

**AGENDA**  
**PLAN COMMISSION MEETING**  
**Thursday, March 16, 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 February 23, 2023
3. Two-Lot Certified Survey Map (CSM) for properties identified as Tax Key: V3\_046500E001 and Tax Key: V3\_046500E002 – DFN Properties, LLC
4. One-Lot Certified Survey Map (CSM) for properties identified as Tax Key: V3\_019700N, V3\_019700T, V3\_019700U – James Kupfer
5. Concept Plan – Morning Meadows Subdivision, Phase III – Home Path Financial, LP
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, February 23, 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**

President Schwab called the meeting to order at 7:12 p.m.

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

Excused Absent: Ryan Ganshow and Doug Wilcox

Village Board Member Present: Trustee Heckendorf

Staff Present: Director of Inspections Collin Johnson and Administrator Jen Keller

Also Present: Deb Sielski and Hannah Keckeisen of Washington County Department of Community Development.

**2. Approval of Minutes for the Plan Commission Meeting of January 5, 2023**

Motion by President Schwab, second by Tr. Kruepke to approve the Plan

Commission minutes of January 5, 2023.

Vote: 4 ayes, 0 nays. Motion carried.

**3. Preliminary Plat – Parcel #V3\_053600B – The Oaks of Jackson – Village of Jackson**

Administrator Keller provided an overview of the Preliminary Plat and supportive documents.

Motion by President Schwab, second by Dan Reik to recommend to the Village Board approval of the Preliminary Plat for Parcel #V3\_053600B The Oaks of Jackson as proposed by the Village of Jackson subject to the following:

**General Conditions (1-3)**

1. **Staff and Governmental Approval.** Prior to the Village signing the final plat/CSM, the commencement of any construction of any improvement, whether public or private, or any site development, the development shall satisfy all comments, conditions and concerns of the Village engineer, the Village planner and all reviewing, objecting and approving bodies, including, but not limited to, the Wisconsin Department of Administration ch. 236, Wisconsin Statutes and ch. Comm. 85, Wisconsin Administrative Code; and Washington County.
2. **Professional Fees.** The Village shall participate in all costs and expenses of any type in connection with this development, including the cost of professional services incurred by the Village such as engineering, legal, planning, and other consulting fees, for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.

3. **Surveyor's Responsibility.** Although the Village of Jackson has reviewed the subdivision plat/certified survey map, the surveyor is entirely responsible for the thoroughness and accuracy of the survey and related matters and compliance with all state and local codes, ordinances, and procedures. Modifications to the survey may be required should errors or changed conditions be found at a future date.

### **Specific Conditions (1-8)**

1. The subdivider must obtain the approval of the Village engineer.
2. The Date and name of delineator should be added to the plat with corresponding notes.
3. The Village will confirm the proposed street names are acceptable with Final Plat review and approval.
4. The subdivider must obtain all necessary approvals as specified in s. 236.34(1), Wis. Stats.
5. The subdivider must prepare and submit deed restrictions to the Village and obtain approval of the same
6. Prior to any (1) land-altering activity or (2) the execution of the final plat, the builder or condo developers must enter into a Development Agreement with the Village, upon such terms as determined by the Village Board, and obtain approval of the same. In addition to general provisions in a developer agreement, the agreement must address the following special circumstances:
  - a. Phasing of the development.
  - b. A description of those improvements that are needed to the Village's water and sewer infrastructure, if any, that may be needed to provide service to the subdivision and any cost recovery mechanisms needed to fund such required work.
  - c. At the time of approval of the preliminary plat, the subject property consists of two undeveloped Outlots 6 and 8 parcels. A provision must be added to ensure both parcels remain under the control of the subdivider.
  - d. The Village Engineer shall review and approve all required plans (e.g., construction plans, stormwater management, and erosion control) and all permit applications must be submitted and approved.
  - e. The Engineer shall approve a stormwater management plan to include any necessary access easements which shall be described with a legal description.
  - f. The engineer shall approve a land management plan for Outlots 1, 2 and 7. Such plan must describe vegetation management objectives and permissible uses of such lands within the PUD language.
  - g. Any other conditions determined by the Village Planner, Engineer, or Attorney.
7. A Notice of Intent permit is required by NR 216.42, Wis. Stats. for construction sites of one acre or more of land disturbance. The Engineer must obtain a copy, as that has been issued.
8. The final plat must show all required features listed in the Village's land division regulations and comply with all required standards and procedures unless modifications are approved via PUD review and approval. In particular, the final plat needs to address the following items:

- a. Any maintenance of paths for Outlots 3, 4 and 5.
- b. The area of land being dedicated to the public for street purposes must be stated on the face of the plat per s. 236.20(2)(i), Wis. Stats.
- c. Include the following note(s) on the face of the final plat substantially as follows:
  - i. The titleholders of Lots 1 through 44 own a 1/44th undivided and nontransferable interest in Outlots 1, 2, 3, 4, 5, 7. The use and maintenance of the outlots is governed by Declaration of Covenants approved by the Village Board.
  - ii. The titleholders of Lots 1 through 44 are responsible for the maintenance of the stormwater facilities in the subdivision consistent with the stormwater management plan.
  - iii. Stormwater management practices are located in one or more of the outlots in the subdivision. There are one or more separate documents recorded on the property title through the Washington County register of deeds entitled "stormwater management practice maintenance agreement" ("maintenance agreement") that apply to outlots. The maintenance agreement subjects this subdivision plat, and all lot owners therein, to covenants, conditions, and restrictions necessary to ensure the long-term maintenance of the storm water management practice. The agreement also outlines a process by which the Village of Jackson may levy and collect special assessments or charges for any services the community might provide relating to enforcement of the maintenance agreement.
- d. Show any existing easements and include the document number of the instrument of origin

Vote: 4 ayes, 0 nays. Motion carried.

**4. Ordinance 23-04 – Rezoning of Tax Parcel V3\_053600C for Planned Unit Development (PUD) to B-1 (Community Business District) – Village of Jackson**

Tr. Emmrich joined the meeting at 7:19 p.m.

Motion by Tr. Kruepke, second by Jon Molkentin to recommend to the Village Board approval of Ordinance 23-04 Rezoning of Tax Parcel V3\_053600C from Planned Unit Development (PUD) to B-1, Community Business District and to amend the zoning map accordingly.

Administrator Keller stated a public hearing would be required at the March 14<sup>th</sup> Board Meeting prior to the Village Board taking action.

Vote: 5 ayes, 0 nays. Motion carried.

**5. Ordinance 23-05 – Amending Ordinance Section 48-177 Pertaining to Parking Requirements**



Motion by President Schwab, second by Tr. Kruepke to recommend the Village Board adopt Ordinance 23-05 Amending Section 48-177 of Village Code regarding Parking Requirements.

Administrator Keller stated a public hearing would be required at the March 14<sup>th</sup> Board Meeting prior to the Village Board taking action.

Vote: 5 ayes, 0 nays. Motion carried.

**6. Citizens to Address the Plan Commission**

No comments were provided.

**7. Adjourn**

Motion by Tr. Kruepke, second by President Schwab to adjourn.

Vote: 5 ayes, 0 nays. Meeting adjourned at 7:22 p.m.

Respectfully submitted,

Jen Keller  
Village Administrator

## **STAFF MEMO**

Village of Jackson  
Plan Commission

**Meeting Date:** March 16, 2023

**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:** Two-Lot Certified Survey Map for Properties identifies as Tax Keys  
V3\_046500E001 and V3\_046500E002 – DFN Properties, LLC

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### **Background and Analysis:**

DFN Properties owns the subject property and would like to subdivide the parcel so it can be developed. The Village has previously reviewed and approved a previous two-lot CSM for this parcel in March/April 2022. However, in completing their review of the CSM, Washington County staff detailed various errors within the document, and therefore, recommended certain corrections.

Necessary corrections included the referenced CSM number, and correction to an overlap onto a portion of an existing platted condominium. The CSM before you corrects each of those issues.

Plans submitted and approved previously by the Village in 2008 proposing construction of eight two-family (16-units) condominium buildings within the area designated at Lots 1 & 2 are included for your review. In 2019, a site plan amendment submittal included replacing the four two-family buildings along HWY 60 (what is now Lot 2) with commercial development. Those plans have not been pursued to date.

Existing site improvements include underground utilities, sanitary sewer, and water main configured to support the 2008 development plan. Some alterations and/or abandonment of some of those utilities may be necessary depending on the final revised site plan to be submitted at a future date. Village staff will work with the developer to determine what changes may be necessary.

Future plans for the site include the construction of attached condominiums with the potential for two, three, and four-unit buildings. The units would be owner occupied. The 2019 TID #7 plan (map attached) was amended in 2022 to support the residential development. The amended TID boundary map was needed in order for the TID to conform to the statutory limitation on TIDs which states no more than 35% of total mixed-use TID acreage can be developed as newly platted residential.

### **Comprehensive Plan & Zoning Impacts:**

The Village Comprehensive Plan Land Use Map identifies the entire subject property (Lots 1 & 2) as Multi-Family/High-Density Urban Residential. The property is currently zoned Planned Unit Development (PUD). The potential for rezoning of one or both parcels exists contingent upon future development proposals.

### **Site Plan:**

See attached site location map and CSM

### **Additional Staff Comments:**

None

**Review Procedures:**

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

**Notice Requirements:**

- Posting on the agenda

**Potential Action:**

Recommend the Village Board approve the Two-Lot Certified Survey Map for Parcel V3\_046500E001 and Parcel V3\_046500E002.

**Attachments:**

- Plan Commission Application
- Certified Survey Map (CSM)
- 2008 Site Development Plan
- 2019 Concept Site Plan

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: N169W19747 GEORGETOWN DR. Unit: \_\_\_\_\_ Jackson, WI

Parcel #: \_\_\_\_\_ Lot Size: \_\_\_\_\_ sq. ft. Building Area: \_\_\_\_\_ sq. ft.

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

APPLICANT INFORMATION

Name(s): STEVEN NITSCHKE

Mailing Address: 560 BAYBERRY LN STINGER State WI Zip 53086

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (262) 355 6065 Fax: (\_\_\_\_) \_\_\_\_\_

Email: stenitschke1@gmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: DFN PROPERTIES LLC

D/B/A: SAME FEIN #: 83-0966122

Mailing Address: N24 W24832 ADDERBROOK DR. PEWAUKEE State WI Zip 53072

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (262) 355 6065 Fax: (\_\_\_\_) \_\_\_\_\_

Email: stnitschke1@gmail.com

Website: \_\_\_\_\_

PROPERTY OWNER INFORMATION

Name(s): SAME AS ABOVE

Address: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: JAHNKE & JAHNKE SURVEY

Primary Contact: JOHN STIGLER

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 PLAN ON ADDING 4-MORE DUPLEXES  
TO STONEWALL HEIGHTS PONDS ASSOCIATION  
OR 3-4 FAMILY AND 2-3 FAMILY CONDOS

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

4-DUPLEX  
CONDOS OR 3-4 FAMILY AND 2-3 FAMILY  
(ATTACHED)

Hours of Operation: \_\_\_\_\_

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

RESIDENTIAL LIVING

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.: \_\_\_\_\_

RESIDENTIAL USE

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

ACROSS  
FROM VILLAGE HALL AND FIRE DEPT

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

NONE

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

PART OF  
ORIGINAL DEVELOPMENT PLAN

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

SAME LANDSCAPE DESIGN AS 2 OTHER  
DUPLEXES THAT ARE A PART OF STONEWALL PONDS  
HEIGHTS

Describe any proposed on-site security measures including site lighting: \_\_\_\_\_

NONE PLANNED

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

ALL INSTALLED IN PREVIOUS DEVELOPMENT



Describe the projected traffic circulation and impacts: RESIDENTIAL USE

List all setbacks from rights-of-way and property lines and height limitations: AS PER ORIGINAL PLAN 2007

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: TIF DISTRICT WITHDRAWAL

Describe any proposed signage including type, size, and location: NONE PLANNED

If construction is proposed, describe proposed exterior building materials (type, color, etc.): EARTH TONES, SAME AS PREVIOUS BUILDINGS IN DEVELOPMENT

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):

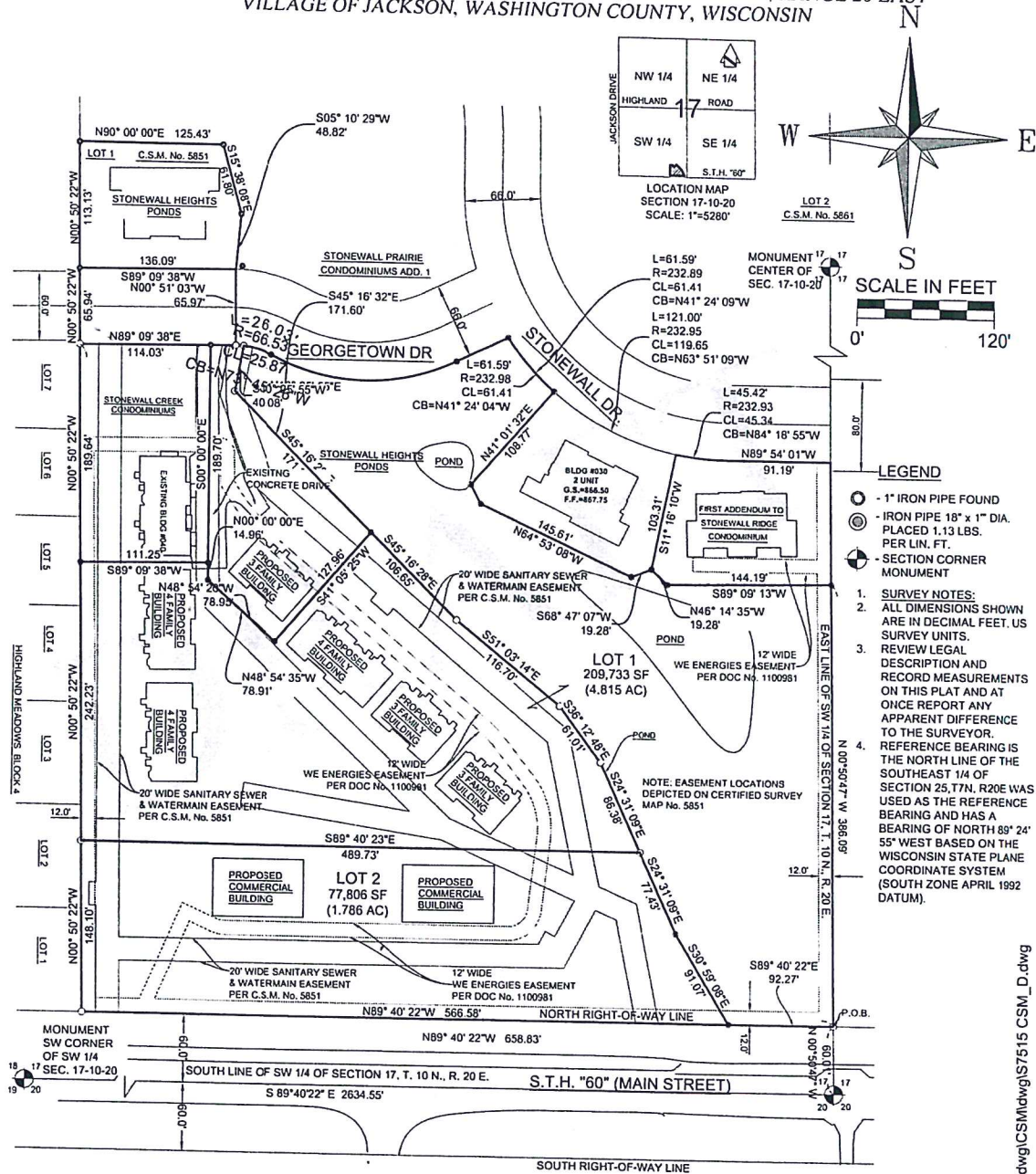
Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: RECYCLING CANS GO IN GARAGE

Projected Sewer/Wastewater Usage: SINGLE FAMILY gal/year

Projected Water Usage: SINGLE FAMILY gal/year

# CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF C.S.M. NO. 5851 AND BEING A  
PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWN 10 NORTH, RANGE 20 EAST  
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



STATE OF WISCONSIN } SS.  
COUNTY OF WAUKESHA

I CERTIFY, THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLAT HEREON DRAWN IS A REPRESENTATION OF SAME.

DATED AT WAUKESHA, WISCONSIN THIS 16th DAY OF JANUARY, 2023.  
BY:

JOHN R. STIGLER - WISCONSIN PROFESSIONAL  
LAND SURVEYOR NO. -1820

REFERENCE BEARING: THE EAST LINE OF THE SOUTHWEST  
QUARTER (SW 1/4) OF SECTION 17, TOWN 10 NORTH,  
RANGE 20 EAST WAS USED AS THE REFERENCE BEARING  
AND HAS A BEARING OF S 00°50'47\"/>

SURVEYOR/ENGINEER:  
JOHN R. STIGLER, PLS  
JAHNKE & JAHNKE ASSOC., LLC.  
524 BLUEMOUND ROAD,  
WAUKESHA, WI 53188-2479  
PHONE: (262) 542-5797

OWNER/SUBDIVIDER:  
JACKSON DEVELOPMENT  
C/O WILLIAM NASGOVITZ  
4470 NORTH LAKE DRIVE  
SHOREWOOD, WI 53211

SHEET: 1 OF 1



**JAHNKE & JAHNKE**  
ASSOCIATES, LLC.  
ENGINEERS • PLANNERS • SURVEYORS  
CONNECT ► EMPOWER ► DESIGN  
WWW.JAHNKEANDJAHNKE.COM  
524 BLUEMOUND ROAD, WAUKESHA, WI 53188  
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

| DRAWN BY: JB   |             | CHECKED BY: JRS              |
|----------------|-------------|------------------------------|
| JOB NO.: S7515 |             | BOOK NO.: WASH-56, PG: 61-72 |
| REVISION       |             |                              |
| DATE           | DESCRIPTION | BY                           |
|                |             |                              |
|                |             |                              |
|                |             |                              |

FILE NAME: S:\projects\S7515\dwg\CSMdwg\S7515 CSM\_D.dwg



Describe the projected traffic circulation and impacts: RESIDENTIAL TRAFFIC  
INTERNAL USAGE BY OWNERS

List all setbacks from rights-of-way and property lines and height limitations: BY  
APPROVED PREVIOUS MASTER PLAN 2008

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

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

☒ No ☐ Yes If yes, explain: \_\_\_\_\_

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

If construction is proposed, describe proposed exterior building materials (type, color, etc.): SAME  
MATERIALS USED IN PREVIOUS PHASES

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): PREVIOUS  
APPROVED SITE PLAN 2008

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: \_\_\_\_\_  
INTERNAL GARBAGE AND RECYCLING BINS  
STORED IN GARAGE

Projected Sewer/Wastewater Usage: \_\_\_\_\_ gal/year

Projected Water Usage: \_\_\_\_\_ gal/year



**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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

|                              |                       |
|------------------------------|-----------------------|
| <b>FOR OFFICE USE ONLY</b>   |                       |
| Acct. #: 100-00-45730-000-00 |                       |
| Date Received:               | <u>2-9-23</u>         |
| Amount: \$                   | <u>150.00</u>         |
| Payment Type:                | <u>CH</u> / CC / CASH |
| Check/Rcpt. #:               | <u>7605</u>           |
| Received By:                 | <u>CM</u>             |

**VILLAGE OF JACKSON**

N168W19851 MAIN ST  
JACKSON, WI 53037

**Receipt Nbr:** 268013**Date:** 2/10/2023**Check****RECEIVED  
FROM**

H&amp;R CONSTRUCTION

\$150.00

**Type of Payment**

Accounting

**Description**

PLANNING / ZONING FEES

CSM/N169W19747 GEORGETWON DR.

**Amount**

150.00

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**TOTAL RECEIVED**150.00

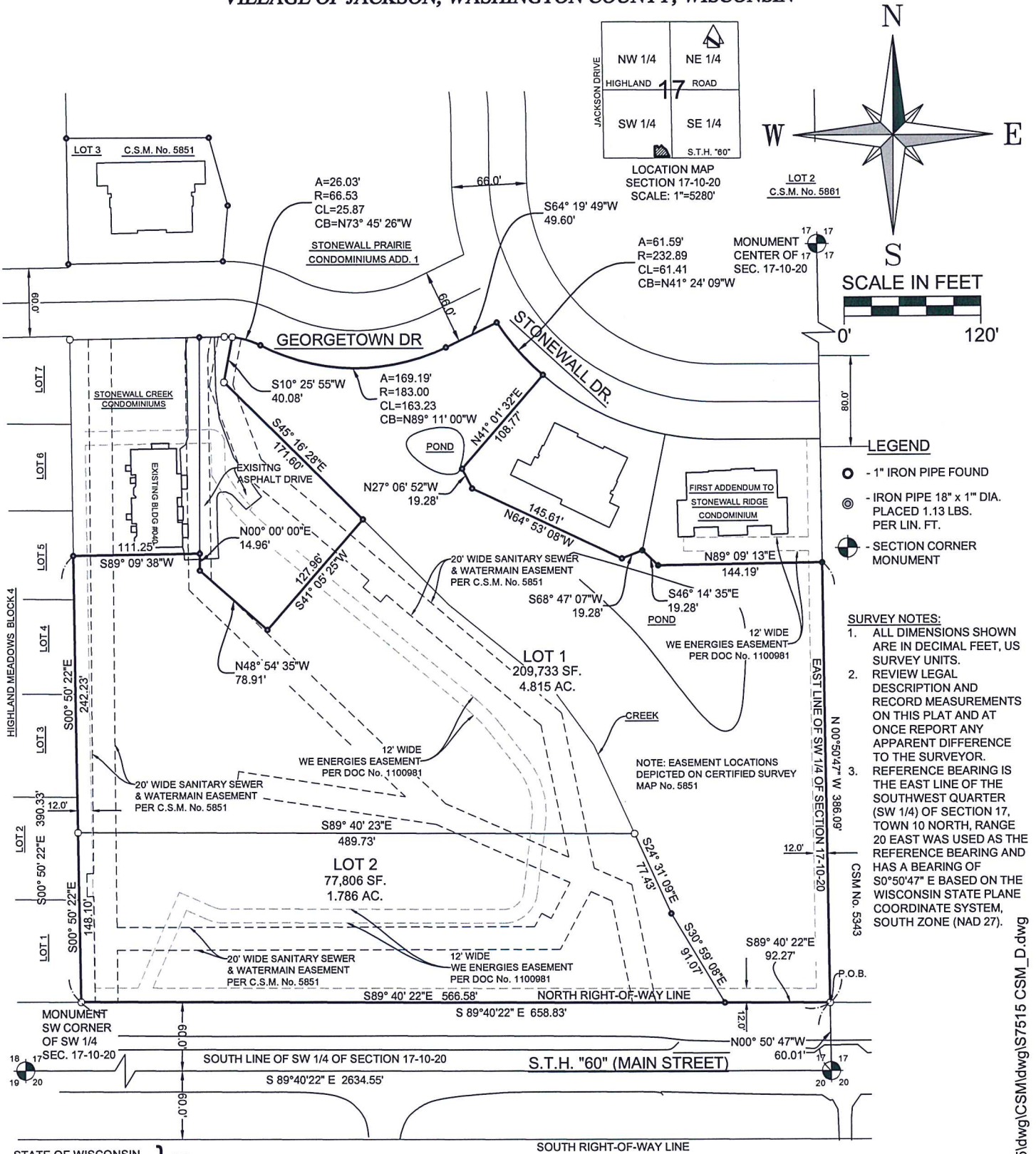
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**Receipt Memo:**

CSM/CK#7605

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REPLACEMENT OF C.S.M. NO. 7231 AND BEING A  
PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWN 10 NORTH, RANGE 20 EAST  
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



STATE OF WISCONSIN } SS.  
COUNTY OF WAUKESHA

UNPLATTED LANDS

SOUTH RIGHT-OF-WAY LINE

I CERTIFY, THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION AND TO THE  
BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLAT HEREON DRAWN IS A  
REPRESENTATION OF SAME.

DATED AT WAUKESHA, WISCONSIN THIS 7th DAY OF FEBRUARY, 2023.

BY: John R. Stigler  
JOHN R. STIGLER - WISCONSIN PROFESSIONAL  
LAND SURVEYOR NO. -1820

SURVEYOR/ENGINEER:  
JOHN R. STIGLER, PLS  
JAHNKE & JAHNKE ASSOC., LLC.  
524 BLUEMOUND ROAD,  
WAUKESHA, WI. 53188-2479  
PHONE: (262) 542-5797

OWNER/SUBDIVIDER:  
JACKSON DEVELOPMENT  
C/O WILLIAM NASGOVITZ  
4470 NORTH LAKE DRIVE  
SHOREWOOD, WI. 53211

THIS INSTRUMENT WAS PREPARED UNDER THE SUPERVISION OF JOHN R. STIGLER

FILE NAME: S:\projects\7515\dwg\CSM\dwg\751515 CSM\_D.dwg

|               |  |                                                                                                                                                                                                                                                   |                |             |                              |  |
|---------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------|------------------------------|--|
| SHEET: 1 OF 4 |  | <b>JAHNKE &amp; JAHNKE</b><br>ASSOCIATES, LLC.<br>ENGINEERS • PLANNERS • SURVEYORS<br>CONNECT ► EMPOWER ► DESIGN<br>WWW.JAHNKEANDJAHNKE.COM<br>524 BLUEMOUND ROAD, WAUKESHA, WI 53188<br>PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM | DRAWN BY: JB   |             | CHECKED BY: JRS              |  |
|               |  |                                                                                                                                                                                                                                                   | JOB NO.: S7515 |             | BOOK NO.: WASH-56, PG: 61-72 |  |
|               |  |                                                                                                                                                                                                                                                   | REVISION       |             |                              |  |
|               |  |                                                                                                                                                                                                                                                   | DATE           | DESCRIPTION | BY                           |  |
|               |  |                                                                                                                                                                                                                                                   |                |             |                              |  |



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

Page 2 of 4

BEING A REPLACEMENT OF C.S.M. NO. 7231 AND BEING A  
PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWN 10 NORTH, RANGE 20 EAST  
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

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

All that being a replacement of Certified Survey Map No. 7231 and being a part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 17, Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin bounded and described as follows:

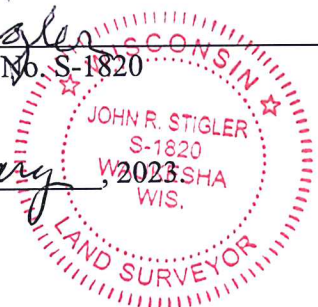
All that being a replacement of Certified Survey Map No. 7231, commencing at the Southeast corner of the Southwest Quarter (SW 1/4) of Section 17, Town 10 North, Range 20 East, being marked by a Corner Monument with a brass cap; thence North 00°50'47" West, 60.01 feet along the East line of said Southwest Quarter (SW 1/4) to the place of beginning of the lands described herein; thence North 00°50'47" West, 386.09 feet; thence South 89°09'13" West, 144.19 feet; thence North 46°14'35" West, 19.28 feet; thence South 68°47'07" West, 19.28 feet; thence North 64°53'08" West, 145.61 feet; thence North 27°06'52" West, 19.28 feet; thence North 41°01'32" East, 108.77 feet; thence along the arc of a non-tangential curve 61.59 feet, center lies to the Northeast, radius of 232.89 feet, chord bears North 41°24'09" West, 61.41 feet; thence South 64°19'49" West, 49.60 feet to a point a curvature; thence 169.19 feet along the arc of a curve, center lies to the North, radius of 183.00 feet, chord bears North 89°11'00" West, 163.23 feet to a point of curvature; thence along the arc of a curve 26.03 feet, curve center lies to the South with a radius of 66.53 feet, chord bears North 73°45'26" West, 25.87 feet; thence South 10°25'55" West, 40.08 feet; thence South 45°16'28" East, 171.60 feet; thence South 41°05'25" West, 127.96 feet; thence North 48°54'35" West, 78.91 feet; thence Due North, 14.96 feet; thence South 89°09'38" West, 111.25 feet to the East line of Highland Meadows Block 4; thence, along said East line, South 00°50'22" East, 390.33 feet to the North right-of-way line of STH 60; thence, along said North right-of-way line, South 89°40'22" East, 658.83 feet to the point of beginning. Containing a net area of 287,539 square feet or 6.601 acres of land.

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

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

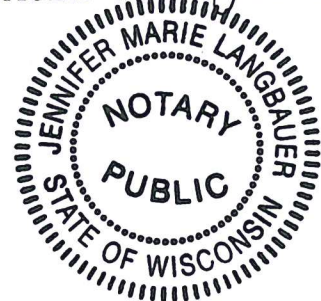
STATE OF WISCONSIN)  
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 7<sup>TH</sup> day of February, 2023



My commission expires October 18th, 2026.

Jennifer Marie Langbauer  
JENNIFER MARIE LANGBAUER - NOTARY PUBLIC



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Page 3 of 4

BEING A REPLACEMENT OF C.S.M. NO. 7231 AND BEING A  
PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWN 10 NORTH, RANGE 20 EAST  
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

VILLAGE OF JACKSON PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Jackson on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
MIKE SCHWAB - CHAIRMAN-PLANNING COMMISSION

\_\_\_\_\_  
Date

\_\_\_\_\_  
JEN KELLER - ADMINISTRATOR-PLANNING COMMISSION

\_\_\_\_\_  
Date

VILLAGE OF JACKSON BOARD APPROVAL:

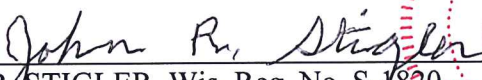
This Certified Survey Map, being a part of the SE ¼ of the SW ¼ of Section 17, T10N, R20E, in the Village of Jackson, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby accepted by the Village Board of Trustees of the Village of Jackson on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

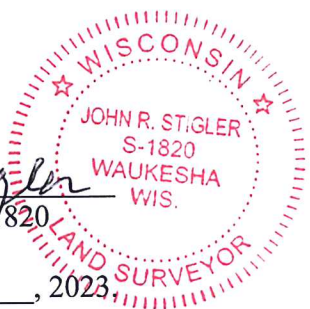
\_\_\_\_\_  
MIKE SCHWAB - CHAIRMAN-PLANNING COMMISSION

\_\_\_\_\_  
Date

\_\_\_\_\_  
JEN KELLER - ADMINISTRATOR-PLANNING COMMISSION

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
JOHN R. STIGLER, Wis. Reg. No. S-1820  
Dated this 7<sup>TH</sup> day of FEB, 2023.





**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

Page 4 of 4

BEING A REPLACEMENT OF C.S.M. NO. 7231 AND BEING A  
PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWN 10 NORTH, RANGE 20 EAST  
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

**OWNER'S CERTIFICATE:**

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

WITNESS the hand and seal of said Owner this 7 day of February, 2023.

IN THE PRESENCE OF:

JACKSON DEVELOPMENT  
By WILLIAM NASGOVITZ - Owner

[Signature]  
Witness

[Signature]  
WILLIAM NASGOVITZ - Owner

STATE OF WISCONSIN } ss.  
COUNTY OF WASHINGTON }

Personally came before me this 7 day of February, 2023, the above named WILLIAM NASGOVITZ, Owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires 10/23/2025

[Signature]  
NOTARY PUBLIC -

**OWNER'S CERTIFICATE:**

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

WITNESS the hand and seal of said Owner this 7 day of February, 2023.

IN THE PRESENCE OF:

DFN PROPERTIES LLC.  
By STEVEN NITSCHKE - Owner

[Signature]  
Witness

[Signature]  
STEVEN NITSCHKE - Owner

STATE OF WISCONSIN } ss.  
COUNTY OF WASHINGTON }

Personally came before me this 7 day of February, 2023, the above named STEVEN NITSCHKE, Owner to me known to be the person who executed the foregoing instrument and acknowledged the same.

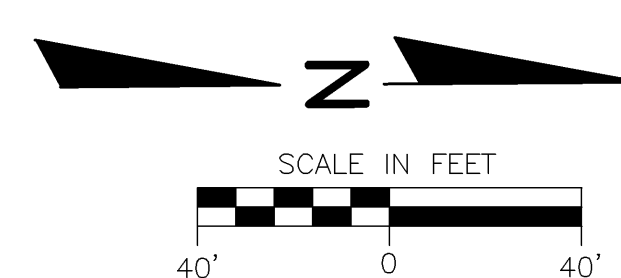
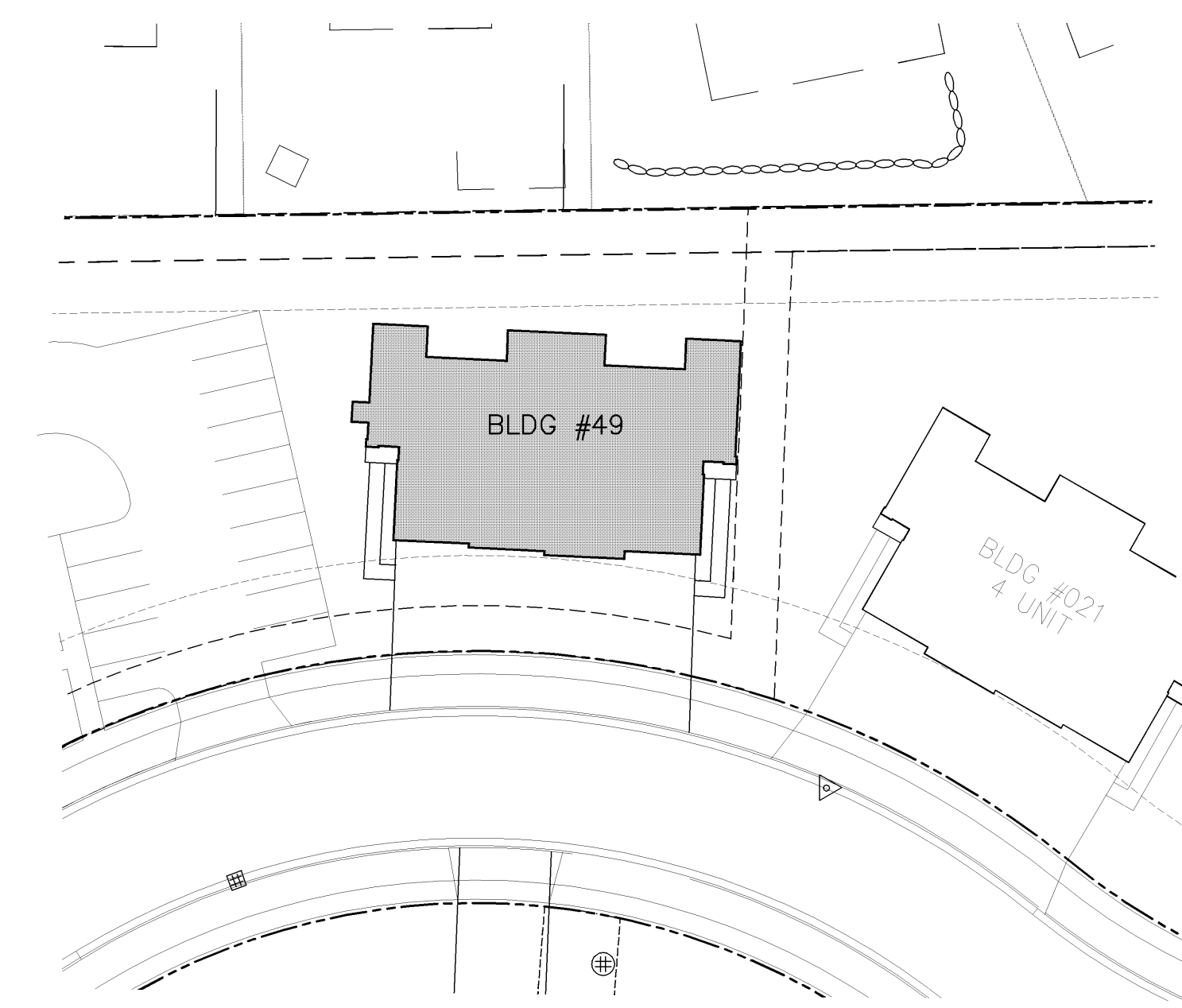
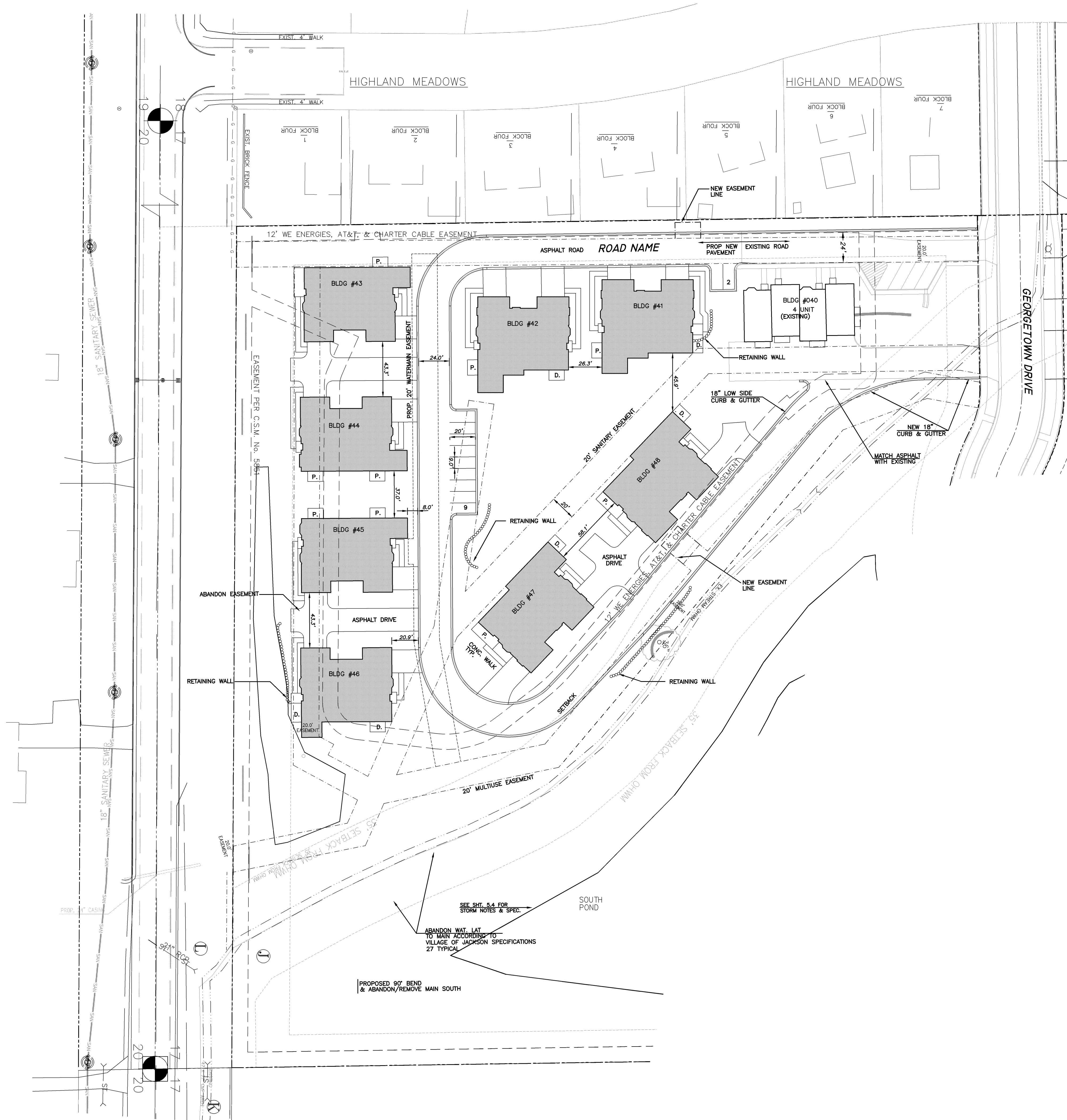
My commission expires 10/23/2025

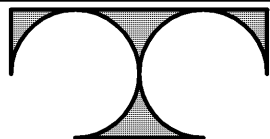
[Signature]  
NOTARY PUBLIC -

[Signature]  
JOHN R. STIGLER, Wis. Reg. No. S-1820

Dated this 7<sup>TH</sup> day of FEB., 2023.





|                         |    |                                                                                                        |  |                                                                                       |                                                                                                                                                                                                                                                                                                                                   |
|-------------------------|----|--------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| REVISIONS:              |    | TDI ASSOCIATES, INC.                                                                                   |  |  | OWNERSHIP OF DOCUMENTS<br><br>This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc. |
| DATE                    | BY | All Rights Reserved                                                                                    |  |                                                                                       |                                                                                                                                                                                                                                                                                                                                   |
|                         |    | N8 W22550 JOHNSON DRIVE, SUITE B4<br>WAUKESHA, WISCONSIN 53186<br>PHONE: 262-437-0400 FAX 262-437-0401 |  |                                                                                       |                                                                                                                                                                                                                                                                                                                                   |
|                         |    |                                                                                                        |  |                                                                                       |                                                                                                                                                                                                                                                                                                                                   |
|                         |    |                                                                                                        |  |                                                                                       |                                                                                                                                                                                                                                                                                                                                   |
|                         |    |                                                                                                        |  | ARCHITECTS, ENGINEERS, PLANNERS                                                       |                                                                                                                                                                                                                                                                                                                                   |
| VILLAGE OF JACKSON, WI  |    |                                                                                                        |  |                                                                                       |                                                                                                                                                                                                                                                                                                                                   |
| STONEWALL RIDGE PHASE 2 |    |                                                                                                        |  |                                                                                       |                                                                                                                                                                                                                                                                                                                                   |
| SITE DEVELOPMENT PLAN   |    |                                                                                                        |  |                                                                                       |                                                                                                                                                                                                                                                                                                                                   |
|                         |    |                                                                                                        |  |                                                                                       |                                                                                                                                                                                                                                                                                                                                   |
| SCALE: 1" = 40'-0"      |    |                                                                                                        |  | JOB NO: 07-168.000                                                                    | DATE: 01-24-08                                                                                                                                                                                                                                                                                                                    |
| DESIGNED BY: ROB        |    | DRAWN BY: ROB                                                                                          |  | CHECKED BY:                                                                           |                                                                                                                                                                                                                                                                                                                                   |
| APPROVED BY:            |    |                                                                                                        |  |                                                                                       |                                                                                                                                                                                                                                                                                                                                   |
| ENGINEER                |    |                                                                                                        |  | DATE                                                                                  | SHEET C-2.1                                                                                                                                                                                                                                                                                                                       |



**VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM**  
(Due 1<sup>st</sup> Friday of the month for that month's Planning Commission Meeting)

Name of Applicant JACKSON DEVELOPMENT (HAR CONSTRUCTION)  
 Contact KURT HENNING Address/ZIP 1629 SHERMAN RD Phone # 414-550-7423  
 E-mail Address klhhrconst@gmail.com Fax # where Agenda/Staff comments are to be faxed N/A  
 Name of Owner JACKSON DEVELOPMENT Address/ZIP \_\_\_\_\_ Phone# \_\_\_\_\_  
 Owner Representative/Developer KURT HENNING  
 Proposed Use of Site 4-FAMILY BUILDINGS - 7-IN TOTAL Present Zoning CONDO DEVELOPMENT

| ACTION REQUESTED                                        | FEE   | SUBMITTAL REQUIREMENTS                                                         | TYPE OF INFORMATION DESCRIBED<br>(See page 5)                       | PAPER COPIES | CD  |
|---------------------------------------------------------|-------|--------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------|-----|
| CONCEPT PLAN                                            | \$50  | 1,2,6,13                                                                       | 1) Complete Application (all pages)                                 |              | XXX |
|                                                         |       |                                                                                | 2) Describe what you intend to do (paragraph)                       |              | XXX |
| CONDITIONAL USE                                         | \$150 | 1,2,3,4,5,6,7,14,15,16,18,19,20                                                | 3) Address Labels of adjacent owners to be notified (500' / 200') * | Labels*      |     |
|                                                         |       |                                                                                | 4) Owner acknowledgement of the request                             | 1            |     |
| PLANNED UNIT DEVELOPMENT                                | \$150 | 1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20                                         | 5) Impact Statement                                                 |              | XXX |
|                                                         |       |                                                                                | 6) Location Map                                                     |              | XXX |
| REZONING                                                | \$200 | 1,2,(3),4,6,9 or 10 (500' for rezoning<br>200' for Cond. Use or PUD Site Plan) | 7) Development Plan / Site Plan                                     |              | XXX |
|                                                         |       |                                                                                | 8) Preliminary Plat                                                 |              | XXX |
| CERTIFIED SURVEY MAP (CSM)                              | \$150 | 1,2,6,10,20                                                                    | 9) Final Plat                                                       |              | XXX |
|                                                         |       |                                                                                | 10) Certified survey Map                                            |              | XXX |
| MINOR SUBDIVISION                                       | \$150 | 1,2,3,5,6,10,15,16,17,18,20                                                    | 11) Annexation Petition                                             |              | XXX |
|                                                         |       |                                                                                | 12) Annexation Map                                                  | 1            | XXX |
| Extra-territorial Plat or CSM                           | \$150 | 1,2,6,9 / 10                                                                   | 13) Sketch Plan                                                     |              | XXX |
|                                                         |       |                                                                                | 14) Landscape Plan                                                  | 4 (24x36)    | XXX |
| Extra-territorial Plat outside<br>Sanitary Service Area | \$50  | 1,2,6,9 / 10                                                                   | <u>Engineering Review - Infrastructure</u>                          |              |     |
|                                                         |       |                                                                                | 15) Grading/Drainage Plan                                           | 4 (24x36)    | XXX |
| PRELIMINARY PLAT                                        | \$300 | 1,2,3,5,6,9,15,16,17,18                                                        | 16) Water / Sewer / Storm Sewer Plans                               | 4 (24x36)    | XXX |
|                                                         |       |                                                                                | 17) Street / Right of Way cross sections                            | 4 (24x36)    | XXX |
| FINAL PLAT / Final Plat Reappl..                        | \$100 | 1,2,3,5,6,9,15,16,17,18,20                                                     | 18) Erosion Control Plan                                            | 4 (24x36)    | XXX |
|                                                         |       |                                                                                | 19) Proposed colors / materials                                     |              | XXX |
| ANNEXATION / ATTACHMENT                                 | \$200 | 1,2,3,4,5,6,11,12,21                                                           | 20) Developers Agreement                                            |              | XXX |
|                                                         |       |                                                                                | 21) Annexation Agreement (includes pre-annex agreements)            |              | XXX |
| STREET EASEMENT/ VACATION                               | \$150 | 1,2,3,4,6,9                                                                    | 22) other -                                                         |              | XXX |
| VARIANCE                                                | \$150 | 1,2,3,4,6,7                                                                    |                                                                     |              |     |
| * Labels                                                | \$25  |                                                                                | If not included with submittal & prepared by the Village.           |              |     |

I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

Name KURT HENNING Signature [Signature] Date MAY 18, 2019

Office Use: Date Received \_\_\_\_\_ Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_ Amount Paid \$ \_\_\_\_\_

C Applicant VILLAGE OF JACKSON

# VILLAGE OF JACKSON

☐ Special Use    ☐ Conditional Use    ☐ Planned Unit Development    Permit # \_\_\_\_\_

The Village of Jackson, hereby grants a ☐ Special Use ☐ Conditional Use ☒ Planned Unit Development

Permit to:

Name of Business/Applicant: JACKSON DEVELOPMENT

For a property located at (address): STONEWALL DRIVE & GEORGETOWN

Phone number of Business/Applicant: 414-550-7423

For (land use, activity, sign, site plan, other): CONDO DEVELOPMENT

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): NEW CONSTRUCTION

Hours of Operation: \_\_\_\_\_

Comprehensive/Master Plan Compatibility: PHASING OF STONEWALL PROJECT

Building Materials (type, color): SAME AS OTHER BUILDINGS IN STONEWALL DEVELOPMENT

Setbacks from rights-of-way and property lines: PART OF MASTER PLAN DEVELOPMENT IN STONEWALL

Screening/Buffering: \_\_\_\_\_

Landscape Plan (sizes, species, location): SAME AS PREVIOUS BUILDINGS

Signing (dimensions, colors, lighting, location): NONE

Lighting (wattage, style, pole location and height, coverage): \_\_\_\_\_

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), sidewalk/pedestrian way width and material): RESIDENTIAL NEIGHBORHOOD DEVELOPMENT



Storm-water Management: IN EXISTING STORMWATER MASTER  
PLAN

Erosion Control: PER VILLAGE AND STATE CODES

Fire Hydrant Location(s): INSTALLED ALREADY

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: NA

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: RESIDENTIAL CONDO DEVELOPMENT

Parking (no. of spaces, handicapped parking, and dimensions): RESIDENTIAL PROJECT

Tree and shrub preservation: N/A OPEN LAND

Setbacks/height limitations: IN COMMON CONDO DEVELOPMENT

Wastewater Usage Projected: RESIDENTIAL gal/year  
USE

Water Usage Projected: RESIDENTIAL gal/year  
USE

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):

## TERMS OF THIS PERMIT

1. This permit shall become effective upon 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. The permit 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 the use permit shall be in strict conformity to the approval site, building, and operation plans which were filed in connection with the application for this permit (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.

Granted by: Village Board \_\_\_\_\_ Date \_\_\_\_\_ Over the Counter \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
John Walther, Administrator

\_\_\_\_\_, Owner  
Please print name

Applications shall be submitted by 4:00 PM on the Friday of the month to be considered by the Planning Commission that month. In some cases, more than the number of copies on the face of this form will be required. Only complete applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay by being incomplete.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month, and will conduct a public hearing. A decision on the request could be made at that meeting.

**EXPLANATION OF TYPES OF INFORMATION (From face of application form):**

---

1. **Application Form: Must be submitted on CD.**
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address may cause you a delay. If the Village prepares the labels for you, there will be an additional charge of \$25.00
4. Proof of Property Ownership: A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. Impact Statement: In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
  - A. Annual water consumption estimate (100% occupancy and build-out)
  - B. Annual sewage generation estimate (100% occupancy and build-out)
  - C. Vehicle trip generation (trips per day per unit x number of units)
  - D. Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site.
  - E. Proposed sign(s) (advertising business, industry, dwelling unit)
  - F. General hours of operation
  - G. Anticipated user profiles (for residential developments)
  - H. Proposed dates of construction and completion
  - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of the curb line, sidewalks (existing and proposed), footprints of the structure, drives, parking spaces and fencing, locations of accessory uses, dimensions, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. Plat Map: Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. Certified Survey Map: A recordable instrument showing the legal and mapped description of the land division.
11. Annexation Petition/Attachment Request: Shows owner is supporting the annexation.
12. Annexation Map: A recordable map having the legal and mapped description of the parcel to be annexed.
13. Sketch Plan: An informal drawing depicting the proposal for discussion purposes.
14. Landscape Plan: Shows location, size, type, botanical name & common name of proposed trees & shrubs. Also calls out surface treatments. Shows walls, fences & details.
15. Grading/Drainage Plan: Shows original & proposed grades& runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (storm sewer system, ditches, culverts, etc.)
16. Water/Sewer/Storm Sewer Plans: Shows size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer collection system with gradient profiles and invert elevations; shows the proposed storm drainage system as in 15.
17. Street Crossing Sections: Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. Erosion Control Plan: A map of existing site conditions on a scale of at least 1 inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. Proposed Colors and Materials: Submit samples of exterior colors and materials.
20. Improvement Agreement: An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. Annexation Agreement.

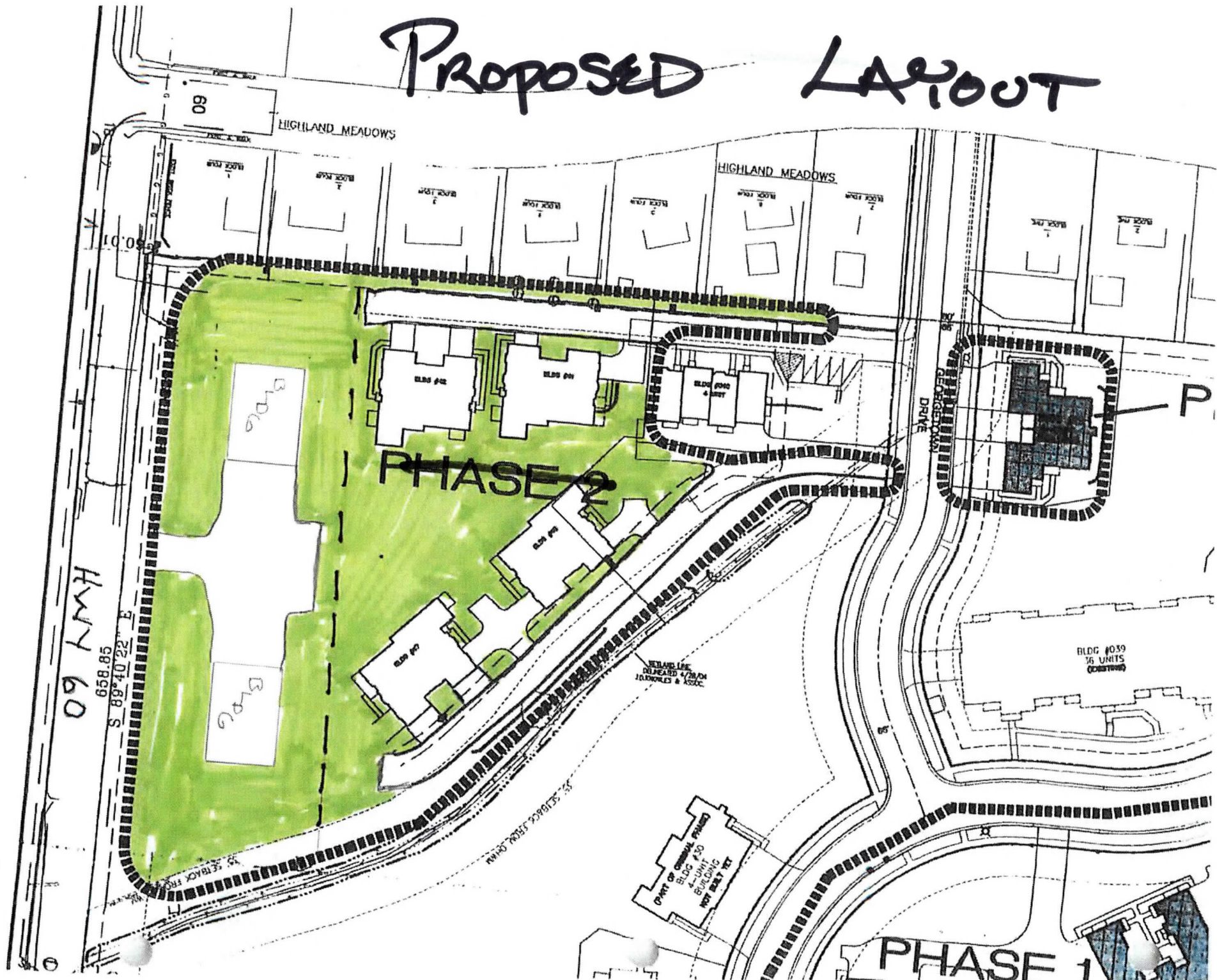
**MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS.**







# PROPOSED LAYOUT





# EXISTING APPROVED PHASE 1 LAYOUT





# PROPOSED LAYOUT





## **STAFF MEMO**

Village of Jackson  
Plan Commission

**Meeting Date:** March 16, 2023

**Agenda Item:** Item #4

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

**From:** Collin Johnson, Director of Inspections & Zoning

**Subject:** One-Lot Certified Survey Map for Parcels V3\_019700N, V3\_019700T, V3\_019700U

---

### **Background and Analysis:**

Anticipating future development, the owners have submitted the Certified Survey map before you which seeks to combine three separate parcels into a singular 3.65-acre parcel.

### **Comprehensive Plan & Zoning Impacts:**

The Village Comprehensive Plan Land Use Map identifies each of the current parcels as Multi-Family/High-Density Residential. The current zoning for these parcels is Planned Unit Development. However, rezoning of the combined larger parcel is possible.

### **Site Plan:**

See attached aerial map and CSM.

### **Additional Staff Comments:**

None

### **Review Procedures:**

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

### **Notice Requirements:**

- Posting on the agenda

### **Potential Action:**

Recommend the Village Board approve the One-Lot Certified Survey Map for parcels V3\_019700N, V3\_019700T, and V3\_019700U as submitted.

### **Attachments:**

- Certified Survey Map

Village of Jackson  
PLAN COMMISSION APPLICATION

Application/Permit #: \_\_\_\_\_

**PROPERTY INFORMATION**

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

Property Address: \_\_\_\_\_ Unit: \_\_\_\_\_ Jackson, WI

Parcel #: 019700N  
019700T Lot Size: 159,096 sq. ft. Building Area: NA sq. ft.  
019700U

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

**APPLICANT INFORMATION**

Name(s): JAMES KUPFER  
Mailing Address: 4707 W. JENNA CT., FRANKLIN State WI Zip 53132  
Office: (\_\_\_\_) \_\_\_\_\_ Cell: (414) 736-5300 Fax: (\_\_\_\_) \_\_\_\_\_  
Email: jk5300@hotmail.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): CYNTHIA MINSHALL  
Address: 4707 W. JENNA CT., FRANKLIN State WI Zip 53132  
Office: (\_\_\_\_) \_\_\_\_\_ Cell: (414) 736-5300 Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

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

Firm Name: AMERICAN ARCHITECTURAL GROUP  
Primary Contact: ADAM HERTEL  
Address: 3350 S. RIVER ROAD State WI Zip 53095  
Office: (414) 334-3811 Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: adam@teamaag.net

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

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

CSM - COMBINE 3 LOTS

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

36 UNIT MULTI-FAMILY WITH DETACHED  
GARAGES

Hours of Operation: \_\_\_\_\_

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

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

PEDESTRIAN TRAFFIC & PERSONAL VEHICLES

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

GROCERY STORE

HARDWARE STORE

SENIOR LIVING COMMUNITY

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

36 UNIT, TWO STORY, GARAGES, SIDEWALKS,  
DRIVEWAYS, PARKING AREAS, DUMPSTER  
ENCLOSURE

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

NA AT THIS TIME

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

DRIVEWAYS & SIDEWALKS

Describe any proposed on-site security measures including site lighting: \_\_\_\_\_

NA / TBD

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

TBD



Describe the projected traffic circulation and impacts: \_\_\_\_\_

LIGHT DUTY TRAFFIC TO AND FROM, VEHICLE  
TRAFFIC IN & OUT OF GARAGES

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

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

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: TBD

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

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

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

TBD

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

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

DUMPSTER ENCLOSURE TBD

Projected Sewer/Wastewater Usage: \_\_\_\_\_ gal/year

Projected Water Usage: \_\_\_\_\_ gal/year



### ACKNOWLEDGEMENT & SIGNATURES

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

### You MUST sign and date this Application!

Applicant Name (Print):

James Kupfer

Applicant Signature:

James Kupfer

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

2-23-23

### **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:

Phone:

Email:

For questions concerning application submittal, zoning, or technical questions.

(262) 677-9696

[collin.johnson@villageofjacksonwi.gov](mailto:collin.johnson@villageofjacksonwi.gov)

Village Clerk:

Phone:

Email:

For all general questions concerning notices, meeting dates and times, etc.

(262) 677-9001 Ext. 213

[jilline.dobratz@villageofjacksonwi.gov](mailto: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: 2-24-23

Amount: \$ 150.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 030969

Received By: [Signature]



VILLAGE OF JACKSON  
N168W19851 MAIN ST  
JACKSON, WI 53037

Receipt Nbr: 268377  
Date: 2/24/2023  
Check

RECEIVED FROM AMERICAN ARCHITECTURAL GROUP \$150.00

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

---

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

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Receipt Memo: CSM KUPFER/CK#030950



February 24, 2023

Village of Jackson  
N168W19851 Main Street  
Jackson, WI 53037

RE: Jackson Townhomes

Dear Plan Commission Members:

We are requesting approval of the enclosed Certified Survey Map that combines parcels 019700N, 019700T, and 019700U into one lot for the purpose of developing it into a multi-family property.

The project will consist of (36) two-story 3-bedroom/two-bathroom units. The units will be for rent. Detached garages will be provided for each unit with additional surface parking for residents and guests.



Certified Survey Map – Parcels V3\_019700N, V3\_019700T, V3\_019700U



2/27/2023, 11:30:46 AM

Lines

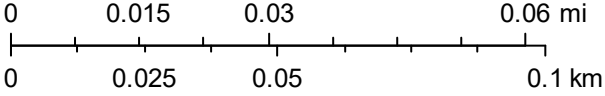
- Override 1
- Current Parcel
- Railroad Centerlines
- Road Centerline I, USH
  - Interstate Highway, I-41
  - US Highway, Hy 45; US Highway, Fond Du Lac Ave
- Road Centerline STH, CTH
  - On/Off Ramp
  - State Highway
  - County Highway
  - Address Point
  - Parcel Taxkey & Acreage

Dimensions

- Parcel Dimension
- Right of Way Dimension

- Leader Lines
- Subdivision Name
- Condominium Name
- Certified Survey Number
- Lot Number
- Landhook
- Meander Line
- PLSS Monument
- Local Road Labels
  - Township Road
  - City/Village Street
  - Private Street
  - Municipality
  - Retired Parcel
  - Right-of-Way

1:1,416





CERTIFIED SURVEY MAP # \_\_\_\_\_

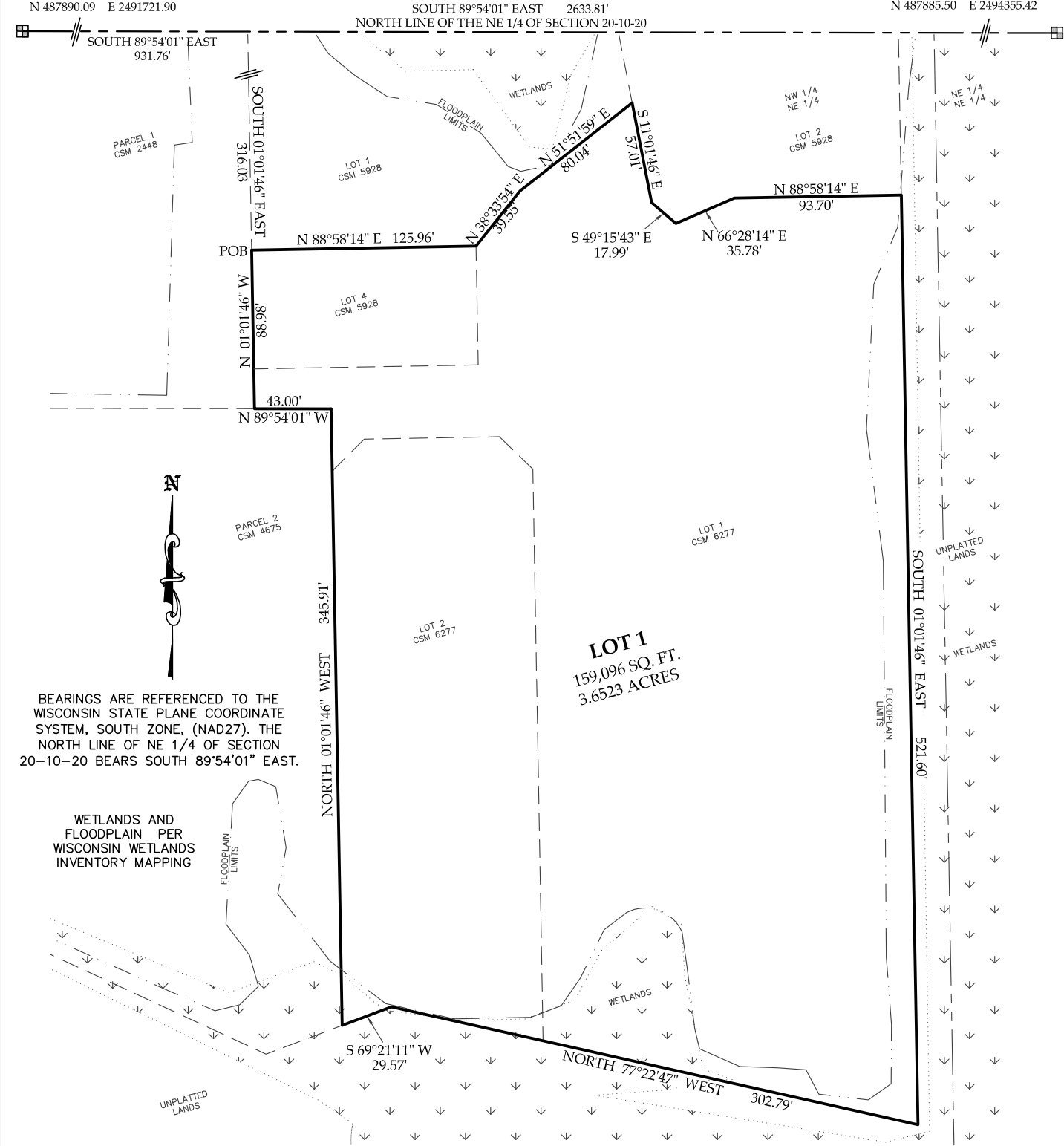
TO COMBINE LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

PRELIMINARY

NORTHWEST CORNER OF THE  
NE 1/4 OF SECTION 20-10-20.  
FOUND CONCRETE MONUMENT.  
N 487890.09 E 2491721.90

OWNER:  
CYNTHIA R. MINSHALL  
4707 JENNA CT.  
FRANKLIN, WI 53132

NORTHEAST CORNER OF THE  
NE 1/4 OF SECTION 20-10-20.  
FOUND CONCRETE MONUMENT.  
N 487885.50 E 2494355.42

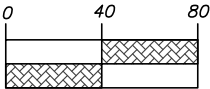
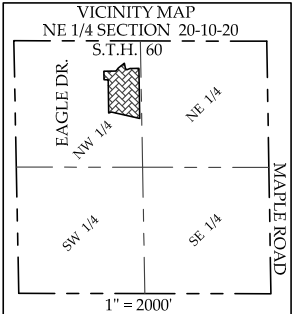


BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD27). THE NORTH LINE OF NE 1/4 OF SECTION 20-10-20 BEARS SOUTH 89°54'01" EAST.

WETLANDS AND FLOODPLAIN PER WISCONSIN WETLANDS INVENTORY MAPPING

LEGEND

- 1" IRON PIPE FOUND, OR AS NOTED
- 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.



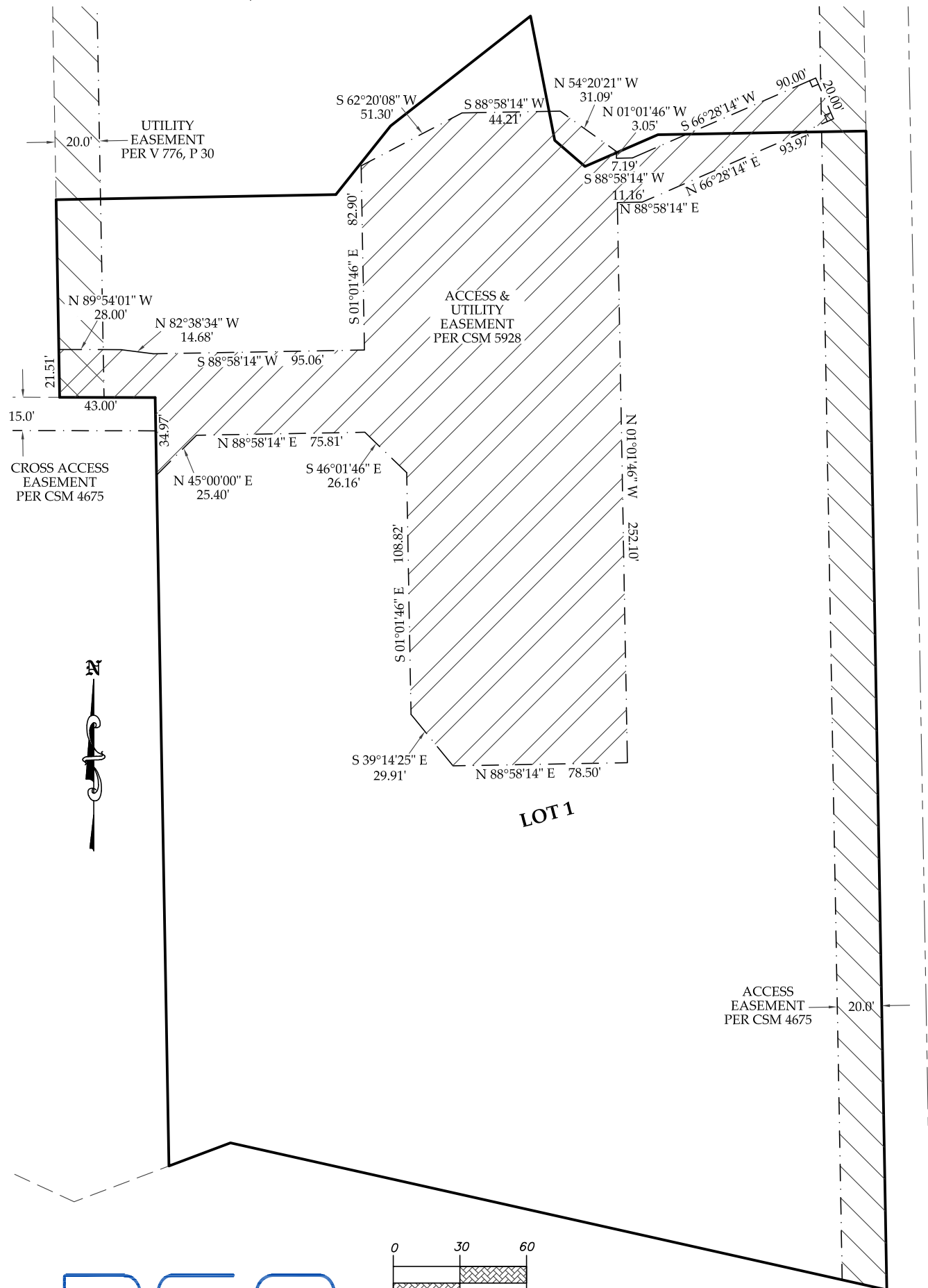
PSE

122 Wisconsin Street, West Bend, WI 53095  
262.346.7800 kparish@parishse.com

FN: AM-97-22

Date: 02/15/23

**TO COMBINE LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.**



**CERTIFIED SURVEY MAP # \_\_\_\_\_**  
**TO COMBINE LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS**  
**DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY**  
**MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF**  
**THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20,**  
**TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON,**  
**COUNTY OF WASHINGTON, STATE OF WISCONSIN.**

**SURVEYOR'S CERTIFICATE**

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, CYNTHIA R. MINSHALL:

LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20;

THENCE SOUTH 89°54'01" EAST, 931.76 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4;  
THENCE SOUTH 01°01'46" EAST, 316.03 FEET, ALONG THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 5928 TO THE NORTHWEST CORNER OF SAID LOT 4 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 88°58'14" EAST, 125.96 FEET, ALONG THE NORTH LINE OF SAID LOT 4;  
THENCE NORTH 38°33'54" EAST, 39.55 FEET, ALONG THE SOUTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP 5928;  
THENCE NORTH 51°51'59" EAST, 80.04 FEET, ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP 5928;  
THENCE SOUTH 11°01'46" EAST, 57.01 FEET, ALONG SAID WEST LINE;  
THENCE SOUTH 49°15'43" EAST, 17.99 FEET, ALONG THE WEST SOUTHWEST LINE OF SAID LOT 2;  
THENCE NORTH 66°28'14" EAST, 35.78 FEET, ALONG THE SOUTHWEST LINE OF SAID LOT 2;  
THENCE NORTH 88°58'14" EAST, 93.70 FEET, ALONG SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2;  
THENCE SOUTH 01°01'46" EAST, 521.60 FEET, ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 6277 TO THE SOUTHEAST CORNER OF SAID LOT 1;  
THENCE NORTH 77°22'47" WEST, 302.79 FEET, ALONG THE SOUTH LINES OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277;  
THENCE SOUTH 69°21'11" WEST, 29.57 FEET, ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF PARCEL 2 OF CERTIFIED SURVEY MAP 4675;  
THENCE NORTH 01°01'46" WEST, 345.91 FEET, ALONG THE EAST LINE OF PARCEL 2;  
THENCE NORTH 89°54'01" WEST, 43.00 FEET, ALONG THE NORTH LINE OF SAID PARCEL 2;  
THENCE NORTH 01°01'46" WEST, 88.98 FEET, ALONG THE EAST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP 2448 TO THE POINT OF BEGINNING.

CONTAINING 159,096 SQUARE FEET // 3.6523 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF JACKSON SUBDIVISION ORDINANCE.

\_\_\_\_\_  
J. SCOTT HENKEL, PLS 2495



122 Wisconsin Street, West Bend, WI 53095  
262.346.7800 kparish@parishse.com  
FN: AM-97-22 Date: 02/15/23



CERTIFIED SURVEY MAP # \_\_\_\_\_

TO COMBINE LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNER’S CERTIFICATE

AS OWNER, CYNTHIA R. MINSHALL, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.

\_\_\_\_\_  
CYNTHIA R. MINSHALL

STATE OF WISCONSIN  
\_\_\_\_\_:SS  
\_\_\_\_\_ COUNTY

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, \_\_\_\_\_,  
TO ME KNOWN AS THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: \_\_\_\_\_

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
MICHAEL SCHWAB, CHAIRMAN

\_\_\_\_\_  
JILLINE DOBRATZ, VILLAGE CLERK

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
MICHAEL SCHWAB, VILLAGE PRESIDENT

\_\_\_\_\_  
JILLINE DOBRATZ, VILLAGE CLERK



## **STAFF MEMO**

## Village of Jackson Plan Commission

**Meeting Date:** March 16, 2023

**Agenda Item:** Item #5

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

**From:** Collin Johnson, Director of Inspections & Zoning

**Subject:** Concept Plan – Morning Meadows Subdivision – Phase III

---

### **Background and Analysis:**

In 2020, Home Path Financial, LP presented a Planned Unit Development application seeking approval of a proposed 88 single-family lot subdivision. The development was separated into three phases. Phase I which is fully constructed, included 24 single-family lots, Phase II includes 26 single-family lots with three homes currently under construction. The proposal for Phase III initially included 38 single-family lots and one outlot for a total of 89 lots.

Aside from general site grading and construction of various detention ponds, there have been no other improvements to the Phase III portion of land to date.

In recognizing the need for more affordable, entry-level housing, the developer is considering the idea of changing Phase III from single-family to two-family housing with a market rate similar to that established in the Next Generation Housing Initiative. The development would include 63 reduced size lots with the smallest lot being 4,500 sf in area, the largest lot being 9,498 sf in area, with the average lot size being 5,911 sf. General lot dimensions were not provided in the submittal. The developer is seeking initial feedback to their updated proposal.

In order for the development to move forward, proper zoning for Phase III of the development would need to be established. A Planned Unit Development zoning district would need to be created to accommodate the proposed smaller lot sizes and zero lot-line configuration. This would likely also require an amendment to the existing PUD.

While the developer had initially planned to defer development of Phase III while concentrating on existing inventory, the updated concept plan is being proposed in order to incorporate considerations that need to be made regarding utility infrastructure. As the Village of Jackson prepares to install water and sewer utilities north along County Trunk P, utilizing the existing water main creek crossover installed as part of the Phase II expansion would allow the Village a connection point along the north side of Cedar Creek. Alternatively, the Village would need to seek DNR approval for, and ultimately install a separate crossing under the creek.

### **Comprehensive Plan & Zoning Impacts:**

The Village Comprehensive Plan Land Use Map identifies those portions of Phase III lands as Medium-Density Residential. The current zoning is defined as Planned Unit Development however, a proper zoning ordinance would be necessary.

### **Site Plan:**

See attached aerial map and CSM.

**Additional Staff Comments:**

None

**Review Procedures:**

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

**Notice Requirements:**

- Posting on the agenda

**Potential Action:**

No Action Necessary – Discussion Only

**Attachments:**

- Location Map
- Original Site Plan
- Proposed Site Plan



**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: Cty Hwy P, Jackson Unit:        Jackson, WI

Parcel #: 052000Z002 Lot Size: 22.22 Acres sq. ft. Building Area: 900 to 1280 sq. ft.

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

**APPLICANT INFORMATION**

Name(s): Home Path Financial, LP

Mailing Address: 19435 W. Capitol Dr., Ste. 104 State WI Zip 53045

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (262) 328-4939 Fax: (\_\_\_\_) \_\_\_\_\_

Email: kfrank@myhomepath.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): Home Path Financial, LP

Address: 19435 W. Capitol Dr., Ste. 104, Brookfield State WI Zip 53045

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (262) 328-4939 Fax: (\_\_\_\_) \_\_\_\_\_

Email: kfrank@myhomepath.com

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

Firm Name: RA Smith

Primary Contact: Chris Hitch

Address: 16745 W. Bluemound Road, Brookfield State WI Zip 53005

Office: (262) 781-1000 Cell: (262) 317-3267 Fax: (\_\_\_\_) \_\_\_\_\_

Email: chris.hitch@rasmith.com

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

Briefly explain what you are requesting to be reviewed and/or approved: We are requesting consideration on a conceptual plan to amend the PUD to allow for zero lot line fee simple attached residential use.

Provide a brief overview of proposed use(s) of entire property and/or lease space: This is Phase III of Morning Meadows, on which we are currently building detached SF residential units. We are looking to introduce an affordable product to the market that will not compete with our current inventory and align more with county NGH goals

Hours of Operation: \_\_\_\_\_

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

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

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

Describe any proposed, development, on-site improvements or other construction/remodeling activities: \_\_\_\_\_  
All infrastructure improvements will essentially remain as previously approve, with the exception of S&W laterals. Added trails.

Describe any proposed grading, and/or stormwater management plan: Mass grading is 75% complete and would only require minor revisions to finish grading and storm water management

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: \_\_\_\_\_  
General site landscaping would be as previously approved. We may look at adding some building specific landscaping

Describe any proposed on-site security measures including site lighting: Street lighting per prior approved plan

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): \_\_\_\_\_  
Consistent with current approved plan

Describe the projected traffic circulation and impacts: Consistent with current approved plan

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

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

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

☐ No ☒ Yes If yes, explain: Washington County & Wisconsin DOA Subdivision Plat

Describe any proposed signage including type, size, and location: Consistent with current approved plans

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

See preliminary architectural elevation renderings

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

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

All parking requirements will be met within the garages and driveways

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

TBD

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

Projected Sewer/Wastewater Usage: \_\_\_\_\_ gal/year

Projected Water Usage: \_\_\_\_\_ gal/year

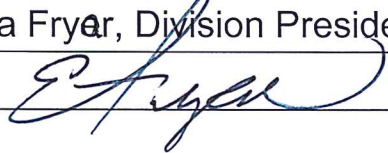


### **ACKNOWLEDGEMENT & SIGNATURES**

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

### **You MUST sign and date this Application!**

Applicant Name (Print): Eva Fryar, Division President

Applicant Signature: 

Co-Applicant Name (Print): \_\_\_\_\_

CO-Applicant Signature: \_\_\_\_\_

Date of Application: 02/23/23

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](mailto:collin.johnson@villageofjacksonwi.gov)

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

|                              |                                                    |
|------------------------------|----------------------------------------------------|
| <b>FOR OFFICE USE ONLY</b>   |                                                    |
| Acct. #: 100-00-45730-000-00 |                                                    |
| Date Received:               | <u>2-24-23</u>                                     |
| Amount: \$                   | <u>50.00</u>                                       |
| Payment Type:                | <input checked="" type="checkbox"/> CH / CC / CASH |
| Check/Rcpt. #:               | <u>1609</u>                                        |
| Received By:                 | <u>CMF</u>                                         |

**VILLAGE OF JACKSON**

N168W19851 MAIN ST

JACKSON, WI 53037

**Receipt Nbr:** 268376**Date:** 2/24/2023**Check****RECEIVED  
FROM**

HOME PATH FINANCIAL

\$50.00

**Type of Payment**

Accounting

**Description**

PLANNING / ZONING FEES

PHASE 3 REV CONCEPT PLAN-MORNING MEADOWS

**Amount**

50.00

---

**TOTAL RECEIVED**50.00

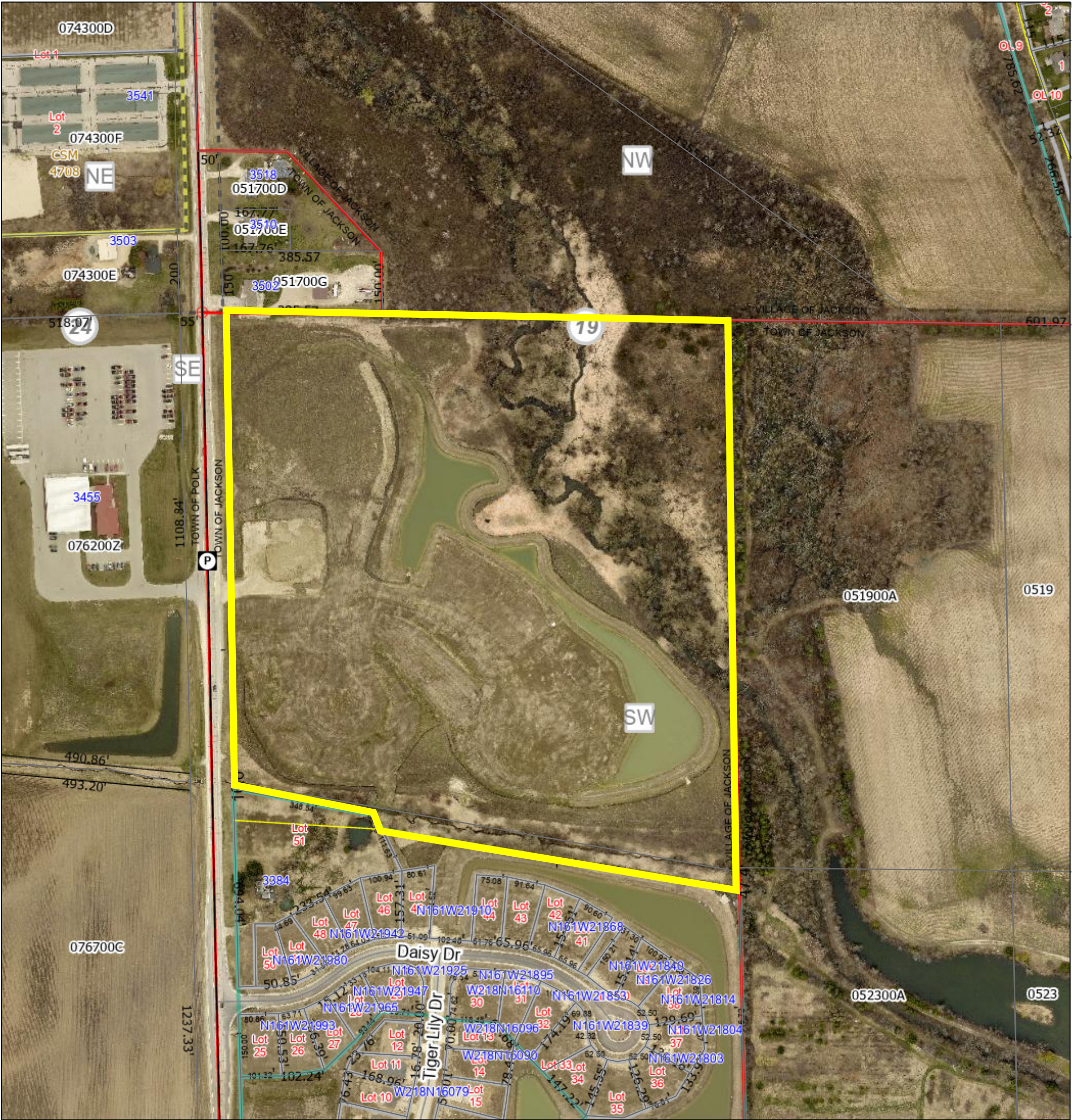
---

**Receipt Memo:**

PHASE 3 REVISED CONCEPT/CK#1609



# Morning Meadows Phase III - Concept Plan



2/27/2023, 11:49:54 AM

1:2,833

- Lines

Override 1

Current Parcel

Railroad Centerlines

Road Centerline I, USH

Interstate Highway, I-41

US Highway, Hy 45; US Highway, Fond Du Lac Ave

Road Centerline STH, CTH

On/Off Ramp

State Highway

County Highway

Address Point

Parcel Taxkey & Acreage

Dimensions

Parcel Dimension

Right of Way Dimension

Leader Lines

Subdivision Name

Condominium Name

Certified Survey Number

Lot Number

Landhook

Meander Line

PLSS Monument

Local Road Labels

Township Road

City/Village Street

Private Street

Municipality

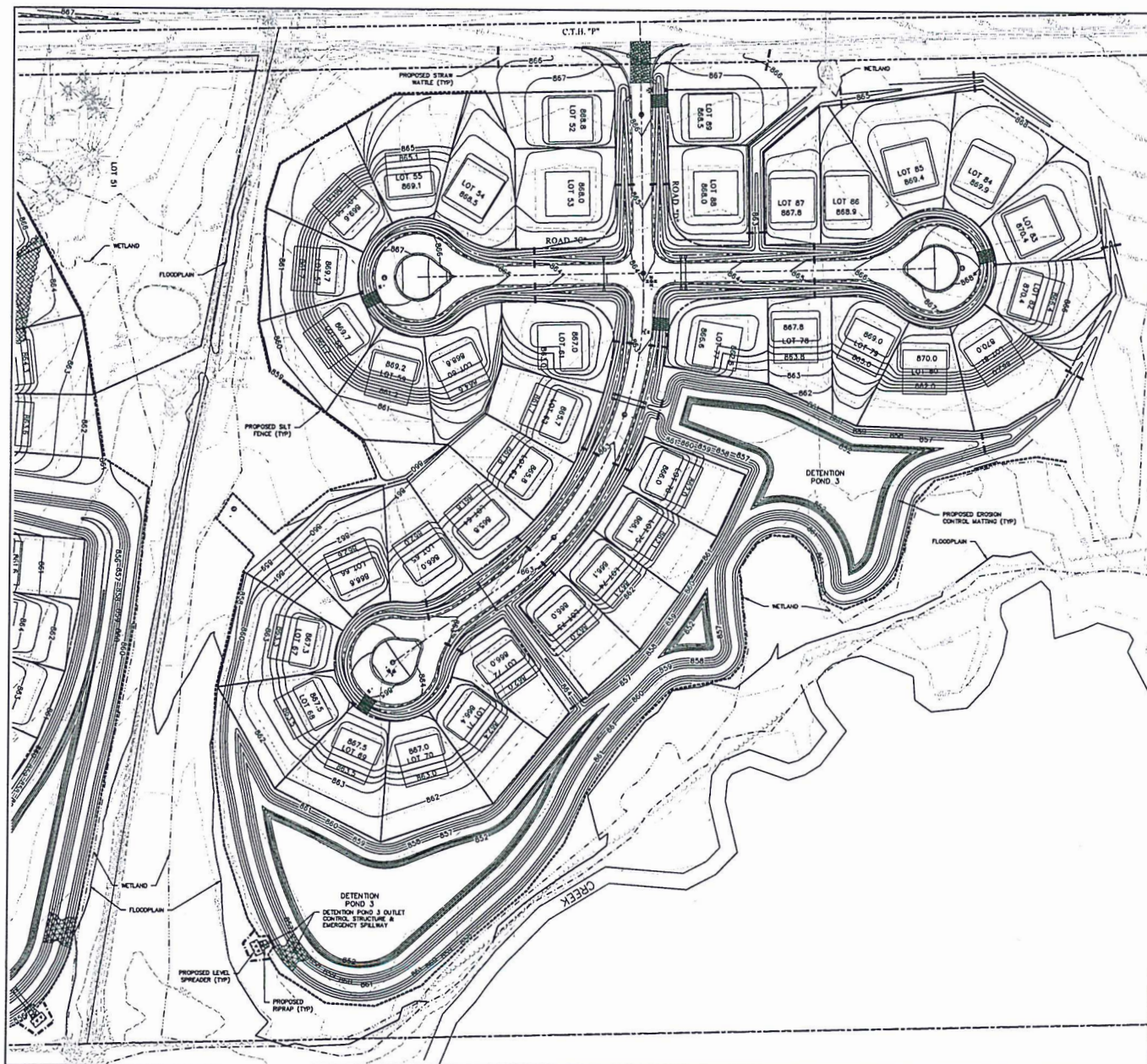
Retired Parcel

Right-of-Way
- 
- Washington County GIS  
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, US Census Bureau |









R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.



|                                                                      |  |                                                                                                                          |  |      |          |
|----------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------|--|------|----------|
| MORNING MEADOWS SUBDIVISION-PHASE 3<br>VILLAGE OF JACKSON, WISCONSIN |  | 16245 W. Bloomfield Road<br>Brookfield, WI 53005-9326<br>(262) 781-1000<br><a href="http://rcsmith.com">rcsmith.com</a>  |  | DATE | DESIGNER |
| OVERALL EROSION CONTROL &<br>GRADING PLAN                            |  |  CREATIVITY BEYOND ENGINEERING        |  |      |          |
|                                                                      |  | Brookfield, WI   Milwaukee, WI   Appleton, WI   Madison, WI   Oshkosh, WI<br>Shoreland, WI   Neenah, WI   Janesville, WI |  |      |          |
| © COPYRIGHT 2020<br>R.A. Smith, Inc.                                 |  |                                                                                                                          |  |      |          |
| DATE: 10/28/2020                                                     |  |                                                                                                                          |  |      |          |
| SCALE: 1" = 40'                                                      |  |                                                                                                                          |  |      |          |
| JOB NO. 3050195.02                                                   |  |                                                                                                                          |  |      |          |
| PROJECT MANAGER                                                      |  |                                                                                                                          |  |      |          |
| CHRIS D. HITCH, P.E.                                                 |  |                                                                                                                          |  |      |          |
| DESIGNED BY: D.M                                                     |  |                                                                                                                          |  |      |          |
| CHECKED BY: CDM                                                      |  |                                                                                                                          |  |      |          |
| SHEET NUMBER                                                         |  |                                                                                                                          |  |      |          |
| C100                                                                 |  |                                                                                                                          |  |      |          |



# Proposed Site Plan

