

AGENDA
PLAN COMMISSION MEETING
Thursday, January 5, 2023 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of December 1, 2022
3. Ordinance 23-01 – Establishing R-1 Zoning for Tax Parcel #V3_074900H – Albert and Breanna Sunn
4. Ordinance 23-02 – Establishing Planned Unit Development Zoning District PUD-04 for Tax Parcel #V3_053600B – The Oaks of Jackson – Village of Jackson
5. Ordinance 23-03 – Amending Village Code Chapter 30 Subdivisions, Article III Design Standards for Lots
6. Citizens to address the Plan Commission
7. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Administration Department at the Jackson Municipal Complex at least one (1) business day prior to the meeting.

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

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday, December 1, 2022 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

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

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

Excused Absent: Tr. Kruepke

Staff Present: Director of Inspections Collin Johnson, Administrator Jen Keller and Clerk Jilline Dobratz

2. Approval of Minutes for the Plan Commission Meeting of October 27, 2022

Motion by Doug Wilcox, second by Jon Molkentin to approve the Plan Commission minutes of October 27, 2022 as submitted.

Vote: 6 ayes, 0 nays. Motion carried.

3. Ordinance 22-17 – Annexation Request and Recommendation for Temporary R-1 Zoning – Parcel #T3_052200A – Just Neighbors 2, LLC

Motion by Pres. Schwab, second by Tr. Emmrich to recommend to the Village Board approval of Ordinance 22-17 annexing and assigning temporary R-1 Zoning to Parcel No. T3_052200A contingent upon the following:

1. Connection to Village water and sewer utilities shall occur within 90-days of recording of the annexation with the County Register of Deeds.
2. Submittal of a permanent zoning within 90-days of Village Board approval of the annexation.

Vote: 6 ayes, 0 nays. Motion carried.

4. Ordinance 22-18 – Amending Chapter 48 of the Zoning Code Regarding R-6 Zoning

Motion by Pres. Schwab, second by Doug Wilcox to recommend to the Village Board approval of Ordinance 22-18 amending section 48-142 of the Zoning Code.

Vote: 6 ayes, 0 nays. Motion carried.

5. Concept Plan – N168W20069 Main Street, Suite 2 – Studio 316 Creative

Director Johnson provided background information stating there is a mix use in the building of mostly retail businesses and the proposed use to include woodworking prompted concerns of dust and odors as the HVAC system serving the building is not isolated to each tenant space.

Owner Representative Nicki Derenne, 4059 Mary Lane, Cedarburg, explained further details of the submitted concept plan and uses. It was stated the applicant understood woodworking might not be a consistent use on the site. It was clarified that if the applicant is not seeking additional consideration from the Village Board regarding the woodworking use, and the concept is reduced to a general business use, it can potentially be approved administratively.

6. Citizens to Address the Plan Commission

None

7. Adjourn

Motion by Pres Schwab, second by Doug Wilcox to adjourn.

Vote: 6 ayes, 0 nays. Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCPC*
Village Clerk

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP

☐ New ☐ New ☐ CONCEPT PLAN

☐ Amendment ☐ Amendment

☐ Special Use ☐ Special Use ☐ OTHER _____

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

Property Address: W 188 N 15989 Maple Rd Unit: _____ Jackson, WI

Parcel #: V3-074900H Lot Size: 65,512.80 sq. ft. Building Area: _____ sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☒ Other R-1 Temp Floodplain: Y (N)

APPLICANT INFORMATION

Name(s): Albert + Brenna Sunn

Mailing Address: 11633 W Mill St State WI Zip 53225

Office: (____) _____ Cell: (414) 477-6192 Fax: (____) _____

Email: albertsunn07@gmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

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

Mailing Address: _____ State _____ Zip _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Albert + Brenna Sunn

Address: 11633 W Mill St State WI Zip 53225

Office: (____) _____ Cell: (414) 477-6192 Fax: (____) _____

Email: albertsunn07@gmail.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: We are looking to be rezoned from temporary zoning to permanent zoning.

Provide a brief overview of proposed use(s) of entire property and/or lease space: The property will be used for a new construction single family residence.

Hours of Operation: N/A

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

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

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

Describe any proposed development, on-site improvements or other construction/remodeling activities: We are going to build a new construction single family residence. The property is currently vacant land.

Describe any proposed grading, and/or stormwater management plan: The grading will be sloped away from the residence. All storm water will be contained on the property.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: We will be adding a driveway that leads to a residential garage.

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: N/A

List all setbacks from rights-of-way and property lines and height limitations: Front yards are 30' from property line and 15' from side yards.

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: N/A

If construction is proposed, describe proposed exterior building materials (type, color, etc.): We are building a single family residence with light gray hardie plank siding.

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

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

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

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

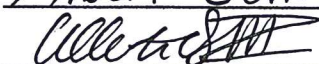
Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: 30,000 gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): Albert Sunn
Applicant Signature: 
Co-Applicant Name (Print): Brenna Sunn
CO-Applicant Signature: 
Date of Application: 11/30/22

SUBMIT TO: Village of Jackson – Building Inspection Dept.
W194 N16660 Eagle Drive
PO BOX 637
Jackson, WI 53037

PAYMENT INFO: **Payment is required at the time of submittal.**
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director: For questions concerning application submittal, zoning, or technical questions.
Phone: (262) 677-9696
Email: collin.johnson@villageofjacksonwi.gov

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

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

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: 11/30/22

Amount: \$ 425.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 4075

Received By: cmj

VILLAGE OF JACKSON

N168W19851 MAIN ST

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 264963**Date:** 12/01/2022**Check****RECEIVED**
FROM SUNN, ALBERT & BRENN

\$425.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	425.00
	REZONING W188N15989 MAPLE RD.	

TOTAL RECEIVED	425.00
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Receipt Memo: REZONING/W188N15989 MAPLE RD/CK#4075

Letter of Intent

We are requesting rezoning within the Village of Jackson from temporary zoning to permanent zoning for construction of our new home. In the Village of Jackson if we are zoned R1 we would be able to build our home and abide by the setback requirements.

733-038-001

SHERMAN ROAD (66')



SCALE: 1"=30'

LOT SIZE=46,527 S.F.

BEARINGS REFER TO CERTIFIED
SURVEY MAP NO. 6033.

PROPOSED YARD GRADE PER
BUILDER **894.50**

MAPLE ROAD
(66')

N 01°03'31" W 150.03'

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LEGAL DESCRIPTION:
PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6033, PART OF LOT 1 OF CERTIFIED
SURVEY MAP NO. 764, BEING A PART OF THE NE 1/4 OF SECTION 29, TOWNSHIP
10 NORTH, RANGE 20 EAST, IN THE TOWN (VILLAGE) OF JACKSON, WASHINGTON
COUNTY, STATE OF WISCONSIN.

I hereby certify that I have surveyed the above described property and the above map is a true
representation thereof and shows the size and location of the property, its exterior boundaries, the
location of all visible structures and dimensions of all principal buildings thereon, boundary fences,
apparent easements, roadway and visible encroachments, if any. This survey is made for the present
owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within
one (1) year from date hereof.

Signed

CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755



THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED

Endpoint Solutions

6671 S. LOVERS LANE
FRANKLIN, WI 53132
PHONE (414) 407-1200

PLAT OF SURVEY

PREPARED FOR: UBUILDIT/SUNN

LOCATION: WESTERN AVENUE, VILLAGE OF JACKSON

DATE: 9/28/22

PROJECT NO.
733-038-001

SHEET NO.
01

ORDINANCE #23-01

TO ESTABLISH PERMANENT ZONING FOR PARCEL V3_074900H IN THE VILLAGE OF JACKSON AND TO AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO SECTION 48.34 OF THE MUNICIPAL CODE

THE VILLAGE BOARD OF THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN, does hereby ordain the following changes to the Village Code:

WHEREAS, the parcel of land known as Tax Key V3_074900H was recently annexed to the Village of Jackson under Ordinance #22-15 on October 11, 2022; and

WHEREAS, upon annexation, the parcel was assigned temporary zoning of R-1 Single-Family Residential; and

WHEREAS, the property owners, Albert and Breanna Sunn, have submitted a zoning petition requesting the parcel be assigned the permanent zoning classification of R-1 Single-Family Residential to the Village of Jackson Plan Commission for report and recommendation; and

WHEREAS, the Village Board conducted a public hearing on January 10, 2023; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of R-1 Single-Family Residential be made; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the zoning classification is consistent with the Village's Comprehensive Plan, and having based its determination on the effect of granting of said zoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the zoning classification will not violate the spirit or intent the zoning ordinance for the Village of Jackson, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

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

Section 1. Zoning Map Change

The subject property is hereby zoned R-1 Single-Family Residential, as described above, and depicted as Parcel V3_074900H, attached hereto as Exhibit A, and the zoning map of the Village of Jackson is hereby amended to incorporate the zoning of the subject property.

Section 2. Effective Date

This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

The Village Clerk and Village Administrator are hereby authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this Ordinance.

Introduced by: _____

Seconded by: _____

Vote: _____aye _____nay

Passed and approved _____

VILLAGE OF JACKSON

By: _____
Michael E. Schwab, Village President

Attest:

Jilline S. Dobratz, Village Clerk

Proof of Posting:

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

Village Official

Date

[illegible]

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: January 5, 2023 (December 2022 Mtg.)

Agenda Item: Item #3

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

From: Collin Johnson, Director of Inspections/Zoning

Subject: Ordinance 23-01 - Establishing permanent zoning for Parcel V3_074900H

Background and Analysis:

Albert and Brenna Sunn own Parcel No. V3_074900H which was recently annexed from the Town of Jackson to the Village of Jackson. Upon annexation, a temporary zoning designation of R-1 Single-Family Residential was assigned to the property. The applicants will soon begin construction of a 2,400 square foot, single-family home and are now requesting the Village establish permanent zoning of R-1 Single Family Residential to the property.

Comprehensive Plan & Zoning Impacts:

The parcel is designated as “Suburban Residential” within the Land Use Plan contained in the 2050 Comprehensive Plan. The proposed use is consistent with that designation.

Site Plan:

A Plat of Survey of the parcel is attached for reference.

Review Procedures:

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

Signage:

Not applicable

Additional Staff Comments:

None

Notice Requirements:

1. Posting on the agenda.
2. Publication of a Class 2 notice of public hearing. *(Two consecutive weekly publications required.)*
3. Notification of all other municipalities located within 1,000 feet of the subject property. *(Includes all non-contiguous municipalities.)*

Potential Action:

Motion to recommend the Village Board approve Ordinance 23-01 establishing R-1 Single-Family Residential Zoning for Parcel No. V3_074900H and to amend the Village of Jackson Zoning Map accordingly.

Attachments:

1. Plan Commission Application
2. Ordinance 23-01 (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	☐ OTHER _____	
(For existing Cond. Use ONLY)	(For existing PUD ONLY)		

Property Address: _____ None _____ Unit: _____ Jackson, WI

Parcel #: V3_053600B Lot Size: 20.48 acres sq. ft. Building Area: n/a sq. ft.

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

APPLICANT INFORMATION

Name(s): Jen Keller, Village of Jackson
Mailing Address: N168W19851 Main Street, Jackson State WI Zip 53037
Office: (262) 677-9001 Cell: () n/a Fax: ()
Email: jen.keller@villageofjacksonwi.gov

BUSINESS INFORMATION (If New Business)

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

PROPERTY OWNER INFORMATION

Name(s): Village of Jackson
Address: N168W19851 Main Street, Jackson State WI Zip 53037
Office: (262) 677-9001 Cell: () _____ Fax: () _____
Email: jenkeller@villageofjacksonwi.gov

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: SEH - Engineering, Vandewalle & Associates - Planning
Primary Contact: Mike Court, SEH Jackie Mich, V&A
Address: SEH-501 Maple Ave., Delafield, WI V&A - 120 E Lakeside St, Madison, WI State _____ Zip _____
Office: (SEH) 414-989-8905 Cell: (V&A) 608-255-3988 Fax: () _____
Email: mcourt@sehinc.com and jmich@vandewalle.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: Planned Unit Development for proposed Oaks of Jackson subdivision

Provide a brief overview of proposed use(s) of entire property and/or lease space: Residential areas include District I: Single Family, District II: Single Family, Private Drive; District III: Twin Home; District IV: Townhome. The neighborhood will also include multiuse paths, open space, and stormwater management pond.

Hours of Operation: n/a

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

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

Describe all businesses, properties and other entities located adjacent to the proposed use: surrounding uses include residential on three sides and commercial (future) and institutional on the north side

Describe any proposed, development, on-site improvements or other construction/remodeling activities: Single phase, multi-year residential development

Describe any proposed grading, and/or stormwater management plan: see Preliminary Plat

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: The lots will be graded. The Village will plant grass terraces and street trees and install sidewalks on both sides of the street on all streets. Outlot 1 will be for tree preservation and the Landscape Easement on the eastern boundary of the subdivision will provide a vegetative buffer.

Describe any proposed on-site security measures including site lighting: Street lights will be installed by the Village

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): Sprinklers to be installed where required by fire code; municipal water system and fire hydrants will be installed per Village requirements

Describe the projected traffic circulation and impacts: typical residential traffic impacts

List all setbacks from rights-of-way and property lines and height limitations: See PUD document

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: No

Describe any proposed signage including type, size, and location: future neighborhood sign on outlot near Spruce Street

If construction is proposed, describe proposed exterior building materials (type, color, etc.): to be determined when builders are selected

Describe any site-specific features/constraints, etc.: wooded area on east side with several mature oaks; ANR pipeline easement

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: See PUD document

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): Landscape easement on east side (not required by ordinance)

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: Village refuse and recycling collection services; any refuse containers for the townhomes will be adequately screened

Projected Sewer/Wastewater Usage: **see Preliminary Plat**

Projected Water Usage: **see Preliminary Plat**

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.

You MUST sign and date this Application!

Applicant Name (Print): Jen Keller, on behalf of Project Management Team

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 12/22/2022

SUBMIT TO: **Village of Jackson – Building Inspection Dept.**
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO: **Payment is required at the time of submittal.**
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director: For questions concerning **application submittal, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjacksonwi.gov

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

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

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____

The Oaks of Jackson Neighborhood

Letter of Intent/Impact Statement

Summary

This is a submittal for Preliminary Plat review and approval for the Oaks of Jackson Project. The Plat has been developed in conjunction with the proposed PUD documents.

The Oaks of Jackson neighborhood provides opportunities for diverse residential housing options, bicycle and pedestrian amenities, tree preservation, and high quality of life for residents. This site creates strong transportation connections to the north and ample bicycle/pedestrian connections to the south and throughout the neighborhood, while preserving trees and accounting for stormwater management. This mix housing units and smaller lots sizes will contribute to an inviting neighborhood environment and complement the Village's community character.

The Village of Jackson is developing this neighborhood in partnership with Washington County. As a Pilot Project for the County's Next Generation Housing initiative, this neighborhood will result in the creation of 101 attainably priced, owner-occupied homes, consistent with the objectives of the Next Generation Housing initiative.

Traffic

The TIF District TIA prepared by SRF (dated June 4, 2020) had factored this area to be developed with 272 apartment units. The ultimate build out of the apartment complex would have generated 2,020 vehicle trips a day. The proposed development is a combination of single-family homes, twin homes, and townhomes for a total of 101 units. With quite a bit less density, the traffic impact will be minimized. It is estimated to be approximately 900 vehicle trips a day with the proposed development.

Stormwater/Drainage

An overall stormwater and drainage plan has been developed to handle the on-site stormwater and manage it properly according to the Village's ordinance. Three stormwater basins have been designed for the site. There is a drainage area to the west of the property that is directed towards the property, that is un-detained, this area will be managed with a basin at the northwest corner of the site. This water will then be directed north across Spruce Street. The rest of the site will be managed with two additional basins on the north side of the site that will discharge into the existing Spruce Street storm sewer system. Concerns have been brought up by the Condo Development to the east of the site. Most of the drainage area that currently drains to the east towards the existing condos, will now be routed to the northeast basin for stormwater management. This will reduce the existing drainage area flowing to the east, which addresses the concerns of the condo owners.

Wetland Impacts

A wetland delineation was performed by Cedar Corporation for the property (report dated June 18th, 2019). The report shows no wetlands on the property. Therefore, there will be no impacts to wetlands.

Trees

There is an existing stand of woods on the east side of the property. Washington County staff has recently performed a tree survey of the property. Quality trees have been identified. The plat proposes to create an outlot, for tree preservation, in an area where there is a higher density of quality trees. The plat also has identified a 40' landscape easement on the east property line to provide a buffer area to the east neighboring existing condo development. There is a need to remove trees for the construction of the public roadway and stormwater management basin. The intent is to leave as many trees as possible for lots 21-26. Although there will be a need to grade a swale/berm west of the landscape easement to direct drainage to the basin area.

Parking

The PUD zoning will require a minimum of 2 off-street parking spaces for the single-family and twin home units. A minimum of 1 off-street parking space will be required for the townhouse units. A two-car garage will be typical for the single-family and twin home units. There will be room within the driveway to park in front of the garage. Four off-street parking spaces will be typical for these types of units. The townhouse areas will have at least a one-car garage with additional visitor parking planned for the site. Parking will be allowed on the public streets.

Signage

Signage will be determined later and will more than likely only consist of an entrance sign to the subdivision and potentially entrance signs related to the townhouse developments.

Anticipated User Profiles

This development is expected to provide housing for both current and future Jackson residents, and it is expected to attract working households and individuals, first-time homebuyers, empty nesters, and others seeking homeownership opportunities on a smaller scale.

Sewer and Water Consumption

Based on 75,000 gallons per year per dwelling unit. The proposed 101 units would use 7,575,000 gallons of water and generate the same for sewer discharge.

Connection to the South Neighborhood

The proposed plat has no road connections to the south neighborhood. A sidewalk system is proposed to be extended to the three dead end streets to the south. They will provide pedestrian connections for the proposed and existing neighborhoods.

Public Street Cross-Section

Attached is the proposed street cross-section. The street width is proposed to be 32 feet face to face. With sidewalks on both sides. The street will be constructed with 30" Vertical Face concrete curb and gutter.

LOCATION MAP

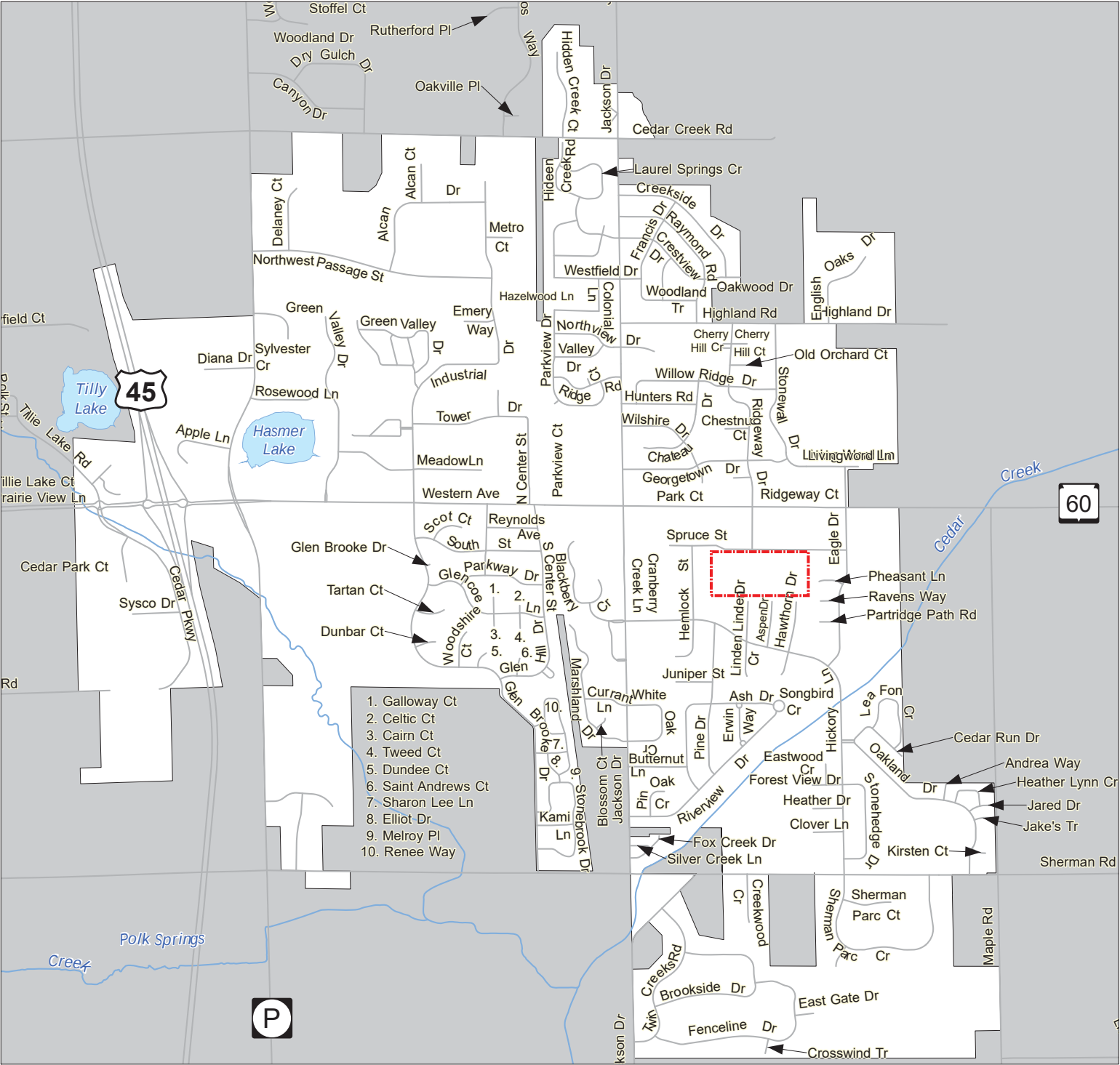


EXHIBIT A

THE OAKS OF JACKSON NEIGHBORHOOD

Jackson, Wisconsin

PLANNED UNIT DEVELOPMENT

DECEMBER 28, 2022

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INTENT OF DOCUMENT

The intent of this document is to provide the Village of Jackson with a Planned Unit Development that summarizes the components of the proposed Oaks of Jackson Neighborhood.

PROJECT NAME

Oaks of Jackson

PROJECT OWNERS

Village of Jackson

CONTACTS

Applicants:

Village of Jackson

Washington County

Design Team:

Engineering:

Short Elliott Hendrickson, Inc.

501 Maple Avenue

Delafield, Wisconsin 53018

Phone: 414.949.8905

Planning:

Vandewalle and Associates

120 E. Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988

EXISTING CONDITIONS

Existing Zoning:

Undeveloped Land PUD

Existing Parcel: V3_053600B

Legal Description: See Exhibit A-1: Legal Description

Comprehensive Plan for the Village of Jackson: 2050

Land Use Plan

Project Area: Residential

Adjoining Parcels: North: Commercial

 Northeast: Commercial; Governmental and Institutional

 East: Medium Density Residential; Multi-Family/High-Density Urban Residential

 South: Medium Density Residential

 West: Multi-Family/High-Density Urban Residential

Lot Area: 20.48 acres

SITE INFORMATION

The Oaks of Jackson is located in the central portion of the Village of Jackson, south of Highway 60 and the Village of Jackson Municipal Complex. The land currently is comprised of agricultural fields fronting on a newly completed segment of Spruce Street. The site generally slopes from a high point in the southern part of the site down toward the northeastern end of the site at Spruce Street. The site is surrounded by residential development on three sides.

Abutting Uses:

North: Village Municipal Building

 Agricultural/Vacant

East: Agricultural/Vacant

 Twin Home Residential

South: Single Family Residential

West: Multi-Family Residential

ZONING REQUEST

Planned Unit Development

ZONING REQUEST JUSTIFICATION

According to Sec. 48-151(b), the planned unit development (PUD) procedure offers flexibility in design and layout for residential, commercial, and industrial developments and makes it possible for mixed uses to be integrated into a development. The design of the Oaks of Jackson Neighborhood, facilitated by the PUD zoning, seeks to create housing variety within a Next Generation Housing Pilot Project in partnership with Washington County. This housing variety allows the project to provide a wider spectrum of housing types at attainable price points, with a particular focus on first-time homebuyers, people working in Washington County, young adults and families, and any others seeking to build equity through homeownership. Development of these housing formats will be achieved through the creation of detailed zoning standards, available through the application of the PUD zoning district.

COMPLIANCE

- a) According to Sec. 48-151(c) of the Village of Jackson zoning ordinance, the planned unit development proposal shall be in compliance with the adopted plans and policies of the village for development.
 - The proposed PUD is compliant with the Village's adopted plans and policies. Specifically, the Village's 2050 Comprehensive Plan (updated in 2019) recommends this site for "residential" on the Land Use Plan map. The TID #7 Project Plan (adopted in 2022) recommends this area for a mix of single family and multi-family residential. Implementing a Pilot Project for Next Generation Housing in this location is consistent with the Memorandum of Understanding signed in 2022 by the Village of Jackson and Washington County.
- b) The owner or developer shall provide assurance that the approved planned unit development (PUD) project, including the conditions of approval and schedule, will be complied with.
 - The owner and developer (Village Jackson) will comply with the approved PUD.
- c) The developer or owner shall sign and record a development agreement, a development plan showing all improvements to be constructed, and any deed restrictions or covenants required for approval.
 - The owner and developer (Village Jackson) will meet these requirements when applicable.
- d) The owner shall incorporate the requirements of this subsection in any development agreement required for the project.
 - The owner and developer (Village Jackson) will meet these requirements.

CRITERIA FOR APPROVAL

The approval of the Planned Unit Development proposal by the Village Board shall be based on the following:

- a) Compatibility with surrounding development.
 - The proposed neighborhood will be compatible with surrounding development, as it is surrounded by residential on three sides. The proposed neighborhood will be predominately single family, but will include a mix of single family homes, twin homes, and townhomes. The proposed single family residential will be located adjacent to existing single family homes to the south and existing twin homes to the east. A landscape easement on the east side of the neighborhood will mitigate potential impacts to existing twin homes to the east. Proposed townhomes will be compatible with surrounding development as they will be of comparable or lower density than the adjacent existing multi-family development to the west. Land to the north is undeveloped. Residential development will complement the Village Municipal Complex to the north and provide residents with easy access to Village services. The proposed neighborhood is connected to the rest of the Village via Spruce Street and has connections to surrounding neighborhoods via multi-use trails. These connections will tie the neighborhood into the fabric of the rest of the community.
- b) Compatibility with plans and policies approved by the village.
 - The proposed PUD supports a number of Village objectives, including:
 - Provides quality residential and growing tax base within TID #7.
 - Increases homeownership opportunities within the Village.
 - Provides a variety of housing options, including single family residential, to accommodate different household sizes, incomes, lifestyles, and age groups.
 - Participates in the Pilot Program for Washington County's Next Generation Housing initiative.
- c) Assurance of compliance of development agreement.
- d) Assurance of compliance of development site plan.
- e) Assurance of compliance of deed restrictions or restrictive covenants as required.
- f) Assurance of compliance of performance bonds.
- g) Assurance of compliance of proof of financial capability.
- h) Assurance of compliance of schedule of construction.
 - For c) through h), above, the Village will require such assurances from builders where applicable.

SUBMITTAL REQUIREMENTS

- a) All preliminary subdivision submittal requirements, including erosion control plans.
 - See Exhibit A-2: Preliminary Plat
- b) A development plan, showing all proposed improvements, including landscaping, the siting and elevations of all proposed primary structures, and details of any improvement deemed necessary by the staff.
 - See Exhibit A-2: Preliminary Plat

- c) A proposal consisting of the restrictions, covenants, phasing, and assurances, which will assure the completion and the expectations of the project.
 - The Village will provide these materials following selection of builders.
- d) Development agreement depicting all improvements to be constructed.
 - The Village will provide this following selection of builders.

DEVELOPMENT CONCEPT

The Oaks of Jackson neighborhood provides opportunities for diverse residential housing options, bicycle and pedestrian amenities, tree preservation, and high quality of life for residents. This site creates strong transportation connections to the north and ample bicycle/pedestrian connections to the south and throughout the neighborhood, while preserving trees and accounting for stormwater management. The mix of housing units and smaller lots sizes will contribute to an inviting neighborhood environment and complement the Village's community character.

The Village of Jackson is developing this neighborhood in partnership with Washington County. As a Pilot Project for the County's Next Generation Housing initiative, this neighborhood will result in the creation of 101 attainably priced, owner-occupied homes, consistent with the objectives of the Next Generation Housing initiative. It is expected to provide housing for both current and future Jackson residents, and it is expected to attract working households and individuals, first-time homebuyers, empty nesters, and others seeking homeownership opportunities on a smaller scale.

WHY PLANNED UNIT DEVELOPMENT?

Using sound planning and design principles, the Oaks of Jackson neighborhood will expand the range of housing options in the Village within a cohesive and vibrant new neighborhood. The neighborhood is enhanced through the integration of open spaces, trails, connections to Hickory Lane Park, and other nearby neighborhood amenities such as the Village Municipal complex.

The Planned Unit Development (PUD) zoning district is the most appropriate zoning approach for this neighborhood, as it allows for the comprehensive planning and design of the multifaceted project. It also enables the creative and innovative policies of the Next Generation Housing initiative. The PUD process will also benefit the Village of Jackson in that it will maximize opportunities for review and input into the planning process, implement community goals, offer housing diversity in price and format, and create a unique neighborhood in an area that the Village has prioritized for investment.

A detailed list of departures from standard zoning districts is found at the end of this document.

PROPOSED LAND USE SUMMARY

See Exhibit A-3: District Plan

Projected Construction: 2023-2028

Proposed Use:

40	Single Family Homes
13	Single Family Homes, Private Drive
8	Twin Homes
Up to 40	Townhomes

SINGLE FAMILY HOMES

Single family homes within the project will include both private-drive-accessed and street-accessed configurations that can accommodate a range of house designs, architectural treatments, landscaping, floor plans and price points. This will create an integrated and diverse neighborhood that also blends easily into the surrounding neighborhoods.

TWIN HOMES

Twin homes within the neighborhood provide attached housing options. This dwelling unit type consists of two separate units, arranged side-by-side, with each located on a separate lot. A lot line runs through the center of the building, along the shared wall. Each half of the twin home has a private individual exterior entrance, and ownership includes the half of the building and the lot. Ownership is typically fee simple as opposed to a condominium form of ownership. Certain floorplans may include shared driveways.

TOWNHOMES

The inclusion of townhomes along Spruce Street and on the west side of the site expands the housing options within the neighborhood while maintaining the character and overall neighborhood aesthetic. The townhomes are in a side-by-side attached format and will be accessed by private drives the rear of the building. Each unit will have a private entrance. The townhomes will employ a condominium form of ownership and a condo association will address maintenance of shared building, open space, and paved areas.

MULTIUSE TRAILS

Multiuse trails are located throughout the neighborhood to provide safe and convenient access for people walking and biking.

STORMWATER MANAGEMENT

Stormwater management retention ponds will be located on the north side of the site – one at the northwest corner of the site, one in Outlot 7, and one in Outlot 2. Additional stormwater management facilities are permitted thorough the PUD, subject to Village approval.

OPEN SPACE

An outlot containing a woodland is provided. Open space will be provided on individual lots and outlots. Open space is permitted throughout the PUD.

PERMITTED USES AND DENSITY

No uses shall be permitted on the property which are not permitted uses, or conditional uses, under the provisions of this PUD, or amendments to the PUD which may be approved in the future under the Jackson zoning code. Uses identified as conditional uses shall require a Conditional Use Permit pursuant to the applicable Village Code provisions.

- a) *Density*. The former zoning classification of the area under consideration shall serve as the primary requisite in determining the density of dwelling units within the proposed PUD unless it was found that a reduction or increase would be in the best interest of the village.
 - The subject property is currently zoned PUD. There is no former zoning classification. The Village maintains that the proposed gross density of approximately 5.4 dwelling units per acre for the entire development would be in the best interest of the Village in order to provide more housing and a variety of different formats in a location that is planned for residential growth and easily served by existing Village services, utilities, and other community facilities. This is consistent with the maximum density in the Village's R-5 Single Family Residential District.
- b) *Permitted uses*. The following uses shall be permitted by right in the PUD district:
 - Refer to the "District Descriptions" section below.
- c) *Conditional uses*. The following uses shall be permitted by conditional use permit in the PUD district.
 - Refer to the "District Descriptions" section below.

Development standards not directly addressed by this PUD (such as accessory structures, fencing, and signage) such are subject to applicable Village of Jackson Code provisions.

District I Zoning Text

Zoning Regulation	District I
Minimum Lot Area	6,000 square feet
Minimum Lot Width at Front Yard Setback	60 feet* (70 feet for corner lots)
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet*
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right-of-way
Minimum Rear Yard Setback	15 feet**
Minimum Paved Surface Setback	3 feet
Maximum Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	60%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	None / Per Building Code
Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance

*For Lots 25, 26, 38, 39, and 40, minimum front yard setbacks shall be increased to 30 feet when needed to meet minimum lot width at the front yard setback.

** For lots containing the landscape easement, rear yard setbacks for will be measured from boundary of the landscape easement, as opposed to the rear property line.

District II Zoning Text

Zoning Regulation	District II
Minimum Lot Area	4,000 square feet
Minimum Lot Width at Front Yard Setback	40 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right of way
Minimum Rear Yard Setback to Attached Garage	2 feet
Minimum Rear Yard Setback to House	20 feet
Garage Rear Yard Exclusion Zone (interior lots)	Face of garage may not be placed between 8 and 18 feet from private drive right-of-way to avoid creation of partial parking spaces between the garage and the private drive.
Minimum Paved Surface Setback	3 feet
Maximum Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	None / Per Building Code
Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance

District III Zoning Text

Zoning Regulation	District III
Minimum Lot Area	4,500 square feet
Minimum Lot Width at Front Yard Setback	45 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	7 feet 0 feet for shared interior side (party wall)
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	3 feet 0 feet for interior side if shared driveway
Maximum Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls per unit
Maximum Impervious Surface Ratio	70%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	None / Per Building Code
Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance

DISTRICT IV: TOWNHOME

Permitted Uses:

- Townhomes accessed from private drive at the rear of the home
- Stormwater management

Conditional Uses:

- None

Permitted Accessory Uses:

- Home occupations and professional home offices as specified in section 48-1 of the Village of Jackson zoning ordinance.

Description

This district's homes contribute additional housing diversity within the neighborhood. Townhomes offer attached housing with rear-loaded garages at a scale compatible with nearby single family residential. The format provides housing options with a condominium form of ownership that will appeal to those interested in a quality home with less house and yard maintenance.

Proposed Dwelling Units up to 40 units

Character Guidelines

- Buildings should be oriented to the street or the open space, as opposed to the rear private drive.
- Surface parking lots should be landscaped to break up paved areas.
- Buildings will be 2-3 stories with parking on the lower level.
- Pedestrian connections and landscaping will be utilized to create relationships between the residential buildings, streets, frontages, and to the sidewalk and trail network.
- Architectural elements such as balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade and relationship to the neighborhood.
- Buildings should take advantage of views to open space and stormwater ponds.

District IV Zoning Text

Zoning Regulation	District IV
Minimum Lot Area	2,500 square feet per dwelling unit
Minimum Lot Width at Front Yard Setback	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	5 feet
Maximum Building Height	40 feet
Minimum Off-Street Parking	One off-street parking stall per unit
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	None / Per Building Code
Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance

AMENITIES AND CONDITIONS

STORMWATER

Stormwater ponds will be provided on the north side of the development, specifically on Outlot 2, Outlot 7, and the north side of Outlot 6. Approximately 1.5 acres of stormwater will be provided. These stormwater facilities will be owned and maintained by a homeowner's association. There is potential for on-site stormwater facilities such as raingardens in other locations in the neighborhood, which will be maintained by the property owner.

OPEN SPACE

The neighborhood is within walking distance from the 14-acre Hickory Lane Park as well as the Jackson Area Community Center. The neighborhood will be connected to Hickory Lane Park via paved trails and sidewalks. Private open space around the townhomes will be owned and maintained by a private association.

TREE PRESERVATION AREA

Outlot 1 will be used for the preservation of existing oak trees and public open space. It will include a walking path, and the area will be maintained by a homeowner's association. No development is permitted within Outlot 1. Within the Tree Preservation Area, the following regulations apply:

- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- No person shall deposit any material in the Tree Preservation Area, including, but not limited to, litter, yard waste, brush, sand, stone, concrete, wood, grass, dirt, garbage, petroleum products, and toxins.
- No person shall be permitted to hunt, capture, or harm any living creature or possess any such devices designed for such purpose.
- All animals brought to property must be leashed. The owner or handler shall be responsible for the proper disposal of animal waste.
- No person shall operate any snowmobile, all-terrain vehicle, go-cart, or similar motorized vehicle.
- Amusement devices, camping structures, tents, trailers, or any similar structures shall not be permitted.
- No fires shall be built except in fireplaces or grills designed for such purpose. All embers shall be disposed of in a proper manner.

LANDSCAPE EASEMENT & BERM

A landscape easement and berm are provided on the east side of the neighborhood.

- Rear yard setbacks shall be measured from boundary of the landscape easement, as opposed to the rear property line.
- The easement area shall be maintained by owners of the underlying property.
- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- Storage of any type of material in the easement is prohibited.

OUTLOT 6

Outlot 6 is intended for townhomes. A condominium plat will be prepared once the specific townhome layout is determined. An ANR pipeline easement runs north-south through the length of the western portion of the site. This easement is included as part of Outlot 6.

A paved trail/sidewalk will be located adjacent to the front doors of the townhomes just west of the ANR pipeline easement. It will create a pedestrian connection between Spruce Street and the southern edge of the neighborhood.

OUTLOT 8

Outlot 8 is intended for townhomes on the north side and single family homes on the south side. All dwelling units and garages will be accessed by a shared private drive running east-west through the outlot and connected to Ridgeway Drive. A condominium plat will be prepared once the specific townhome layout is determined. The lots for the single family homes will be created after builders are selected.

PAVED TRAILS AND SIDEWALKS

The bicycle and pedestrian network comprises of both sidewalks and paved trails. Sidewalks will be provided on both sides of the street per Village Standards and will be owned and maintained by the Village.

All trails will be owned and maintained by a homeowner's association. Trails will be a minimum of five feet in width and paved in asphalt or concrete. The trail system includes:

- A paved trail on Outlot 6, just west of the ANR pipeline easement, that runs north-south and connects northward to Spruce Street and southward to the sidewalk on Hickory Lane, and onward to Hickory Lane Park and the Jackson Area Community Center. This trail will be adjacent to the front doors of the townhomes on Outlot 6.
- A paved trail on the southwest side of the neighborhood running east-west, connecting the townhomes to the sidewalk on Ridgeway Drive.
- Three paved trails on the south side of the neighborhood, each running north-south between single family lots, connecting Ridgeway Drive to the sidewalks on Linden Drive, Aspen Drive, and Hawthorn Drive.
- An unpaved trail runs north-south through the tree preservation area in Outlot 7.

STREETS

The neighborhood features a connected street network. Spruce Street, an east-west street, forms the northern boundary of the neighborhood. Ridgeway Drive will be extended southward through the neighborhood, and it will continue eastward and then northward. Jackson Oaks Drive will be an east-west segment that connects to Ridgeway Drive. To the south, Hawthorn, Aspen, and Linden Drives will be finished as cul de sacs and will not be extended into the Jackson Oaks neighborhood.

Residential local street widths have been used to meet both vehicle and pedestrian needs. Street trees and grass terraces will enhance the pedestrian experience.

A private driveway will serve the townhomes in Outlot 6 on the west side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this driveway.

A private drive will serve the single family homes and townhomes in Outlot 8 on the north side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this drive.

MAILBOXES

Per United States Postal Service requirements, cluster mailboxes will be used and placed throughout the neighborhoods in private easements or private outlots. The final locations and signing will be determined on phase by phase basis. If mailboxes are placed in an outlot, they will need to be in their own outlot. The homeowner's association will be responsible for the maintenance of the mailboxes.

ACCESSORY STRUCTURES

Per Village of Jackson zoning ordinance.

FENCES

Per Village of Jackson zoning ordinance.

PHASING

The neighborhood is projected to be built out in multiple phases over the span of the next one to five years. Final phase lines and sequencing will be determined based on market demand.

HOMEOWNER'S ASSOCIATION

The Oaks of Jackson Neighborhood will be governed by a homeowner's association. Maintenance responsibilities will be further detailed in the amended covenants and restrictions recorded against each property.

PROPOSED DEPARTURES FROM STANDARD ZONING DISTRICTS

The following tables summarize proposed departures from standard Village of Jackson zoning districts. The proposed departures allow for the diversity of lot/housing types, spanning single family, single family with private drive, zero lot line twin homes, and townhome options. The tables below highlight only departures from standard zoning districts. [Refer to District Descriptions for a complete list of requirements for each district.](#)

Departures from Standard Zoning – PUD Districts I and II

Zoning District Requirements	Village of Jackson R-5 Single-Family Residential District	<u>Proposed Departures:</u> PUD District I Single Family	<u>Proposed Departures:</u> PUD District II Single Family, Private Drive
Minimum Lot Area	8,000 square feet	6,000 square feet	4,000 square feet
Minimum Lot Width	70 feet	60 feet (70 feet for corner lots)	40 feet
Minimum Floor Area	1 BR dwelling: 800 square feet 2 BR dwelling: 900 square feet 3 BR dwelling: 1,000 square feet	None / Per Building Code	None / Per Building Code
Minimum Setbacks	Front yard: 25 feet on local streets Side yard: 8 feet Rear yard: 25 feet	Front yard: 20 feet Side yard: 7 feet Rear yard: 15 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 20 feet

Departures from Standard Zoning – PUD District III

Zoning District Requirements	Village of Jackson R-6 Two-Family Residential District	<u>Proposed Departures:</u> PUD District III Twin Home
Minimum Lot Area	12,000 square feet	9,000 square feet
Minimum Lot Width	85 feet (2 units per lot)	40 feet (1 unit per lot)
Minimum Floor Area	1 BR dwelling: 700 square feet 2 BR dwelling: 1,000 square feet	None / Per Building Code
Minimum Setbacks	Front yard: 25 feet on local streets Side yard: 15 feet Rear yard: 25 feet	Front yard: 20 feet Side yard: 7 feet Rear yard: 15 feet

Departures from Standard Zoning – PUD District IV

Zoning District Requirements	Village of Jackson R-8 Multiple-Family Residential District	<u>Proposed Departures:</u> PUD District IV Townhome
Minimum Lot Area	16,000 square feet	3,000 square feet per dwelling unit
Minimum Lot Width	85 feet	100 feet
Minimum Floor Area	Principal building: 2,000 square feet 1 BR dwelling: 500 square feet 2 BR dwelling: 700 square feet 3 BR dwelling: 900 square feet	None / Per Building Code
Minimum Setbacks	Front yard: 30 feet Side yard: 20 feet Rear yard: 25 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 15 feet
Maximum Building Height	35 feet	40 feet

EXHIBITS

Exhibit A-1: Legal Description

Exhibit A-2: Preliminary Plat

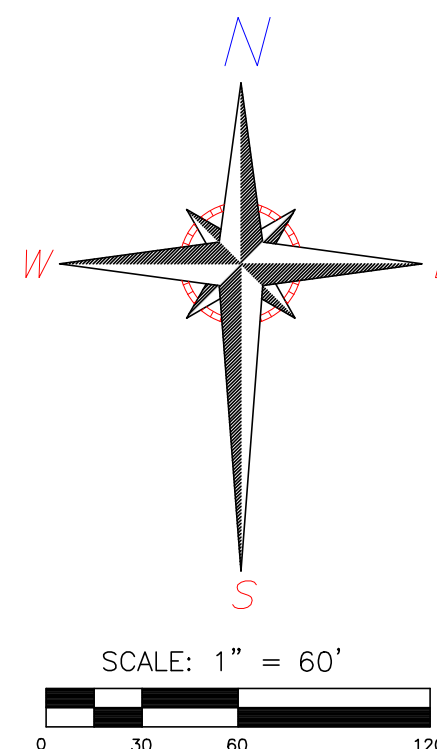
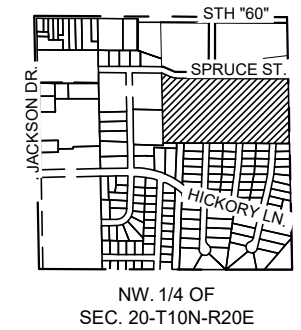
Exhibit A-3: District Plan

PRELIMINARY PLAT OF THE OAKS OF JACKSON

LOT DETAIL

LOT 1 OF CERTIFIED SURVEY MAP NO. 6969 BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20, T.10N., R.20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

LOCATION MAP



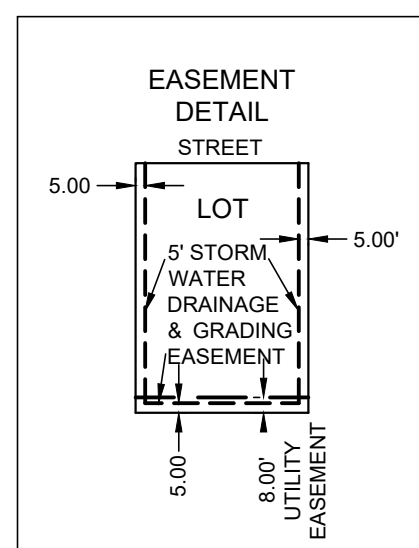
BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD 83/2011 SOUTH ZONE -THE NORTH LINE OF THE NW 1/4 OF SECTION 20-10-10 BEARS S89°40'10"E, VERTICAL DATUM NAVD 88

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)



SURVEY FOR:
VILLAGE OF JACKSON
N168W19851 MAIN ST.
JACKSON, WI 53037

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM



PROJECT JACKV #170026

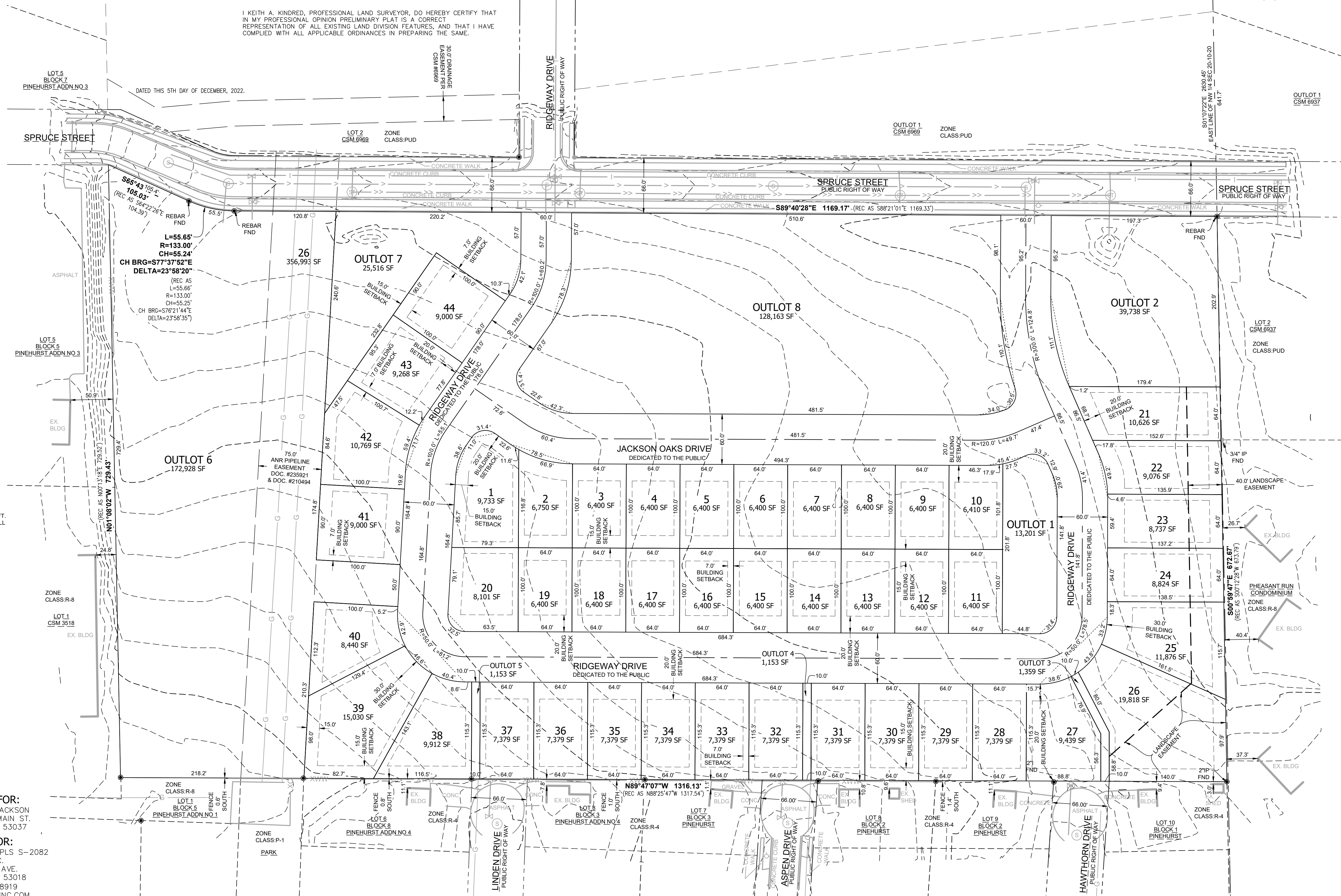
NORTHWEST CORNER
SEC 20-10-20
ON SEWER COVER-TIES
N: 487.913.26
E: 2,457.550.13

I, KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

DATED THIS 5TH DAY OF DECEMBER, 2022.

NORTH LINE NORTHWEST 1/4 SECTION 20-10-20
S89°40'10"E 2634.26'

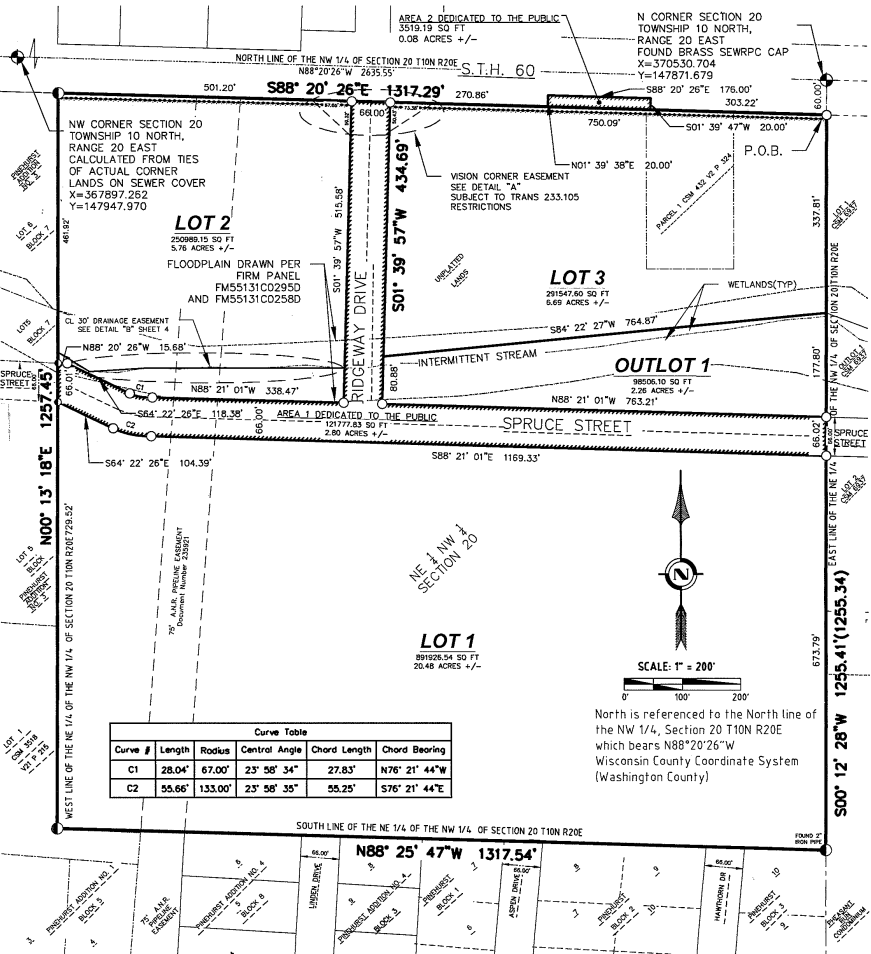
FND CONC MON
W/BRASS CAP
NORTH 1/4 CORNER
SEC 20-10-20
N: 487.898.05
E: 2,460,184.20



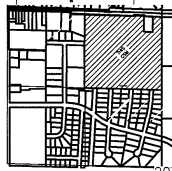
CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

A RE-DIVISION OF CSM 432, AND NE 1/4 OF THE NW 1/4 OF SECTION 20,
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,
WASHINGTON COUNTY, WISCONSIN

Document # 1498232
WASHINGTON COUNTY WISCONSIN
2020-05-29 11:51:00 AM
Sharon A. Martin
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: \$30.00
Fee Exempt: 2R
Pages: 4

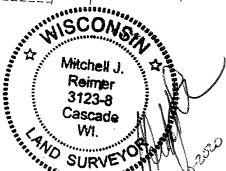


Curve Table						
Curve #	Length	Radius	Central Angle	Chord Length	Chord Bearing	
C1	28.04'	67.00'	23° 56' 34"	27.83'	N76° 21' 44"W	
C2	55.66'	133.00'	23° 56' 35"	55.25'	S76° 21' 44"E	



OWNER/PREPARED FOR: 1"=2000'
Village of Jackson
W168W20733 Main Street
Jackson, WI 53037

- LEGEND
- Lands to be Dedicated
 - Government Corner (As Noted)
 - Set 3/4" x 18" Rebar Weighing 1502 Pounds/Lineal Foot
 - Set 3" Magspike
 - Found Iron 1-1/2" (unless noted)
 - Recorded As
 - Access restrictions per WisDOT 884.25 Map 2310-07-29, parcel 5



Mitchell J. Reimer
Cedar Corporation
W61 N497 Washington Ave
Cedarburg, Wisconsin 53012
SHEET 1 OF 4 SHEETS

map no 6969 lot 54 Reg 137

CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

A RE-DIVISION OF CSM 432, AND NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 20,
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,
WASHINGTON COUNTY, WISCONSIN

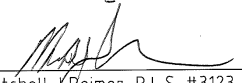
SURVEYOR'S CERTIFICATE

I, Mitchell J. Reimer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped Document Number 248510, Certified Survey Map 432, recorded in the Washington County Registry in Volume 2 of Certified Survey Maps on pages 324, and the Northeast Quarter of the Northwest Quarter of Section 20, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of Section 20, Township 10 North, Range 20 East, Thence S00°12'28"W along the East line of said Quarter, 60.00 feet to the South Line Of State Highway "60", point also being the Point of Beginning; Thence continuing along said line S00°12'28" W, 1255.41 Feet to the platted Northwest corner of Lot 10, Pinehurst, a platted Subdivision, as found in the Washington County Registry as Document number 557549, in Map book 27 on page 17, Recorded on April 5, 1990, Thence N 88°25'47"W along the South Line of the said Quarter Quarter, 1317.54 Feet to the Southwest corner of the Northeast Quarter of the Northwest Quarter; Thence N00°13'18" E along the West line of said Quarter Quarter, 1257.45 Feet to the South Line of State Highway "60"; Thence S88°20'26" E along said South Line, 1317.29 Feet, to the Point of Beginning .
Said parcel contains 1654747.22 square feet or 37.98 +/- Acres. Excepting therefrom Areas of Dedication as shown on Page 1 hereon.

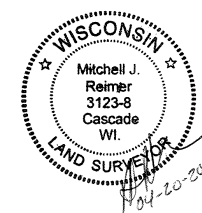
That I have made such survey, land division, and map at the direction of Village of Jackson, Owner, N168 W20733 Village of Jackson, Washington County, Wisconsin, 53037, . That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code, in surveying, dividing and mapping the same, and Chapter 38 of the Village of Jackson Municipal Code. Said survey is subject to easements of record and as shown.

Dated this 20th day of April, 2020.



Mitchell J. Reimer, P.L.S. #3123-8

Mitchell J. Reimer, PLS
Cedar Corporation
W61 N497 Washington Avenue
Cedarburg, Wisconsin 53012



Map No 6969 160 54 Page 138

CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

A RE-DIVISION OF CSM 432, AND NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 20,
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,
WASHINGTON COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

The Village of Jackson, a Corporation duly organized and existing under the virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described on this map to be surveyed, mapped and dedicated as represented on the Certified Survey Map in accordance with the ordinances of the Village of Jackson, Trans 233.105(2), and Chapter 236 of the Wisconsin Statutes.

In witness hereof, the Village of Jackson, has caused these presents to be signed:

By: John Walther
John Walther - Village Administrator

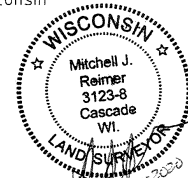
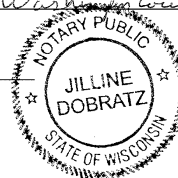
Dated May 12, 2020

STATE OF WISCONSIN)
WASHINGTON COUNTY) ss

Personally came before me this 12th day of May, 2020, the above named John Walther, Administrator of the Village of Jackson, a Wisconsin Municipal Corporation, to me known to be the same person who executed the foregoing certificate and acknowledged the same.

Jilline Dobratz Notary Public, Washington County Wisconsin

My commission expires May 21, 2023



VILLAGE BOARD APPROVAL:

Resolved that this Certified Survey Map in the Village of Jackson, owner of said lands, being a re-division of C.S.M. 432 and the Northeast Quarter of the Northwest Quarter of Section 20, located in the Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, is hereby approved and dedication accepted by the Village Board trustee to the Village of Jackson.

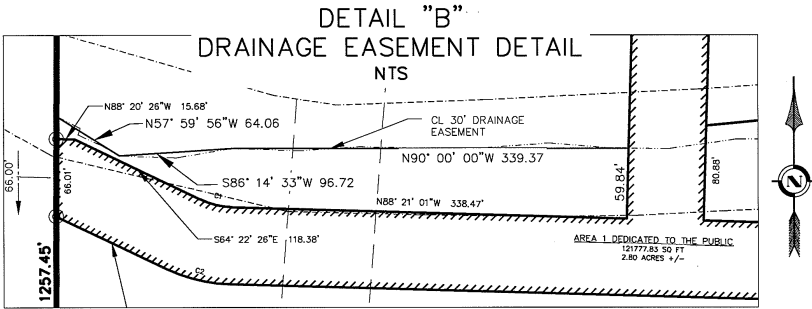
Approved this 12th day of May, 2020. Mike Schwab
Mike Schwab - Village President

Signed this 12th day of May, 2020. Jilline Dobratz
Jilline Dobratz - Village Clerk

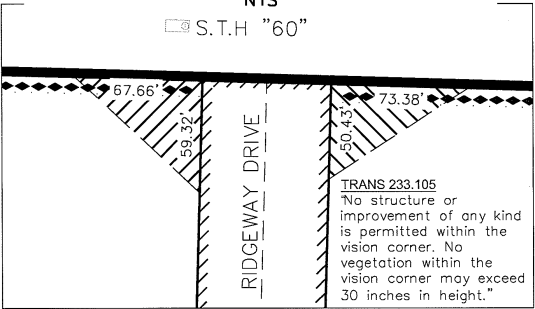
Map No 6969 Vol 54 Page 139

CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

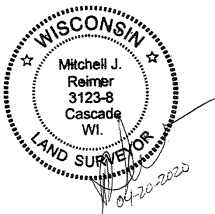
A RE-DIVISION OF CSM 432, AND NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 20,
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,
WASHINGTON COUNTY, WISCONSIN



DETAIL "A"
VISION CORNER EASEMENT DETAIL
NTS



map no 6969 16254 page 140



ORDINANCE #23-02

AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN CHAPTER 48 OF THE VILLAGE OF JACKSON MUNICIPAL CODE FOR A PLANNED DEVELOPMENT DISTRICT (PUD-04)

WHEREAS, the Village of Jackson Village Board adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and
WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning;" and

WHEREAS, the Village of Jackson (hereafter property owner) owns the property located south of Spruce Street (hereafter subject property), more particularly described as V3_053600B; and

WHEREAS, the property owner has submitted a petition to establish a Planned Unit Development district for the subject property pursuant to the requirements in Section 48-151 of the zoning regulations; and

WHEREAS, the Village of Jackson Plan Commission reviewed the petition at their meeting on January 5, 2023, and recommended approval as set forth in this ordinance; and

WHEREAS, upon due notice as required by the zoning code, the Village Board conducted a public hearing on January 10, 2023, to accept public input; and

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

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

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

Section 1. Create Section 48-155 in Chapter 48, to read as set forth below.

Section Sec. 48-155. – PUD-04 Oaks of Jackson Planned Unit Development District

(a) Generally. The Oaks of Jackson Planned Unit Development District (PUD-04) was established in 2023 to accommodate the unique needs of a mixed density residential development.

(b) Submitted Plans Adopted by Reference. PUD-04 is created accordance with the submitted plans and information that accompanied the application submitted December 28, 2022, which is attached hereto as Exhibit A. The documents referred to above are hereby made a part of this ordinance.

(c) Land Use and Dimensional Standards.

District I: Single Family

Permitted Uses. Single-family homes with front-loaded garage, open space / tree preservation area, stormwater management

Conditional Uses: Group homes, foster homes, and halfway houses, provided there is a minimum lot area of 2,000 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

Permitted Accessory Uses: Private garage (one per lot), sheds (garden, tool, and storage) incidental to the residential use (one per lot), home occupations and professional home offices as specified in Section 48-1 of the Village of Jackson zoning ordinance.

District I Zoning Text

Zoning Regulation	District I
Minimum Lot Area	6,000 square feet
Minimum Lot Width at Front Yard Setback	60 feet* (70 feet for corner lots)
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet*
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right-of-way
Minimum Rear Yard Setback	15 feet**
Minimum Paved Surface Setback	3 feet
Maximum Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	60%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	None / Per Building Code
Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance

*For Lots 25, 26, 38, 39, and 40, minimum front yard setbacks shall be increased to 30 feet when needed to meet minimum lot width at the front yard setback.

** For lots containing the landscape easement, rear yard setbacks for will be measured from boundary of the landscape easement, as opposed to the rear property line.

District II: Single Family, Private Drive

Permitted Uses: Single-family homes with garages accessed from a private drive at the rear of the home, stormwater management

Conditional Uses: Group homes, foster homes, and halfway houses, provided there is a minimum lot area of 2,000 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

Permitted Accessory Uses: Private garages (one per lot), sheds (garden, tool and storage) incidental to the residential use (one per lot), home occupations and professional home offices as specified in Section 48-1 of the Village of Jackson zoning ordinance.

District II Zoning Text

Zoning Regulation	District II
Minimum Lot Area	4,000 square feet
Minimum Lot Width at Front Yard Setback	40 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right of way
Minimum Rear Yard Setback to Attached Garage	2 feet
Minimum Rear Yard Setback to House	20 feet
Garage Rear Yard Exclusion Zone (interior lots)	Face of garage may not be placed between 8 and 18 feet from private drive right-of-way to avoid creation of partial parking spaces between the garage and the private drive.
Minimum Paved Surface Setback	3 feet
Maximum Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	None / Per Building Code

Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance

District III: Twin Home

Permitted Uses: Twin Homes (zero lot line) with front-loaded garage, Stormwater management

Conditional Uses: Group homes, foster homes, and halfway houses, provided there is a minimum lot area of 1,500 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

Permitted Accessory Uses: Private garages (one per lot), sheds (garden, tool, and storage) incidental to the residential use (one per lot), home occupations and professional home offices as specified in Section 48-1 of the Village of Jackson zoning ordinance.

Description: Located on individual lots, twin homes offer attached housing with front-loaded garages at a scale compatible with nearby single-family residential.

District III Zoning Text

Zoning Regulation	District III
Minimum Lot Area	4,500 square feet
Minimum Lot Width at Front Yard Setback	45 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	7 feet 0 feet for shared interior side (party wall)
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	3 feet 0 feet for interior side if shared driveway
Maximum Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls per unit
Maximum Impervious Surface Ratio	70%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

	Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	None / Per Building Code
Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance

DRAFT

District IV: Townhome

Permitted Uses: Townhomes accessed from private drive at the rear of the home, Stormwater management

Conditional Uses: None

Permitted Accessory Uses: Home occupations and professional home offices as specified in Section 48-1 of the Village of Jackson zoning ordinance.

District IV Zoning Text

Zoning Regulation	District IV
Minimum Lot Area	2,500 square feet per dwelling unit
Minimum Lot Width at Front Yard Setback	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	5 feet
Maximum Building Height	40 feet
Minimum Off-Street Parking	One off-street parking stall per unit
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	None / Per Building Code
Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance

(d) Other Development Standards. Development standards not directly addressed by PUD-04 (such as accessory structures, fencing, and signage) such are subject to applicable Village of Jackson code provisions.

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

Section 3. This ordinance shall become effective upon passage and posting, or publication

as provided by law.

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

Section 5. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by: _____

Seconded by: _____

Vote: _____aye _____nay

Passed and approved _____

VILLAGE OF JACKSON

By: _____

Michael E. Schwab, Village President

Attest:

Jilline S. Dobratz, Village Clerk

Proof of Posting:

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

Village Official

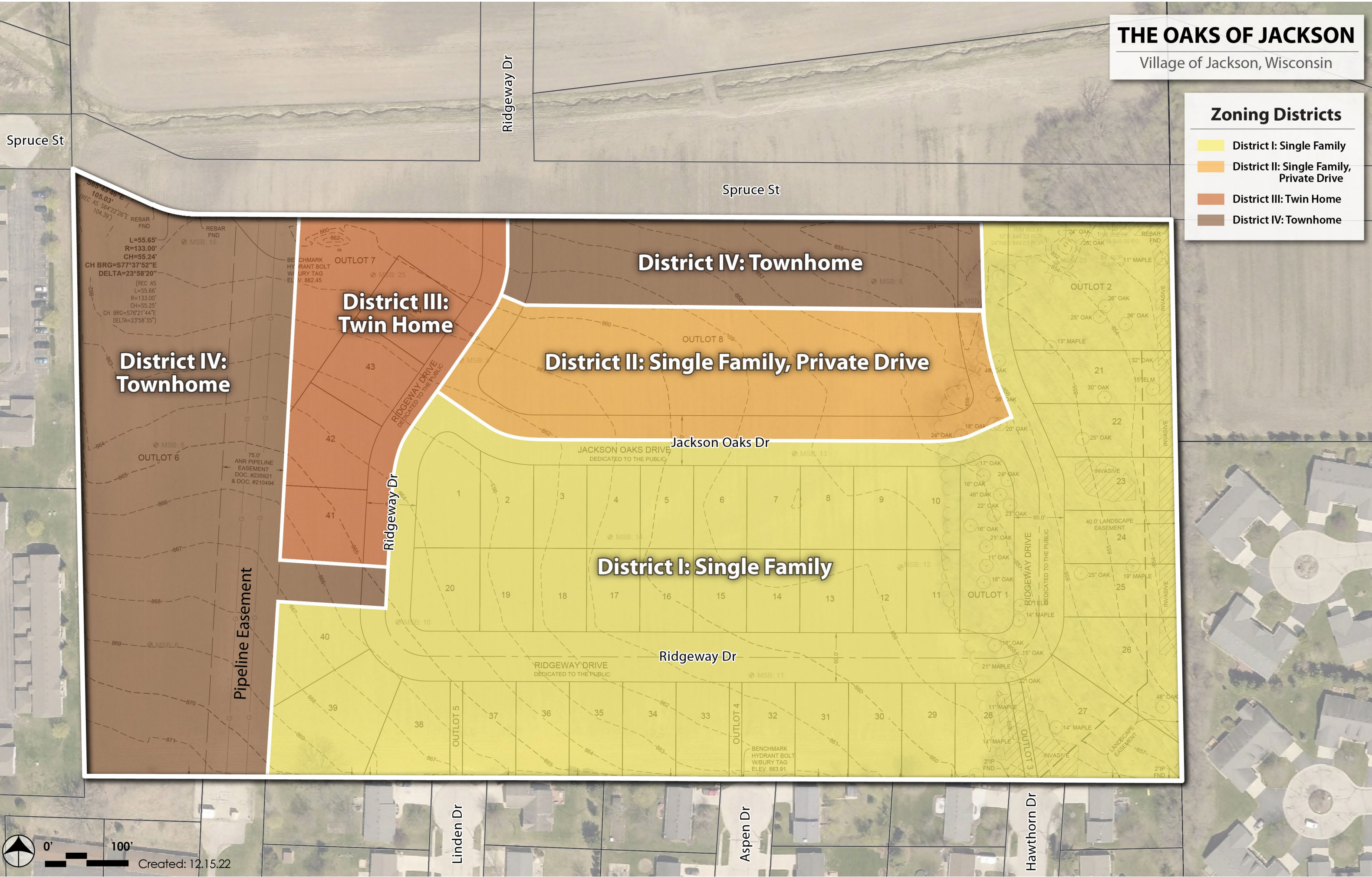
Date

THE OAKS OF JACKSON

Village of Jackson, Wisconsin

Zoning Districts

- District I: Single Family
- District II: Single Family, Private Drive
- District III: Twin Home
- District IV: Townhome



STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: January 5, 2023

Agenda Item: Item #4

To: Mike Schwab, Village President
Village of Jackson Plan Commission

From: Jen Keller, Village Administrator

Subject: Ordinance 23-02 – Establishing Zoning District PUD-04 - The Oaks of Jackson
- TID #7 Residential Development

Background and Analysis:

During the November 28, 2022 Village Board meeting, a revised concept plan was discussed regarding the Next Generation Housing Subdivision, now referred to as the “Oaks of Jackson.” Since that review by the Board and positive feedback regarding the site plan, the Project Management Team comprised of Village Staff, County Staff, Vandewalle and Associates Planners, and SEH Engineers have prepared zoning and plat materials for formal review and recommendation from the Plan Commission to the Village Board.

Comprehensive Plan & Zoning Impacts:

The proposed zoning is consistent with the Future Land Use Map. Please see PUD proposal for identified modifications requested.

Site Plan:

Preliminary Plat is attached.

Review Procedures:

The Plan Commission is advisory; and the Village Board facilitates a Public Hearing and makes the final decision.

Signage:

None.

Additional Staff Comments:

None.

Notice Requirements:

1. Posting on the agenda.
2. Publication of a Class 2 notice of public hearing. *(Two consecutive weekly publications required.)*
3. Notification of all other municipalities located within 1,000 feet of the subject property. *(Includes all non-contiguous municipalities.)*

Potential Action:

Motion to recommend the Village Board approve the proposed Planned Unit Development as set forth in the draft Ordinance 23-02.

Attachments:

1. PC Application
2. PUD Proposal Document
3. Preliminary Plat
4. Ordinance 23-02 (DRAFT)

ORDINANCE #23-03

AN ORDINANCE TO AMEND CHAPTER 38, ARTICLE III OF THE VILLAGE OF JACKSON MUNICIPAL CODE REGARDING LOTS

WHEREAS, the Village of Jackson Village provides for Subdivision standards in Village Code; and

WHEREAS, Chapter 38 Subdivisions includes Article III Design Standards and Section 146 Lots; and

WHEREAS, the Village of Jackson Plan Commission to propose a change to Chapter 38 as set for herein; and

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

WHEREAS, upon due notice as required by SS. 236.45(4), the Village Board conducted a public hearing on February 14, 2023, to accept public input; and

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

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

Section 1 Amend Section Sec. 38-146.

(d) Every lot shall front or abut a public street for a distance of at least ~~50~~ 40 feet (measured along the front lot line.)

Section 2. This ordinance shall become effective upon passage and posting, or publication as provided by law.

Section 3. The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 4. The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by: _____ Seconded by: _____

Vote: _____aye _____nay Passed and approved _____

VILLAGE OF JACKSON

By: _____

Michael E. Schwab, Village President

Attest:

Jilline S. Dobratz, Village Clerk

Proof of Posting:

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

Village Official

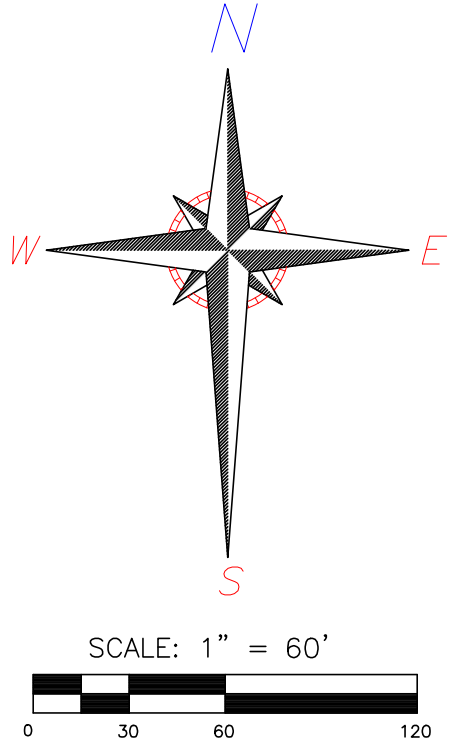
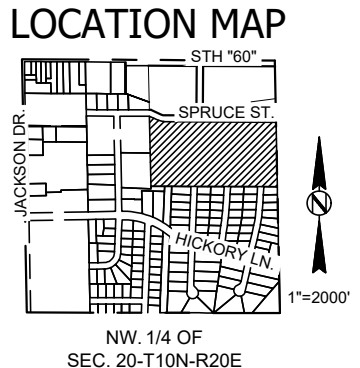
Date

DRAFT

PRELIMINARY PLAT OF
THE OAKS OF JACKSON

LOT DETAIL

LOT 1 OF CERTIFIED SURVEY MAP NO. 6969 BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20, T.10N., R.20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



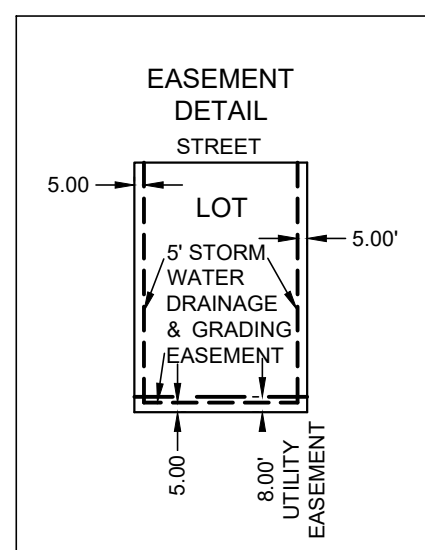
BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, NAD 83/2011 SOUTH ZONE -THE NORTH LINE OF THE NW 1/4 OF SECTION 20-10-10 BEARS S89°40'10"E, VERTICAL DATUM NAVD 88

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)



SURVEY FOR:
VILLAGE OF JACKSON
N168W19851 MAIN ST.
JACKSON, WI 53037

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM



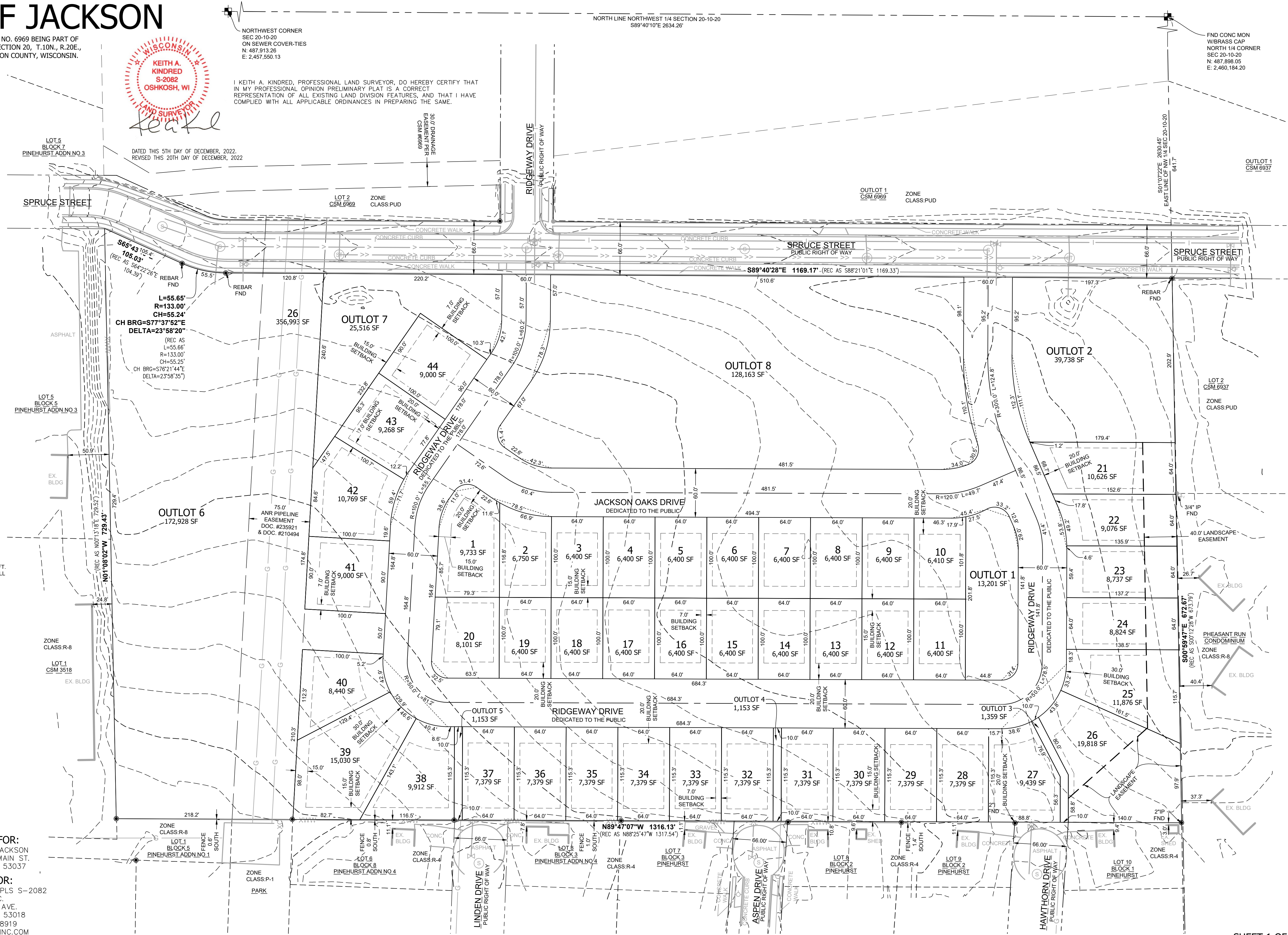
PROJECT JACKV #170026

NORTHWEST CORNER
SEC 20-10-20
ON SEWER COVER-TIES
N: 487,913.26
E: 2,457,550.13

I KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

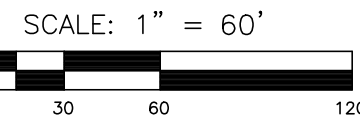


DATED THIS 5TH DAY OF DECEMBER, 2022.
REVISED THIS 20TH DAY OF DECEMBER, 2022



TOPOGRAPHIC DETAIL

NORTHWEST CORNER
SEC 20-10-20
ON SEWER COVER-TIES
N: 487,913.26
E: 2,457,550.13



DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND
MEASURED TO THE NEAREST 0.01'

**EASEMENT
DETAIL**

STREET

5.00'

LOT

5' STORM
WATER
DRAINAGE
& GRADING
EASEMENT

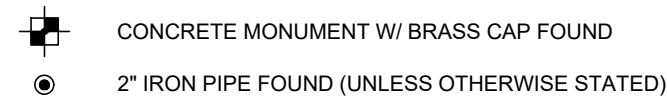
5.00'

5.00'

8.00'

UTILITY
EASEMENT

● 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
11/16" REBAR , 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL
OTHER LOT & OUTLOT CORNERS



SURVEY FOR:
VILLAGE OF JACKSON
N168W19851 MAIN ST.
JACKSON, WI 53037



PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

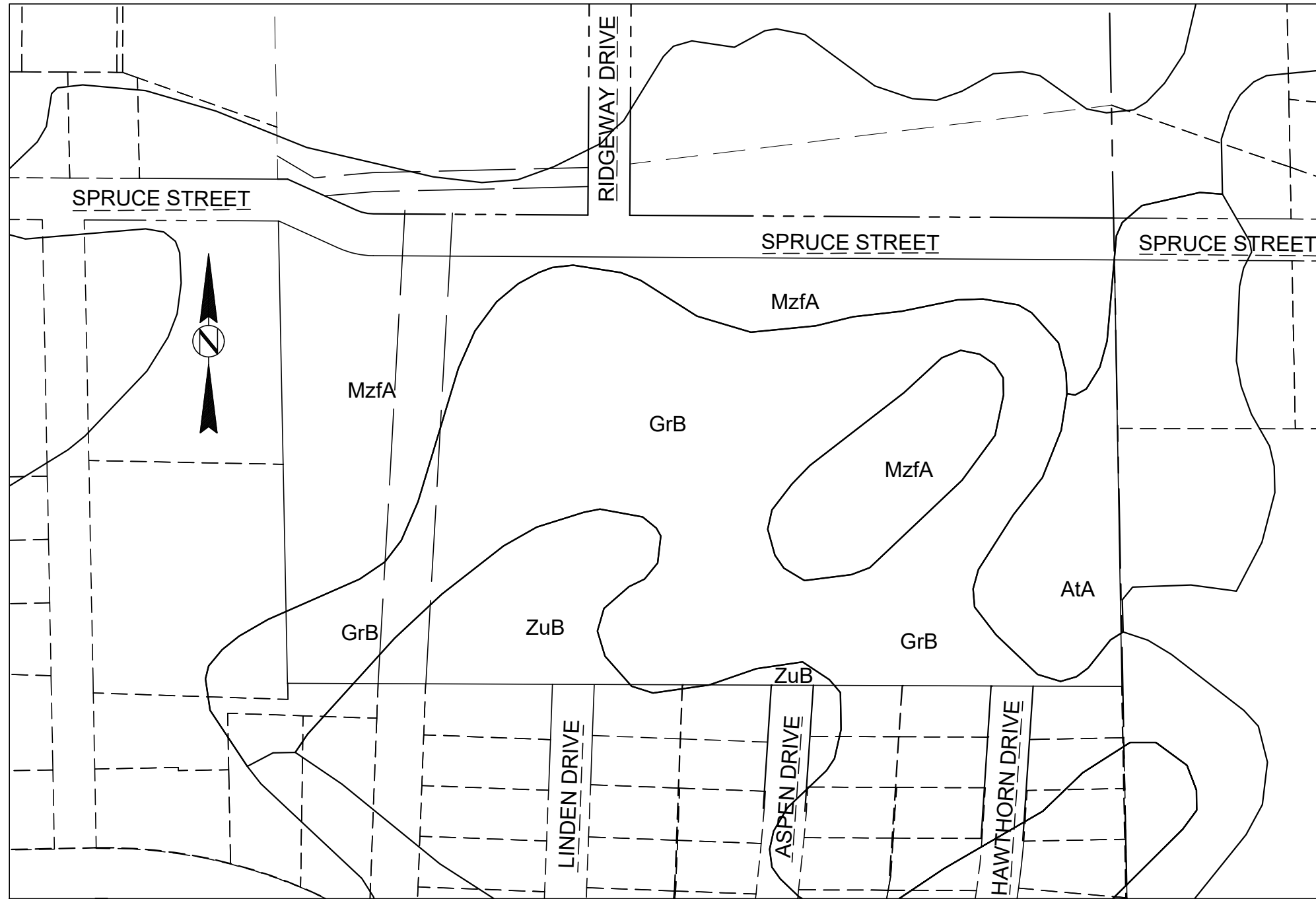
SHEET 2 OF 3

PRELIMINARY PLAT OF
THE OAKS OF JACKSON

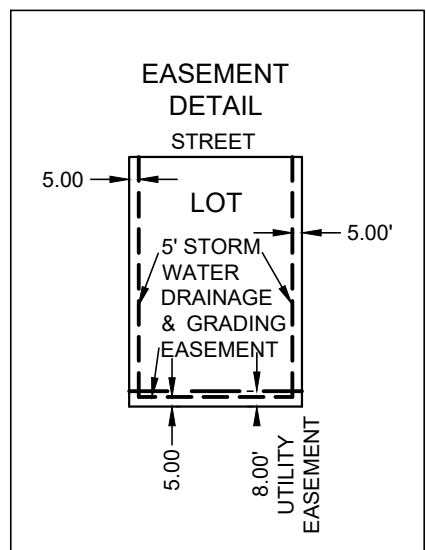
LOT 1 OF CERTIFIED SURVEY MAP NO. 6969 BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20,
T.10N., R.20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

NOTES:

- TOTAL AREA = 890,673 S.F., 20.45 AC.
- EACH INDIVIDUAL LOT OWNER SHALL HAVE UNDIVIDABLE FRACTIONAL OWNERSHIP OF OUTLOTS 1, 2 AND 7, AND SHALL EACH BE LIABLE FOR AN EQUAL AND UNDIVIDABLE FRACTIONAL SHARE OF THE COST TO MAINTAIN SAID OUTLOTS. WASHINGTON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY
- ALL PROPOSED RIGHT-OF-WAY TO BE 60 FEET UNLESS OTHERWISE NOTED AND DEDICATED TO THE PUBLIC.
- STORMWATER MANAGEMENT FACILITIES ARE LOCATED IN OUTLOTS 2 AND 7 THE OWNERS OF THE RESIDENTIAL LOTS SHALL BE EACH BE LIABLE FOR AN EQUAL UNDIVIDABLE FRACTIONAL SHARE OF THE COST TO REPAIR, MAINTAIN, OR RESTORE SAID STORMWATER MANAGEMENT FACILITIES WITHIN OUTLOTS 2 AND 7. SAID REPAIRS, MAINTENANCE, AND RESTORATION SHALL BE PERFORMED BY THE OWNERS OF ALL LOTS.
- ALL EASEMENTS ARE GRANTED TO THE VILLAGE OF JACKSON. UNLESS NOTED OTHERWISE.
- SITE IS IN ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 55131C0258E, EFFECTIVE DATE 2/25/2022 AND 55131C0259E, EFFECTIVE DATE 12/25/2022.
- THIS LAND DIVISION IS TO BE SERVED BY PUBLIC SANITARY SEWER AND WATER.
- THE PLACEMENT OF DECKS, PATIOS, FENCES, OR ANY TYPE OF DECORATIVE LANDSCAPING, DRIVEWAYS OR ADDITIONAL HARD SURFACES WITHIN ANY PART OF A UTILITY EASEMENT IS PROHIBITED. AN EASEMENT INFRINGEMENT AGREEMENT MAY BE ENTERED INTO WITH THE VILLAGE, IF APPROVED.
- ALL SIDE YARD GRADES MUST BE ADHERED TO, COINCIDENT WITH THE APPROVED MASTER GRADING PLAN FOR THE SUBDIVISION TO ENSURE PROPER STORMWATER DRAINAGE.
- FENCES CANNOT BE CONSTRUCTED IN EASEMENTS WHERE PUBLIC WATERMAIN, SANITARY SEWER, AND STORM SEWER EXIST NOR IN ACCESS ROUTES TO STORMWATER MANAGEMENT FACILITIES (OUTLOTS).
- ALL HOMES SHALL HAVE DRIVEWAYS PITCHED BACK TO STREET.
- NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED OVER ANY VISION CORNER EASEMENT (V.C.E.) FROM ADJACENT LOTS. IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S.236.293 OF THE WISCONSIN STATUTES AND SHALL BE ENFORCED BY THE VILLAGE OF JACKSON.
- ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS SUBDIVISION PLAT SHALL BE PLACED UNDERGROUND.
- OUTLOT 1 AND THE LANDSCAPE EASEMENT IS RESERVED FOR A TREE PRESERVATION AREA.
- OUTLOT 8 IS WILL BE FURTHER DIVIDED TO ACCOMMODATE UP TO 31 ADDITIONAL RESIDENTIAL UNITS BASED ON PLANS PRESENTED TO THE VILLAGE.
- LOTS 41-44 CAN BE DIVIDED IN THE FUTURE TO ACCOMMODATE TWO RESIDENTIAL UNITS ON EACH LOT BASED ON PLANS PRESENTED TO THE VILLAGE.
- OUTLOT 6 WILL CONTAIN UP TO AN ADDITIONAL 22 RESIDENTIAL UNITS BASED ON PLANS PRESENTED TO THE VILLAGE.



SOILS MAP
1"=200'



LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- DENOTES MAJOR CONTOUR
- DENOTES MINOR CONTOUR
- DENOTES SOIL BORING
- DENOTES WOODED AREA
- DENOTES SPOT ELEV.
- DENOTES WATERMAIN, HYDRANT, WATER VALVE
- DENOTES SANITARY SEWER, MANHOLE
- DENOTES STORM SEWER, MANHOLE, INLET
- DENOTES BURIED PHONE, TELEPHONE PEDESTAL
- DENOTES FENCE LINE
- DENOTES BURIED GAS MAIN, GAS VALVE

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DATED THIS 5TH DAY OF DECEMBER, 2022.
REVISED THIS 20TH DAY OF DECEMBER, 2022



PROJECT JACKV #170026

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: January 5, 2023

Agenda Item: Item #5

To: Mike Schwab, Village President
Village of Jackson Plan Commission

From: Jen Keller, Village Administrator

Subject: Ordinance 23-03 – Amending Municipal Code Chapter 38 Subdivision, Article III
Design Standards

Background and Analysis:

A modification to the Chapter 30, Article III regarding lot frontage widths is proposed to clarify the intent of the ordinance language and to propose a change to apply to all new lots in the Village.

The intent of the amendment is to afford the flexibility of development for lots abutting a street radius or cul-de-sac while maintaining setbacks. These lots can commonly be referred to as “pie shape”. The proposed change in lot frontage standard would not only apply to the Oaks of Jackson Subdivision, but it shall also benefit or affect all new lots moving forward. It should be noted lot widths at the setback line are regulated within the Village Zoning code.

It should be noted, in the event the Plan Commission recommends Village Board approval of the ordinance, a Public Hearing would be scheduled in February.

Comprehensive Plan & Zoning Impacts:

None.

Site Plan:

None.

Review Procedures:

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

Signage:

None.

Additional Staff Comments:

None.

Notice Requirements:

1. Posting on the agenda.
2. Publication of a Class 2 notice of public hearing. *(Two consecutive weekly publications required.)*
3. Notification of all other municipalities located within 1,000 feet of the subject property. *(Includes all non-contiguous municipalities.)*

Potential Action:

Motion to recommend the Village Board approve the proposed amendment to Chapter 30 Article III as set forth in the draft Ordinance 23-03 and to schedule a public hearing for February 14, 2023.

Attachments:

1. Ordinance 23-03 (DRAFT)
2. Preliminary Plat – Oaks of Jackson