP. BD.
- 07 NEW WOOD DOOR WITH SIDELITE IN HOLLOW METAL FRAME IN EXISTING WALL. SEE SCHEDULE
- 08 NEW OPENING IN EXISTING WALL
- 09 NEW VERTICAL GRAB BAR
- 10 REMOVE EXISTING DOOR AND FRAME. INSTALL NEW WOOD DOOR AND HOLLOW METAL FRAME. SEE SCHEDULE
- 11 (4) 6"x6" WORKSTATIONS BY OWNER. PROVIDE OPTION FOR POWER POLE OR FLOOR OUTLET AND DATA
- 12 NEW SITE DRAIN
- 13 NEW CONCRETE PAD. GROUND MOUNTED 20-TON HVAC UNITS HEAT AND A/C W/ DEHUMIDIFICATION COMPONENT
- 14 REMOVE EXISTING MEZZANINE AND STRUCTURE
- 15 PLASTIC STRIP COVERING W/ MANUAL GLIDE
- 16 CLEAN EXISTING FLOOR TILE
- 17 TRANSITION STRIP
- 18 DUST CAP FOR ROOM. TOP 11'-0" A.F.F.
- 19 REMOVE EXISTING WALL FAN. INSTALL NEW INSULATED METAL WALL PANEL. USE OPENING FOR NEW PIPING, ETC. FROM NEW GROUND HVAC UNIT.
- 20 NEW WINDOW - SILL HEIGHT 3'-4" A.F.F., HEAD HEIGHT 7'-2" A.F.F.

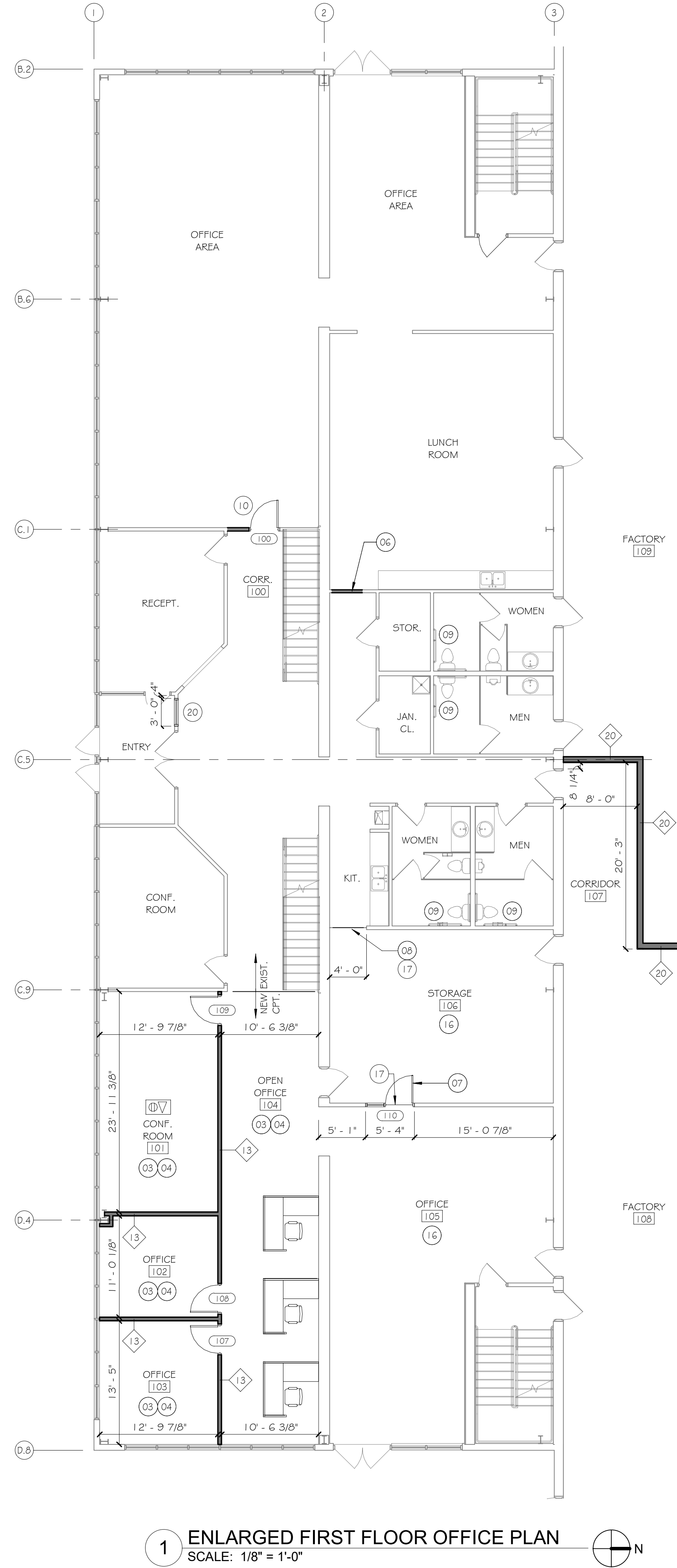
PARTITION TYPES:

NO.	SKETCH	DESCRIPTION (STUD WALL TYPES)
-----	--------	----------------------------------

13		5/8" GYPSUM WALLBOARD (EACH FACE) ON 3-5/8" METAL STUDS AT 24" O.C. FULL THICKNESS ROCKWOOL SOUNDPROOFING INSULATION
20		5/8" GYPSUM WALLBOARD ON 6" METAL STUDS AT 24" O.C. 1/2" RESILIENT CHANNEL (HORIZ.) 24" O.C. 5/8" GYPSUM WALLBOARD FULL THICKNESS ROCKWOOL SOUNDPROOFING INSULATION

ELECTRICAL KEY:

	DUPLEX OUTLET AND DATA OUTLET FLOOR MOUNTED
--	---



1 ENLARGED FIRST FLOOR OFFICE PLAN
SCALE: 1/8" = 1'-0"

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
CUSTOM SERVICE HARDWARE

N169W21010 MEADOW LN
JACKSON, WI 53037

SHEET TITLE

EXISTING AND PROPOSED EAST
ELEVATIONS

REVISIONS

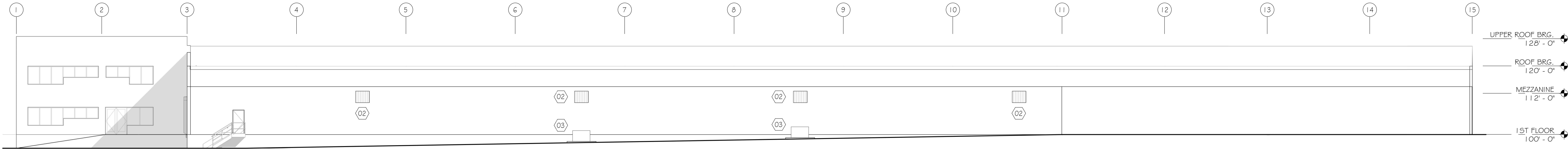
PROJECT DATA

DATE	12.30.2020
JOB NO.	20-00218
SET USE	PLAN COMMISSION
DRAWN BY	DLH
SHEET NO.	

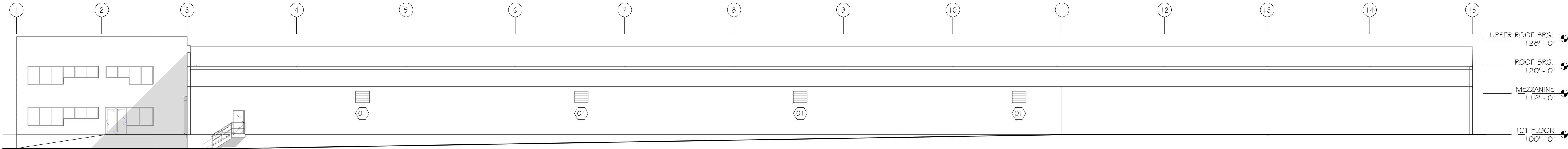
A4.0

ELEVATION NOTE LEGEND

- 01 EXISTING 4'x4' WALL FAN TO BE REMOVED
02 INFILL EXISTING OPENING WITH NEW INSULATED METAL WALL PANEL
03 NEW CONCRETE PAD AND HVAC GROUND UNIT. UTILIZE EXISTING WALL OPENING FOR NEW PIPE RUNS, ETC.



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



1 EXISTING EAST ELEVATION
SCALE: 1/16" = 1'-0"

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	\$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**
☐ *Special Use* ☐ *Special Use* ☐ **OTHER** _____
(For existing CU ONLY) (For existing PUD ONLY)

Property Address: Industrial Drive and Delaney Court **Unit:** _____ Jackson, WI

Parcel #: 048900W **Lot Size:** 218,550 **sq. ft.** **Building Area:** 70,400 **sq. ft.**

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

APPLICANT INFORMATION

Name(s): Mark Hertzfeldt - Design 2 Construct

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

Office: (262) 677-9933 **Cell:** (414) 224-1342 **Fax:** (262) 677-9934

Email: mhertzfeldt@design2construct.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: N/A - Building to be constructed as Speculative office/ industrial space

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

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

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

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

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

Office: (262) 677-9933 **Cell:** (414) 224-1333 **Fax:** (262) 677-9934

Email: jblise@design2construct.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Design 2 Construct

Primary Contact: Mark Hertzfeldt

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

Office: (262) 677-9933 **Cell:** (414) 224-1342 **Fax:** (262) 677-9934

Email: mhertzfeldt@design2construct.com

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

Briefly explain what you are requesting to be reviewed and/or approved: _____

Please refer to the attached project narrative

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

Please refer to the attached project narrative

Hours of Operation: TBD at the time of occupation

Provide a brief overview of proposed daily on-site operations: TBD at the time of occupation

Future uses will be approved by the Plan Commission for conditional use in the future

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.: _____

TBD at the time of occupation

Future uses will be approved by the Plan Commission for conditional use in the future

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

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

Like use properties and businesses are located to the north and east of this property.

STH "P" is located to the west with agricultural land

Wetlands and like properties are located to the south of this property

Proposed grading and/or stormwater management plan: _____

Please refer to the provided grading and civil design.

Stormwater design will utilize existing regional pond system for industrial park

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

Please refer to the provided landscape plan

Proposed on-site security measures including site lighting: _____

Site lighting at this juncture is proposed as light bolards along sidewalks against the building and miscellaneous

building lighting. Additional lighting may be proposed when Tenants are determined.

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

An ESFR fire sprinkler system is planned for the building. No fire alarm is planned. Additional systems may be required when a tenant is determined.

Projected traffic circulation and impacts: _____

Traffic will follow existing established roads. Access to the site via two curb cuts

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

Please refer to the enclosed site plan for Setbacks

The building is designed to be 28'-0" tall

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

TBD at the time of occupation

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

☐ No ☒ Yes If yes, explain: State of Wisconsin plan examination

Describe any proposed signage including type and location: _____

Signage will be approved under a separate application when tenants are determined

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

Please refer to the enclosed project narrative

Site Specific Features/Constraints: None

Parking (Total No. of spaces plus number of dedicated handicapped parking and type): 35 spaces/ 2 ADA

Proposed screening/buffering from adjacent properties: None proposed

Proposed provisions for refuse and recycling collection/storage: Trash enclosure for each tenant

Projected Sewer/Wastewater Usage: TBD gal/year

Projected Water Usage: TBD gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

Applicant Name (Print): Mark Hertzfeldt

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 12.30.2020

You MUST sign and date this Application!

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

QUESTIONS?

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

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ **TEMPORARY** *Expiration Date:* _____, 20____

Plan Commission Approval: *Meeting Date:* _____, 20____

Village Board Approval: *Meeting Date:* _____, 20____

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

Approved by: John Walther, Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: _____

Amount: _____

Payment Type: CH / CC / CA

Check/Receipt #: _____

Received By: _____

Village of Jackson
N168W20733 Main Street
Jackson, WI 53037

December 30, 2020

Re: Project Narrative for Spec Building – Jackson Northwest Business Park

Introduction:

Included with this project narrative you will find the graphical information regarding the proposed business development located Northwest Passage in the Jackson Northwest Business Park. The proposed development will be a speculative Office/ Industrial building and site. The new development will include a new free-standing 70,400 square foot building and the requisite site development needed to support the new building.

Existing Site:

The existing site is approximately 5.0 acres and is currently vacant. The site frontage is Northwest Passage to the north, Wetlands and industrial land to the South, Stormwater management pond and industrial land to the east, and a vacant parcel / STH "P" the west. Vehicular access to the site is limited to Northwest Passage

Plan of Operation:

A plan of operation is not available at this time as no tenants have committed to occupy the building. The intent for proposed tenants would be similar in type to other uses currently occupying buildings in the industrial park.

Proposed Building/Site:

The proposed building is approximately 70,400 square feet. The site design provides 35 total parking spaces (including 2 accessible spaces) located along Northwest Passage on the north side of the site. Access to the site will be via two curb cuts which provide vehicular access for each of the two tenants

The building will be constructed using a combination of decorative precast concrete wall panels with multiple accent paint finishes, prefinished metal canopy elements, aluminum storefront glazing systems and entrances. See enclosed drawings and imagery for further information.

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



N173 W21010
Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

Landscaping for the site will be consistent with other similar developments in the business park. Plans are included as part of this submittal package for consideration by the Plan Commission.

Site lighting has been proposed as light bollards along the sidewalk adjacent to the building. Additional miscellaneous building lighting will also be provided at loading docks and overhead doors.

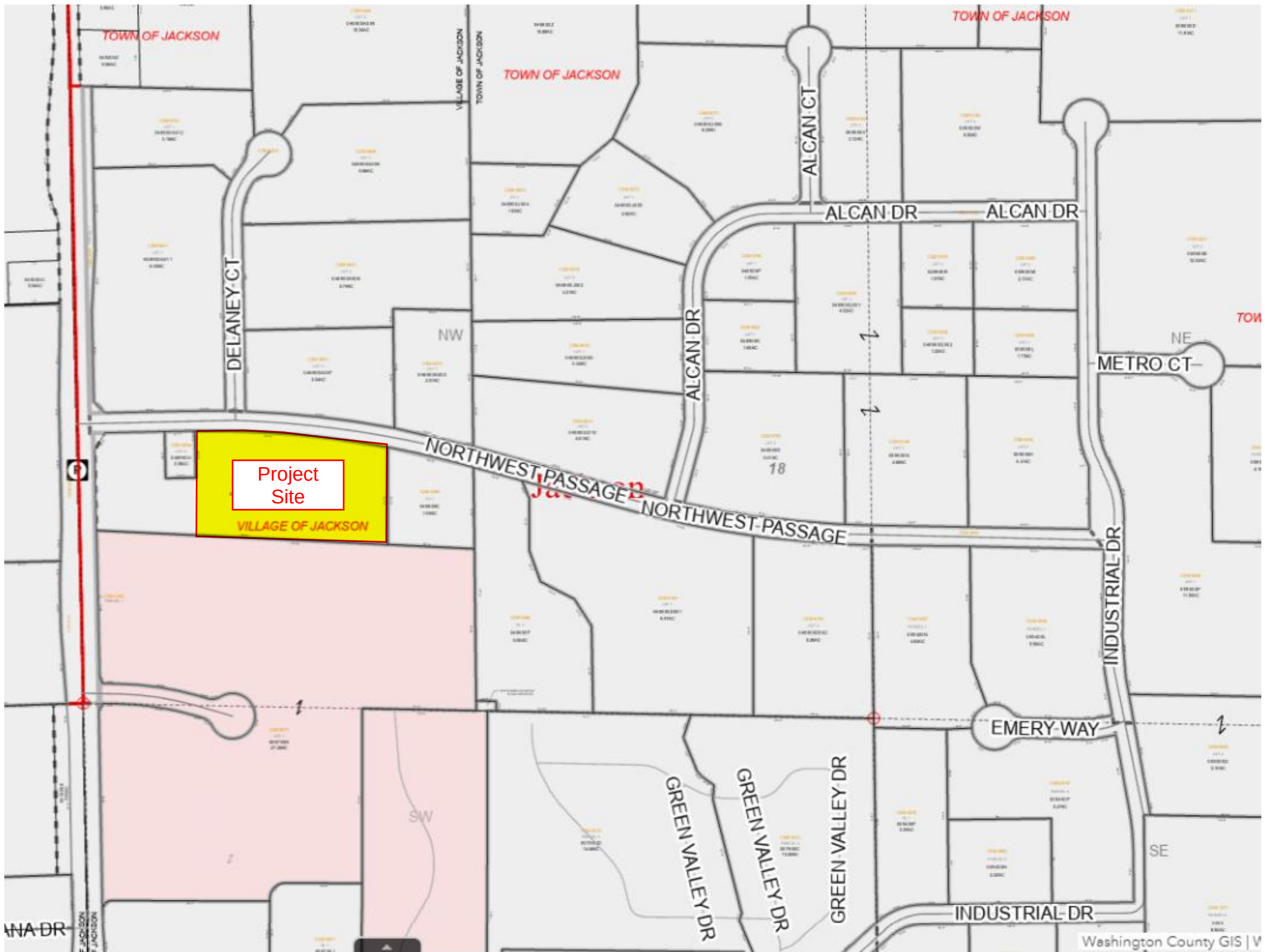
We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This use is consistent with the nature of the surrounding neighborhood which is a business/industrial park. The traffic patterns in the neighborhood are already established and will not be affected by the new development.

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

Sincerely,
Mark Hertzfeldt

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

Design 2 Construct Development Corporation



VILLAGE OF JACKSON

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 238693**Date:** 1/04/2021**Check****RECEIVED
FROM**

DESIGN 2 CONSTRUCT

\$150.00

Type of Payment**Description****Amount**

Accounting

Account Nbr: 100-00-45730-000-000

150.00

PLANNING / ZONING FEES

CONDITIONAL USE / CK #109676

TOTAL RECEIVED150.00

Receipt Memo: CONDITIONAL USE / CK #109676





GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

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

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERLIT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN OW, OP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-298) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DOWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DOWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

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

SPECIFICATIONS FOR PAVING:

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

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS: WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

LOT 1, CSM 6068 – VILLAGE OF JACKSON

CONSTRUCTION NOTES

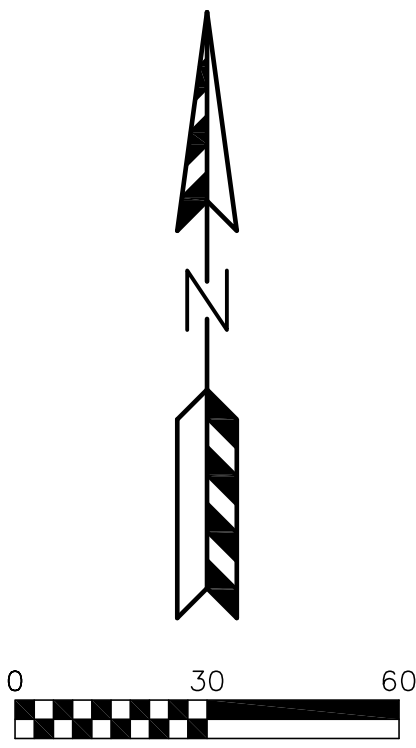
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C-101

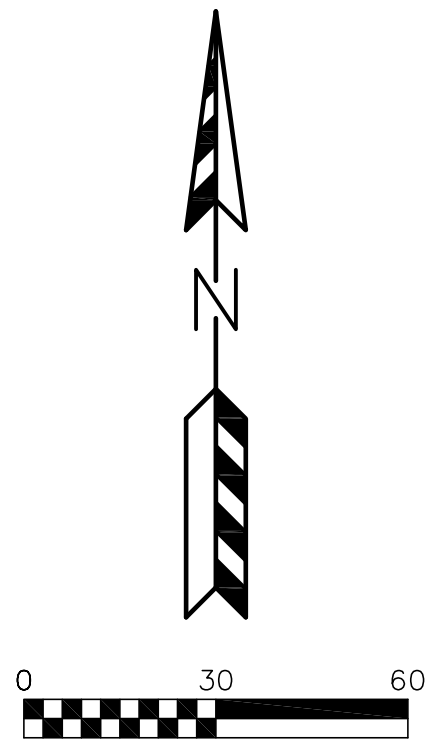
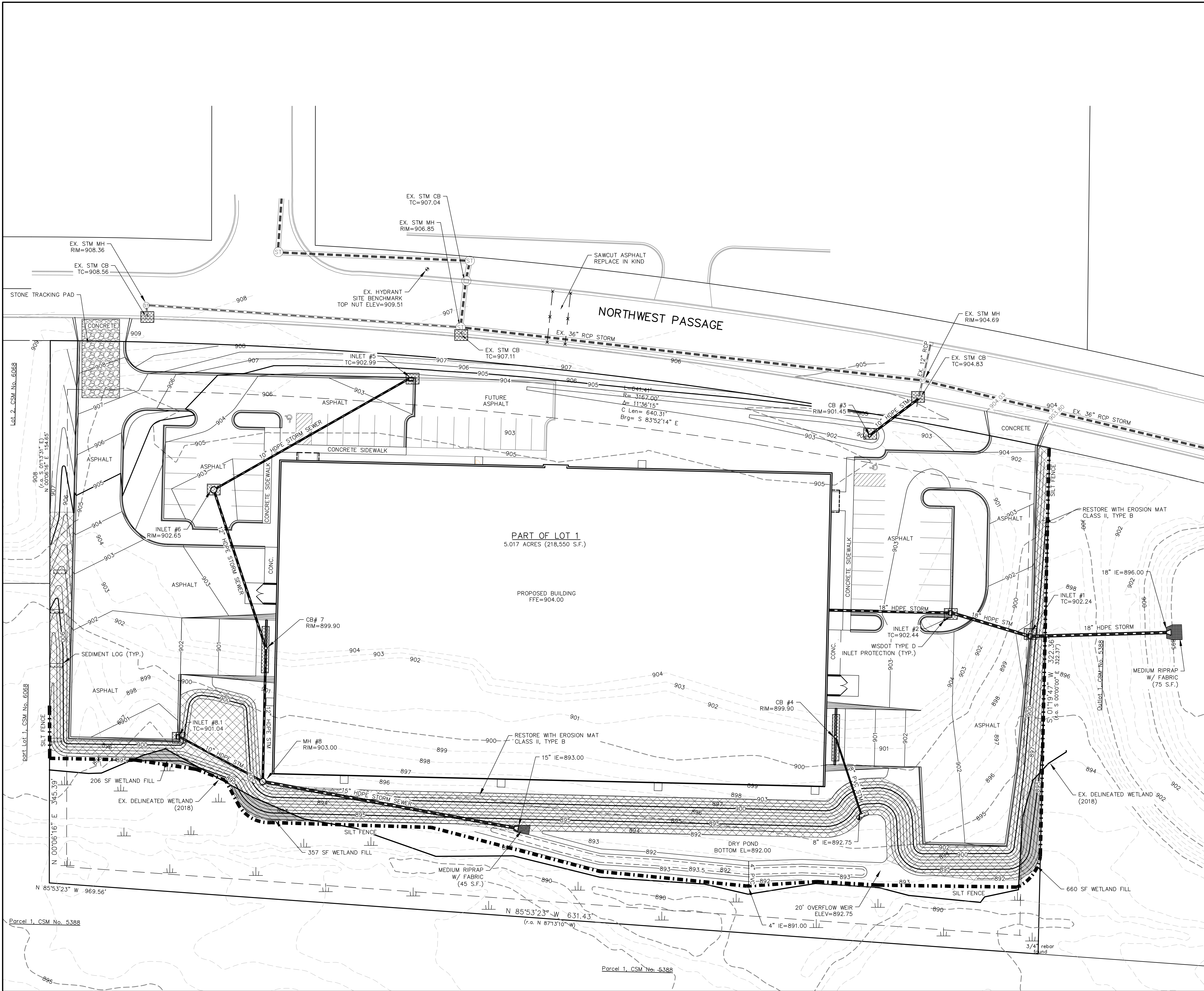
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com



- LEGEND:**
- 896 --- EXISTING MINOR CONTOUR.
 - 895 --- EXISTING MAJOR CONTOUR.
 - OHEL --- OVERHEAD ELECTRIC LINE.
 - BuEl --- BURIED ELECTRIC LINE.
 - BuTel --- BURIED TELEPHONE LINE.
 - FO --- FIBER OPTIC LINE.
 - GAS --- GAS LINE.
 - SAN --- SANITARY SEWER MAIN OR LATERAL.
 - WAT --- WATER MAIN OR SERVICE.
 - --- STORM SEWER LINE.
 - ELECTRIC METER.
 - GAS METER.
 - GAS VALVE.
 - FIRE HYDRANT.
 - POWER POLE.
 - SANITARY SEWER MANHOLE.
 - STORM SEWER MANHOLE.
 - STORM SEWER INLET.
 - TELEPHONE PEDESTAL.
 - TRANSFORMER.
 - WATER VALVE.



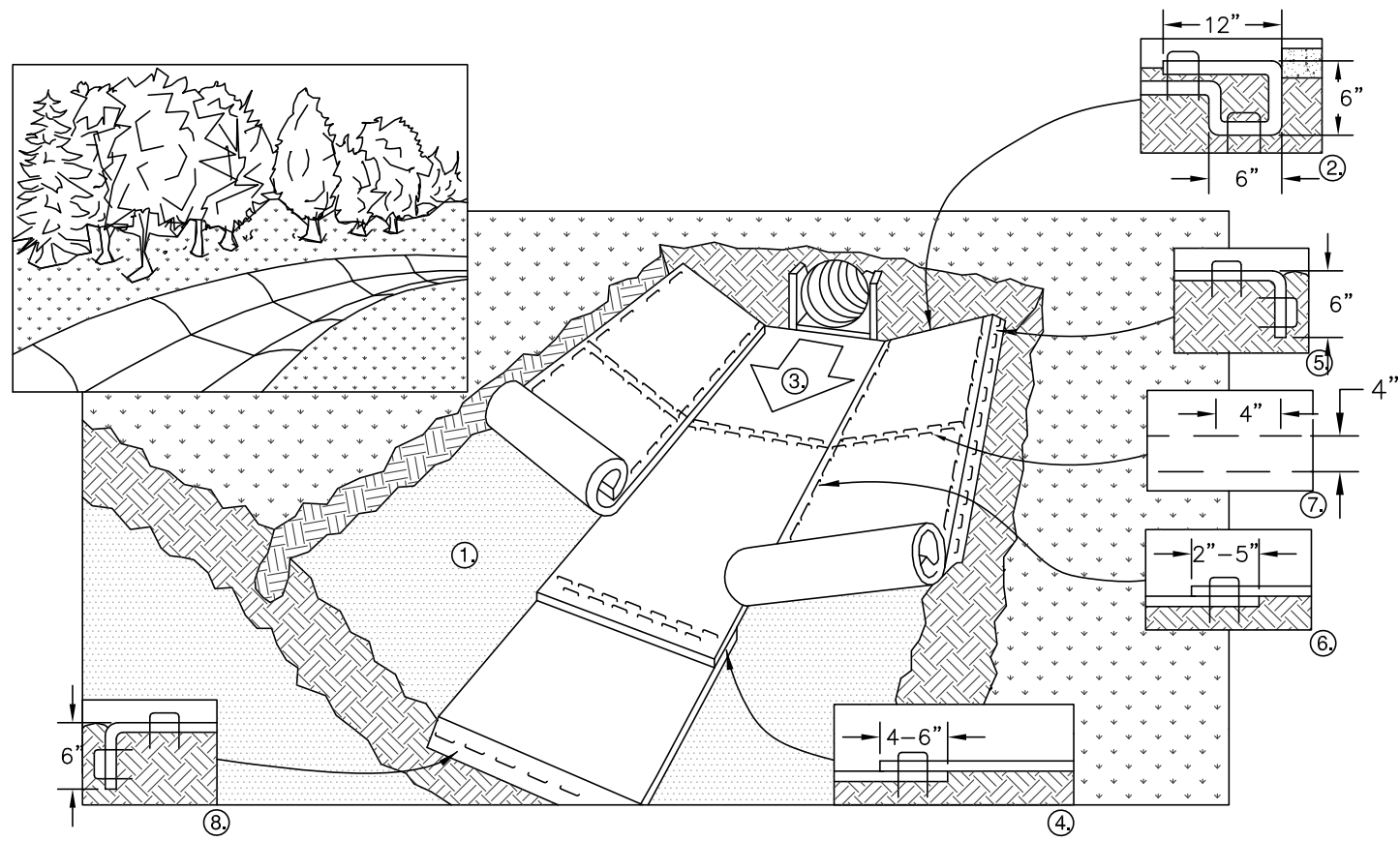
TIME SCHEDULE:
APRIL 15, 2021
INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF JACKSON SHALL HAVE A TRACKING PAD.
APRIL 16, 2021 – SEPTEMBER 1, 2021
STRIP TOPSOIL AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
BEGIN PROPOSED SITE GRADING INCLUDING BUILDING PAD PREPARATION.
START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
CONTINUE SITE GRADING
INSTALL BASE COURSES, PROPOSED PAVEMENTS, PROPOSED SIDEWALKS AND PROPOSED CURB AND GUTTER.
SEPTEMBER 2 – 15, 2021
ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)
STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1059. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.
SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.
CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF JACKSON PRIOR TO CHANGE.
AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE MAXIMUM EXTENT PRACTICABLE
REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.

DIGGERSHOTLINE
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- LEGEND:**
- 702 — EXISTING MINOR CONTOUR.
 - 700 — EXISTING MAJOR CONTOUR.
 - 702 — PROPOSED MINOR CONTOUR.
 - 700 — PROPOSED MAJOR CONTOUR.
 - PROPOSED STORM SEWER.
 - EXISTING STORM SEWER.
 - INSTALL WDOT TYPE D INLET PROTECTION.
 - INSTALLED SILT FENCE

LOT 1, CSM 6068 – VILLAGE OF JACKSON
EROSION CONTROL PLAN
DATED: DECEMBER 23, 2020
C-103
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com

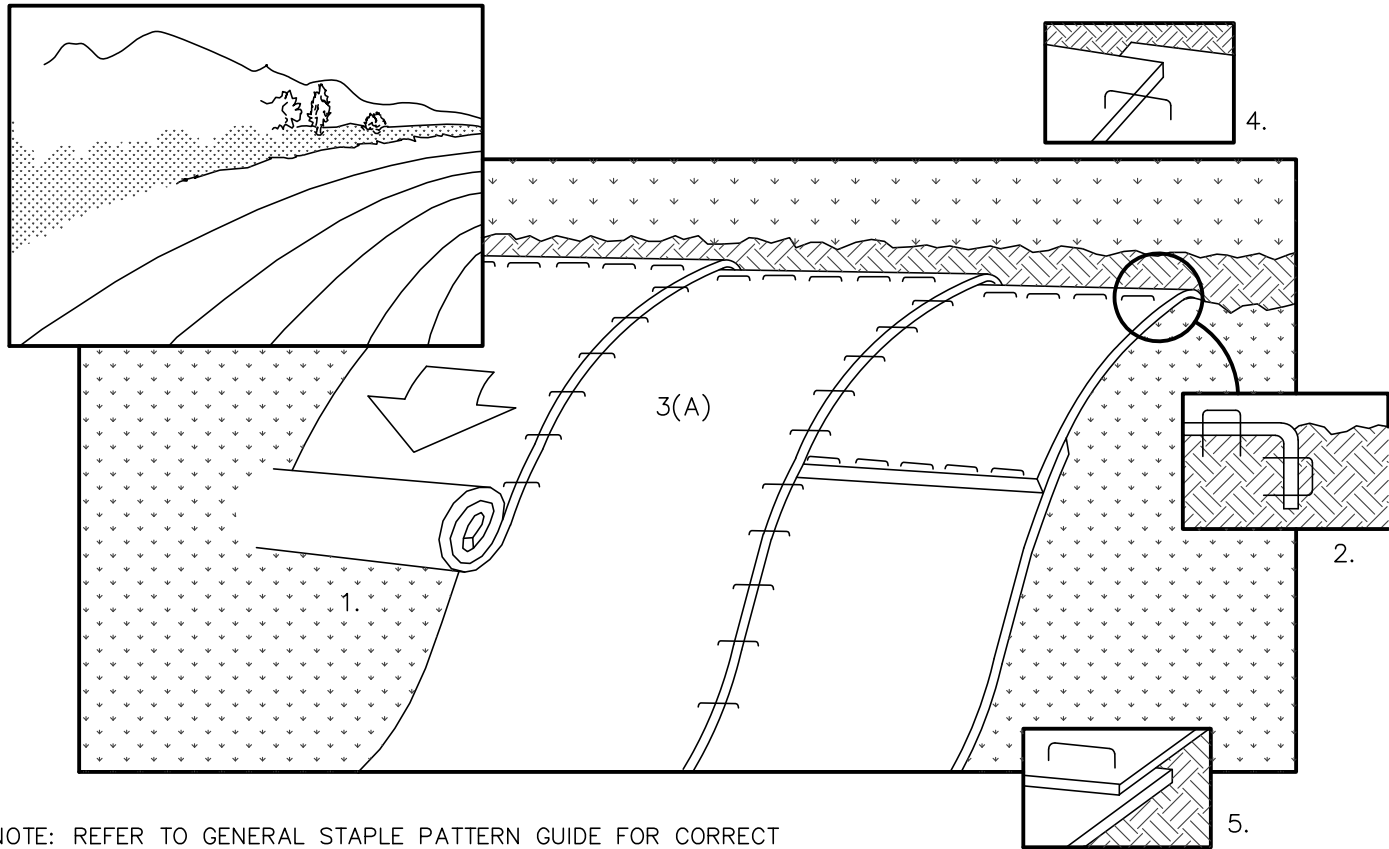
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

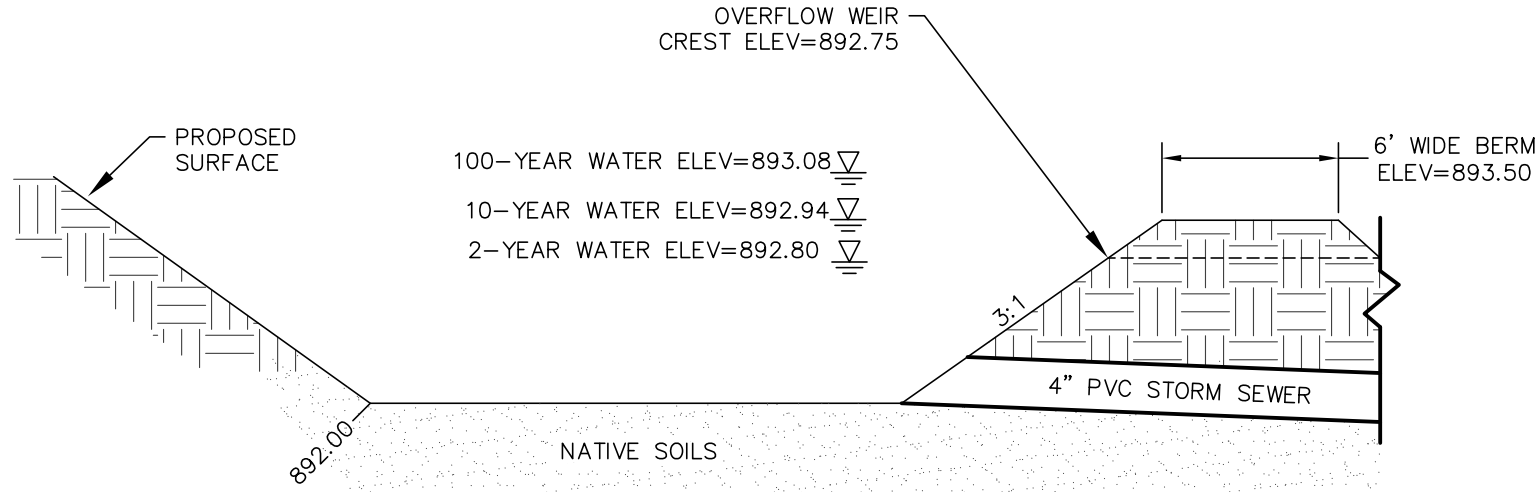
EROSION CONTROL MAT – CHANNEL INSTALLATION



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPUCED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

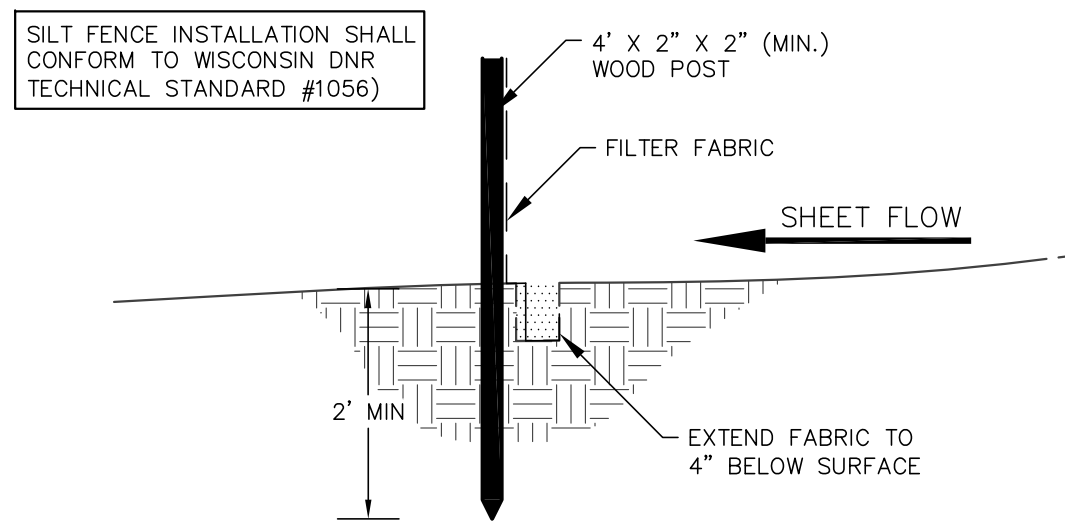
EROSION CONTROL MAT – SLOPE INSTALLATION



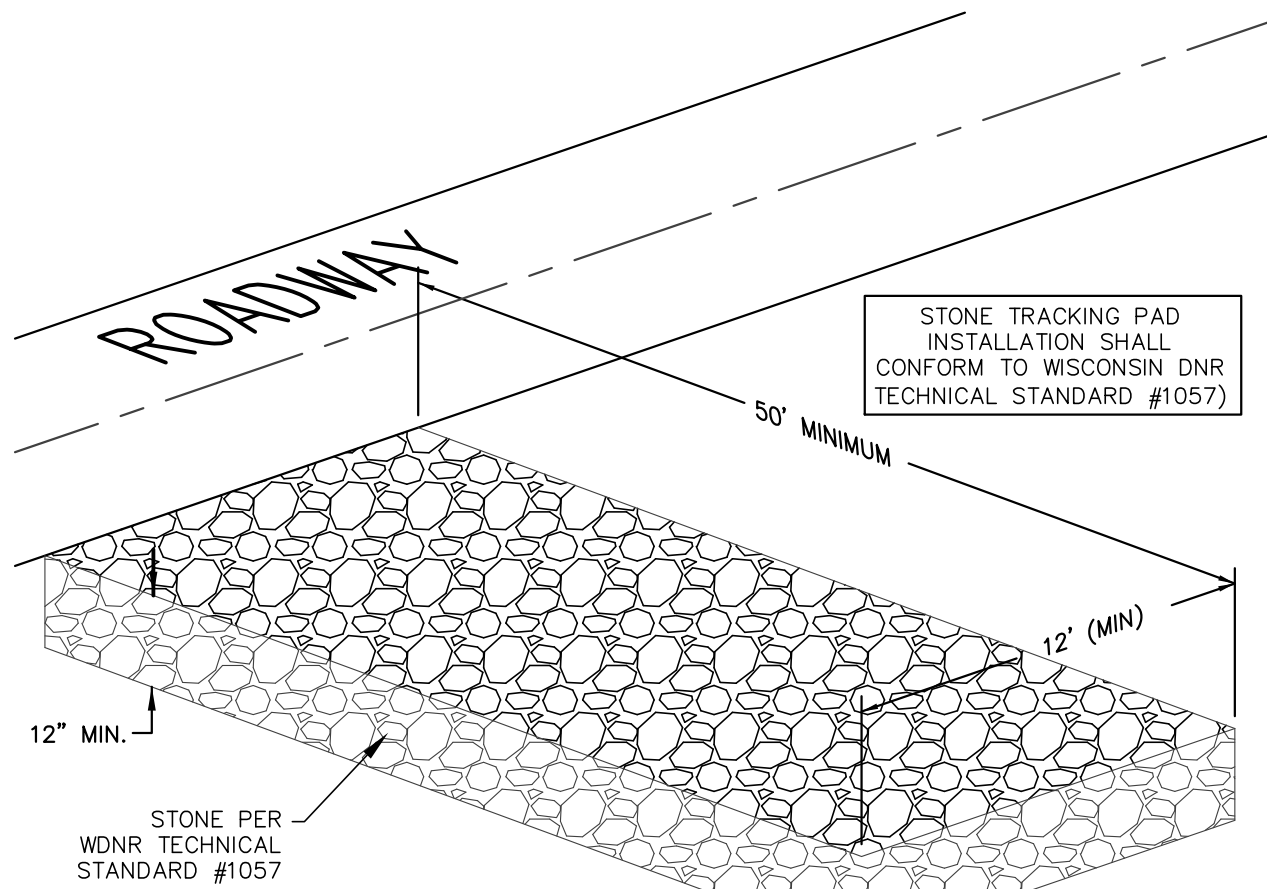
POND NOTES:

1. TO PREVENT COMPACTION OF SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE INFILTRATION AREA.

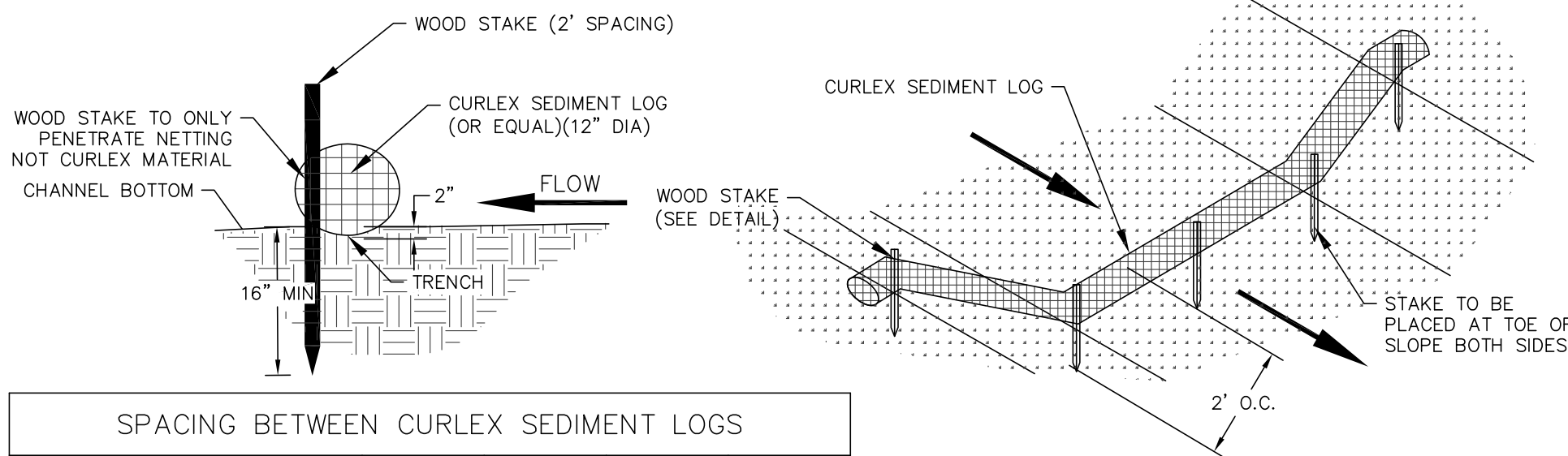
DRY POND CROSS SECTION



SILT FENCE CONSTRUCTION (SHEET FLOW)

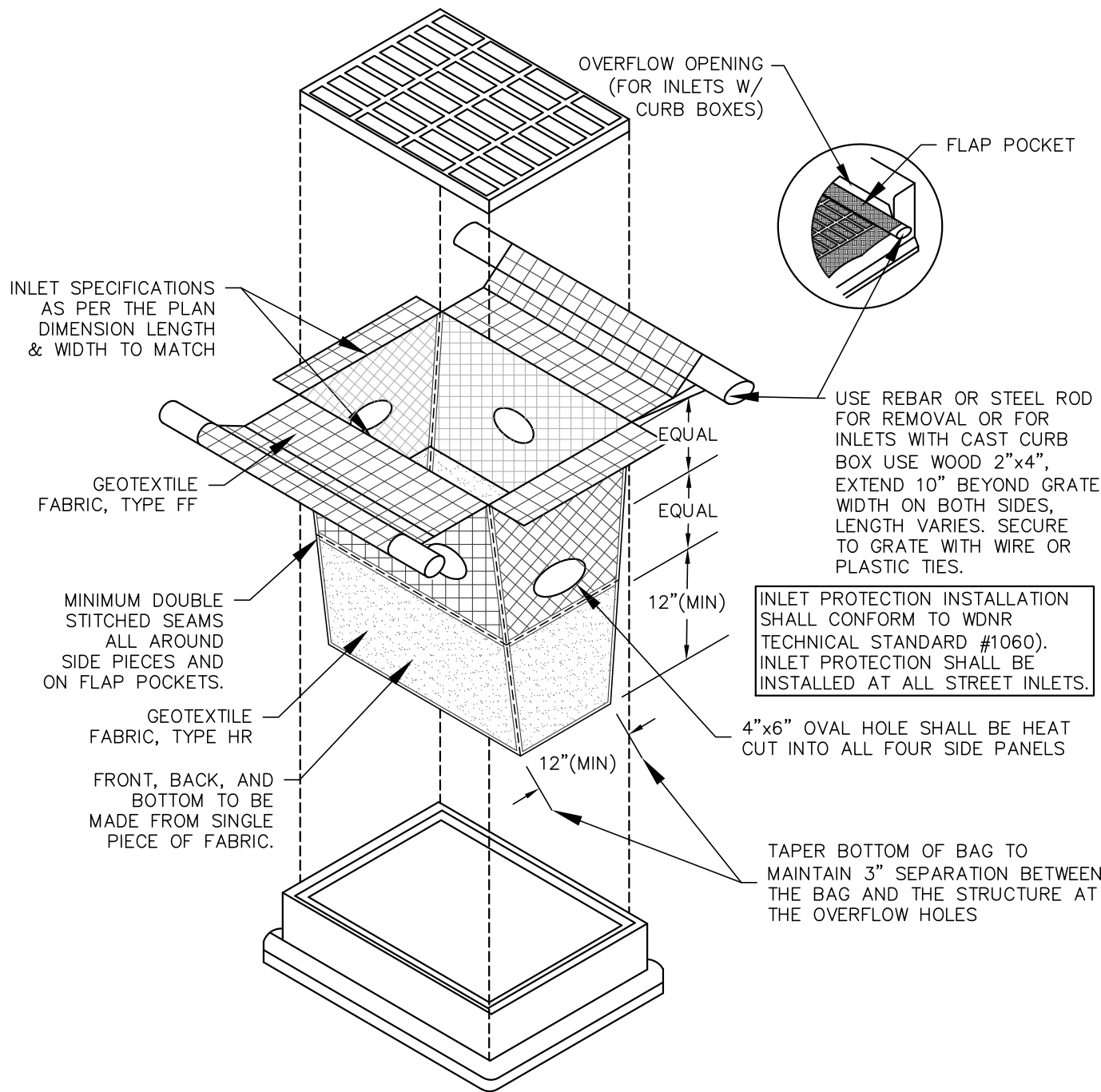


STONE TRACKING PAD DETAIL

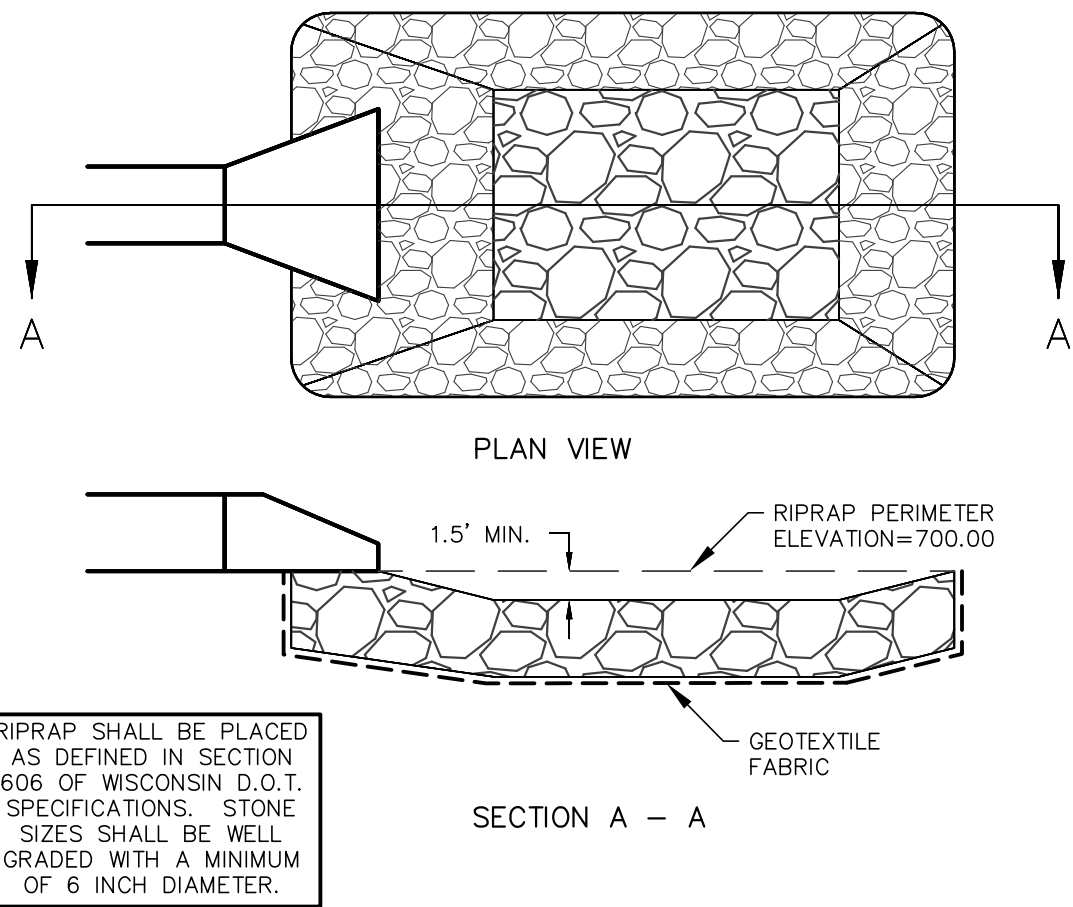


SPACING BETWEEN CURLEX SEDIMENT LOGS				
CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5

SEDIMENT LOG DETAIL



TYPE D-HR INLET PROTECTION DETAIL



RIPRAP/STILLING BASIN DETAIL

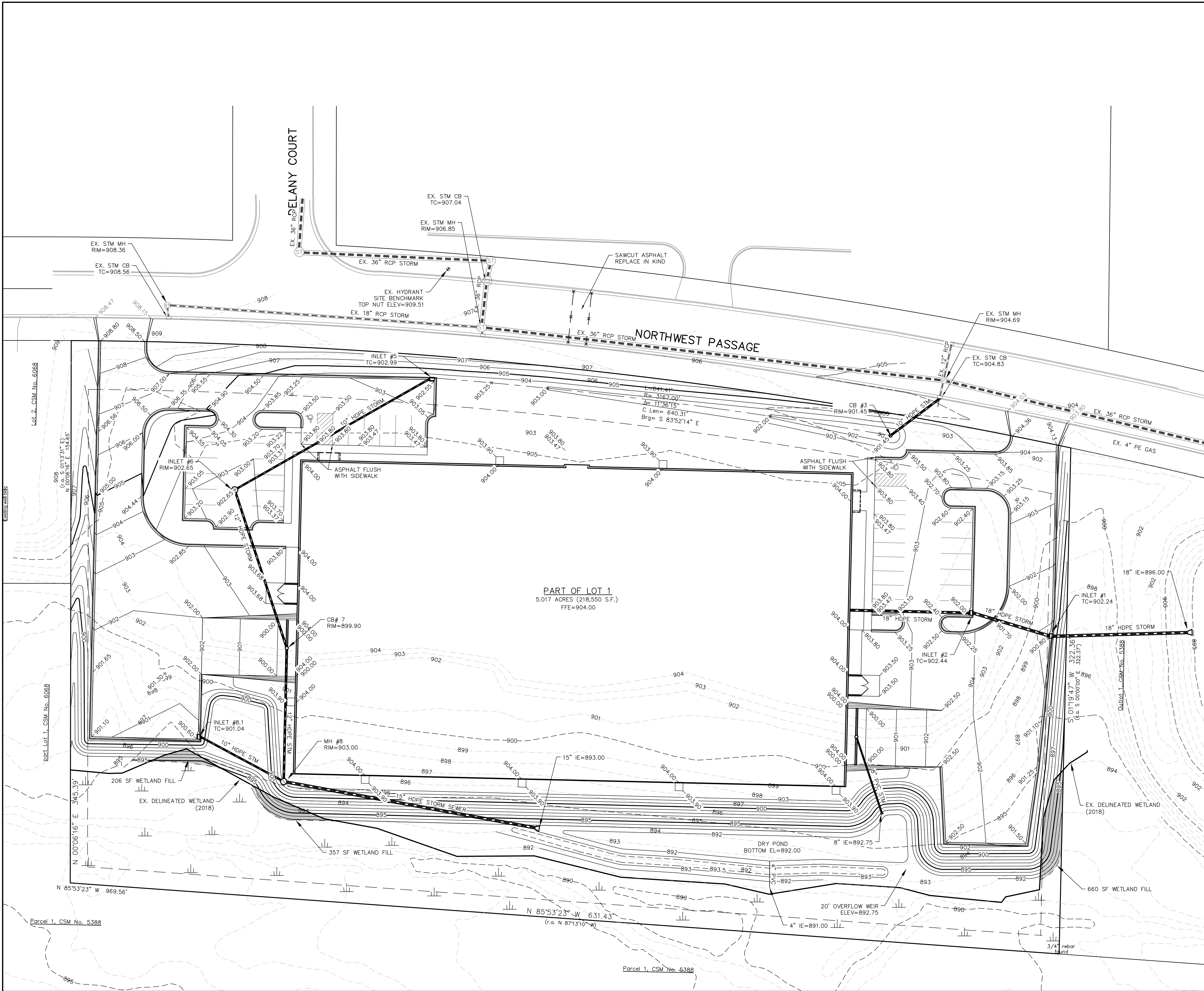
LOT 1, CSM 6068 – VILLAGE OF JACKSON
EROSION CONTROL & STORMWATER DETAILS
DATED: DECEMBER 30, 2020

C-104

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com



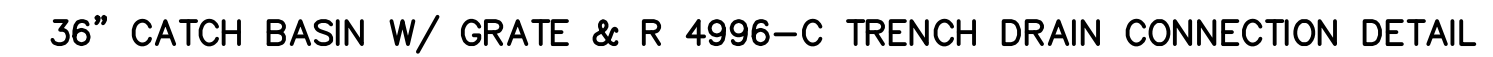
DIGGERSHOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

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

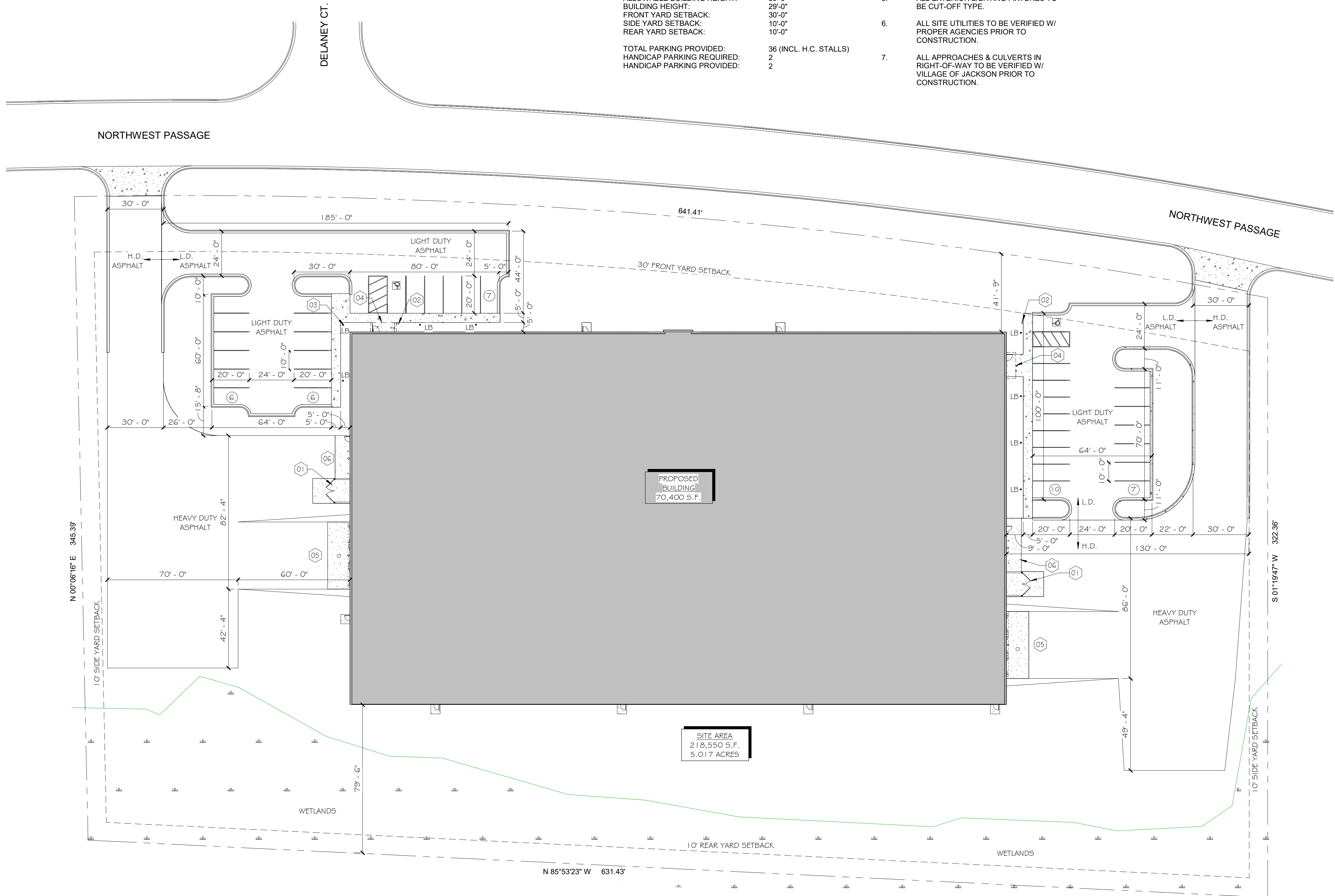
LOT 1, CSM 6068 - VILLAGE OF JACKSON
GRADING PLAN
DATED: DECEMBER 30, 2020

C-105

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com



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SITE DATA:

SITE AREA:	218,550 SF 5.017 ACRES
AREA OF PROPOSED BUILDING:	70,400 SF (32.2% OF SITE)
TOTAL HARD SURFACE AREA:	54,458 SF (24.9% OF SITE)
CONCRETE AREA:	3,489 SF
HEAVY DUTY PAVING:	34,000 SF
LIGHT DUTY PAVING:	16,969 SF
TOTAL GREEN SPACE AREA:	93,692 SF (42.9% OF SITE)
LINEAL FEET OF CURB:	1,294 LF
ZONING DISTRICT:	PUD
ALLOWABLE BUILDING HEIGHT:	50'-0"
BUILDING HEIGHT:	29'-0"
FRONT YARD SETBACK:	30'-0"
SIDE YARD SETBACK:	10'-0"
REAR YARD SETBACK:	10'-0"
TOTAL PARKING PROVIDED:	36 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2

SITE GENERAL NOTES:

- PROPOSED BUILDING IS ONE STORY.
- DUMPSTER ENCLOSURE TO BE LOCATED AS SHOWN ON PLAN. EXACT SIZE OF DUMPSTER ENCLOSURE TO BE DETERMINED PER OWNER'S REQUIREMENTS.
- SEE GRADING PLAN FOR ALL PROPOSED AND EXISTING CONTOURS AND STORM WATER DRAINAGE PATTERNS.
- SEE LANDSCAPE PLAN FOR ALL PLANTING LOCATIONS.
- ALL EXTERIOR LIGHTING FIXTURES TO BE CUT-OFF TYPE.
- ALL SITE UTILITIES TO BE VERIFIED W/ PROPER AGENCIES PRIOR TO CONSTRUCTION.
- ALL APPROACHES & CULVERTS IN RIGHT-OF-WAY TO BE VERIFIED W/ VILLAGE OF JACKSON PRIOR TO CONSTRUCTION.

SITE NOTE LEGEND

- | | |
|----|---|
| 01 | 8'-0" x 13'-4" TRASH ENCLOSURE |
| 02 | HANDICAP PARKING SIGN |
| 03 | LIGHT BOLLARD (LB) - TYP. |
| 04 | ENTRY CANOPY OUTLINE |
| 05 | RECESSED DOCKS W/ CONCRETE APPROACH AND CATCH BASIN |
| 06 | DRIVE-IN OVERHEAD DOOR W/ CONCRETE APPROACH |

BUILDING DESIGN FOR:
SPEC BUILDING - JACKSON
NORTHWEST BUSINESS PARK
NORTHWEST PASSAGE
JACKSON, WI 53037

SHEET TITLE
ARCHITECTURAL SITE PLAN

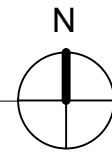
REVISIONS

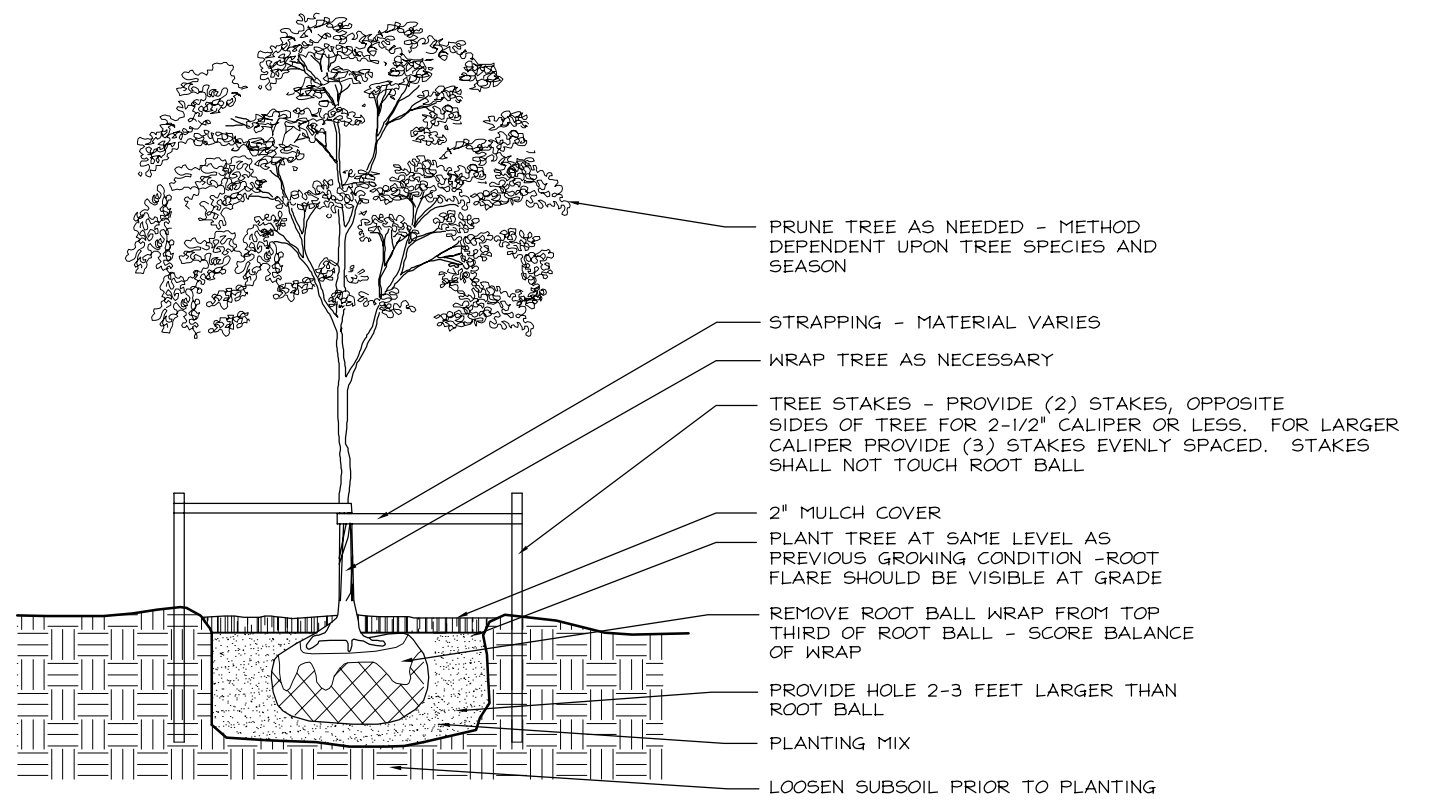
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DATE	12.30.2020
JOB NO.	20-00125
SET USE	PLAN COMMISSION
DRAWN BY	DLH
SHEET NO.	

A1.0

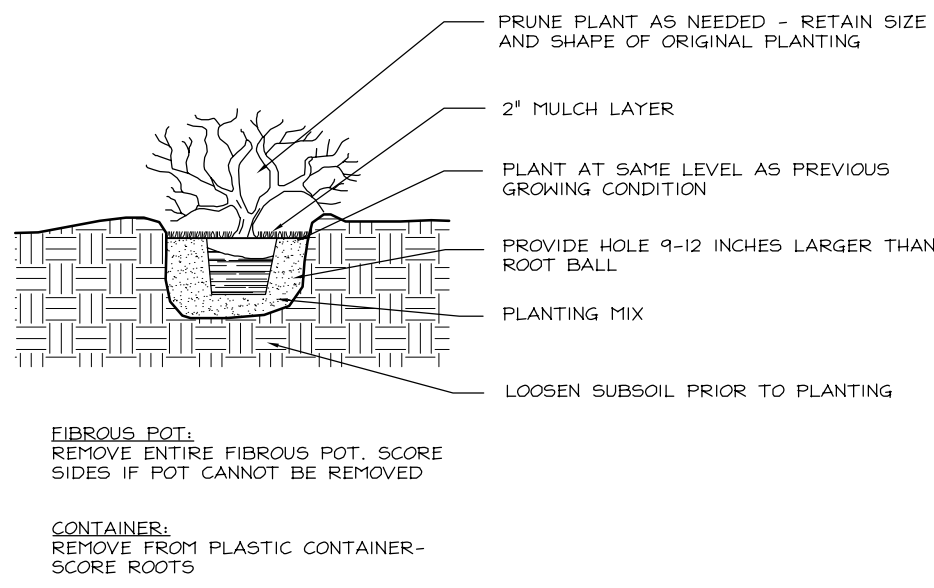
1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

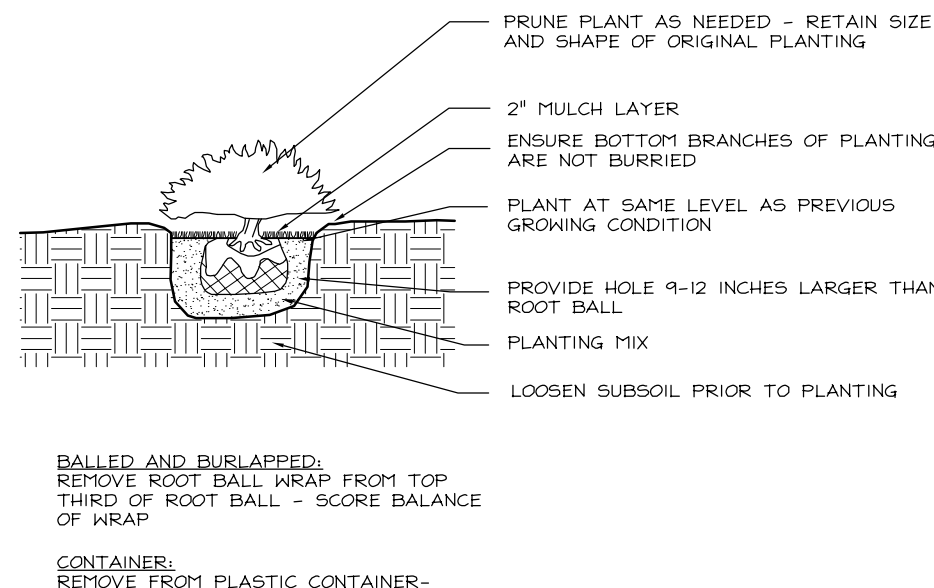




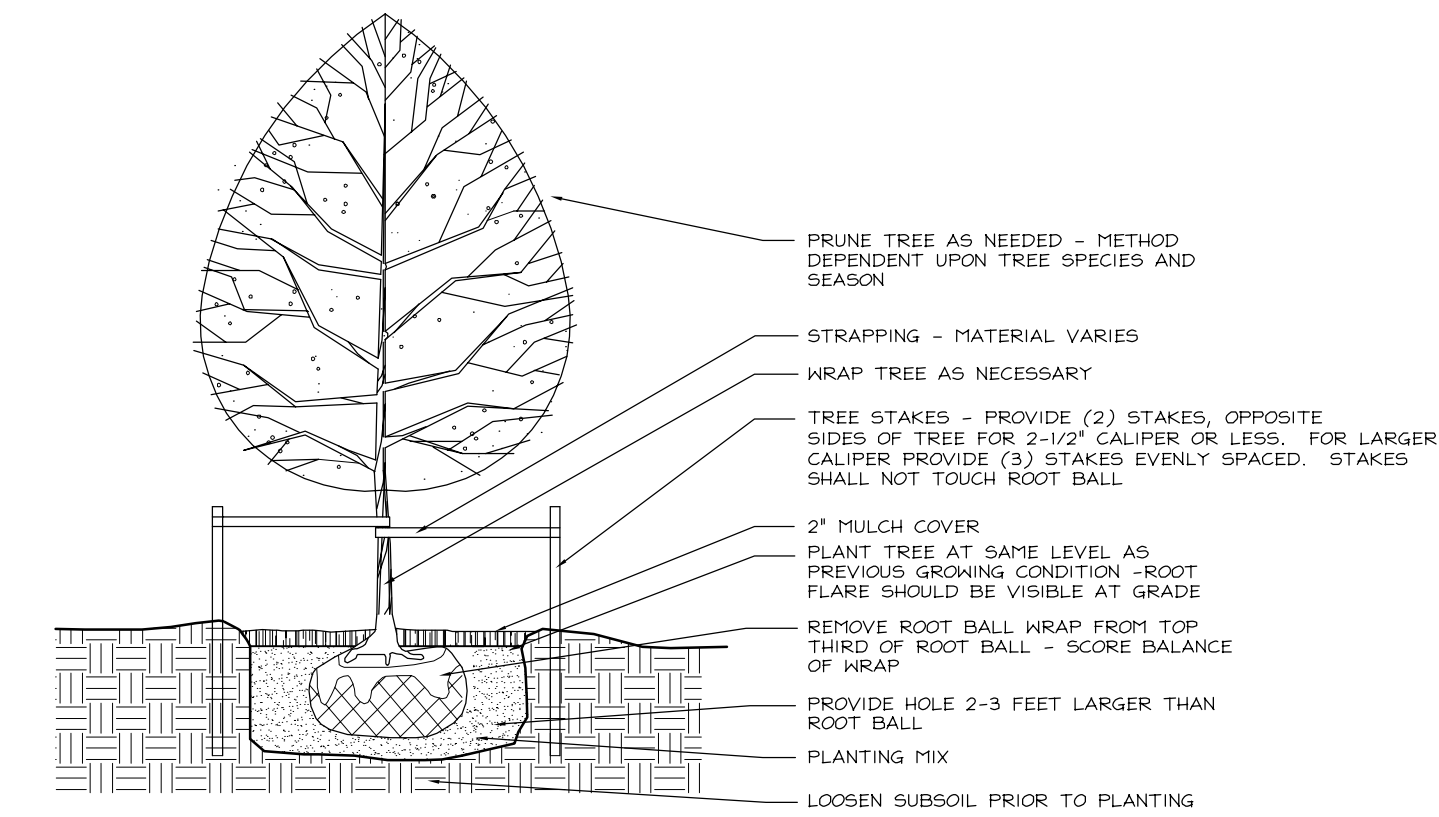
4 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



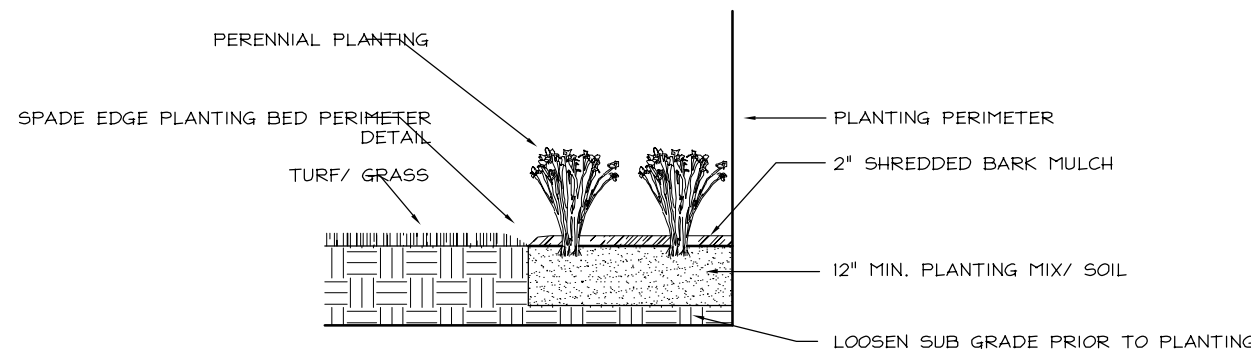
5 CONIFEROUS SHRUB PLANTING DETAIL
SCALE: NTS



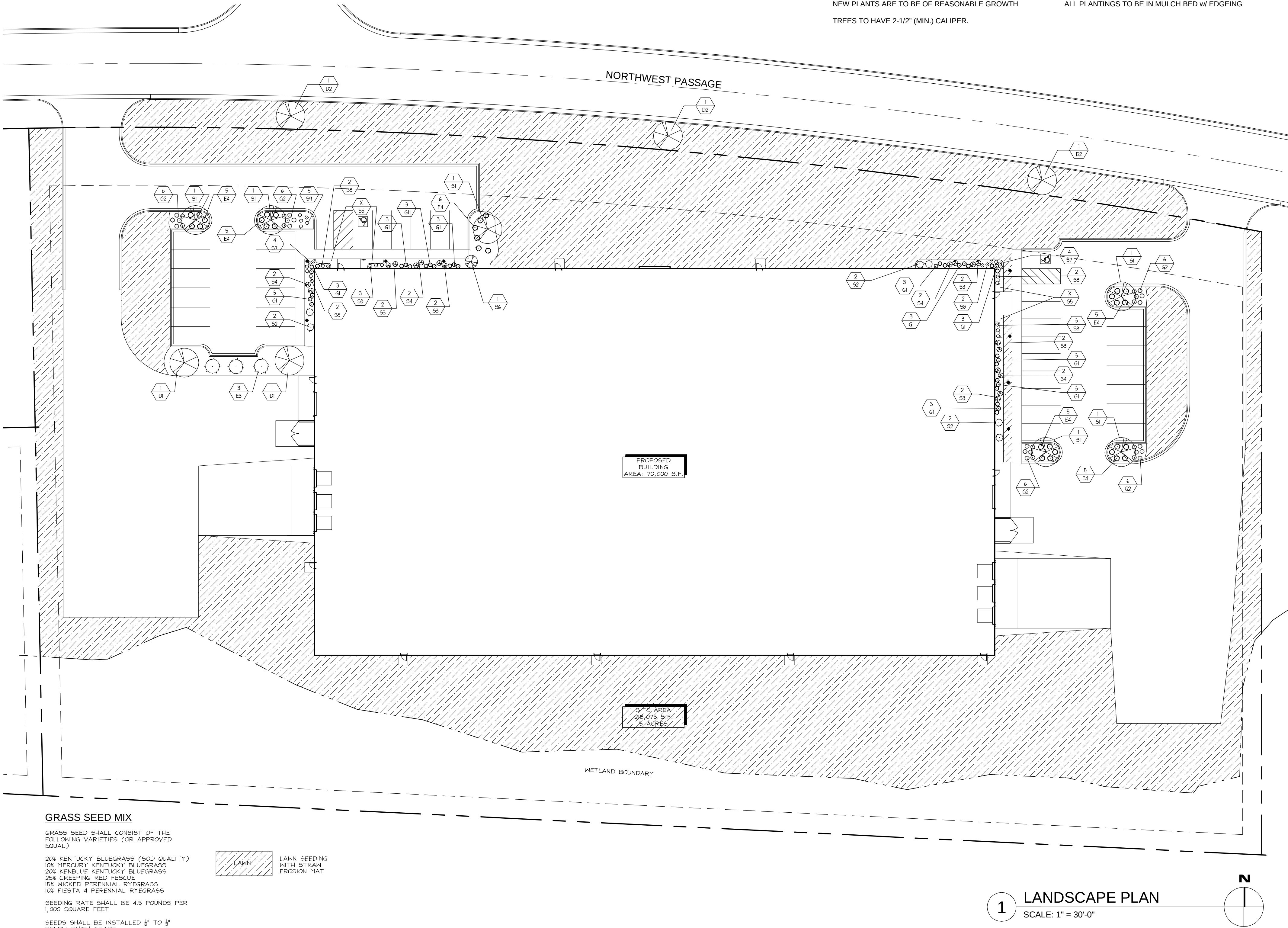
6 DECIDUOUS SHRUB PLANTING DETAIL
SCALE: NTS



3 CONIFEROUS TREE PLANTING DETAIL
SCALE: NTS



2 PERENNIAL BED PLANTING DETAIL
SCALE: NTS



PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE		ROOTS
				MATURE	AT PLANTING	
D1	2	CRATAEGUS CRUSGALLI	HAWTHORN, THORNLESS COCKSPUR	15'	2-1/2" CAL.	B & B
D2	3	ACER PLATANOIDES	NORWAY MAPLE, EMERALD LUSTE	50-60'	2-1/2" CAL.	B & B
S1	6	SYRINGA RETICULATA IVORY SILK	IOVORY SILK JAPANESE TREE LILAC	20' HIGH 15' WIDE	2" CALIPER	B&B
S2	6	EUONYMUS ALATA "COMPACTUS"	DWARF BURNING BUSH	4 - 6'	24" HIGH	B&B
S3	10	SPIRAEA BUMALDA GOLDFLAME	GOLDGLAME SPIREA	3' HIGH 4' WIDE	18" HIGH	POT
S4	8	SPIRAEA BETULLIFOLIA TOR	TOR BIRCHLEAF SPIREA	3' HIGH 3' WIDE	18" HIGH	POT
S5	132 SF	---	BLACKEYED SUSAN	---	18" O.C.	---
S6	1	SRINGA MEYERI PALIBIN	DWARF KOREAN LILAC	5' HIGH 7' WIDE	24" HIGH	B&B
S7	8	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	---	---	#1 POT
S8	14	RHUS AROMATICA GOR LOW	GROW LOW SUMAC	2' HIGH 6' WIDE	---	---
S9	5	ALLIUM X MILLENIUM	MILLENIUM GLOBE LILY	---	---	#1 POT
G1	33	CALAMAGROSTIS ACUTIFLORA KAL FOERSTER	KARL FOERSTER GRASSES	3 - 5'	12 - 18" HIGH	POT
G2	30	PANICUM VIRGATM NORTHWINDS	NORTHWINDS SWITCH GRASS	3'	12-18" HIGH	POT
E1	-	-	NOT USED	-	-	-
E2	-	-	NOT USED	-	-	-
E3	3	THUJA OCCIDENTALIS NIGRA	DARK GREEN ARBORVITAE	20-30'	3' HIGH	B & B
E4	31	JUNIPERUS SABINA BROADMOOR	BROADMOOR JUNIPER	16" HIGH 6' WIDE	15"	POT

NEW PLANTS ARE TO BE OF REASONABLE GROWTH
TREES TO HAVE 2-1/2" (MIN.) CALIPER.

ALL PLANTINGS TO BE IN MULCH BED W/ EDGEING

DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:

SPEC BUILDING - JACKSON

NORTHWEST BUSINESS PARK

NORTHWEST PASSAGE

JACKSON, WI 53037

SHEET TITLE

LANDSCAPE PLAN

REVISIONS

PROJECT DATA

DATE12.30.2020

JOB NO.20-00125

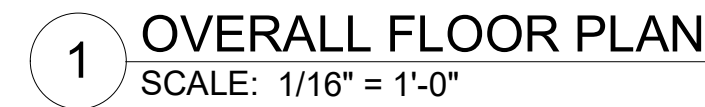
SET USEPLAN COMMISSION

FILE NAMEC1-A1.1

DRAWN BYDLH

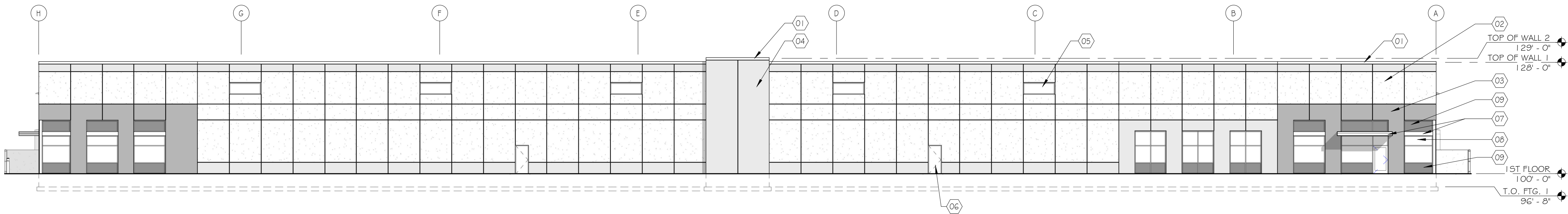
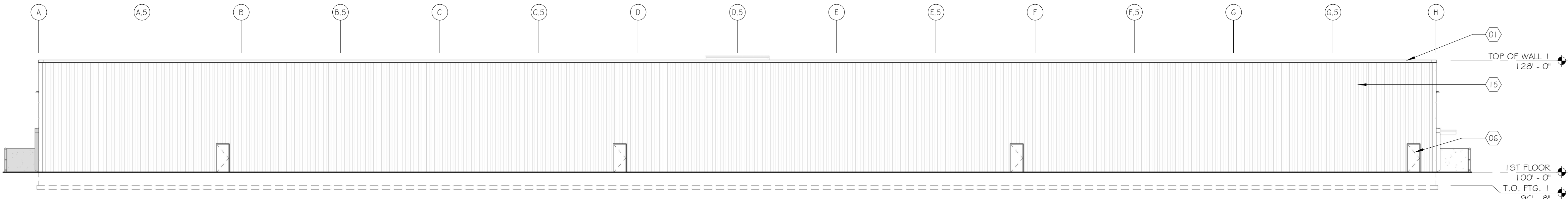
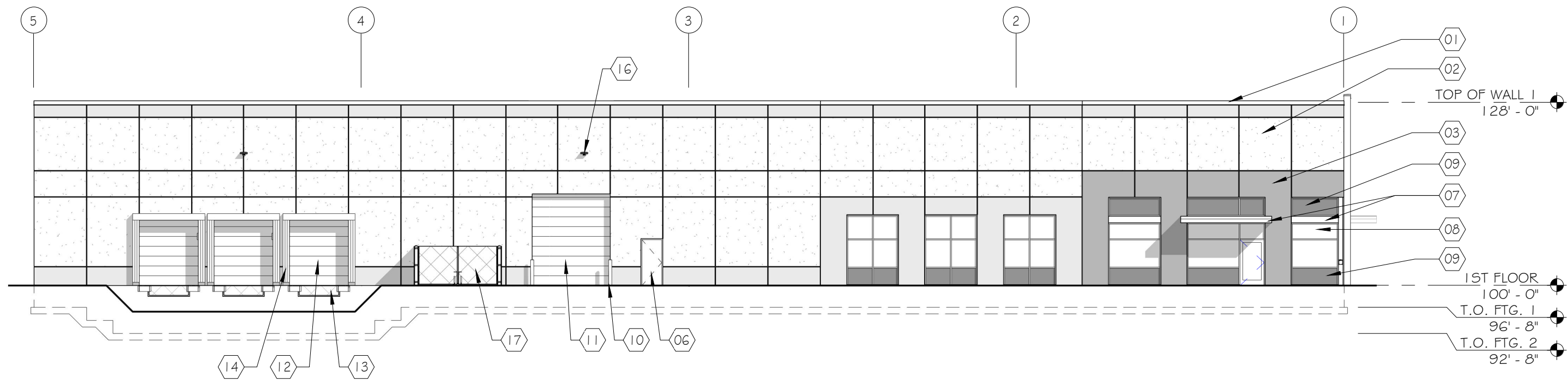
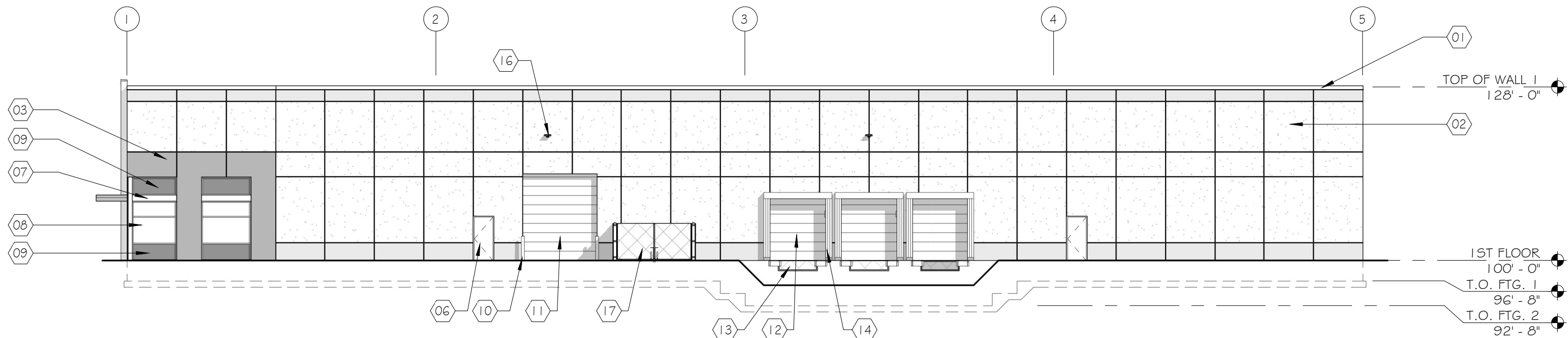
SHEET NO.

01	12' x 14' OVERHEAD DOOR
02	9' x 10' DOCK DOOR W/ LEVELER, DOCK SEAL AND BUMPERS
03	TRASH ENCLOSURE



ELEVATION NOTE LEGEND

- 01 PREFINISHED METAL COPING
02 INSULATED PRECAST CONCRETE PANEL, COLOR 'A'
03 INSULATED PRECAST CONCRETE PANEL, COLOR 'B'
04 INSULATED PRECAST CONCRETE PANEL, COLOR 'C'
05 PREFINISHED, THERMALLU BROKEN ALUMINUM WINNSOW WITH TINTED INSULATED GLASS
06 HOLLOW METAL DOOR AND FRAME, PAINTED
07 PREFINISHED METAL FINISHED
08 PREFINISHED, THERMALLY BROKEN, TINTED, LOW-E GLASS IN ALUMINUM STOREFRONT FRAMING
09 PREFINISHED, THERMALLY BROKEN SPANDREL GLASS IN ALUMINUM FRAMING
10 PIPE BOLLARD WITH YELLOW POLYCARBONATE COVER
11 12' x 14' PREFINISHED STEEL INSULATED OVERHEAD DOOR
12 9' x 10' PREFINISHED STEEL INSULATED OVERHEAD DOOR
13 DOCK LEVELER
14 DOCK SEAL
15 INSULATED METAL PANEL
16 EXTERIOR WALL PAK LIGHT FIXTURE
17 TRASH ENCLOSURE



DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
SPEC BUILDING - JACKSON
NORTHWEST BUSINESS PARK
NORTHWEST PASSAGE
JACKSON, WI 53037

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA

DATE	12.30.2020
JOB NO.	20-00125
SET USE	PLAN COMMISSION
DRAWN BY	DLH
SHEET NO.	

A4.1

STAFF REVIEW COMMENTS
Plan Commission Meeting – January 28, 2021

1. Planned Unit Development – Home Path Financial LP – Morning Meadows Subdivision – Final Plat – Phase 1

Building Inspection

- Developers submittal indicates the Final Plan for Phase 1 includes 89 parcels and three outlots. Phase 1 actually includes twenty-four (24) lots and two (2) outlots. The numbers referenced in the application refer to the total number of parcels and outlots for the entire development upon completion of Phase 3.

Public Works/Engineering

- The Phase 1 Final Plan for Morning Meadows has been changed from the preliminary plat. The changes include renumbering of lots from 1 to 24 and extending Outlot 1 to Tiger Lily Road north of lot 12 to allow for proper drainage of the road which follows the master grading plan. Both changes are acceptable.
- Recommend Approval of the Final Plat for Phase 1 Morning Meadows.

Police Department

- No Comments

Fire Department

- No comments provided

Administrative/Planning

- No Comments

2. Planned Unit Development – Special Use – Joseph & Jennifer Serio – Attached Garage

Building Inspection

- Owners (developers) are proposing to construct single-family home and attached garage on a 1.5 acre parcel located on Highland Rd. The habitable area of the home will be 1,925 sq. ft. with a 39 sq. ft. porch area and a 1,189 sq. ft. attached garage for a total of 3,153 sq. ft.
- Village Ordinance Section 48-108 restricts private garages to no more than 880 sq. ft. or 40% of the living area, whichever is greater. The proposed attached garage would exceed the ordinance limit by 309 sq. ft.

STAFF REVIEW COMMENTS
Plan Commission Meeting – January 28, 2021

- Per the Development Agreement, the property owner (developer) will be required to install Village standard sidewalk, curb & gutter extending the full width of the property line including any repairs/extension of the road surface to the curb/gutter.
- Based on the overall design of the home, the location of the garage along the east side of the house, and the limited impact to the façade fronting Highland Rd., it is staffs position that the over-sized garage would not overpower the visual aesthetics of the home or appear out of place or non-conforming to other homes located in the area and therefore recommends approval.

Public Works/Engineering

- No Comments

Police Department

- No Comments

Fire Department

- No comments provided

Administrative/Planning

- No Comments

3. Concept Plan – Andrew & Stacey Loosen – Attached Garage & Detached Garage

Building Inspection

- Owners (developers) are proposing to construct a 2,330 sq. ft. home on a 5.38 acre parcel on Highland Road. The home includes a 787 sq. ft. attached garage and a 47 sq. ft. porch area for a total of 3,164 sq. ft.
- The owners also intend to construct a 30' x 40' detached garage that is 1,200 sq. ft in area. Per the submittal, this garage would be similar in design and materials to the home.
- Village Ordinance Section 48-108(b) establishes a limit of just one private garage structure per lot.

STAFF REVIEW COMMENTS

Plan Commission Meeting – January 28, 2021

- Village Ordinance Section 48-108(a) restricts accessory uses to a maximum height of 15 feet. The proposed detached garage would be nearly 23-feet in height when finished.
- Village Ordinance Section 48-108(b)(2) also restricts private garages to no more than 880 sq. ft or 40% of the living area, whichever is greater. The proposed detached garage would exceed the ordinance limit by 320 sq. ft.
- Owners are requesting preliminary approval of the Concept Plan so they may move forward with purchasing of the parcel. A formal approval via Plan Commission and Village Board would need to be completed prior to the development commencing.
- While the parcel size could certainly accommodate the home and detached garage, there is no precedent for such a request meaning, there is no other property within Village limits that is similar in scope and size to what is being proposed here. While secondary detached garages have been approved through Special Use requests in the past, they have been substantially smaller in size to the one being proposed. Additionally, the combined area of both garages would equal nearly 2,000 sq. ft. Staff is concerned that approval of this request would establish additional precedents for similar future requests.

Public Works/Engineering

- Per the Development Agreement, the property owner (developer) will be required to install Village standard sidewalk and curb extending from the westerly property line up to the western edge of the driveway, including any repairs/extension of the road surface to the curb/gutter.
- The lot size and configuration of the proposed detached garage with the primary structure on the lot gives justification to allow the construction of the detached garage structure.

Police Department

- No Comment

Fire Department

- No comments provided

Administrative/Planning

- No Comments

STAFF REVIEW COMMENTS
Plan Commission Meeting – January 28, 2021

4. Conditional Use Permit – Special Use – Design to Construct – Custom Service Hardware

Building Inspection

- Owner is proposing to convert a single-tenant building into a two-tenant building to accommodate both the existing tenant/owner and a new tenant/owner. The property is Zoned M-1 (Limited Manufacturing) and requires a Conditional Use approval.
- The proposed new use is consistent with the current use and other businesses within the immediate vicinity. No significant environmental impacts are anticipated outside of an increase in water/sewer usage and the expected increase in passenger vehicles and heavy truck traffic.
- Building plans will require submittal to and approval from the State of Wisconsin. Various permits will be required for the planned alterations based on the full scope of work. It is unknown at this time if/how the utilities may need to be separated.
- A secondary address will need to be assigned to the building.
- Sign permits will be required for any proposed signage.

Public Works/Engineering

- No Comments

Police Department

- No Comments

Fire Department

- No comments provided

Administrative/Planning

- No Comments

STAFF REVIEW COMMENTS
Plan Commission Meeting – January 28, 2021

5. Planned Use Development – Design to Construct – Spec Building (N172 W21843-53 Northwest Passage)

Building Inspection

- Proposal includes the construction of a 70,400 sq. ft. building to accommodate two future tenants. Developers submittal and site plans indicate the building would be located on a 5 acre parcel however, Washington County GIS indicates this is actually a 7.01 acre parcel incorporating lands south and west of the Village well structure. Developer should clarify whether the parcel will be divided.
- The parcel abuts a regional stormwater pond on the east and Village Well #5 to the west. A similar type of building is currently under construction along the north side of Northwest Passage by the same developer.
- All future tenants may be required to submit PUD Amendment applications for review and approval by the Village. Generally, the proposed use is consistent with surrounding uses.
- Recommend a personnel access door be included in the refuse enclosure.
- Architecturally, the building is consistent with the surrounding structures.
- Site landscaping appears to be typical.

Public Works/Engineering

- The proposed building provides a complimentary presence of structures at the entrance and to the remaining industrial park. As promised to the Developer, the Jackson Water Utility will look to enhance the appearance of the adjacent well house structure once the building construction is underway.

Police Department

- No Comments

Fire Department

- No comments provided

Administrative/Planning

- No Comments