

AGENDA
PLAN COMMISSION MEETING
Thursday, January 27, 2022 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168 W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of January 6, 2022
3. Concept Plan – Design 2 Construct / Karm Properties, LLC for property located at N168W19490 Main Street (Discussion purposes only)
4. Recommendation for Temporary M-2 Zoning for Proposed Annexation – for property identified by Tax Key: T9-076400A
5. Conditional Use Amendment (Sign) – Sign Works / Philip Dahlberg – for property located at N168 W21367 Main Street
6. Conditional Use Amendment – St. Vincent De Paul Washington County – for property located at W225 N16712 Cedar Park Court, Unit 3
7. Extraterritorial Plat Review for a One-Lot Certified Survey Map – Property Owner, Andrew Hembel - for property located at 3223 Maple Road
8. Citizens to Address the Plan Commission
9. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday, January 6, 2022 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168 W19851 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

Trustee Kruepke called the meeting to order at 7:00 p.m.

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

Member Excused: Pres. Schwab and Jon Molkentin

Village Board Member Present: Tr. Heckendorf

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

Also Present: Tom Schermerhorn and Ben Marschall of Excel Engineering, Jon Molkentin with Morning Star Building Committee

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

Motion by Tr. Emmrich, second by Jon Weil to approve the Plan Commission minutes of December 2, 2021.

Vote: 4 ayes, 0 nays. Motion carried.

Dan Reik arrived at 7:05 p.m. after Item #2.

3. Conditional Use Amendment – Morning Star Lutheran Church – Early Childhood Learning Building Addition – N171W20131 Highland Road

Tom Schermerhorn, Excel Engineering, provided a project overview. Proposed site changes included an two-story addition to the south side of the building and connection of the current access points at the eastern and western edge of the property. The floor plan overview included that the lower level of the expansion would be for use by a new early childhood daycare and the upper level accommodated five classrooms for elementary school students. Items discussed included: the parking lot, traffic patterns, drop off/pick up, vegetative buffer, and hydrant spacing

Motion by Tr. Kruepke, second by Tr. Emmrich recommend Village Board approve the Conditional Use Amendment – Morning Star Lutheran Church – Early Childhood Learning Building Addition – N171W20131 Highland Road taking into consideration staff comments of relooking at the buffer area to the west of the new driveway going in, the traffic pattern for the new driveway going in on the west, north to south for early development drop off, and revisiting the south hydrant location with the Fire Department, subject to review and approval.

Vote: 5 ayes, 0 nays. Motion carried.

4. Citizens to Address the Plan Commission

None.

5. Adjourn

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

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

Respectfully submitted,

Jilline Dobratz, *CMC/WCPC*
Village Clerk

DRAFT

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

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

Property Address: N168W19490 Main Street Unit: Jackson, WI

Parcel #: 047700K Lot Size: 5.62A sq. ft. Building Area: 6,125sf sq. ft.

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

APPLICANT INFORMATION

Name(s): Mark Hertzfeldt - Design 2 Construct

Mailing Address: N173W21010 Northwest Passage, Jackson State WI Zip %3037

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

Email: mhertzfeldt@design2construct.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): Kurt Kruepke

Address: N168W19490 Main St., Jackson, State WI Zip 53037

Office: (262) 677-4901 Cell: (_____) _____ Fax: (_____) _____

Email: jmkapetro@att.net

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

Firm Name: Same as Applicant

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: New unoccupied storage building

Provide a brief overview of proposed use(s) of entire property and/or lease space: _____
New storage building to match existing, located along west property line

Hours of Operation: TBD

Provide a brief overview of proposed daily on-site operations: Access to storage units as necessary

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: _____
South - Commercial PUD, East - Town of Jackson, North - Town of Jackson, West - Residential PUD

Describe any proposed, development, on-site improvements or other construction/remodeling activities: _____
Construction of new storage building in current asphalt area.

Describe any proposed grading, and/or stormwater management plan: _____
Existing stormwater device will be utilized

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____
None

Describe any proposed on-site security measures including site lighting: _____
Proposed wall pack security lighting on the east facade. Existing installed lighting.

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____
existing, no new hydrants

Describe the projected traffic circulation and impacts: Traffic pattern is established, no new impacts

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

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

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

☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: None

If construction is proposed, describe proposed exterior building materials (type, color, etc.): metal panel walls and roof, color to be complimentary to existing buildings, decorative, faux windows, thin brick veneer.

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

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

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): None

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

Projected Sewer/Wastewater Usage: 0 gal/year

Projected Water Usage: 0 gal/year

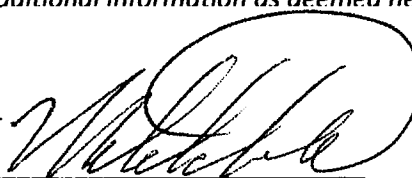
ACKNOWLEDGEMENT & SIGNATURES

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:

11.24.2021

You MUST sign and date this Application!

SUBMIT TO:

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

QUESTIONS?

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

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

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

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: 11-24-21

Amount: \$ 50.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 111842

Received By: [Signature]

VILLAGE OF JACKSON

N168W19851 MAIN ST

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 251417

Date: 11/24/2021

Check

RECEIVED
FROM DESIGN 2 CONSTRUCT

\$50.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	50.00
	PL COMMISS.CONCEPT./CK#111842 N173W21010	

TOTAL RECEIVED	50.00
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Receipt Memo: PLAN COMMISS.CONCEPT/CK.111842

DESIGN 2 CONSTRUCT DEVELOPMENT CORPORATION
JACKSON, WI 53037

86

Village of Jackson

111842

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
11-23-21	20211123	Jackson Storage	50.00	.00	50.00
CHECK DATE	11-23-21	CHECK NUMBER	111842	TOTALS	50.00
					.00
					50.00



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

HORICON STATE BANK
WEST BEND, WISCONSIN 53095

79-562
759

111842

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

DATE	CHECK NO.	AMOUNT
November 23, 2021	111842	\$*****50.00

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

PAY TO THE ORDER OF

[Signature]

111842 10759056221 1000010015



MEMORANDUM

November 23, 2021

Job Name: Jackson Storage
Job Number: 19-00150
Re.: Plan Commission Submittal – Concept Plan

To: Village of Jackson

LETTER OF INTENT

Dear Plan Commission:

It is the Owner's intent to have Design 2 Construct build (1) storage building along the west property line of the existing site, located behind and west of the existing facility located at N168W19490 Main Street in Jackson.

The building will be approximately 122'-6"x 50' with a peak height of 25'-6"

The building will have access provided with (7) roll up doors on the east façade.

IMPACT STATEMENT

There will be no water use. There is no waste produced.

Vehicle traffic will be limited to access for the building by the property owner.

We anticipate the facility to be open fall 2022

There will be no hazardous materials, unusual conditions, noises or odors.

Thank you,

J & M Ltd.

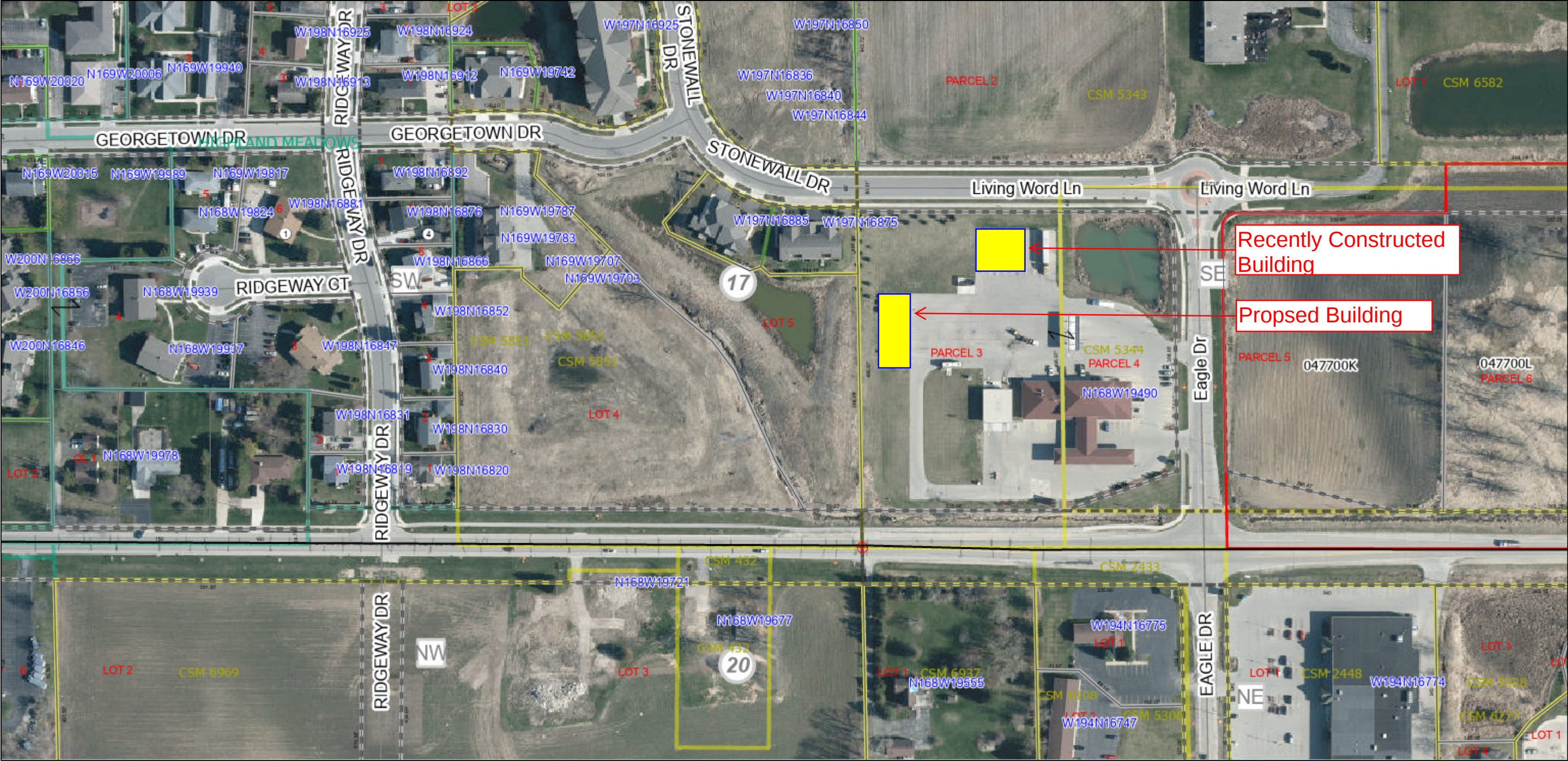
N173 W21010
Northwest Passage

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

Washington County, Wisconsin



11/24/2021, 5:57:46 AM

Current Parcel

Railroad Centerlines

Road Centerline I, USH

Interstate Highway, I-41

US Highway, FOND DU LAC AV; US Highway, HY 45

Road Centerline STH, CTH

On/Off Ramp

State Highway

County Highway

Address Point

Parcel Taxkey & Acreage

Leader Lines

Subdivision Name

Condominium Name

Certified Survey Number

Lot Number

Landhook

Meander Line

PLSS Monument

Local Road Labels

Township Road

City/Village Street

Private Street

Municipality

Retired Parcel

Right-of-Way

Plat

Unknown

Certified Survey Map

Condominium

Assessor Plat; Cemetery Plat; Subdivision

Lot

PLSS Quarter

PLSS Section

1:1,915

0 0.0225 0.045 0.09 mi
0 0.035 0.07 0.14 km

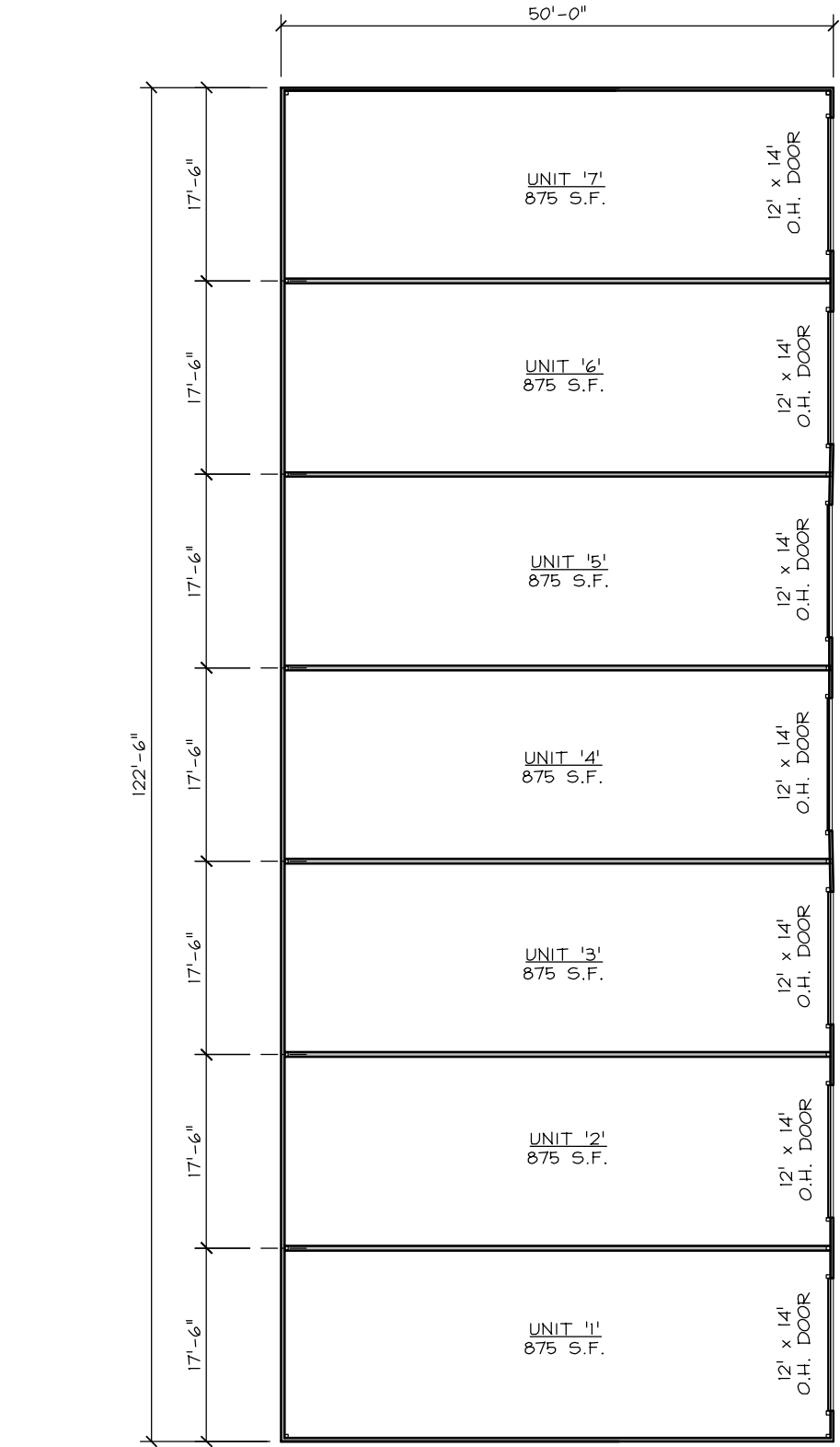
Washington County GIS
Washington County | Southeast Wisconsin Regional Planning Commission | Washington County, US Census Bureau |



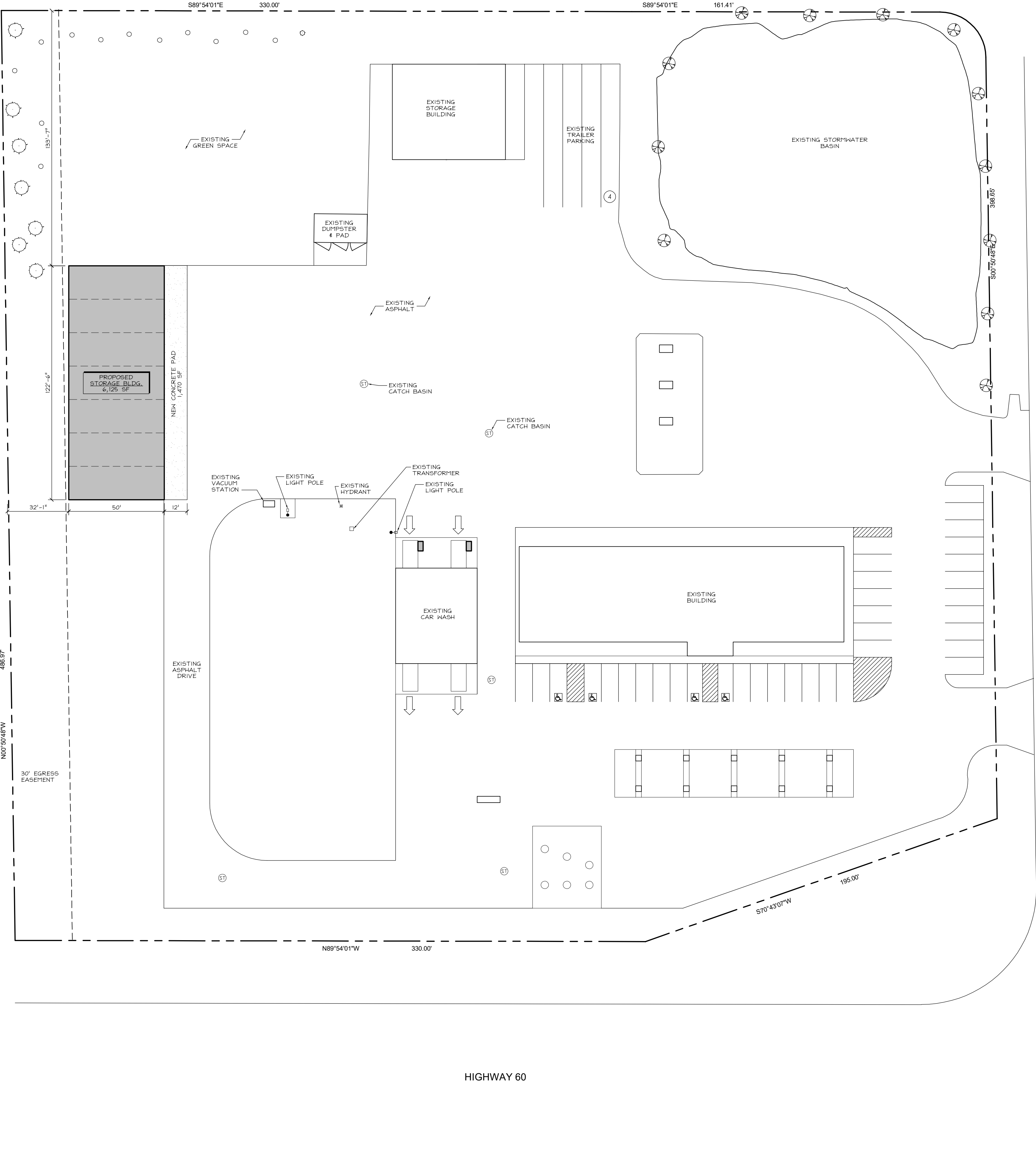
EXISTING BUILDING SOUTH FACADE



EXISTING BUILDING EAST FACADE



2 FLOOR PLAN
1/8" = 1'-0"
6,125 S.F.



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

JACKSON STORAGE

N168W19490 MAIN STREET
JACKSON, WI 53037

SHEET TITLE
SITE PLAN, FLOOR PLAN

REVISIONS

PROJECT DATA
DATE
JOB NO. 11.23.2021
SET USE 21-00238
FILE NAME PRELIMINARY
DRAWN BY C1-A1.0
SHEET NO. DLH

A1.0

Sysco Application for
Annexation Submittal to
Planning Commission
January 7, 2022

VILLAGE OF JACKSON PLAN COMMISSION APPLICATION - SUBMITTAL GUIDE

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

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

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

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

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

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

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

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

1. **Application Form:** You **MUST SUBMIT both HARD (paper) and DIGITAL (USB Drive) copies of your application.**
2. **Letter of Intent:** What you are requesting in your own words? *(Be brief)*
3. **Mailing/Address Labels:** It is your responsibility to provide the Village with addresses labels of ALL adjacent property owners within a 200-foot radius of the subject property. If mailed notification is required for your application, an incorrect address may cause a delay. *(Additional \$25 is required if Village provides address labels.)*
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.** **Not applicable**

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

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

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

☒ OTHER Annexation

Property Address: 1 Sysco Drive, Jackson WI 53037 Unit: _____ Jackson, WI

Parcel #: 076400A Lot Size: 32.54 acres sq. ft. Building Area: 317,192 sq. ft.

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

APPLICANT INFORMATION

Name(s): Sysco Food Services of Eastern Wisconsin

Mailing Address: 1 Sysco Drive, Jackson, WI 53037 -attn: Taylor Cherry State _____ Zip _____

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

Email: taylor.cherry@sysco.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

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

Mailing Address: _____ State _____ Zip _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Sysco Food Services

Address: 1390 Enclave Parkway, Houston State TX Zip 77077

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

Email: taylor.cherry@sysco.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: The Austin Company

Primary Contact: Barry Rogers

Address: 6095 Parkland Blvd, Cleveland State OH Zip 44124

Office: (440) 544-2600 Cell: (216) 513-1891 Fax: (_____) _____

Email: barry.rogers@theaustin.com

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

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

Requesting annexation of "south" parcel to the "north" parcel, both owned by Sysco,
to accomodate expansion of Sysco's operations and facility.
Annexation will integrate Sysco's operations and provide safe operation for vehicles and staff.

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

Current property houses a food distribution hub. Proposed expansion will increase existing operations.
South property being annexed, currently farm field, is proposed in part for trailer parking and maintenance function
to support their operations on site.

Hours of Operation: Varies with demand, can be 24x7 at peak. No change from existing hours of operation.

Provide a brief overview of proposed daily on-site operations: Receive trailer loads of food products, and put in storage.

Products stored in freezer, cooler, or ambient racks. Food products are retrieved from racks per order, and loaded on
trailers for distribution.

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: No change from existing operations.

Vehicle operations are limited to paved surfaces to limit dust and silted runoff. Existing emergency generator
is limited to periodic test runs other than in power outage. Existing rooftop HVAC units and ammonia system coolers
will be extended for proposed building expansion.

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

Adjacent properties include manufacturing of overhead doors, highway, farmland with 2 separate residences, and
undeveloped land.

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

Proposed activities include building and site expansions on north parcel, and development of a portion of the south
parcel for trailer parking, vehicle maintenance, supplemental automobile parking, and storm water retention pond
for increased runoff. Details will be provided in subsequent submittal.

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

Grading and stormwater modifications will be similar to existing, modified as required for proposed modifications.
Grading will ensure safe operations for trucking and staff, with control of storm runoff compliant with requirements.

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

Main driveway into facility will be extended and widened to accommodate staged trailers on site. Landscaping
will be developed focusing on the proposed east wall of the expansion providing softening elements, and on the
areas adjacent to the existing residences where earth berms and selective tree plantings are planned.

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

Entire existing site is secured with fencing and manned guardhouse access for food security. Site lighting
provided for safe operations and security, with cut-offs to minimize impact to neighbors.

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

Existing buildings are provided with wet or dry fire suppression systems, yard fire loop pressurized by fire
pump, and fire alarms. Proposed building expansions will extend the existing systems.

Describe the projected traffic circulation and impacts: _____
Existing truck traffic to and from site will be maintained, but increased, heading northbound on Sysco drive.
Local traffic will be impacted by proposed vacation of road between north and south parcels. Emergency
vehicle access across vacated road can be provided.

List all setbacks from rights-of-way and property lines and height limitations: _____
In response to earlier feedback, proposed building development has been modified to provide minimum 30' setback
from property line/right of way line. Proposed building heights will be similar to existing, but slightly higher to meet
proposed operation requirements, with maximum roof height just under 40'. Small rooftop units required for freezer
operation will extend approximately 8' higher.
Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: _____
All known required licenses and certificates are current and valid.

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☐ No ☒ Yes If yes, explain: Proposed construction will require normal Governmental approvals including
Building and site permits.

Describe any proposed signage including type, size, and location: _____
Signage for the project will be similar to current building and site signage. Existing temporary "trailer based
signage" will be replaced with more appropriate smaller permanent electronic signboard.

If construction is proposed, describe proposed exterior building materials (type, color, etc.): _____
Proposed project building expansions will utilize exterior insulated metal wall panels (IMP) similar to existing
in color and texture. Architectural treatment of the proposed wall adjacent to Sysco Drive is being studied.

Describe any site specific features/constraints, etc.: _____
Site development intends to mimic and extend the current development with improvements for off-street
trailer staging. South parcel will continue to be utilized for farming outside the proposed development area.

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
Parking requirements for proposed development are planned for nominal 100 additional spaces with code
defined percentage for handicapped parking.

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): _____
Proposed development will utilize a combination of earth berms and selective plantings adjacent to the two
existing residences in the south parcel.

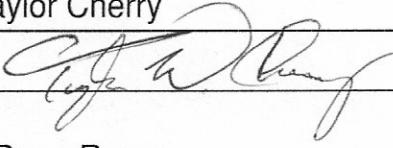
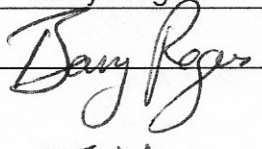
Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
Existing refuse and recycling containers will be maintained or relocated. Screening with fencing with
vision slats, matching existing, will be used to screen containers from public roadways.

Projected Sewer/Wastewater Usage: (see impact analysis) gal/year

Projected Water Usage: (see impact analysis) 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): Taylor Cherry
Applicant Signature: 
Co-Applicant Name (Print): Barry Rogers
CO-Applicant Signature: 
Date of Application: JAN 7, 2022

You MUST sign and date this Application!

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

QUESTIONS?

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

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

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

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

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

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

LETTER OF INTENT

Submitted to Village of Jackson Zoning Commission on January 7, 2022 as a
Supplement to Annexation request.

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

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

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

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

Subsequent submittals will address details of the proposed building and site expansions, and the vacation of a portion of Mill Road.

Item 4- Proof of Property Ownership

- Title Policy

- Plat

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

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

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

Sysco Food Services of Eastern Wisconsin, LLC

Legal Description:

Parcel A:

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

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

Parcel B:

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

Tax Key No.: 076400A

Property Address: Mill Rd.

The following easements and restrictions affect the above described land:

Deeds:

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

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

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

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

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

Easements:

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

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

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

Open Mortgages:

None.

Judgments:

None.

Taxes:

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

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

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

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

FIDELITY NATIONAL TITLE COMPANY, LLC



Sarah Struntz

Sarah.Struntz@fnf.com

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

EXHIBIT "A"

LIMITATION LANGUAGE FOR LIMITATION TO AMOUNT OF FEE PAID FOR SEARCH

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

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

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

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

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

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

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

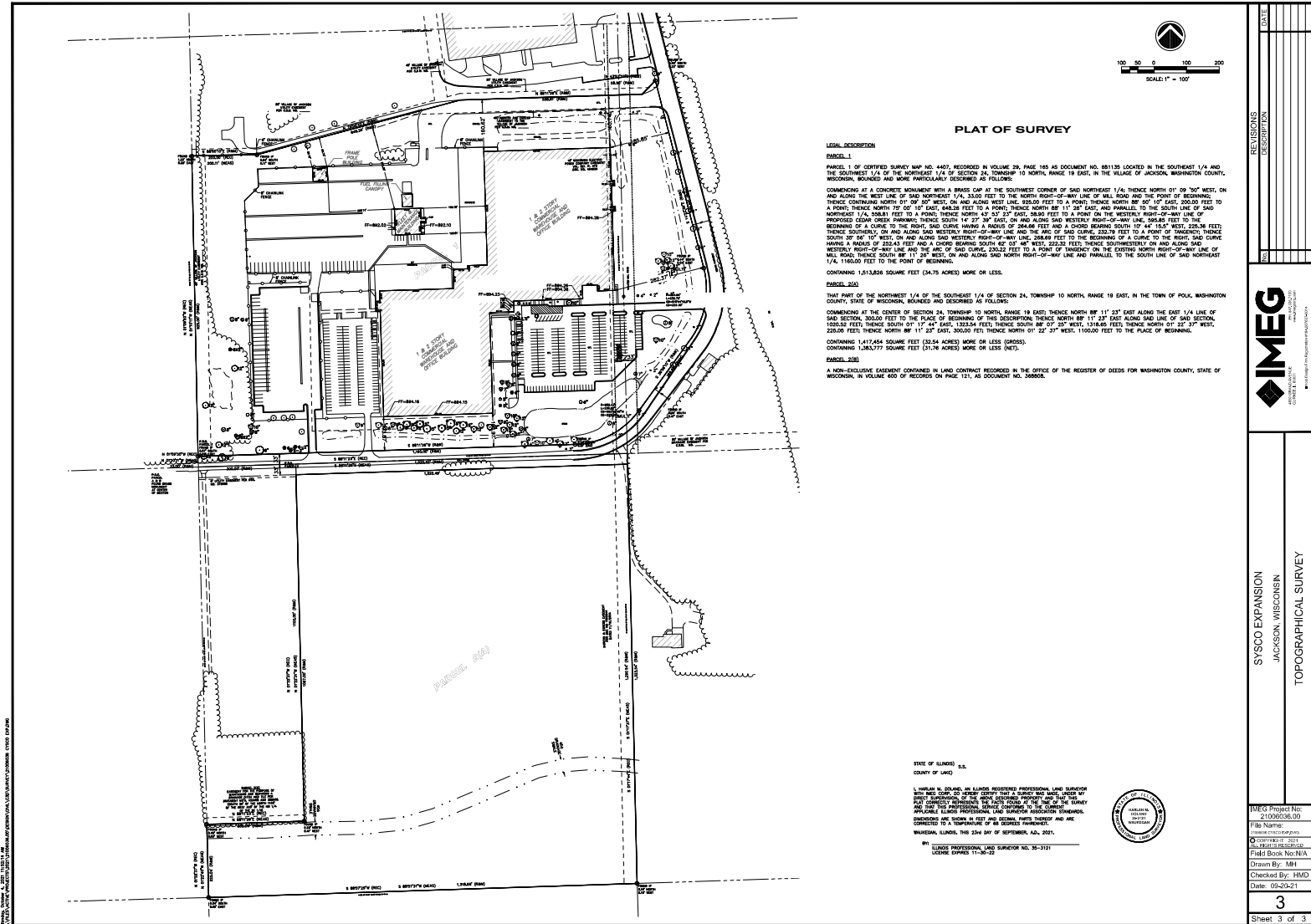
YOU AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, OR

EXHIBIT "A"

(continued)

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

THESE LIMITATIONS WILL SURVIVE THE CONTRACT.



PLAT OF SURVEY

LEGAL DESCRIPTION

PARCEL 1

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

COMMENCING AT A CONCRETE MONUMENT WITH A BRASS CAP AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 01° 08' 50" WEST, ON AND ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HILL ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01° 09' 50" WEST, ON AND ALONG WEST LINE, 330.00 FEET TO A POINT; THENCE NORTH 88° 50' 10" EAST, 200.00 FEET TO A POINT; THENCE NORTH 73° 00' 40" EAST, 84.81 FEET TO A POINT; THENCE NORTH 88° 11' 20" EAST, AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4, 558.81 FEET TO A POINT; THENCE NORTH 42° 52' 25" EAST, 58.80 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED CLEAR CREEK PARKWAY; THENCE SOUTH 14° 27' 30" EAST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 588.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 284.48 FEET AND A CHORD BEARING SOUTH 10° 44' 15.5" WEST, 225.38 FEET; THENCE SOUTHWEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE END OF SAID CURVE, 225.38 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88° 10' WEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 128.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.43 FEET AND A CHORD BEARING SOUTH 82° 03' 48" WEST, 225.32 FEET; THENCE SOUTHWEST, ON AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE END OF SAID CURVE, 225.32 FEET TO A POINT OF TANGENCY ON THE EASTERN NORTH RIGHT-OF-WAY LINE OF HILL ROAD; THENCE SOUTH 88° 11' 20" WEST, ON AND ALONG SAID NORTH RIGHT-OF-WAY LINE AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4, 116.00 FEET TO THE POINT OF BEGINNING.

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

PARCEL 20A

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

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

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

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

PARCEL 20B

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

STATE OF ILLINOIS S.S.

COUNTY OF LAKE

I, HAROLD W. JOHNSON, AN ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR, BEING WELL AND SOBER, OF SOUND MIND AND SOUND MEMORY, AND BEING A RESIDENT OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF THE ABOVE DESCRIBED LAND AND THAT THE ABOVE DESCRIBED LAND IS THE SAME AS SHOWN ON THE SURVEY MAP AND THAT THE SURVEY MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED.

WITNESSED MY HAND AND SEAL OF OFFICE ON THE 23RD DAY OF SEPTEMBER, A.D. 2021.

WILKESVILLE, ILLINOIS, THIS 23RD DAY OF SEPTEMBER, A.D. 2021.

BY: _____

LAND SURVEYOR PROFESSIONAL LAND SURVEYOR NO. 35-3721

LICENSE EXPIRES 11-30-22



REVISIONS		DATE
1	INITIALS	
2		
3		
4		
5		
6		
7		
8		
9		
10		

SYSCO EXPANSION
JACKSON, WISCONSIN

TOPOGRAPHICAL SURVEY

IMEG Project No:
21090208.00

By: _____
Checked By: HMD
Date: 09-30-21

3
Sheet 3 of 3

IMPACT STATEMENT

Submitted to Village of Jackson Zoning Commission on January 7, 2022 as a Supplement to Annexation request.

Sysco is requesting Annexation of its "south parcel" to its main operation which is located in the "north parcel" to support a proposed expansion of the existing facility operations. Impact of the overall proposed expansion is outlined below in compliance with Village PC Submittal Guide.

- A. Hours of Operation: There will be no impact to operating hours with the proposed expansion. The operating hours for the current operation which vary with customer demand. Typical operations are 20 hours by 5 days, but can increase to 24x7 for periods of peak customer demand.
- B. Unusual Conditions warranting special attention: There will be no impact to fire hazards, odors, noise generation, etc with the proposed expansion. The proposed expansion to the cooler and freezer rack areas will require an increase in the zero carbon refrigerant ammonia, which is a hazardous material. The current ammonia system which has operated without incident will be expanded to support the increased area cooler and freezer areas.
- C. Vehicle trip generation: Proposed expansion will impact vehicle trips, increasing the volume by up to 2x over a 10 year planning cycle. Current trucking routes from the site are 56, with one round trip per route per day.
- D. Estimated numbers of vehicles, equipment, materials stored on site: Proposed expansion will impact the numbers of tractors and trailers on site, however these are generally active vehicles, not "stored". Proposed project will accommodate 120 tractors and 150 trailers on site, which is a small increase from the current on site activity. Longer trailers being utilized require additional safe maneuvering and parking area, while improved logistics control minimizes the number of "non-working" trailers on site. No equipment or materials are currently or planned for storage on outside paved or grassy areas.

- E. Proposed sign(s) for advertising, directional signage, etc.: Impact on signage from the proposed expansion will be de minimus. Existing building signage on the east wall of the cooler will be replaced with like on the proposed expansion, and ground signs at the entries will be relocated or replaced in kind. There will be no "advertising signs" facing the highway in the south parcel being annexed.
- F. Proposed Dates of construction and completion: Construction start is proposed for early spring 2022, with completion in less than 2 years.
- G. (residential developments- not applicable)
- H. Annual water consumption: Impact of the proposed project on water consumption is being analyzed in engineering currently. Available data for current annual water use is 3,333,539 gallons per year for the main building, and additional 95,663 gallons per year for the fleet maintenance building.

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

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



REVISIONS	
No.	DESCRIPTION

IMEG
IMAGERY & ENGINEERING
21006036.00
21006036.00

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

IMEG Project No:
21006036.00

File Name:
21006036.00 Drone Aerial.dwg

Copyright:
All Rights Reserved

Field Book No: 8888

Drawn By: KK

Checked By: HMD

Date: 01/05/2022

1

Sheet 1 of 1

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

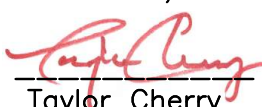
We the undersigned, constituting all of the electors and owners of certain real property in Washington County, Wisconsin, petition the Village Board of the Village of Jackson to annex the territory described hereon and shown on the attached scale map to the Village of Jackson, Washington County, Wisconsin:

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

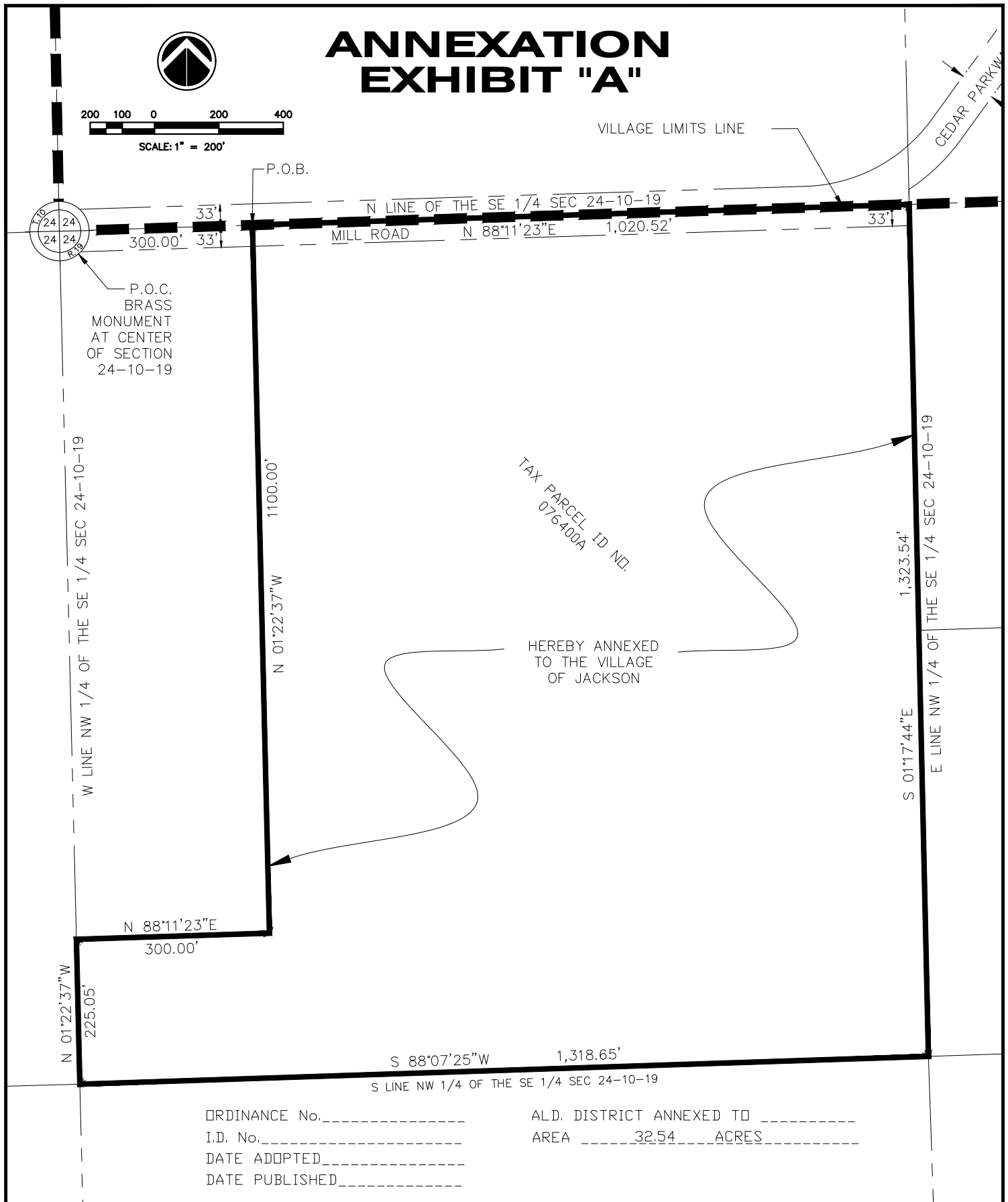
The total population in the territory is 0.

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

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

Signature of petitioner(s) and Electors	Date of Signing	Owner	Elector	Address
By: Sysco Eastern Wisconsin, LLC By:  Taylor Cherry Sr. Project Manager	12/17/2021	X		1 Sysco Drive Jackson, Wi. 53037

Sheet 2 of 2	1	IMEG Project No: 21006036.00 File Name: 21006036 SYSCO ANNEXATION.DWG ALL RIGHTS RESERVED Field Book No: N/A Drawn By: MH Checked By: HMD Date: 12/17/2021	SYSCO EXPANSION JACKSON, WISCONSIN	 4850 GRAND AVENUE GURNEE, IL 60031 PH: 847.336.7100 www.imegcorp.com Illinois Design Firm Registration #184.007637-0014	REVISIONS	
			ANNEXATION		No.	DESCRIPTION



SYSCO EXPANSION JACKSON, WISCONSIN		ANNEXATION		 4850 GRAND AVENUE GURNEE, IL 60031 PH: 847.336.7100 www.imegcorp.com Illinois Design Firm Registration #184.007637-0014		REVISIONS									
						No.	DESCRIPTION	DATE							
IMEG Project No: 21006036.00		File Name: 21006036.00-ANNEX		© 2023 IMEG CORP. ALL RIGHTS RESERVED.		Field Book No N/A		Date: 12/17/2021		Checked By: HMD		Drawn By: MH		2	

ORDINANCE #22-02

- DRAFT January 20, 2022 -

**AN ORDINANCE TO ANNEX TERRITORY TO THE
VILLAGE OF JACKSON, WISCONSIN**

WHEREAS, Sysco Food Services of Eastern Wisconsin LLC ("property owner") owns a parcel in the Town of Polk, commonly referred to as Tax Parcel T9_076400A ("subject property"); and

WHEREAS, the property owner has submitted a petition to the Village Clerk, on or about January 7, 2022, for direct annexation of the subject property by unanimous approval; and

WHEREAS, the Village of Jackson Plan Commission considered the property owner's annexation petition at its meeting on January 27, 2022, and has, consistent with Wis. Stats. §66.0217(8)(a), recommended the subject property be temporarily classified as General Manufacturing (M-2) District; and

WHEREAS, the Village of Jackson Village Board considered the matter at its meeting on February 8, 2022; and

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

Section 1. Territory Annexed. In accordance with Wis. Stats. §66.0217(2) and the petition for direct annexation by unanimous submitted by the property owner, the following described territory in the Town of Polk, Washington County, Wisconsin is annexed to the Village of Jackson, Wisconsin:

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

COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 19 EAST; THENCE NORTH 88° 11' 23" EAST ALONG THE EAST 1/4 LINE OF SAID SECTION, 300.00 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88° 11' 23" EAST ALONG SAID LINE OF SAID SECTION, 1020.52 FEET; THENCE SOUTH 01° 17' 44" EAST, 1323.54 FEET; THENCE SOUTH 88° 07' 25" WEST, 1318.65 FEET; THENCE NORTH 01° 22' 37" WEST, 225.05 FEET; THENCE NORTH 88° 11' 23" EAST, 300.00 FEET; THENCE NORTH 01° 22' 37" WEST, 1100.00 FEET TO THE PLACE OF BEGINNING.

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

A scale map of the annexed territory is attached hereto and incorporated as Exhibit 1.

Section 2. Effect of Annexation. From and after the date of this ordinance the territory described in Section 1 shall be a part of the Village of Jackson for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules, and regulations governing the Village of Jackson.

Section 3. Population. The population of the subject territory is zero.

Section 4. Temporary Zoning Classification. Upon recommendation of the Plan Commission and pursuant to Wis. Stats. §66.0217(8)(a), the territory annexed to the Village of Jackson is temporarily zoned, General Manufacturing (M-2) District.

Section 5. Permanent Zoning Classification. The Plan Commission of the Village of Jackson is directed to prepare an amendment to the zoning ordinance setting forth a permanent zoning classification and regulations for the zoning of the annexed area and to submit its recommendation to the Village Board.

Section 6. Ward Designation. The territory described in Section 1 of this ordinance is made part of Ward (TBD) of the Village of Jackson, subject to the ordinances, rules, and regulations of the Village governing wards.

Section 7. Payment to Town of Polk. Pursuant to Wis. Stats. §66.0217(14), the Village Board agrees to pay annually to the Town of Polk, for five (5) years, an amount equal to the amount of property taxes levied by the Town of Polk on the annexed territory, as shown by the tax roll under Wis. Stats. §70.65 in 2021 (the year in which this annexation is final).

Section 8. Notification. The Village Clerk is directed to complete the notifications set forth in Wis. Stats. §66.0217(9).

Section 9. Effective Date. This ordinance shall become effective upon passage and posting or publication as provided by law.

Section 10. Severability. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Adopted this 8th day of February 2022, by at least a two-thirds vote of the elected members of the Village Board.

Introduced by: _____

Seconded by: _____

Vote: _____aye _____nay

Passed and approved _____

VILLAGE OF JACKSON

By: _____

Michael E. Schwab, Village President

Attest:

Jilline S. Dobratz, Village Clerk

Proof of Posting:

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

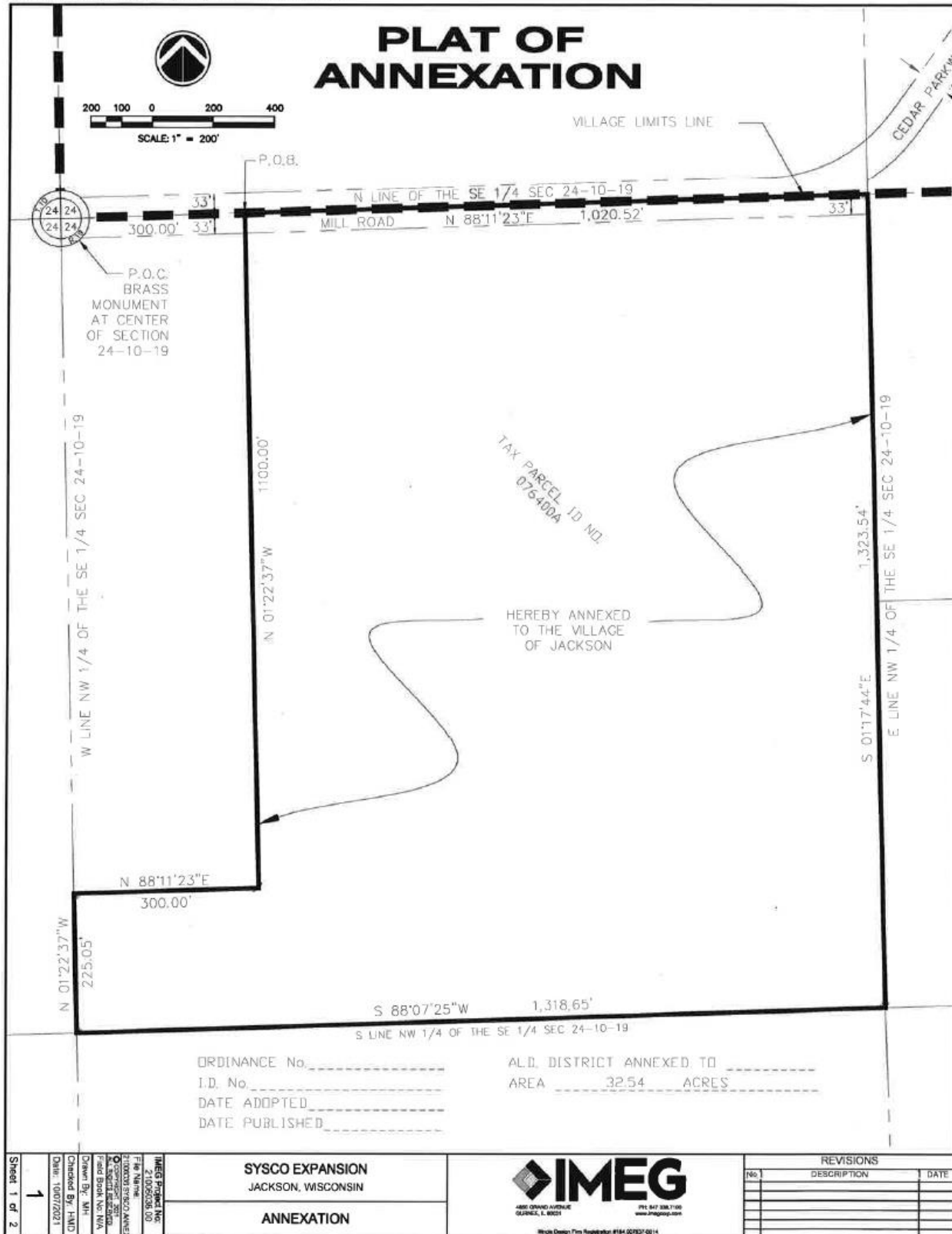
Village Official

Date

The remainder of this page left intentionally blank

Exhibit 1.

Friday, October 22, 2021 8:03:07 AM
G:\2021\21006036\00\DESIGN\DWG\C30\SURVEY\21006036 SYSO ANNEXATION.DWG



Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: N168 W21367 Main St. Jackson Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: 1.12 acres sq. ft. Building Area: 3520 sq. ft.

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

APPLICANT INFORMATION

Name(s): Signworks - Dan Schaefer

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

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

Email: dan@signworkswi.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): Phillip Dahlberg

Address: N168 W21367 Main St., Jackson State WI Zip 53037

Office: (262) 677-8999 Cell: (____) _____ Fax: (____) _____

Email: phil@dahlberglawgroup.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____ Same as applicant

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: I was told by Collin Johnson that this sign permit will require PL + VB Review.

Provide a brief overview of proposed use(s) of entire property and/or lease space: Office space for existing law office.

Hours of Operation: 8:30 - 5pm

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

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, minimal light pollution.

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

Walgreens, Amoco, Kerry Blending, 1 residential home to the rear

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

Adding 1 internally illuminated sign cabinet and aluminum stud mounted letters.

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

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

Describe any proposed on-site security measures including site lighting: Parking lot lights

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

Describe the projected traffic circulation and impacts: N/A

List all setbacks from rights-of-way and property lines and height limitations: North = 50', East 100', West 70' - South 70'

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

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

Describe any proposed signage including type, size, and location: Addition of 1 internally illuminated wall sign, routed aluminum sign face, remove existing Aluminum letters, install new aluminum letters.

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Aluminum letters and aluminum sign cabinet

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

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

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

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

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

ACKNOWLEDGEMENT & SIGNATURES

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

Applicant Name (Print):

Applicant Signature:

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

Dan Schaefer
[Signature]
Phil Dahlberg
[Signature]
1/6/22

You MUST sign and date this Application!

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

QUESTIONS?

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

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: 1-11-22
Amount: \$ 175.00
Payment Type: CH / CC / CASH
Check/Rcpt. #: 33723826
Received By: [Signature]



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

Utilities/fees Payment Confirmation (Ref #: 33723826)

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

Date: 01/11/2022 11:58 EST

TRANSACTION INFORMATION

Name:	Dan Schaefer	Transaction Reference #:	33723826
Utility Account #:		Transaction Date/Time:	01/11/2022 11:58 EST
Building Permit #:			
Parking Ticket #:			
Tax Bill:			
General:	Plan Commission Application FeeDahlberg Law Sign Review		

BILLING INFORMATION

Name:	Dan Schaefer
Address:	501 W Sumner Street
City, State Zip:	Hartford, WI 53027
Phone #:	(262)673-7318
Card #:	xxxx-xxxx-xxxx-5143

PAYMENT INFORMATION

Approval #:	056121
Payment Amount:	\$175.00
Service Fee:	\$4.64
Total Amount:	\$179.64

The service fee is not refundable.

ATTENTION CARDHOLDER

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

Thank you for using AllPaid



Letter of Intent

January 6, 2022

Signworks is intending to furnish and install (1) new LED internally illuminated sign cabinet to the wall of the North facing elevation at Dahlberg Law Group's building, located at N168 W21367 Main St., Jackson, WI. 53037. Along with that sign, Signworks will be furnishing and installing new 1/4" aluminum letters, custom painted with blind stud mounting. Signworks will be removing and disposing of the existing aluminum letters on the building.

Sincerely,

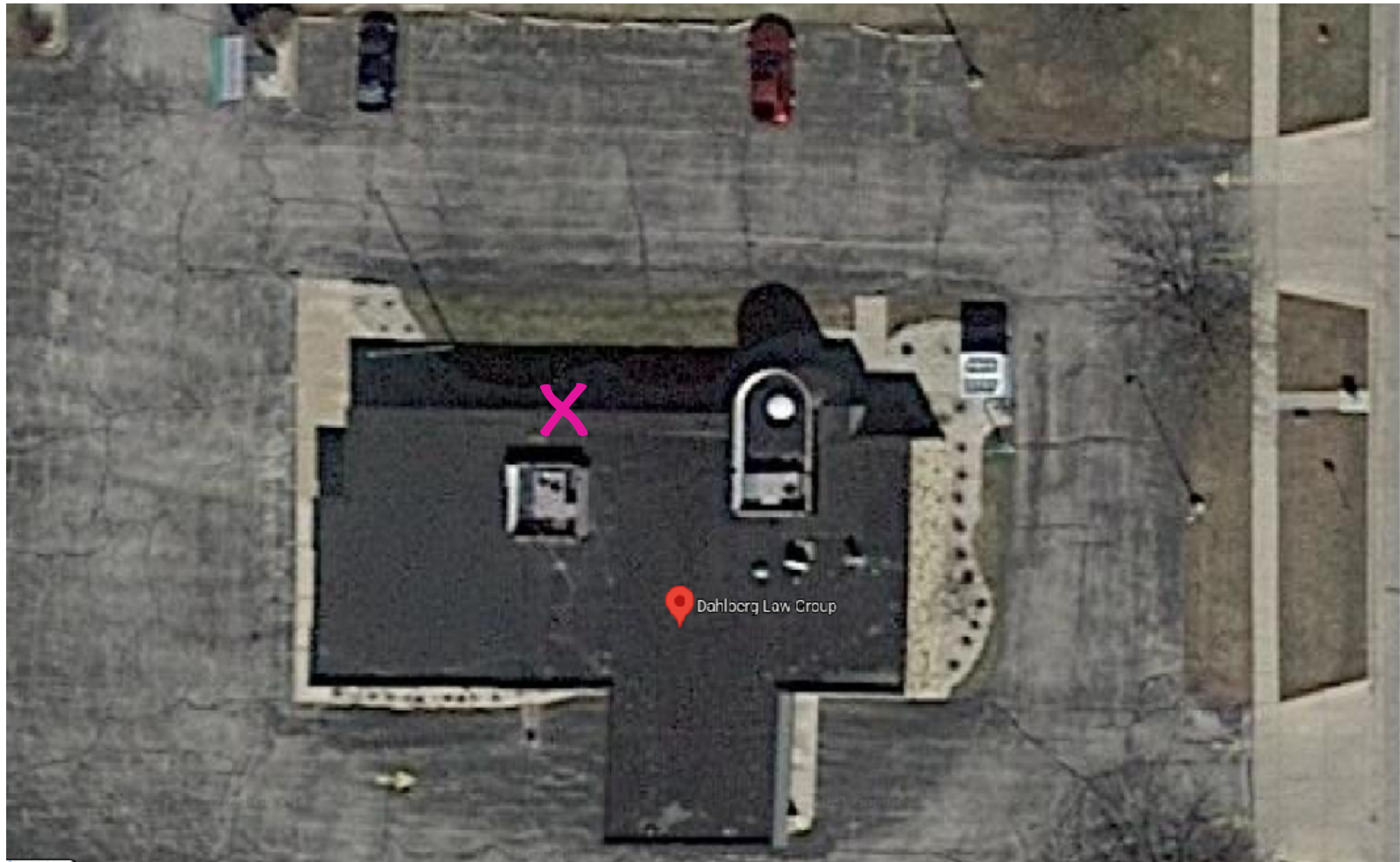
A handwritten signature in blue ink, appearing to read "Dan Schaefer", followed by a horizontal line.

Dan Schaefer

501 West Sumner Street Hartford, Wisconsin 53027 • Phone 262-673-7318
www.signworkswi.com



Existing



Proposed location of new signage



Wall Sign

**Option
2B**

36
years
1985 - 2020



JOB DETAILS:

A - Remove the existing letters (Holes will remain)

B - New internally illuminated wall sign. Routed Copy.

C - 1/4" thick painted aluminum letters - stud mounted



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

R2 6-2-21

Quote Number:
TBD



320.2 in
11.6 in 8.5 in Personal Injury • Divorce • Estate Planning • Criminal Defense

Customer Name: Dahlberg Law	Sales Representative: Dan Schaefer
Customer Address: Jackson WI	Designer: Jim
Job Location: Same	File: By Name: Dahlberg Sign Updates

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

PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☒ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

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

Property Address: W225N16712 Cedar Park Court Unit: 3 Jackson, WI

Parcel #: _____ Lot Size: _____ sq. ft. Building Area: 12,658 sq. ft.

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

APPLICANT INFORMATION

Name(s): St. Vincent De Paul Washington County
Mailing Address: 445 East Washington St. Slinger State WI Zip 53086
Office: (262) 384-3352 Cell: (262) 312-4256 Fax: (262) 644-6937
Email: greg@SVDPWC.COM

BUSINESS INFORMATION (If New Business)

Legal Business Name: ENER-CON
D/B/A: _____ FEIN #: _____
Mailing Address: _____ State WI Zip 53228
Office: (____) _____ Cell: (____) _____ Fax: (____) _____
Email: _____
Website: _____

PROPERTY OWNER INFORMATION

Name(s): ENER CON (Greenfield)
Address: 8575 W. Forest Home Ave. #160 State WI Zip 53228
Office: (414) 425-4939 Cell: (414) 852-8627 Fax: (414) 425-4946
Email: gloria@ener-con.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____
Primary Contact: _____
Address: _____ State _____ Zip _____
Office: (____) _____ Cell: (____) _____ Fax: (____) _____
Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: Thrift store/Donation drop off and warehouse support Washington County thrift operations.

Provide a brief overview of proposed use(s) of entire property and/or lease space: Location will house an e-bay store, thrift store outlet, and warehouse operations with a donation drop off

Hours of Operation: Monday through Friday 8am to 7pm. Sat. 8am to 5pm. Sunday 10-5

Provide a brief overview of proposed daily on-site operations: General Public shopping Thrift outlet and customers dropping off donations. Warehouse employee's processing merchandise for stores.

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.: Baling cardboard and baling rags

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

Describe any proposed, development, on-site improvements or other construction/remodeling activities: will be remodeling inside of building to have more storage space. Attached proposed drawings-

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

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

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

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

Describe the projected traffic circulation and impacts: Customer Parking Front of Building, Employee Parking on Ends of Building - Customer Drop offs / Departures Rear of Building -

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

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

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

☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: Thrifty store outlet Sign on Front of building 8ft x 12ft
Directional Sign 3x2ft on north entrance
3x3ft Directional Sign on back of Building west side

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

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

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

10 to 15 for Employees 10-15 for Customers -
handicapped parking will use Existing

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

provided by Inlandlord

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

Bringing bags and Boxes cardboard to be kept in the Building

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):

Breg Kuczmarski

Applicant Signature:

Breg Kuczmarski

Co-Applicant Name (Print):

/

CO-Applicant Signature:

/

Date of Application:

1-10-2022

You MUST sign and date this Application!

SUBMIT TO:

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

QUESTIONS?

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

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: 1-7-22
Amount: \$ 175.00
Payment Type: CH / CC / CASH
Check/Rcpt. #: 37687
Received By: [Signature]

37687

SOCIETY OF ST VINCENT DE PAUL,

WASHINGTON CO WI INC
627 ELM ST
WEST BEND, WI 53095

bank **five nine**

79-242/759

1/5/22

PAY TO THE
ORDER OF

Village of Jackson

\$ **175.00

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

DOLLARS

Village of Jackson
N168 W20733 Main St
Jackson WI 53037

Laure D. Siessen

MEMO

AUTHORIZED SIGNATURE

⑈037687⑈ ⑆075902421⑆ 3799512⑈

Security Features. Details on back.

VILLAGE OF JACKSON

N168W19851 MAIN ST

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 252263

Date: 1/11/2022

Check

RECEIVED FROM SOCIETY OF ST VINCENT DEPAUL

\$175.00

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

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

Receipt Memo: PC APP/W225N16712 CEDAR PARK CT/CK#37687

**INDUSTRIAL/FLEX FOR LEASE
CEDAR CREEK BUSINESS CENTER
JACKSON, WI**

AMERICAN
COMMERCIAL REAL ESTATE



**PRESENTED BY: ADAM WILLIQUETTE | 262-424-3217
ADAM@AMERICANCRE.NET**

3350 SOUTH RIVER ROAD | WEST BEND, WI 53095 | WWW.AMERICANCRE.NET

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

BUILDING SPECIFICATIONS/ PROPERTY INFO

Building Specifications

Size: +/- 45,132 SF
General Use: Industrial/Flex
Parking: Ample On-site
Year Built: 1996
Roof: Flat Rubber
Zoning: Planned Unit Development
Utilities: Municipal

Available Space

Address: W225N16712-20 Cedar Park Court
Size: 22,808 SF (divisible to +/- 2,843 SF)
Office: 8,113 SF
Warehouse: 14,695 SF
Docks: One (1)
Drive-ins: One (1)

Tax Information

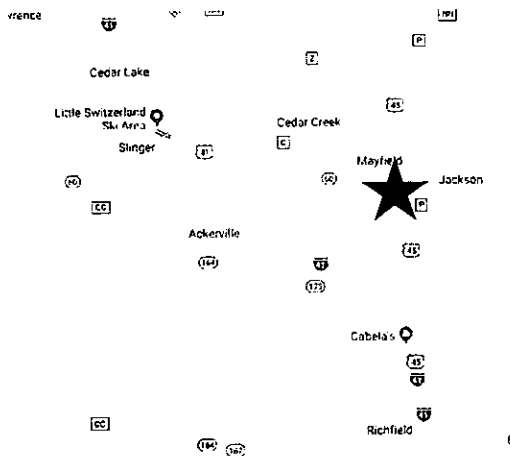
Parcel Size: +/- 3.58 Acres
Taxes--2020: \$46,317.36
Tax Key #: V3-030200G

Pricing

Lease Rate: \$5.00/ SF NNN warehouse
\$9.00/ SF NNN office

Comments

- Great location with easy access to Highway 41 & 45 via Hwy 60
- Divisible to 2,843 SF
- Heavy power



PRESENTED BY: ADAM WILLIQUETTE | 262-424-3217

ADAM@AMERICANCRE.NET

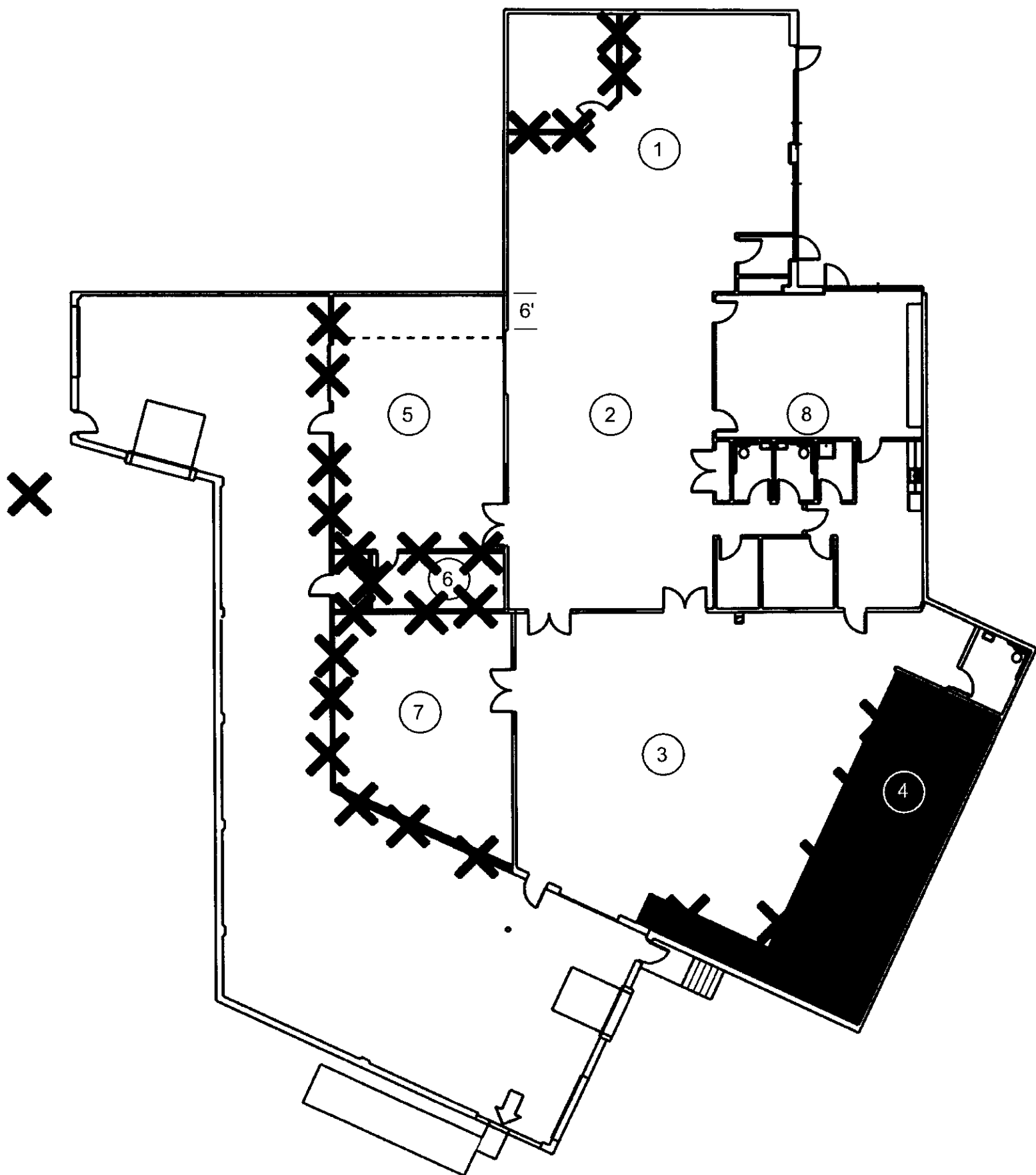
3350 SOUTH RIVER ROAD | WEST BEND, WI 53095 | WWW.AMERICANCRE.NET

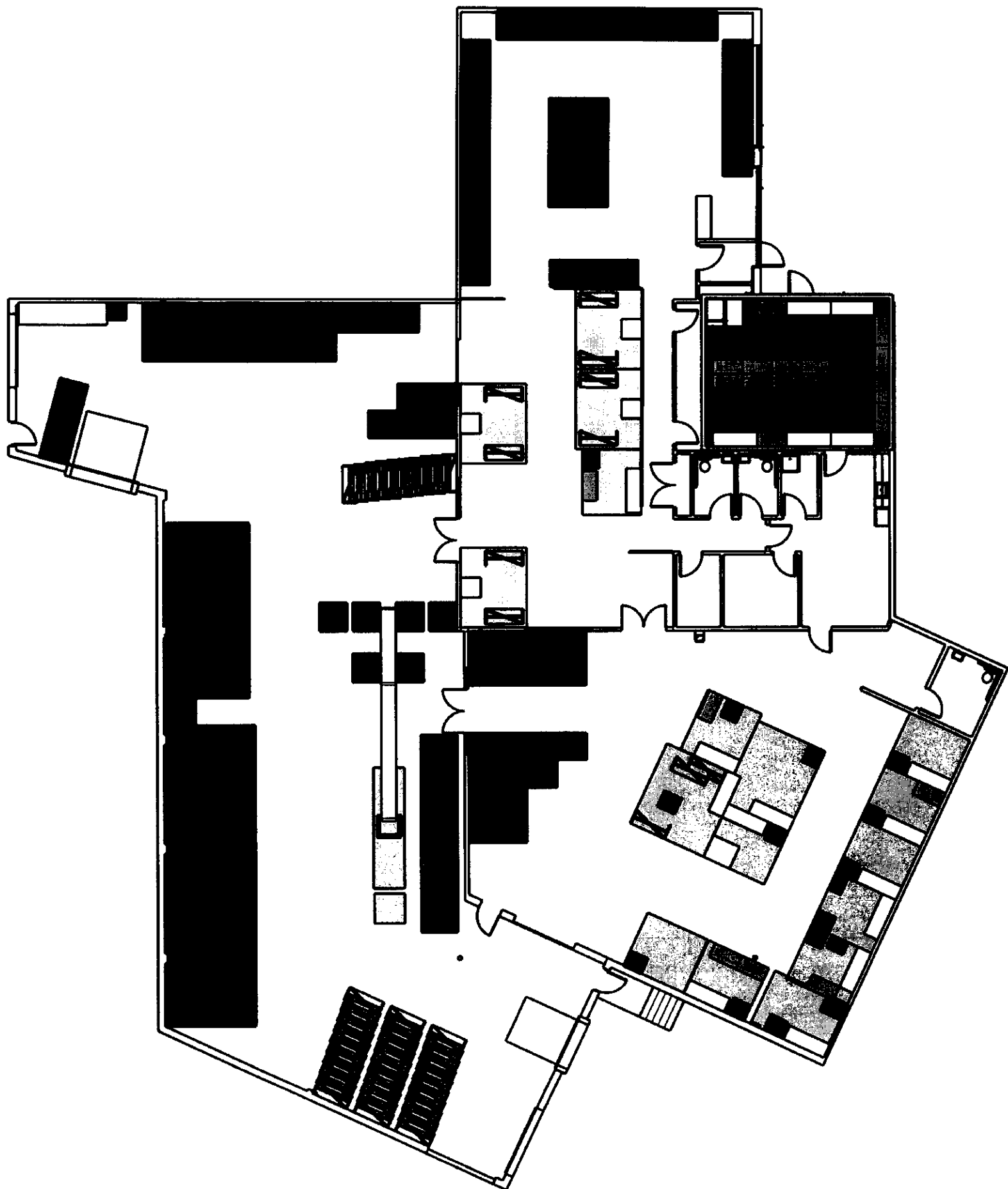
Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

SITE PLAN

**AVAILABLE SPACE
(MANY FLOOR PLANS)**









DESIGN | BUILD | DEVELOP | REAL ESTATE

RENOVATION ESTIMATE

TO:
Alicia

FROM:
Stephen Houdek

ORGANIZATION:
Cedar Creek Business Center

DATE:
9-16-2021

REVISED:
11-2-2021

RE:
W225 N16710 Cedar Park Ct. Jackson, WI – Tenant Space Modifications for St. Vincent de Paul

Ms. Alicia,

Thank you for the opportunity to formulate this proposal for your review. In general, we include the demolition of the space to meet our understood requirements and the sketch made by American Construction Services of the tenant space. Since we have not conversed directly with the building owner or tenant, we have included a range of allowances as placeholders for now until final determinations have been made.

Scope of Work

Professional Services

- i. Construction project management, site supervision, safety and coordination meetings, weekly project updates, construction draw coordination, administration, and municipal approvals.
- ii. Provide dumpsters as required for project, temporary toilet facilities, final cleaning, general liability and builder's risk insurance.

Demolition Scope – per callouts on scope sketch:

- a. (not on sketch) Provide asbestos inspection prior to beginning demolition work per \$3,000 total inspection/sample/report/abatement allowance.
- b. Remove for future re-use qty (2) overhead doors from interior of space. Note the doors are manual and do not have operators currently.
- c. Remove walls, doors, stairs, and mezzanine indicated on sketch. Note that the bathroom walls, toilet, etc. will stay intact. There may be a need to replace the ceiling in the bathroom pending the existing construction method used to support the bathroom ceiling. Demo/relocate/make-safe electrical in any remove walls, ceilings, mezzanines. Cut flush and fill with concrete qty (2) conduits rising through concrete floor.
- d. Remove existing carpet and remove glue residue from carpet with solvent. Finish floor to be 'smooth' concrete after glue removal. Aggressive glue remover will be used, but glue remnants may still be present. If additional measures must be taken to smooth out floor, floor grinding will need to be reviewed after carpet and glue have been fully reviewed.

Construction Scope – per callouts on scope sketch:

1. Provide and install qty (1) new 6070 double swinging ABS door (Chase or Eliason or similar) with frame into new opening cut-into existing wall. Demo/relocate/make-safe electrical in way of creating opening. Installation location noted on plan as 6ft away from adjacent wall.
2. Prepare opening and install qty (1) previously removed overhead door from bullet point (b.) above where generally indicated on scope sketch. There is an existing service door in that existing partition wall that will either be removed, or kept in-place, which will determine final location of the overhead door to be installed here, along with a building column just south of that partition wall. St. Vincent DePaul will need to provide direction on location for overhead door install before work commences on overhead door removal in step (b.) above.



DESIGN | BUILD | DEVELOP | REAL ESTATE

3. Build new wall in corridor with metal studs, install qty (1) salvaged hollow metal frame with salvaged door from demo in other area of project. St. Vincent DePaul will need to provide direction on which door to use and exact position of wall along with the door swing.
4. Provide and install new flooring in 'conference room' after existing carpet removal with transitions as necessary.
5. (not on sketch) Modify existing HVAC supply/returns as walls are removed to adequately service space. Modify fire protection piping as walls/structures are removed to adequately service space. Both per allowance amounts listed below pending final customer requirements.
6. (not on sketch) install new electrical transformer provided by St. Vincent DePaul and connect to St. Vincent DePaul compactor. Additional electrical per customer requests are included per the allowance amount below.

Allowances:

- A. Asbestos inspection/samples/report/abatement \$3,000 included
- B. Permits \$2,000 included
- C. Flooring supply and install \$6,000 included for bullet point #4
- D. Electrical additions \$5,000 included pending St. Vincent Requirements
- E. HVAC \$5,000 included
- F. Fire Protection \$4,500 included

Exclusions:

- A. Unforeseen site conditions or concealed conditions
- B. Items not specifically listed
- C. Drywall patching/repairs
- D. Painting

Total Cost Estimate based on above descriptions including applicable tax and freight:
\$141,330.00

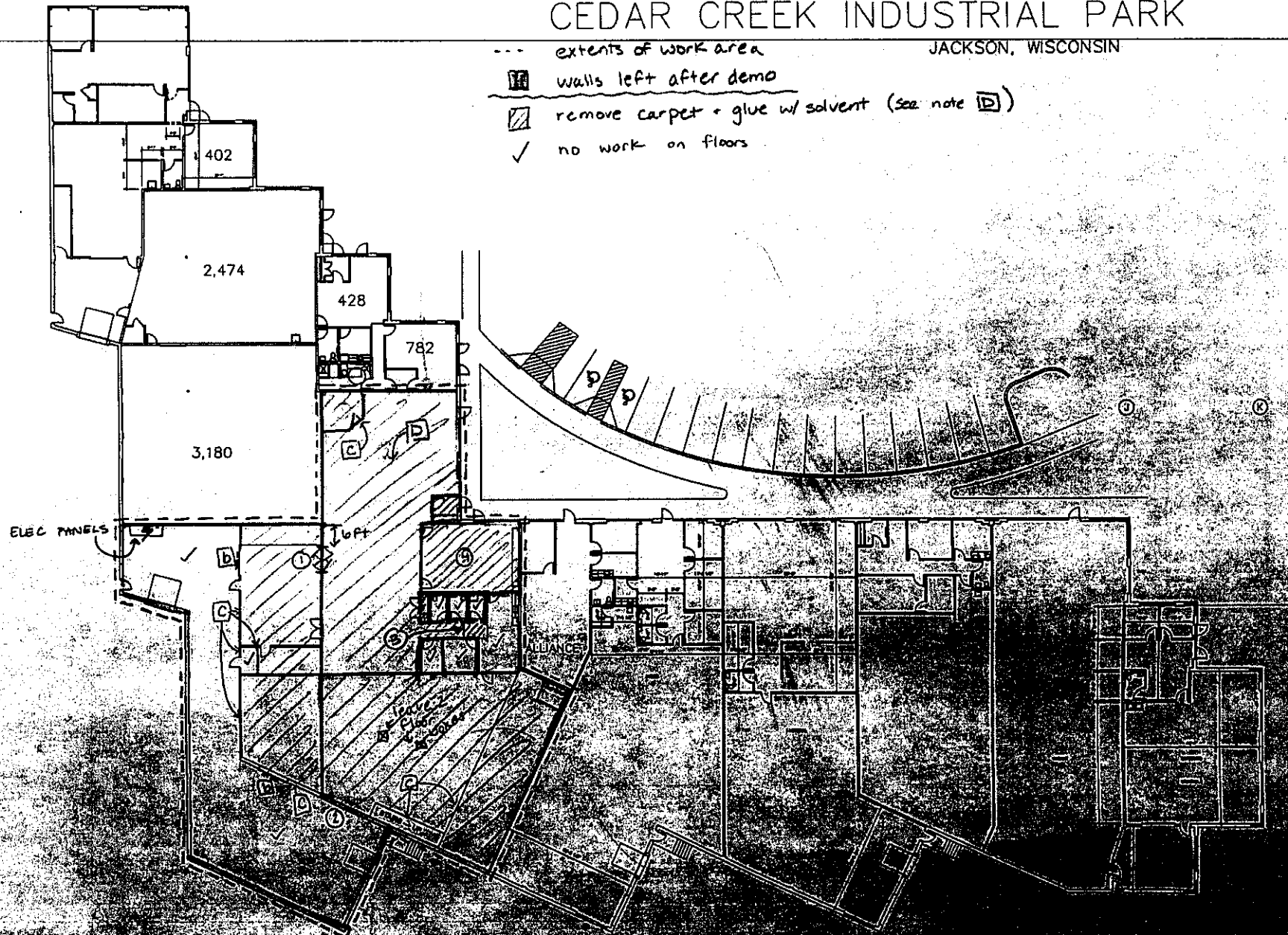
Sincerely,

Stephen Houdek, Compliance Officer

CEDAR CREEK INDUSTRIAL PARK

JACKSON, WISCONSIN

- extents of work area
-  walls left after demo
-  remove carpet + glue w/ solvent (see note D)
- ✓ no work on floors



Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: 3230 Maple Rd Unit: _____ Jackson, WI

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

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

APPLICANT INFORMATION

Name(s): Andrew Hembel

Mailing Address: 3223 maple rd, Jackson State WI Zip 53037

Office: (____) _____ Cell: (262) 305-2639 Fax: (____) _____

Email: andy2dance@yahoo.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): Andrew Hembel

Address: 3223 maple rd., Jackson State WI Zip 53037

Office: (____) _____ Cell: (262) 305-2639 Fax: (____) _____

Email: andy2dance@yahoo.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: Combining 2 Separate parcels into a single parcel by way of a CSM

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

Hours of Operation: _____

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

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

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

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

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

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

Describe the projected traffic circulation and impacts: _____

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

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

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

☐ No ☐ Yes If yes, explain: _____

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

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

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

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

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

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

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

Applicant Name (Print):

Andrew W. Hembel

Applicant Signature:

Andrew W. Hembel

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

01-07-2022

You MUST sign and date this Application!

SUBMIT TO:

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

QUESTIONS?

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

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY	
Acct. #: 100-00-45730-000-00	
Date Received:	1-7-22
Amount: \$	150.00
Payment Type:	CH / CC / CASH
Check/Rcpt. #:	1162
Received By:	<i>[Signature]</i>

ANDREW HEMBEL
3223 MAPLE RD. 262-305-2639
JACKSON, WI 53037-9714

12-1/750

1162

DATE 01-07-2022

PAY TO THE
ORDER OF

Village of Jackson

\$ 150.00

one hundred fifty dollars ⁰⁰/₁₀₀

DOLLARS



Security Features
Included
Details on Back



JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO

Arden Hehl

⑆075000019⑆

798590985⑈1162

VILLAGE OF JACKSON

N168W19851 MAIN ST

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 252234

Date: 1/07/2022

Check

RECEIVED
FROM ANDREW HEMBEL

\$150.00

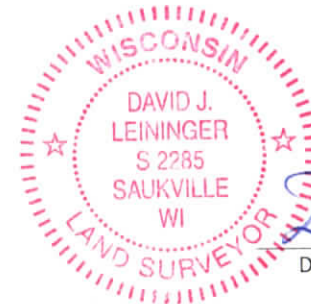
<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	150.00
	CSM APPLICATION	

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

Receipt Memo: 3223 MAPLE RD CSM/CK#1162

Certified Survey Map

Part of the NE 1/4 of the NE 1/4 of Section 29, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.



David J. Leininger, S 2285

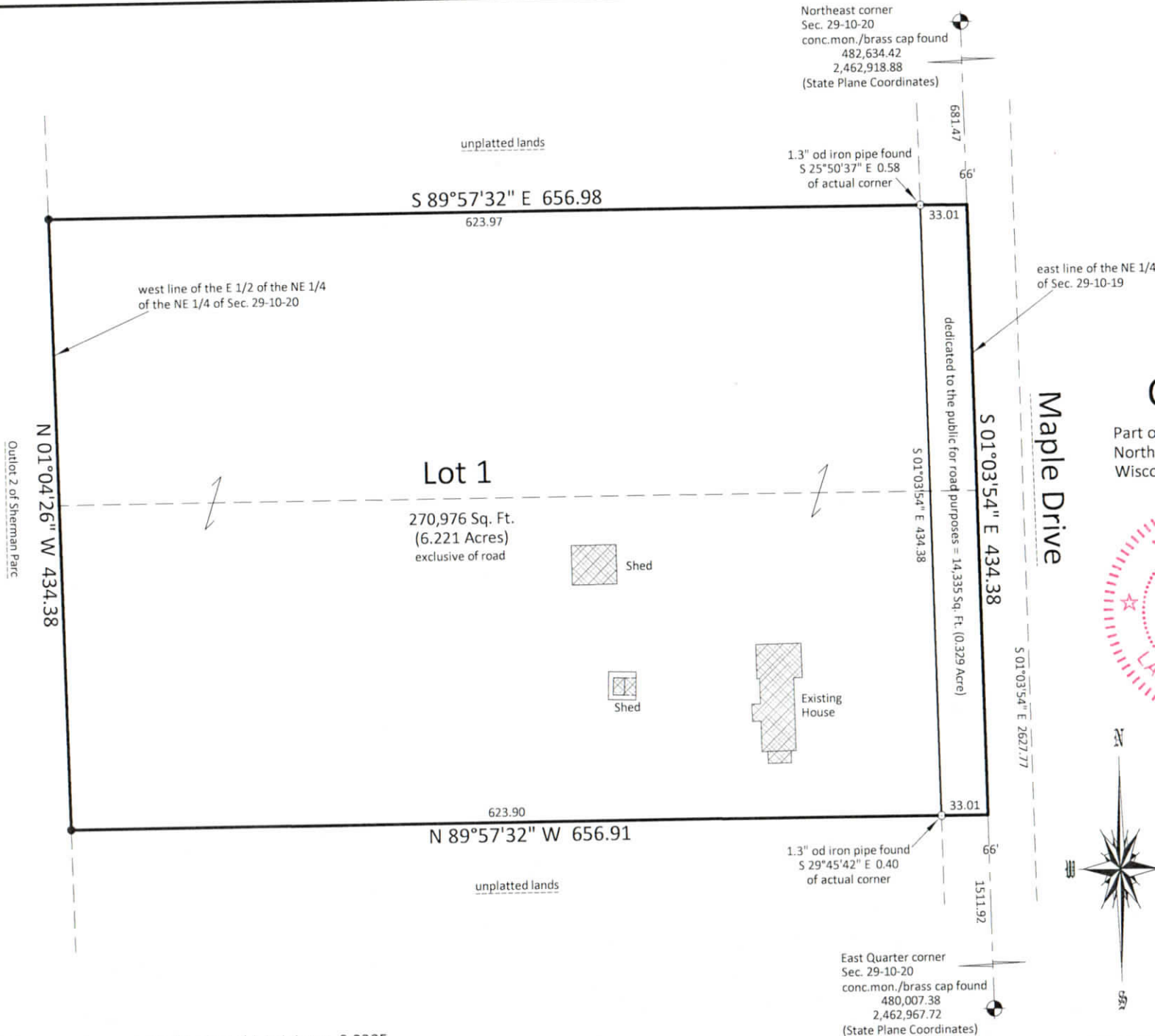
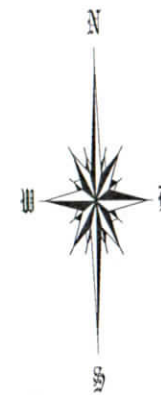
Dated this 12th day of December, 2021.

• - indicates a 0.75" x 18" rebar weighing 1.50 lbs./ft. set

Horizontal datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD83/2011), and all bearings are referenced to Grid North. The east line of the NE 1/4 of Sec. 29-10-20 has a grid bearing of N 01°03'54" W.



Scale in feet
1" = 100'



Certified Survey Map

Part of the NE 1/4 of the NE 1/4 of Section 29, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.

Surveyor's Certificate:

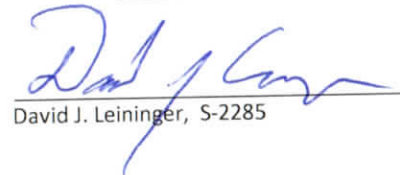
I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Andy Hembel, that I have surveyed, divided, and mapped the land shown and described hereon. being part of the NE 1/4 of the NE 1/4 of Section 29, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the northeast corner of said Section 29; thence S 01°03'54" E, along the east line of said NE 1/4, 681.47 feet to the point of beginning of lands herein described; thence continuing S 01°03'54" E, along said east line of the NE 1/4, 434.38 feet; thence N 89°57'32" W, parallel with the south line of said NE 1/4 of the NE 1/4, 656.91 feet to a point in the west line of the E 1/2 of said NE 1/4 of the NE 1/4; thence N 01°04'26" W, along said west line of the E 1/2 of the NE 1/4 of the NE 1/4, 434.38 feet; thence S 89°57'32" E, parallel with said south line of the NE 1/4 of the NE 1/4, 656.98 feet to the point of beginning.

Containing 285,311 square feet (6.550 acres) more or less.

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

Dated this 1st day of December, 2021

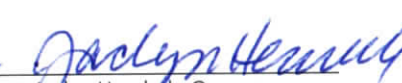

David J. Leininger, S-2285



Owner's Certificate:

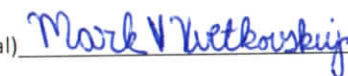
As owners, we hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Town of Jackson
Village of Jackson

 
Andrew Hembel - Owner Jacyln Hembel - Owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

Personally came before me this 7 day of January, 2022, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal)  Notary Public, Washington County
Wisconsin.

My commission expires 10 March 2024



Certified Survey Map

Part of the NE 1/4 of the NE 1/4 of Section 29, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.

Town of Jackson Parks and Plan Commission Approval:

This land division is hereby approved by the Town of Jackson Parks and Plan Commission this _____ day of _____, 2022.

David Klug - Chairperson Jim Micech - Zoning Administrator

Town of Jackson Town Board Approval:

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

Robert Hartwig - Chairperson Julia Oliver - Town Clerk

Village of Jackson Plan Commission Approval:

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

Michael E. Schwab - Chairperson Jilline S. Dobratz - Village Clerk

Village of Jackson Village Board Approval:

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

Michael E. Schwab - President Jilline S. Dobratz - Village Clerk



David J. Leininger

David J. Leininger, S-2285

Dated this 1st day of December, 2021.

STAFF REVIEW COMMENTS

Plan Commission Meeting – January 27, 2022

Agenda Item #3 – Design 2 Construct / Karm Properties, LLC for property located at N168W19490 Main Street (Discussion purposes only)

Building Inspection

- The primary concern staff has is regarding the potential for future exterior/exposed storage of vehicles, RV's, campers, trailers, and other equipment. In recent years, commercial vehicles belonging to a tree service operation have been parked onsite, overnight without much objection. This use appeared to be temporary and only necessary while the company had scheduled work in the area. More recently, long-term parking and storage of RV's campers, passenger vehicles, and utility trailers, as well as semi-tractors/trailers has occurred. It is staff's position that this type of use has never been approved by the Village.
- It should be noted that there are no parking stalls identified in any prior plans or approvals at the location of the proposed building.
- This board is also aware of past complaints regarding over-night idling of tractor/trailers that are parked in the northern paved area of the site. In the original site and use approvals, the use of this parcel as a truck stop was discussed on several occasions and the Village was assured that this would not be a truck stop as it did not propose to have the general amenities that a typical truck stop would have such as showers.
- Staff has also been made aware that long-term use of the parking lot for camping was occurring during prior year. This type of use is not permitted and shall not occur in the future.
- It should also be noted that the Environmental Impact section of the current proposal states "none" when referring to exterior storage, vehicles, etc. There is no proposal for exposed exterior parking/storage along the west property line in the current Plan Commission Application.
- The original PUD application from 5/31/07 states a total of 40 - 9' x 20' parking stalls will be provided. This was later amended to include 54 - 9' x 20' parking stalls in a revised PUD application approved in 2008.
- The original plans indicated there was a total of 25 trees shown to be planted along the west and north berms. There are currently 20 trees remaining which provide limited buffering from the adjacent condominium building.
- Staff has no objection to the proposed storage building as presented however, any future requests for additional storage buildings, whether for public or private use, shall not be permitted. It should also be noted that future development is expected on the vacant lands immediately west of this parcel. While the type of development is not known at this time, it is anticipated that either residential, commercial, or mixed uses are practical, and the development of additional storage buildings would not be complimentary to those developments and may in fact be a deterrent to marketability.
- As a final note, the original site plan includes the footprint for a proposed future multi-tenant building located immediately west of the current carwash.
- Staff recommends the following be considered as conditions of approval:
 - All exterior all exterior storage of vehicles, RV's, trailers, etc. shall be prohibited.
 - The parking of semi-trucks/trailers shall be in the five (5) existing, designated parking areas located to the east of the private storage building and limited to the either the hours of operation (5am to 12pm) or another reasonable timeframe. The basis of this is to prevent overnight parking of tractor/trailers which typically idle for the duration of time while parked.
 - Restoration of original vegetative buffer (trees) to the original plan shall be completed within 6-months. (Note: as part of the original approval, property owner is responsible for maintaining vegetation/landscaping.

STAFF REVIEW COMMENTS

Plan Commission Meeting – January 27, 2022

- Should the proposed storage building be approved at a future date, staff recommends additional plantings be added along the back side of the storage building to continue the buffering. Additional plantings would also be recommended to enhance the density of the plantings. This should include taller trees to provide better elevated site-line buffering.

Public Works/Engineering

- A simple letter will be required referencing the existing Stormwater Management Plan identify the existing stormwater runoff and the change with the proposed storage building.
- If the proposed storage building is approved, then the Owner of property agrees to no outside storage of to include but not limited to vehicles, materials, campers, etc.
- The existing asphalt drive south of the proposed storage building is the current driveway for the car wash entrance. Show on the plan that there will not be a conflict with the storage building, driving/staging to the car wash, and vacuuming your vehicle. Painted lanes or moving the building north might be solutions.
- The Village will be installing sidewalk in the right of way between the two driveways on Eagle Drive. The Village will determine if the sidewalk will be special assessed to the benefitting property or properties.

Fire Department

- No objection to the proposed building.

Administrative/Planning

- Karm Properties, LLC owns the property at N168 W19490 Main Street and has submitted plans for a personal storage facility for concept review. The proposed building has a floor area of 6,125 square feet and a roof height of 25.5 feet. The proposed building will match the existing storage building on the subject property in terms of design and exterior materials.
- The proposed building has 7 rental spaces, each having a roll-up door.
- If the property owner wants to seek formal approval, the approval for the Planned Unit Development must be amended along with the associated site plan.
- Staff were contacted by neighboring property owners in Fall of 2021 with complaints that the self-storage operations on site were in violation of past approvals. It was requested that additional landscaping to shield the vehicles be planted, or that the use cease. Staff have reviewed prior approvals and conclude the following:
 - The subject property was initially developed as a Planned Unit Development that was approved in 2007. Since that time, there have been a number of revisions including June 10, 2008 for an amendment to add retail space and March 10, 2020 for an amendment to add a private 4-stall storage building.
 - Permissible land uses included in past approvals consisted of commercial activities such as dining, laundromat activities, car washing activities, and allowance of property owner to store vehicles in the approved accessory structure. Meeting minutes and motions to approve or amend the use overtime did not include outdoor storage as a permissible use on the property. Due to some ambiguity in the approvals, enforcement action has not commenced. Amendment to the site to include outdoor parking and/or a second accessory structure are needed to be requested by the property owner and approved/denied by the bodies so that direction can be given to Staff.
 - The proposed storage building is located on the west lot line, in an area currently used for long-term vehicle parking, including RV's, boats, campers, pick-up trucks, and semi-trucks. This use is not otherwise allowed under any of the prior approvals. As such, if the property owner does not submit the required applications for a second storage building or if approval

STAFF REVIEW COMMENTS

Plan Commission Meeting – January 27, 2022

is not granted, the property owner must either terminate such use or submit all necessary applications to the Village and obtain all necessary approvals.

- It is the expectation the proposed storage building would conceal the current outdoor storage of recreational vehicles that have been staged in the western edge of the property beginning in recent year which included RV's, boats, campers, pick-up trucks and semi-trucks. After speaking with the property owner, it was stated storage of these types of vehicles has occurred since business use approvals were granted in 2007-2008.
- In the interest of community development and redevelopment, Staff do not recommend that an additional storage facility be placed along the main street corridor. Areas that communities provide for storage units or garages include industrial parcels, manufacturing parcels, and agriculturally zoned properties. Communities have also included accessory storage units in some mixed-use districts to accommodate the need for storage for properties residually developed with higher density living arrangements and needing to incorporate additional storage to keep outdoor living areas free of debris, "junk" and property maintenance equipment.
- Should the applicant seek formal approvals from the Plan Commission and Village Board to amend the PUD and Site Plan for the Conditional Use Permit, and approvals be granted for the additional accessory structure, overnight parking shall also be an item addressed as it has been an ongoing subject of complaints by neighboring property owner. It is the recommendation for any business operations that parking be limited to hours of operation, in this case 5AM-12AM. If overnight parking shall be allowed, the following clarification will be requested by Staff if formal approvals are sought:
 - Restricting overnight parking to a number of stalls allowed. There are currently five (5) stalls east of the storage building that are intended for truck/RV parking.
 - Imposing maximum number of days, a single vehicle can be parked and which parking area those restrictions apply.
 - Clarification of type of vehicles will be restricted (semi-truck, stored camper, enclosed trailers).
 - Requirement all trucks, recreational vehicles, etc. be licensed and operable if parked on premise.
- If an application is submitted to amend any of the prior approvals, a detailed landscaping plan must be included to show landscaping along the western lot line and on the north and south side of the proposed building.
- The Plan Commission and Village Board may want to consider imposing a restriction on additional personal storage facilities, including the expansion of existing buildings. If the parcel can accommodate additional development, it should be more commercial in nature as was the original intent of the PUD.

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

Building Inspection

- Recommend approval of Temporary Zoning to M-2 General Manufacturing District. (Ord. Ref. Sec. 48-148)
- Temporary zoning designation will change once building and site plans are approved.

STAFF REVIEW COMMENTS

Plan Commission Meeting – January 27, 2022

Public Works/Engineering

- The annexation is the first step for completing the proposed Sysco operation expansion.

Fire Department

- No objection to the annexation.
- Request written document providing deeded access for future road on the south end of the property.

Administrative/Planning

- The temporary zoning component to the draft ordinance falls under the purview of the Plan Commission review and recommendation to the Village Board. The draft annexation ordinance will be presented before the Village Board at the February 8th meeting with the request to suspend the rules for a second reading and approve that night.
- Staff recommend approval of the temporary M-2 zoning which will allow amended site plans and uses to be submitted for approval next.

Police Department and Administrative/Planning shared no additional comments.

Agenda Item #5 – Conditional Use Amendment (Sign) – Sign Works/Dahlberg Law Group – N168 W21367 Main Street

Building Inspection

- Subject property is zoned Planned Unit Development and therefore, the proposed signage requires a conditional use permit/amendment.
- Proposed signage is subject to compliance with Ord. Chapter 48, Division 7. Meeting the definition of a “wall sign” under Section 48-299.
- Ord. Section 48-301 (2) states: Wall signs placed against the exterior walls of buildings shall not extend more than 12 inches outside of a building's wall surface, shall not exceed in area 30 percent of the signable area of the building, or 300 square feet, whichever is smaller, for any one premises. *Wall signs shall not extend beyond the ceiling level of the top floor of the building upon which they are located.*
- The projection of the sign above the lower roofline is not seen as a significant issue given the fact that other portions of the building extend above the lower roofline. Additionally, the sign would serve to conceal, at least in part, rooftop HVAC equipment.
- Staff recommends approval.

Police Department, Fire Department, Public Works/Engineering, and Administrative/Planning shared no additional comments.

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

Building Inspection

- Subject property is zoned PUD, the proposed use requires a Conditional Use approval. This is a multi-tenant/multi-use property with ample parking.
- St. Vincent De Paul proposes to operate a donation center and boutique retail outlet.
- The proposed use is consistent with current retail uses within the building (USPS).

STAFF REVIEW COMMENTS

Plan Commission Meeting – January 27, 2022

- Proposed tenant intends to complete minor interior renovations to accommodate their functional needs.
- There is no signage currently proposed and therefore, any future signage would require Plan Commission and Village Board review and approvals.
- Staff recommend approval.

Fire Department

- General building, fire, and life safety code requirements shall be met.

Police Department, Administrative/Planning and Public Work/Engineering shared no additional comments.

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

Building Inspection

- Recommend approval without exception.

Public Works/Engineering

- Per the "Intergovernmental Agreement Regarding Provision of Limited Water Service" signed March 13, 2021 had the property opting out of a water service to serve the property. The property is located in the Village of Jackson Sewer and Water service area. At the present time, there is no project plans in place to serve the property with Village utility. Recommend taking no exception at this time for the proposed CSM.

Administrative/Planning, Police Department and Fire Department shared no additional comments.