



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

Joint Town/County

- Parks and Recreation
- Pathways
- Joint Housing Dept

Teton County

- Planning Division

- Engineer
 - Surveyor- *Nelson*
 - Assessor
 - Clerk and Recorder
 - Road and Levee
- State of Wyoming**
- Teton Conservation
 - WYDOT
 - TC School District #1
 - Game and Fish
 - DEQ

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: June 20, 2023	REQUESTS:
Item #: P23-109	The applicant is submitting a request for a Development Option Plan as a minor change to the Development Plan for the property located at 165 N. Glenwood Street, legally known as LOTS 5-6, BLK. 6 PIDN: 22-41-16-28-4-10-004
Planner: Tyler Valentine	For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Phone: 733-0440 ext. 1305	
Email: tvalentine@jacksonwy.gov	
Owner Glenwood JH, Inc. 4011 80 th Street Kenosha, WI 53142	
Applicant: Glenwood JH, Inc. – Nick Orthmann 4011 80 th Street Kenosha, WI 53142	
Please respond by: July 5, 2023 (Sufficiency) July 11, 2023 (with Comments)	

Glenwood JH, Inc.
4011 80th Street
Kenosha, WI 53142

Glenwood JH, Inc. – Nick Orthmann
4011 80th Street
Kenosha, WI 53142

RESPONSE: For Departments not using SmartGov, please send responses via email to:
planning@jacksonwy.gov



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: **Glenwood Gill Condominiums**
Physical Address: **165-185 N Glenwood Street**
Lot, Subdivision: **Lots 1-6, Blk 6, Original Town of Jackson, Plat 100** PIDN: **22-41-16-28-4-10-001 & -004**

PROPERTY OWNER.

Name: **Glenwood JH, Inc.** Phone: **262-308-2656**
Mailing Address: **4011 80th Street, Kenosha, WI** ZIP: **53142**
E-mail: **northmann@bearddevelopment.com**

APPLICANT/AGENT.

Name: **Glenwood JH, Inc.** Phone: **262-308-2656**
Mailing Address: **4011 80th Street, Kenosha, WI** ZIP: **53142**
E-mail: **northmann@bearddevelopment.com**

DESIGNATED PRIMARY CONTACT.

Property Owner _____ Applicant/Agent _____

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson.com/200/Planning

Use Permit	Physical Development	Interpretations
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	Miscellaneous
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Appeal of an Admin. Decision	<input checked="" type="checkbox"/> Development Option Plan	<input type="checkbox"/> Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #:

P18-083

Original Permit #:

Environmental Analysis #:

Date of Neighborhood Meeting:

NA

4/11/19

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Goto www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

Application Fee. Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

Notarized Letter of Authorization. A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

Response to Submittal Requirements. The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering



Signature of Property Owner or Authorized Applicant/Agent

Nick Orthmann

Name Printed

6/20/2023

Date

PM

Title



June 20, 2023

Tyler Valentine, Senior Planner
Town of Jackson
P.O. Box 1687
Jackson, Wyoming 83001

RE: 165-185 Glenwood Street- Development Option Plan

Dear Tyler,

We request that the following Development Option Plan be reviewed and approved as a minor change to the previously approved Development Plan for 165-185 Glenwood Street.

Summary of Proposed Changes

- Currently, there are three "J" units and each contains two-bedrooms. We are proposing to modify the floorplans for the two southernmost "J" units to have three-bedrooms. The square footage of the units would not change and each of the "J" units will remain as Workforce Housing Units, thus there is no change to the Housing Mitigation Plan.
 - Revisions to the plans are shown in orange callouts in the attached plans and the revised floor plans are shown on page 14 of the PDF. We anticipate additional minor changes to the revised units floor plans as construction documents are completed to document this change.

Please let us know if you have any questions as you review this request.

Sincerely,

A handwritten signature in black ink, appearing to read "NO".

Nick Orthmann
Project Manager
Bear Development, LLC

GLENWOOD GILL CONDOMINIUMS
DESIGN REVIEW COMMITTEE



NORTHWORKS

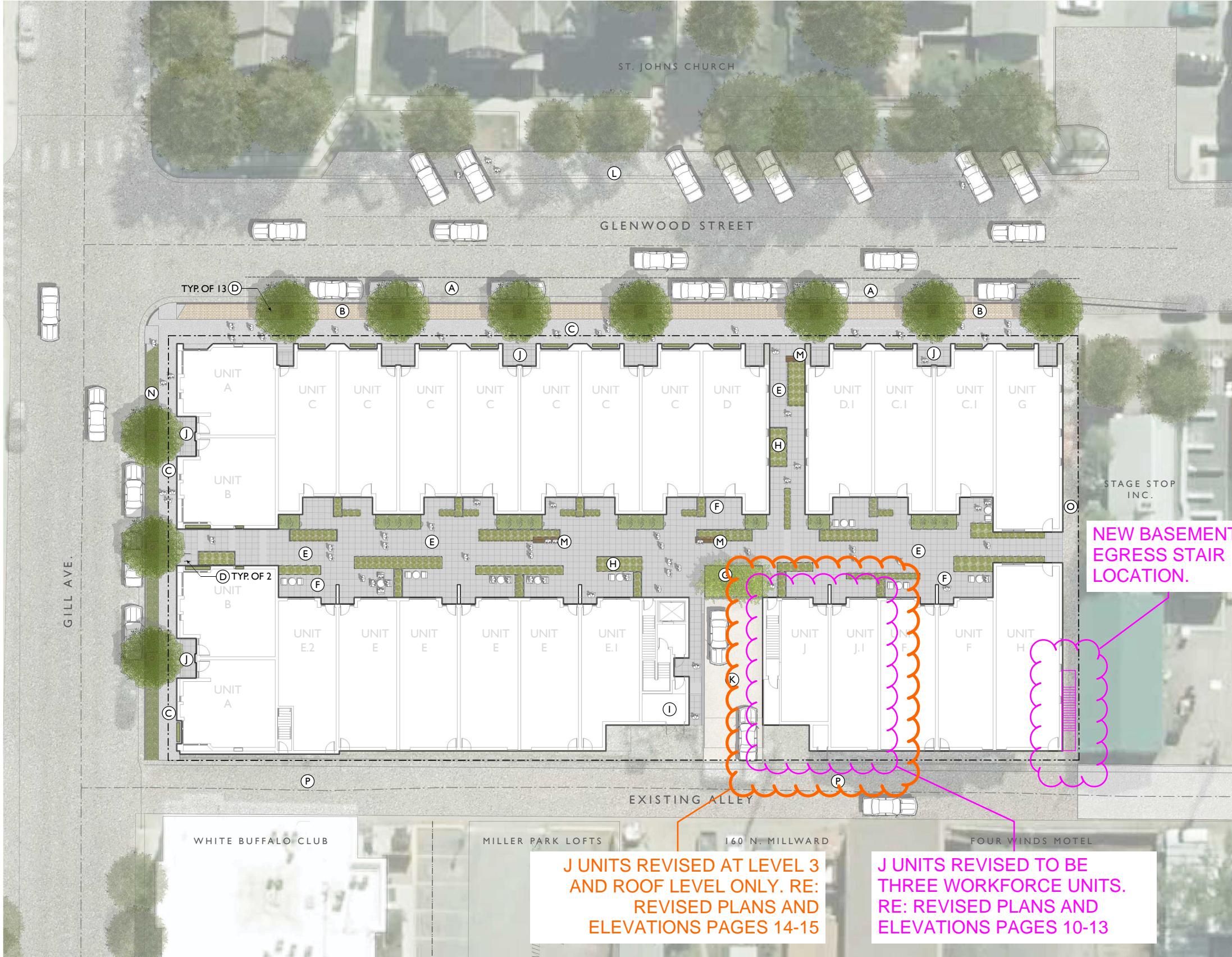


HERSHBERGERDESIGN
LANDSCAPE ARCHITECTURE PLANNING URBAN DESIGN

REVISED 09.08.2021

REVISED 05.31.2023

SITE PLAN



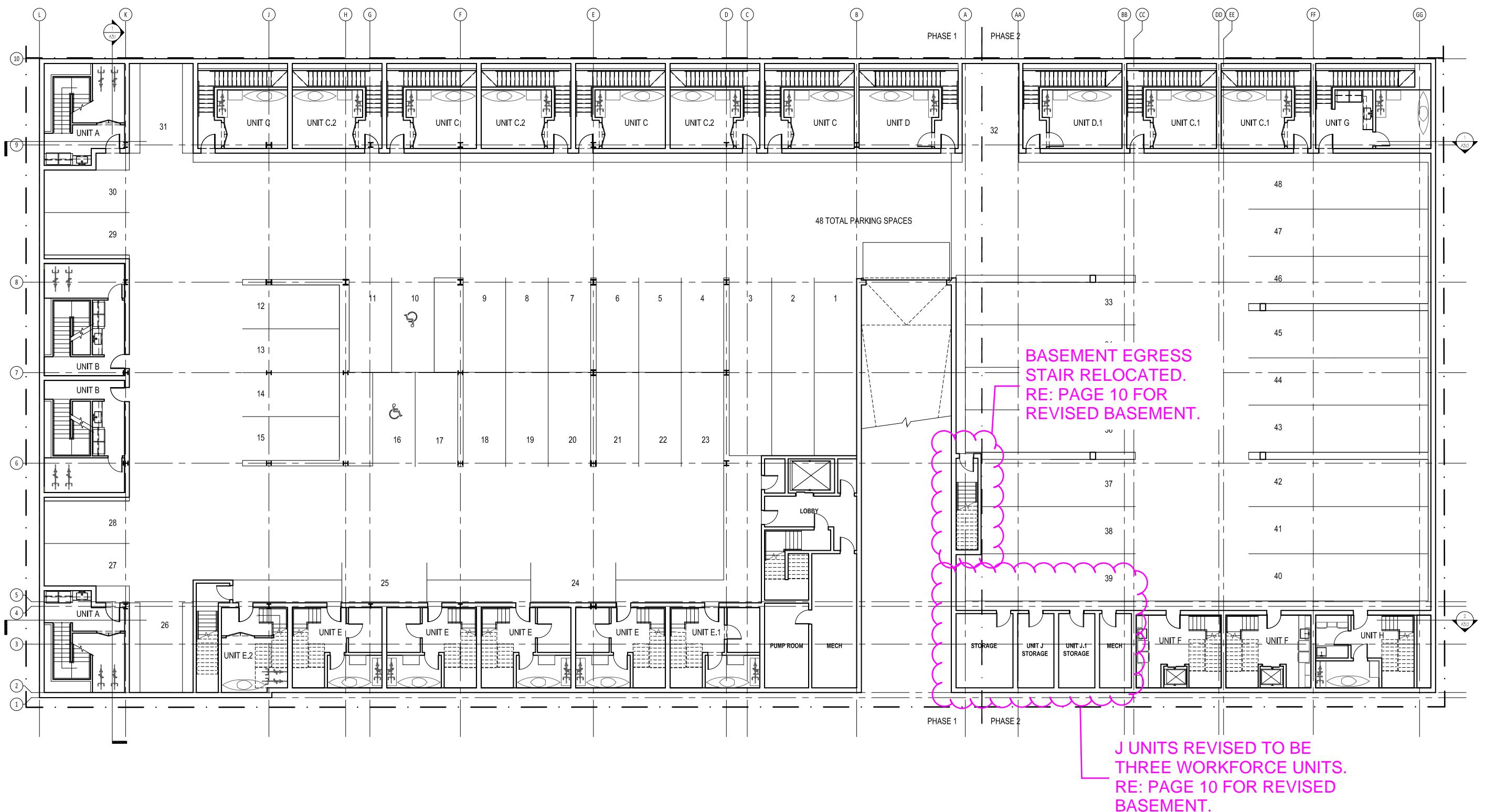
NORTHWORKS



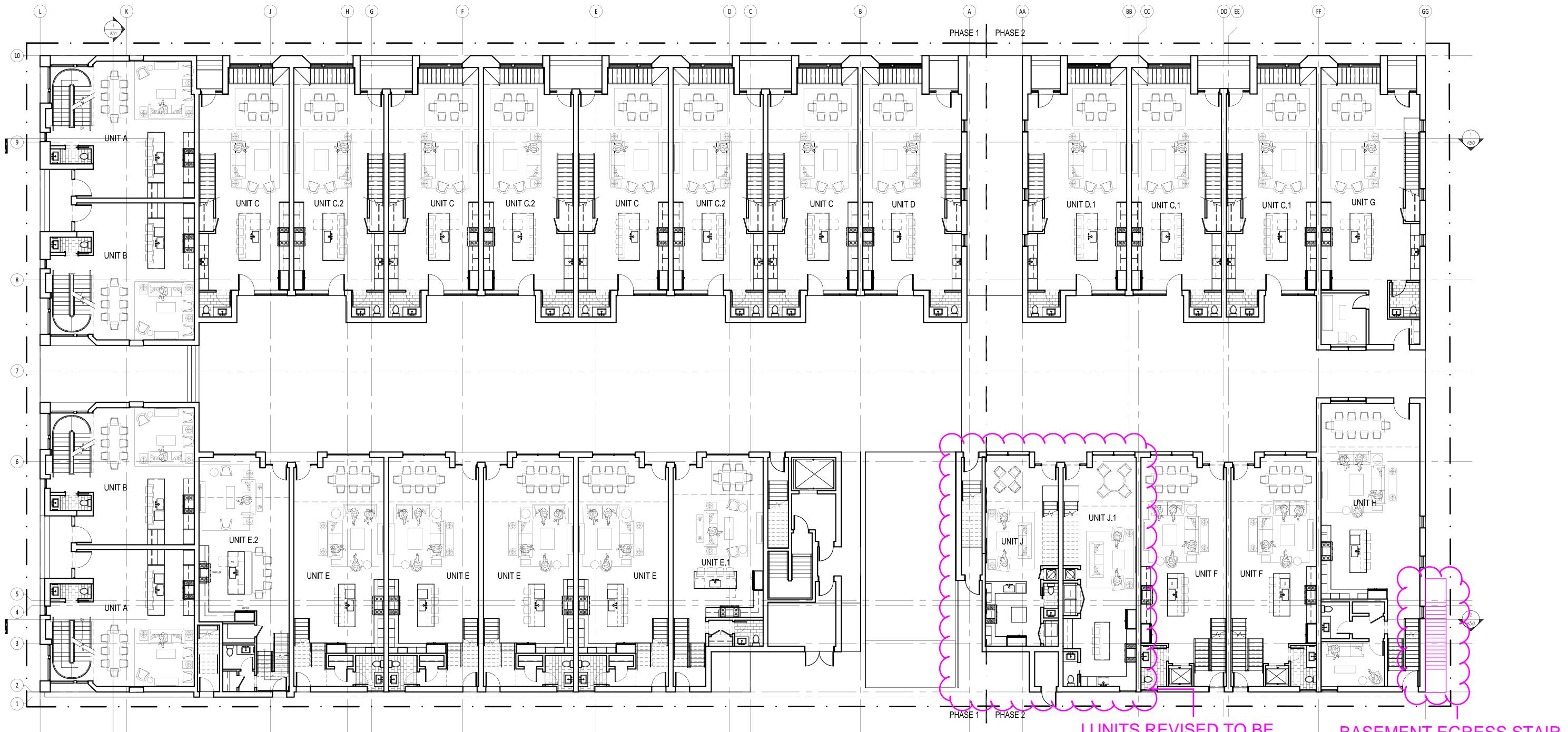
**TOWN OF JACKSON
DESIGN REVIEW COMMITTEE**

**GLENWOOD GILL CONDOMINIUMS
JACKSON, WYOMING**

LOWER LEVEL FLOOR PLAN



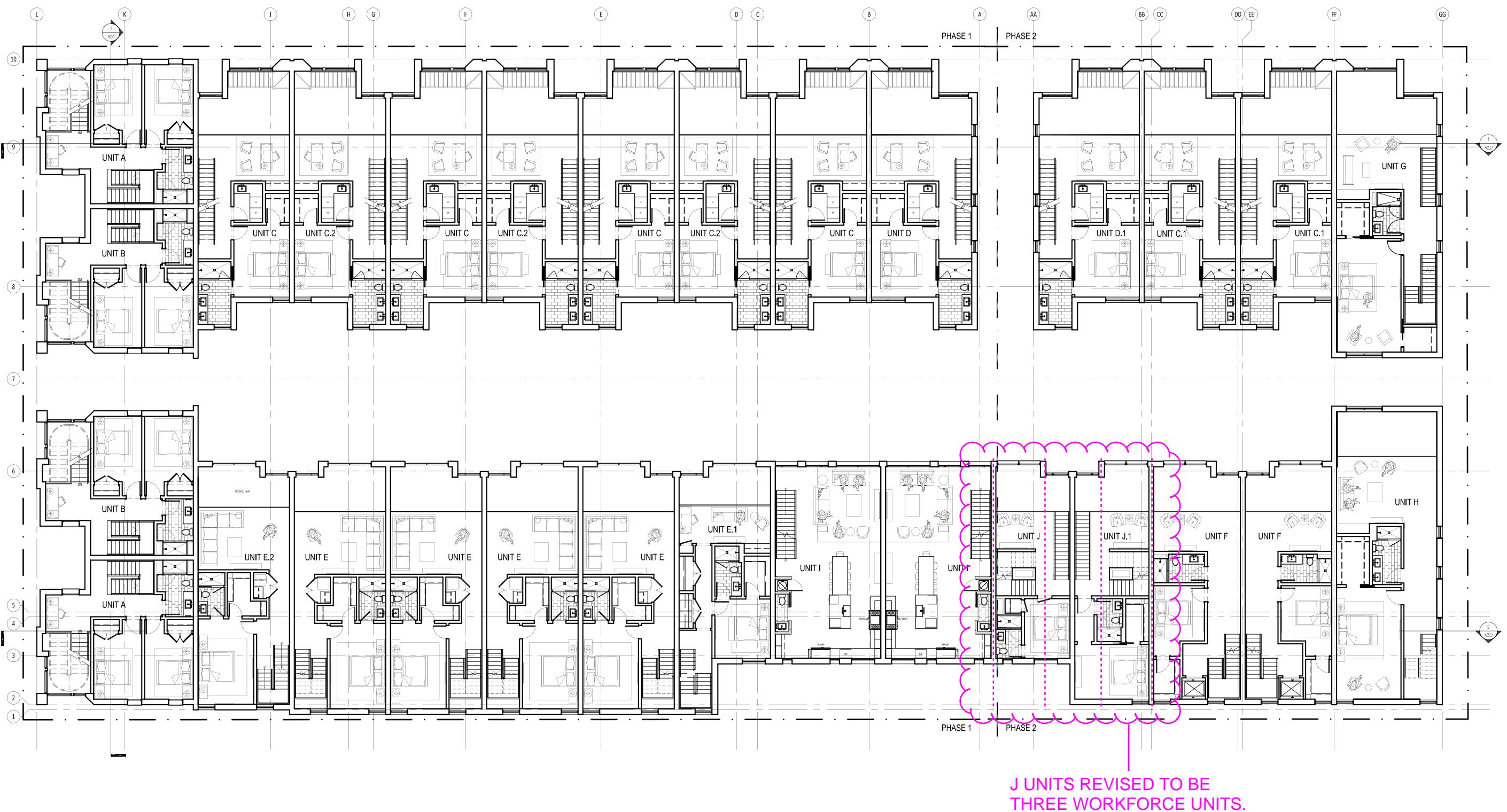
FIRST FLOOR PLAN



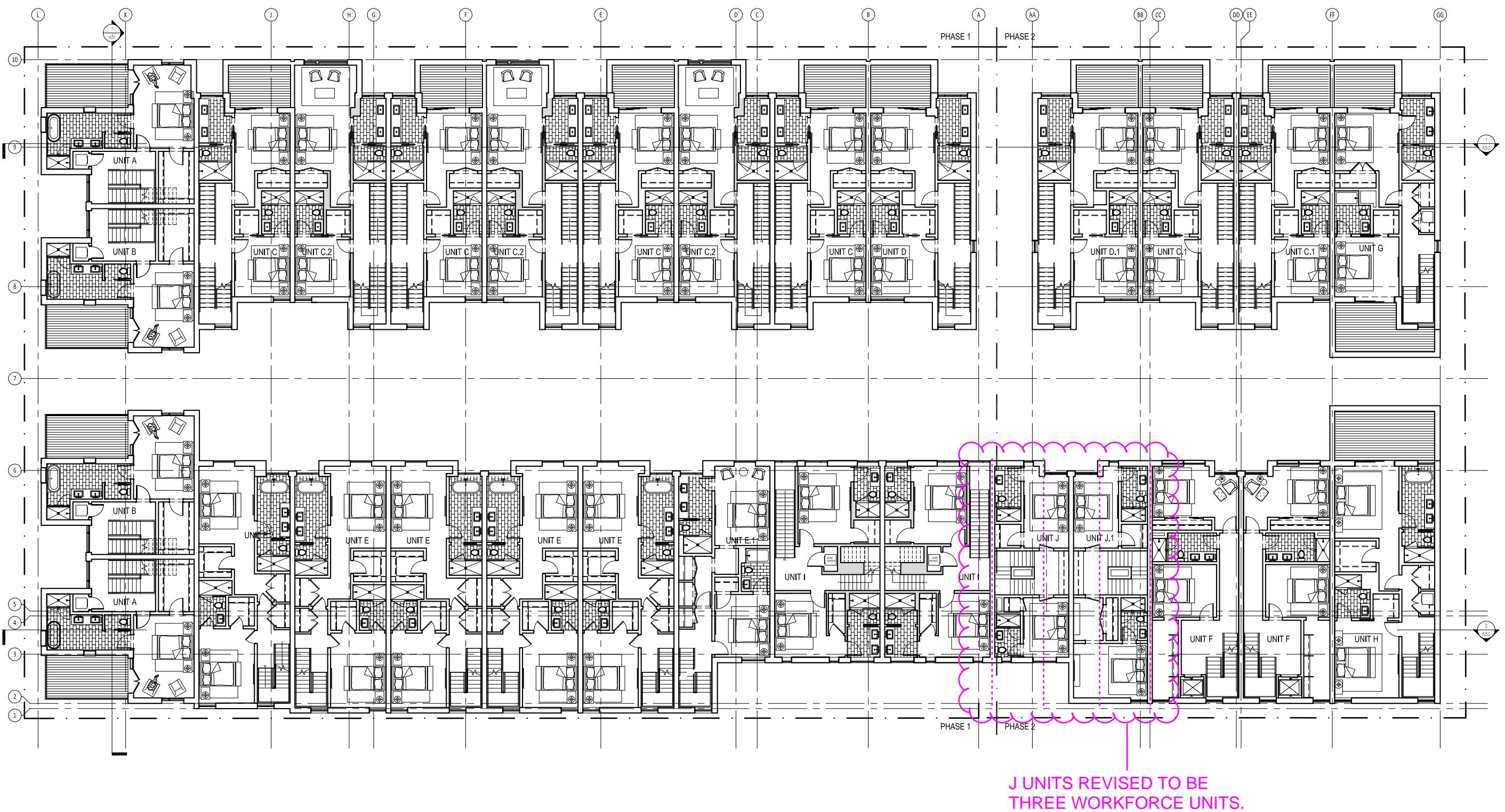
J UNITS REVISED TO BE
THREE WORKFORCE UNITS.
RE: PAGE 11 FOR REVISED
FIRST FLOOR PLAN

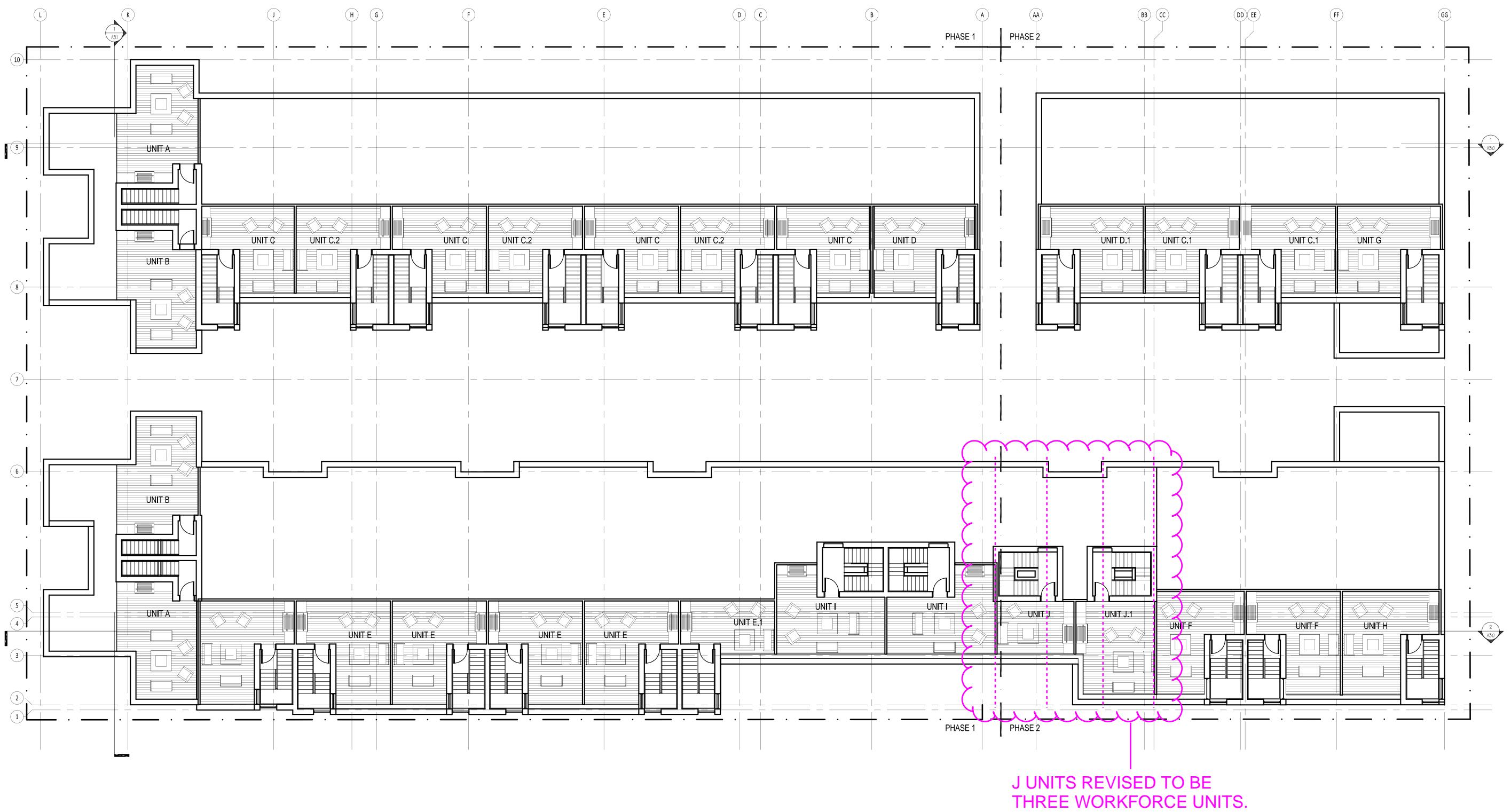
BASEMENT EGRESS STAIR
RELOCATED.
RE: PAGE 11 FOR REVISED
FIRST FLOOR PLAN.

SECOND FLOOR PLAN



THIRD FLOOR PLAN





BUILDING ELEVATIONS

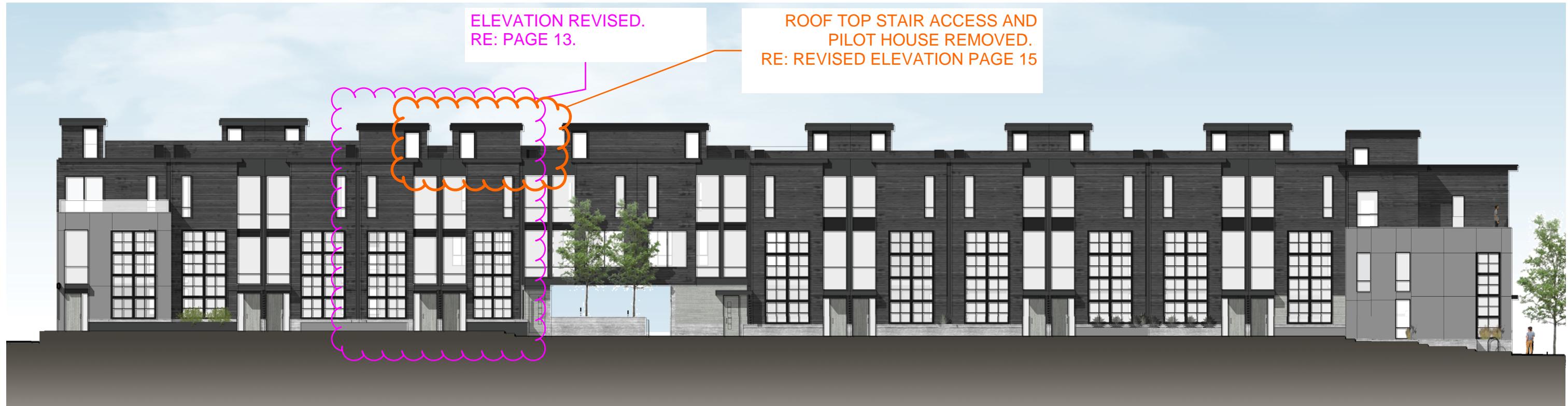


WEST ELEVATION - ALLEY



SOUTH ELEVATION

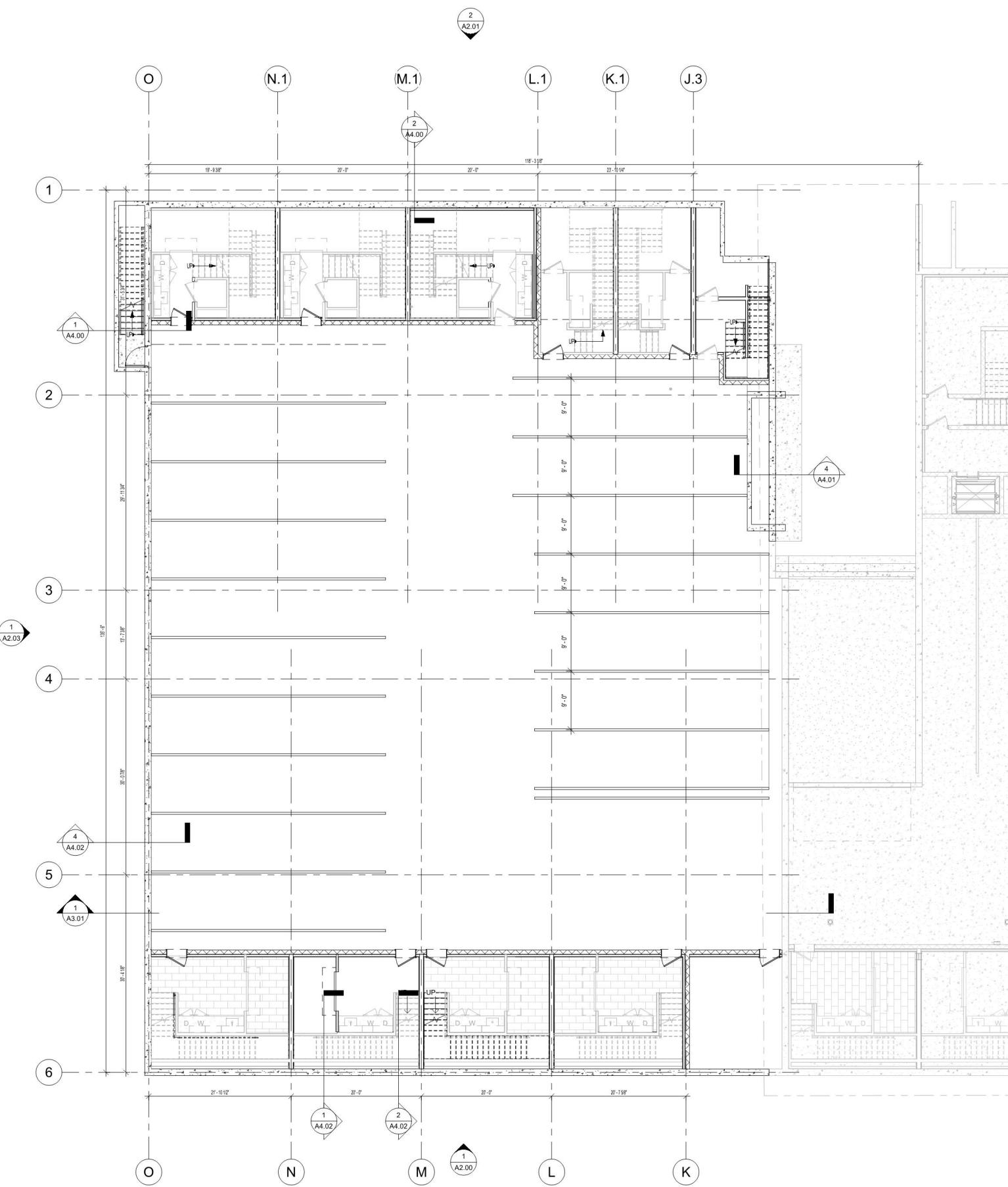
BUILDING ELEVATIONS

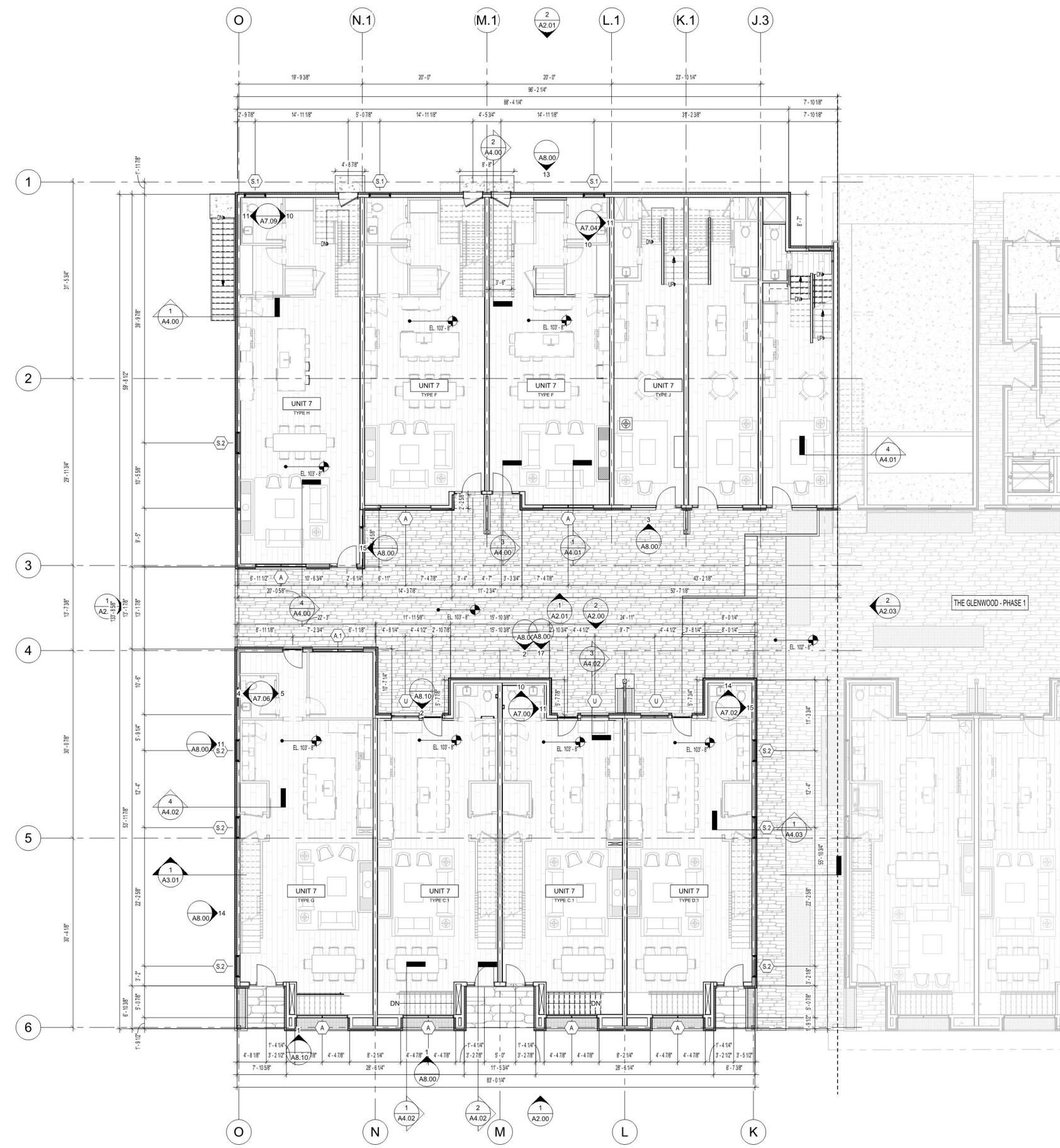


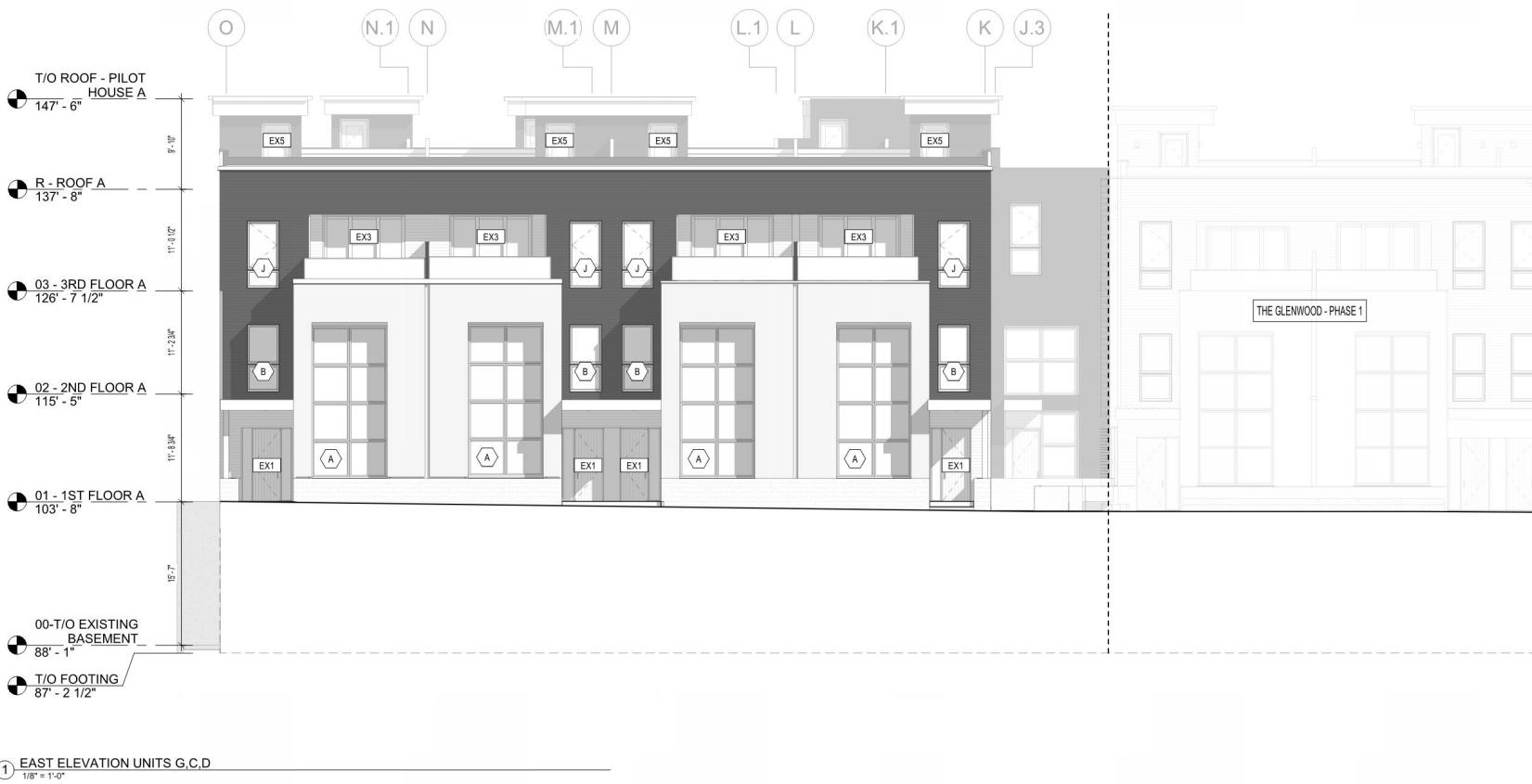
WEST ELEVATION - COURTYARD



EAST ELEVATION - COURTYARD



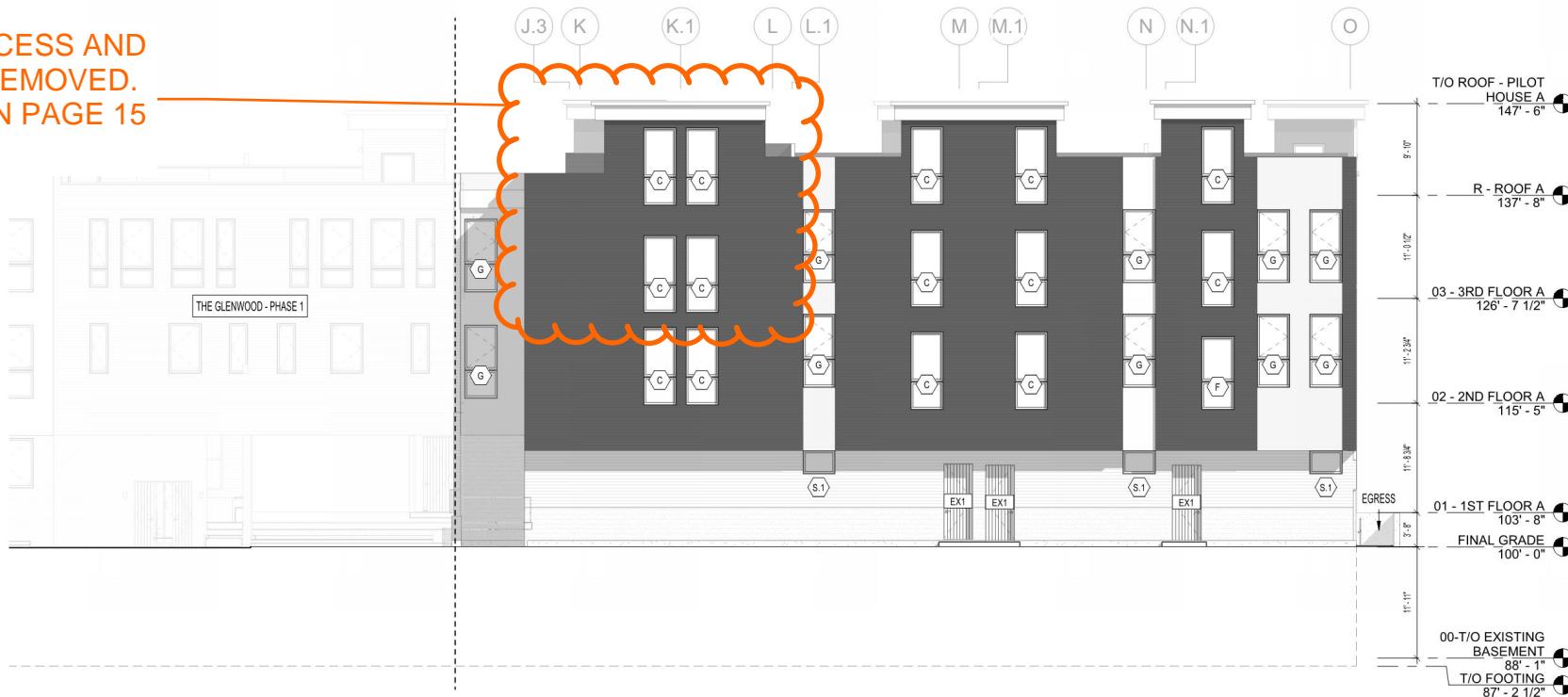






① EAST ELEVATION UNITS H,F,J
1/8" = 1'-0"

ROOF TOP STAIR ACCESS AND
PILOT HOUSE REMOVED.
RE: REVISED ELEVATION PAGE 15



② WEST ELEVATION UNITS H,F,J
1/8" = 1'-0"

