

AGENDA
PLAN COMMISSION MEETING
Thursday, April 20, 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 March 16, 2023
3. Concept Plan – Jackson Townhouses for properties identified as Tax Parcels: V3_019700N, V3_019700U, V3_019700T – James Kupfer
4. Proposed Amendment to Village of Jackson Comprehensive Plan – Resolution #23-09
5. Three-Lot Certified Survey Map (CSM) for property identified as Tax Parcel: V3_053600C – Village of Jackson
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, 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

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

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

Village Board Member Present: Trustee Heckendorf

Staff Present: Director of Inspections Collin Johnson and Clerk Jilline Dobratz

Also Present: Kurt Henning of DFN Properties and Ken Frank (Director of Land Development) of Home Path Financial

2. Approval of Minutes for the Plan Commission Meeting of February 23, 2023

Motion by Doug Wilcox, second by Jon Molkentin to approve the Plan Commission minutes of February 23, 2023.

Vote: 7 ayes, 0 nays. Motion carried.

3. Two-Lot Certified Survey Map (CSM) for properties identified as Tax Key: V3_046500E001 and Tax Key: V3_046500E002 – DFN Properties, LLC

Motion by President Schwab, second by Doug Wilcox to recommend to the Village Board approval of the Two-Lot Certified Survey Map for Parcel V3_046500E001 and Parcel V3_046500E002.

Director Johnson stated the Village had approved a previous two-lot CSM for this parcel. However, in Washington County's review, various errors were found in the document and recommended corrections.

Vote: 7 ayes, 0 nays. Motion carried.

4. One-Lot Certified Survey Map (CSM) for properties identified as Tax Key: V3_019700N, V3_019700T, V3_019700U – James Kupfer

Director Johnson provided background information.

Motion by Doug Wilcox, second by Dan Reik to recommend to the Village Board approval of the One-Lot Certified Survey Map for Parcels V3_019700N, V3_019700T, and V3_019700U as submitted.

Vote: 7 ayes, 0 nays. Motion carried.

5. Concept Plan – Morning Meadows Subdivision, Phase III – Home Path Financial, LP

Ken Frank of Home Path presented information on the concept plan. The projected price points are from \$300,000 to \$350,000. The homes would be ranch style two-

family lots and one car garages. The market would be similar to the Next Generation Housing Initiative.

6. Citizens to Address the Plan Commission

None.

7. Adjourn

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

Vote: 7 ayes, 0 nays. Meeting adjourned at 7:14 p.m.

Respectfully submitted,

Jilline Dobratz, *MMC/WCPC*
Village Clerk

DRAFT

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: April 20, 2023

Agenda Item: Item #3

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Concept Plan – Jackson Townhouses for properties identified as Tax Parcels:
V3_019700N, V3_019700U, V3_019700T – James Kupfer

Background and Analysis:

The developer is seeking feedback on their proposal which includes the construction of 36-apartment units located upon a 3.65-acre parcel. The parcel, which was created from three separate parcels, is bordered on the south and west by established commercial retail businesses and on the north by a Community Based Residential Facility (CBRF). The site is accessed by a private, shared roadway that connects to Eagle Drive just south of State Highway 60.

The development would include 2, two-story, townhome style buildings with a total of 36 private entry apartments. Each unit would consist of three bedrooms ranging between 1,390 and 1,446 square feet. The buildings would be fully sprinklered.

Parking would include a total of 43 detached garages and 80 surface parking stalls, in addition to the 15 stalls that currently exist which would be shared with the CBRF for staff and visitor parking.

Comprehensive Plan & Zoning Impacts:

The Village Comprehensive Plan Land Use Map identifies the majority of the parcel as Multi-Family/High-Density Urban Residential with a small portion of land located along the south property line designated as wetlands.

The current zoning is defined as Planned Unit Development (PUD) however, staff has recommended rezoning the parcel to R-8 Multiple-Family Residential. The R-8 zoning district (included below) requires a minimum lot area of 3,500 square feet for each 3-bedroom unit for a total of 126,000 sf. The 3.65-acre lot is 158,994 sf in area which complies with the zoning standard. Staff is working with the developer and our Planning Consultant to clarify the setback requirements for the landlocked parcel.

Site Plan:

See attached site plan.

Additional Staff Comments:

Building Inspection:

Staff are reviewing site plan with the developer including setbacks, parking, and future building elevations.

- Garage and 6-unit building encroaches within the west setback.
- 6-unit building encroaches within the north setback.
- 6-unit building and patios extend beyond the north property line.
- A total of 80 parking stalls are proposed in addition to the 43 private garages.

- Village ordinance requires a minimum of two (2) parking stalls per dwelling unit for a total of 72. Of those.
- The minimum number of ADA stalls required is based on the total number of stalls available. Additional “visitor” stalls may also be provided.
- Building elevations should be provided on drawings.

Public Works:

- Stormwater Management Plan, how existing underground utility will be used, and where the water meters will be installed shall be addressed during the Conditional Use submittal.
- Show the floodplain in the 20 ft access on the east side of the property on the plans.
- Trash and recycling collection will not be part of the Village Contract.

Fire Department:

- FD has been in contact with the engineer on being able to access the complex with our Ladder truck. Measurements were given. They have come up with a drawing that I am still not in agreement with. Will request that they take out the island in the entrance to make it more feasible for more than one emergency vehicle to access the entire complex. I will not except going around a parking lot to gain access. The proposed access is many times clogged up with either taxi, ambulances, medical vans, deliveries trucks, police vehicles, visitor, and senior transportation. We cannot allow this and take a chance.
- Request the FDC be placed at the nearest end (North) to the entrance.
- Concerns on the shared parking lot with Forest View Manor.

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:

1. Location Map and Preliminary Certified Survey Map (CSM) dated 2/15/23
2. Proposed Site Plan and Building Concept Plans

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: Eagle Drive Unit: _____ Jackson, WI

Parcel #: New CSM approved, will provide when determined. Lot Size: 159,096 sq. ft. Building Area: 23,035 sq. ft.

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: Concept plan, develop 36 unit multi-family townhomes with detached garages.

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

36 unit multi-family townhomes with detached garages

Hours of Operation: 24/7 365, residential housing

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 and personal vehicles

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

Grocery store (Piggly Wiggly)

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: N/A at this time

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

Driveways and sidewalks. Residential style landscaping

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

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

Fire suppression system, new fire hydrant tbd

Describe the projected traffic circulation and impacts: _____
Light duty traffic to and from, vehicle traffic in and out of garages. _____

List all setbacks from rights-of-way and property lines and height limitations: _____
30' R.O.W. from all streets, 20' side yard, 25' rear yard. Principle building 35', Accessory building 15' _____

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

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

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

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Hardie Plank Vertical Lap Siding (blue). Panelize stone veneer (Terracotta, Cream Color). Hardie Plank Horizontal Lap Siding (White). Amerimax Metal Roofing (Black).

Garage: Boulder Creek Stone Products (Delorean Gray Motor), Vinyl Lap Siding Smooth 5" Exposure (charcoal smoke), Certainteed, Three-Tab-Strip asphalt shingles with ridge vent (weathered wood)

Describe any site-specific features/constraints, etc.: Wetlands located on the North and South edges of the property _____

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
43 detached garage parking units. 80 on-site parking stalls with 4 dedicated stalls for handicapped parking. _____

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

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
Dumpster enclosure will be provided for trash and recycling. Screening/buffering to match proposed garage materials. _____

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): Cynthia Minshall
Applicant Signature: Cynthia Minshall
Co-Applicant Name (Print): James Kupfer
CO-Applicant Signature: James Kupfer
Date of Application: 3/31/23

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: 3-31-23

Amount: \$ 50.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 13944

Received By: cmf

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 269075**Date:** 4/04/2023**Check****RECEIVED
FROM**

AMERICAN CONSTRUCTION SERVICES

\$50.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	50.00
	JACKSON TOWNHOMES CONCEPT PLAN	

TOTAL RECEIVED	50.00
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Receipt Memo: JACKSON TOWNHOMES CON PLAN/CK#13944



March 31, 2023

Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

RE: Jackson Townhomes

Dear Plan Commission Members:

We are writing to express our intent to submit a proposal for concept plan review for the construction of (2) two-story townhomes in the area. The proposed project will consist of two separate buildings, one of which will house 30 units, while the other will house six units. Both buildings will share the same parcel.

The first building, which will house 30 units, will be a two-story structure with a modern and contemporary design. The building will be built using typical residential materials and host private patios for each unit. The townhomes will alternate between 1,390 and 1,446 square feet, consisting of three-bedroom units.

The second building, which will house six units, will be smaller but identical in design language and layout to the first.

On-site garage parking will be provided for the tenants of the building as well as additional parking stalls. The design language will match or complement the townhomes.

We believe that these two townhome buildings will be a significant contribution to the local community, providing much-needed housing options for individuals and families in the area. We are committed to working closely with the Plan Commission to ensure that our proposal meets all relevant regulations and guidelines and to address any concerns or questions that may arise during the review process.

Thank you for your consideration of our proposal, and we look forward to the opportunity to work with you to bring these two townhome buildings to fruition.



Location Map

CERTIFIED SURVEY MAP # _____

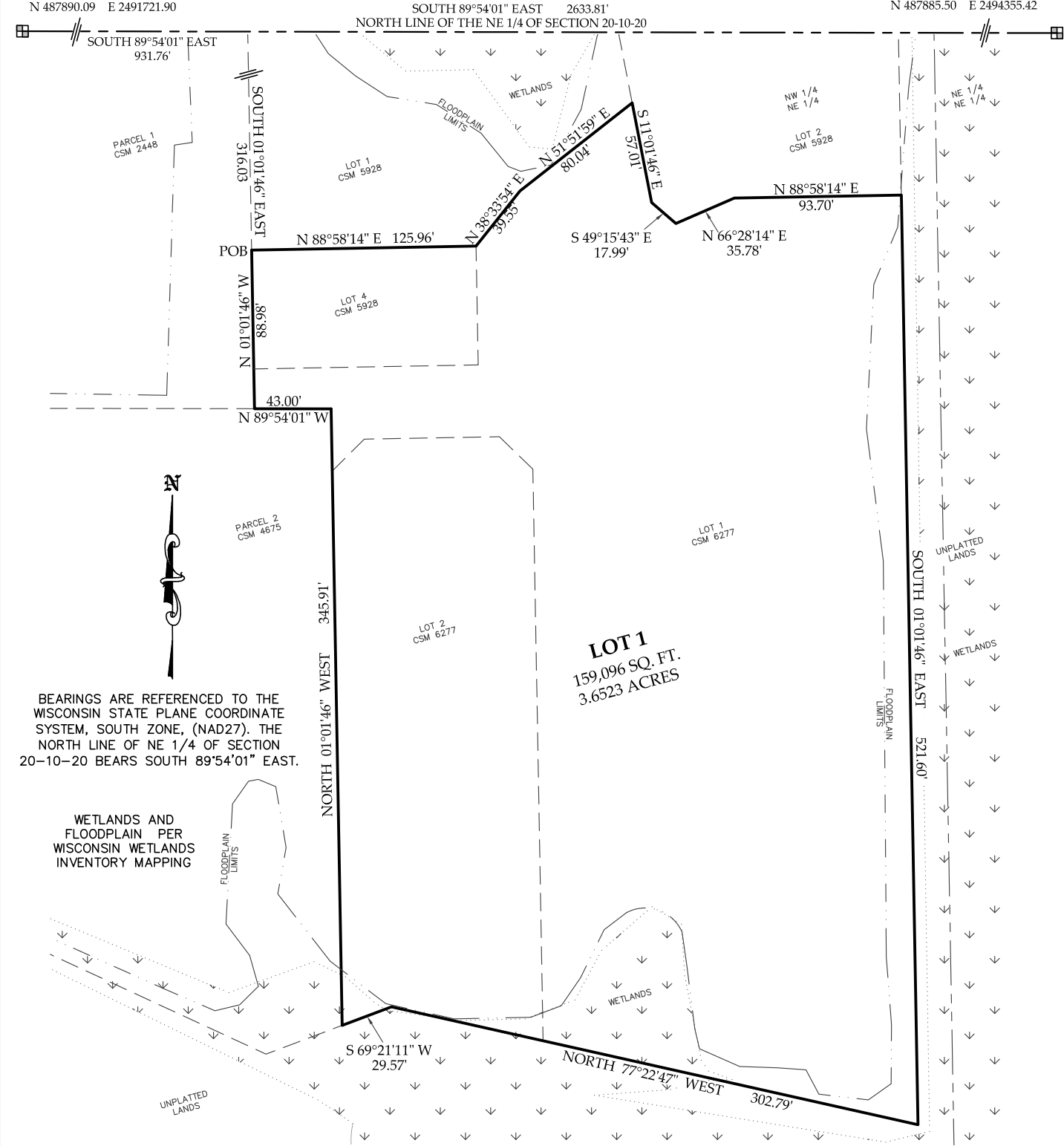
TO COMBINE LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY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

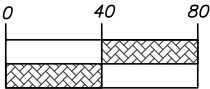
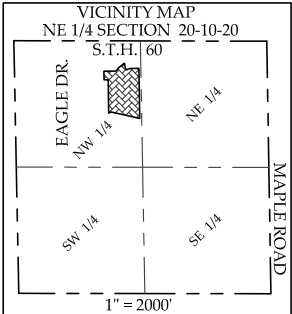


BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD27). THE NORTH LINE OF NE 1/4 OF SECTION 20-10-20 BEARS SOUTH 89°54'01" EAST.

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

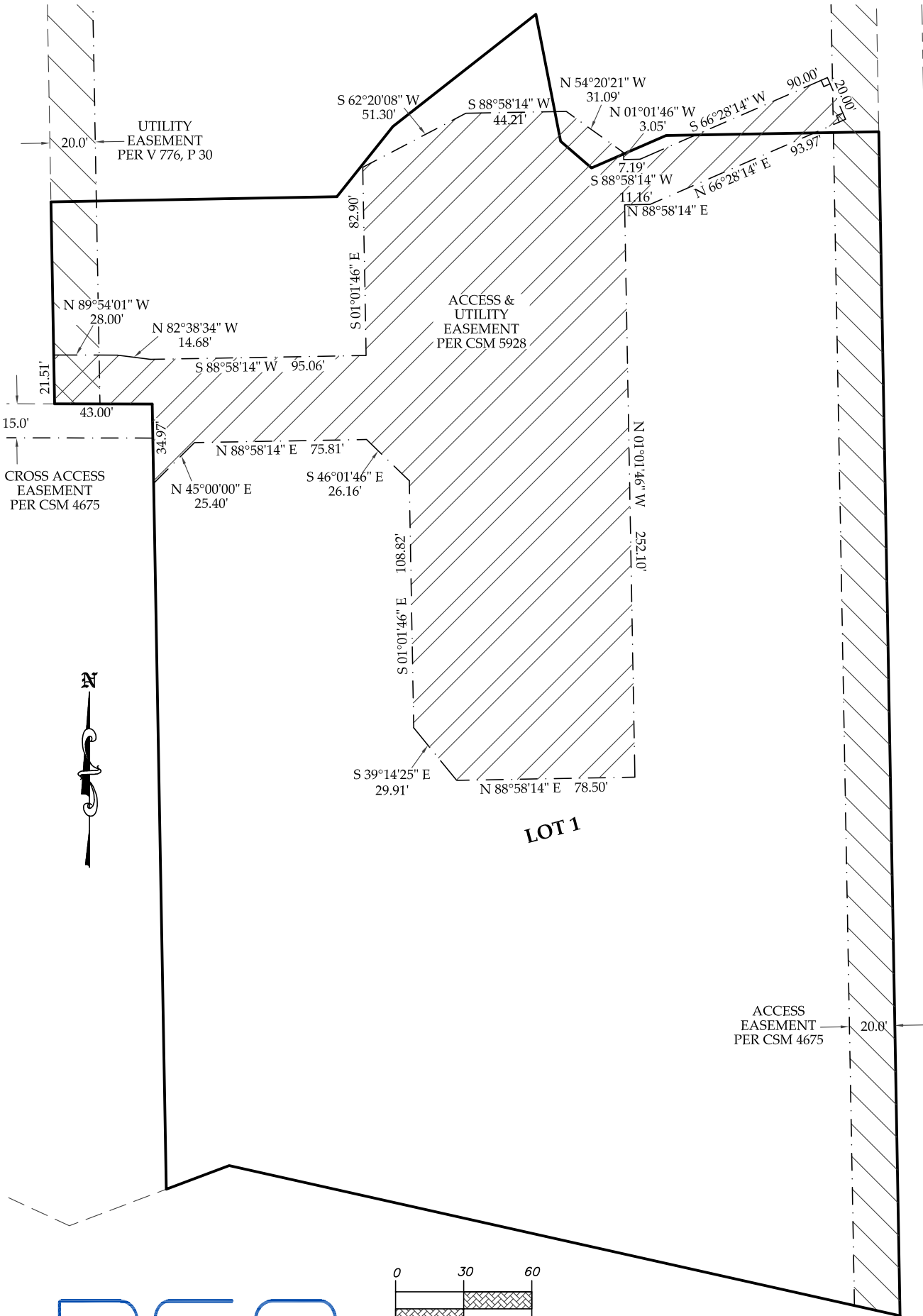
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: AM-97-22

Date: 02/15/23

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.



PSE

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

FN: AM-97-22

Date: 02/15/23

SHEET
2
OF
4

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





PROPOSED BUILDING
JACKSON TOWNHOUSES

Eagle Drive
Village of Jackson, Washington County

Issue Date:
03 / 03 / 2023

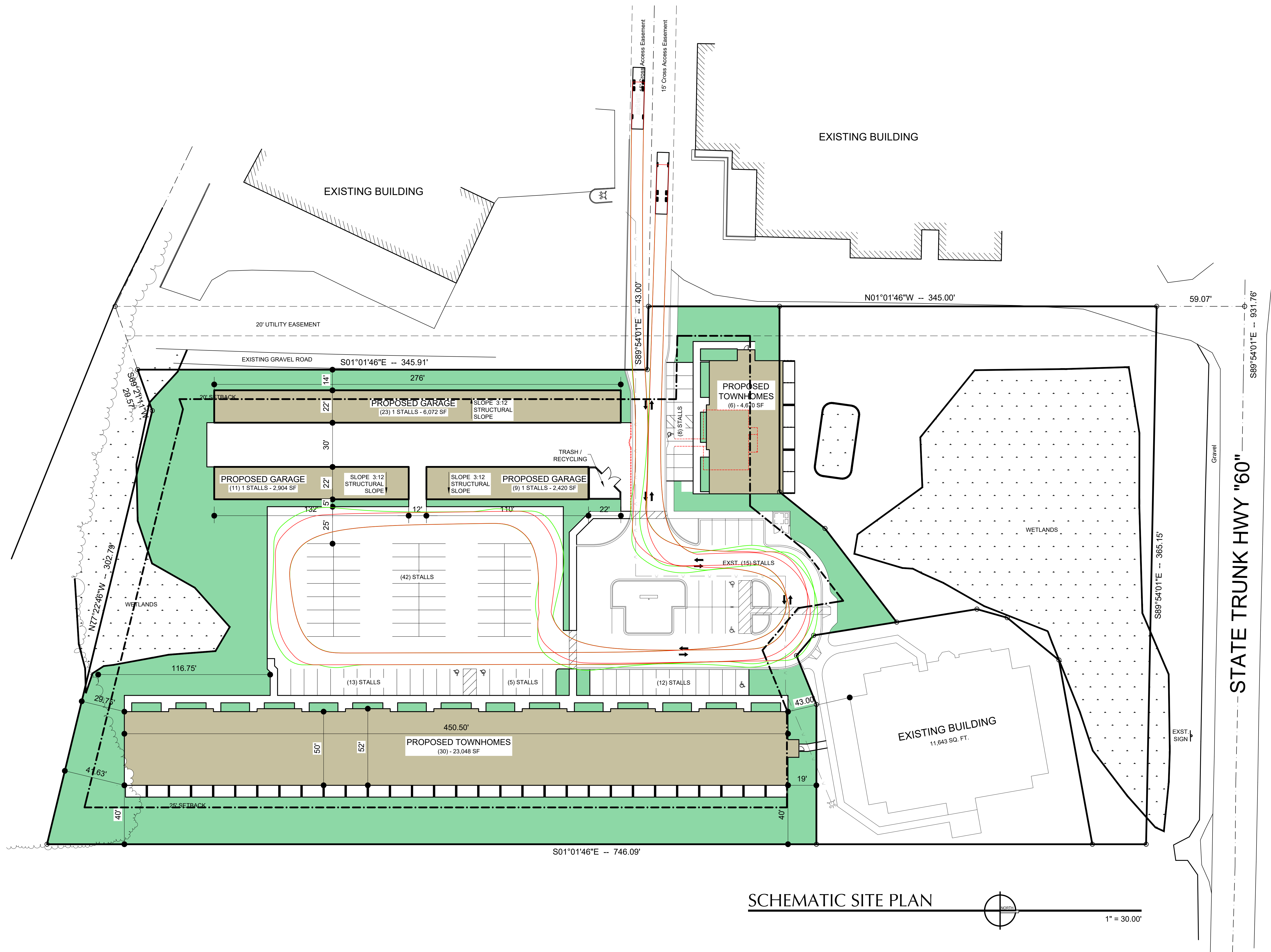
Revision:

Project Number:
22025

Sheet Title:
SCHEMATIC SITE PLAN

Sheet Number:

A-100



Eagle Drive
Village of Jackson, Washington County

Issue Date:
02 / 20 / 2023

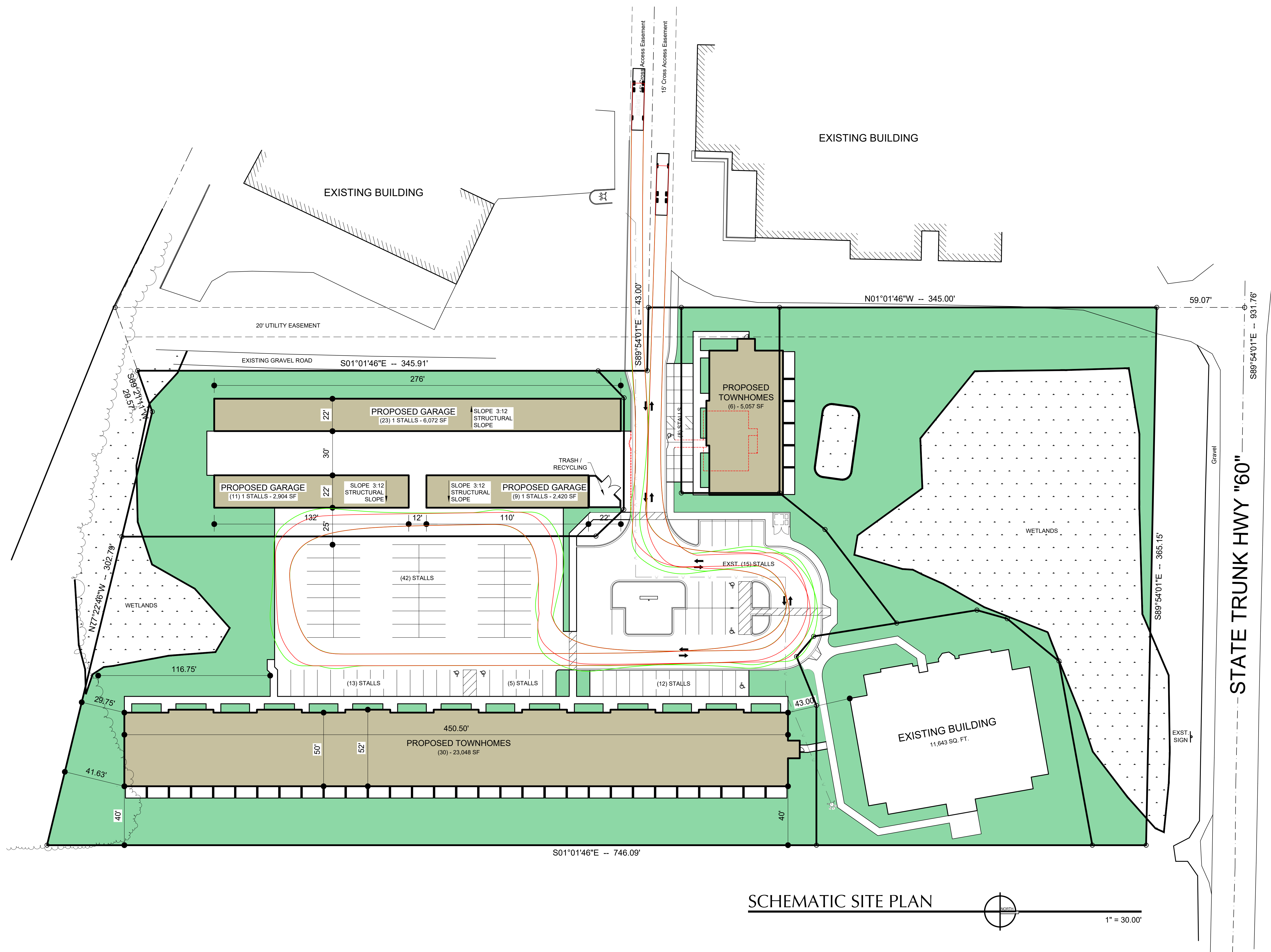
Revision:

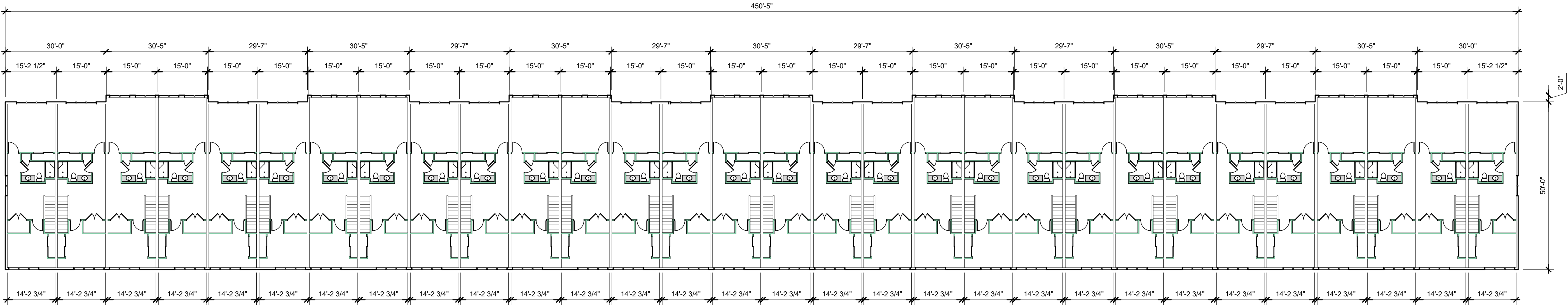
Project Number:
22025

Sheet Title:
SCHEMATIC SITE PLAN

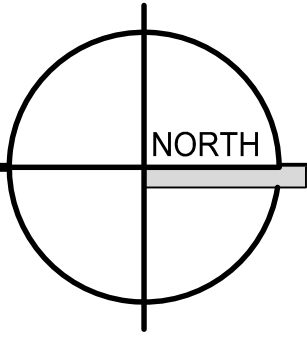
Sheet Number:

A-100

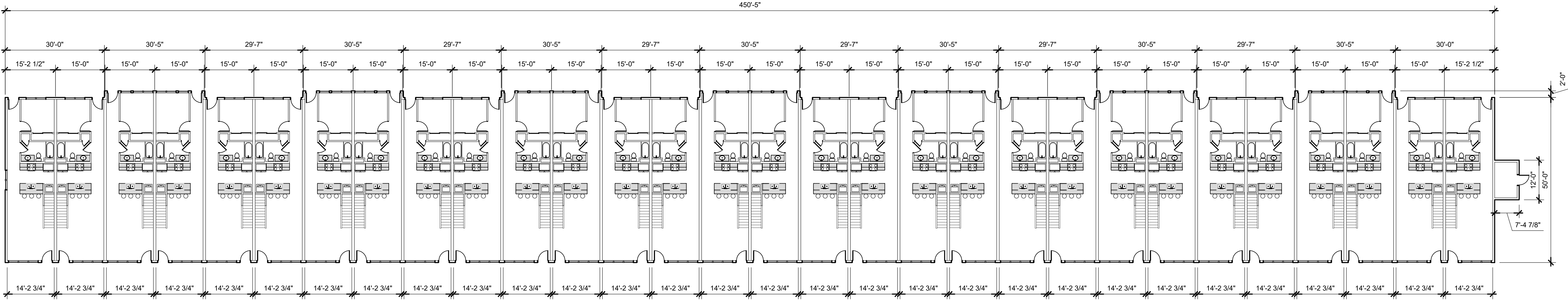




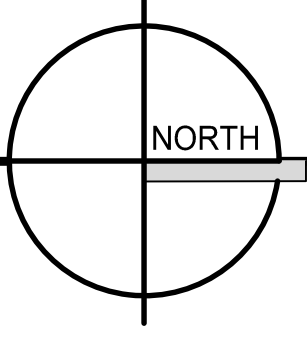
2nd FLOOR PLAN



1/16" = 1'-0"



1st FLOOR PLAN



1/16" = 1'-0"

AMERICAN
CONSTRUCTION SERVICES, INC.



3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

AMERICAN
ARCHITECTURAL GROUP, INC.



3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

JACKSON TOWNHOUSES

Eagle Drive
Village of Jackson, Washington County

PROPOSED BUILDING

Issue Date:
02 / 17 / 2023

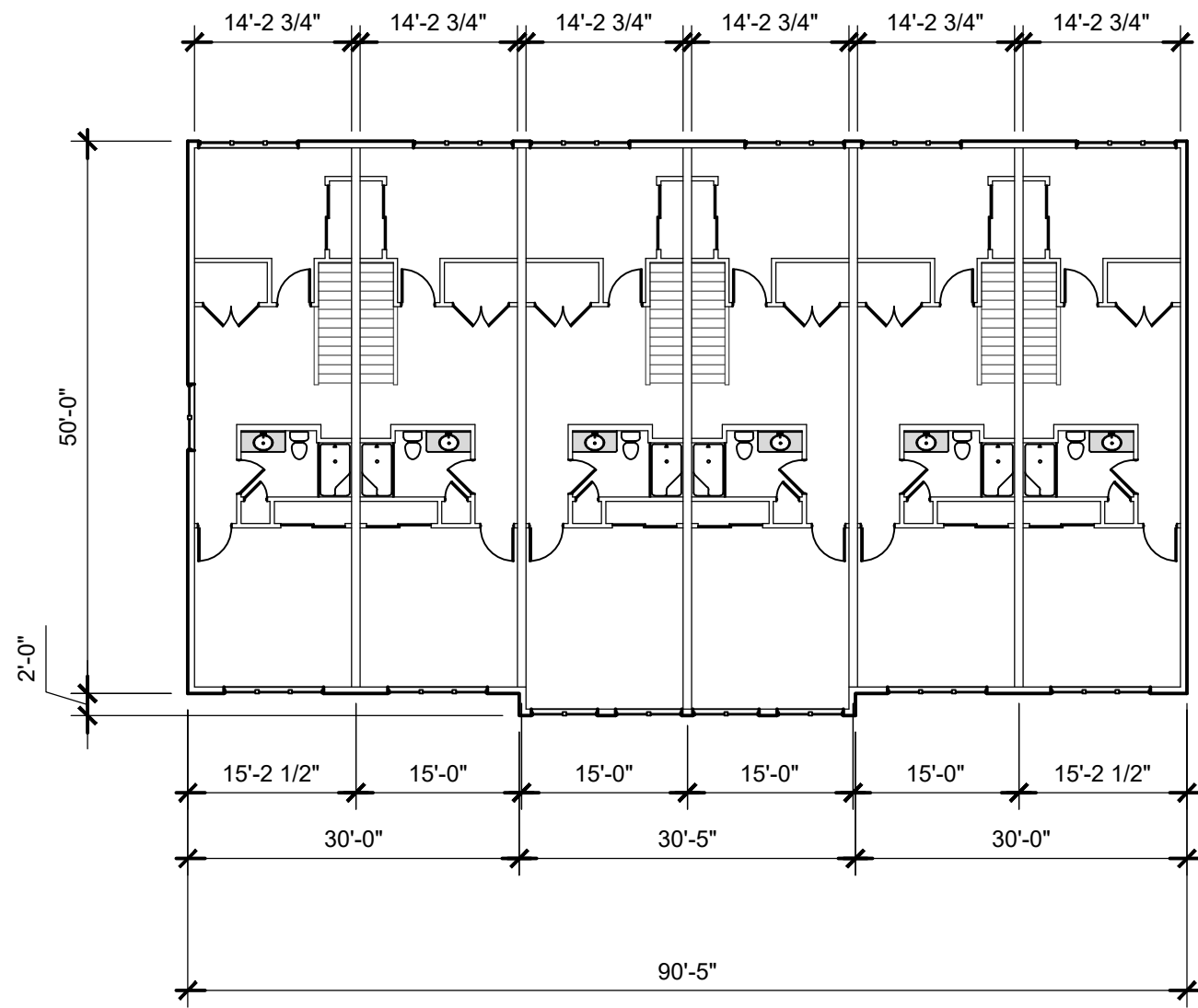
Revision:

Project Number:
22025

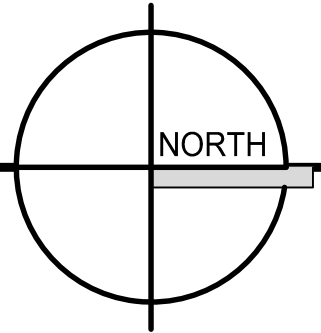
Sheet Title:
ELEVATIONS

Sheet Number:

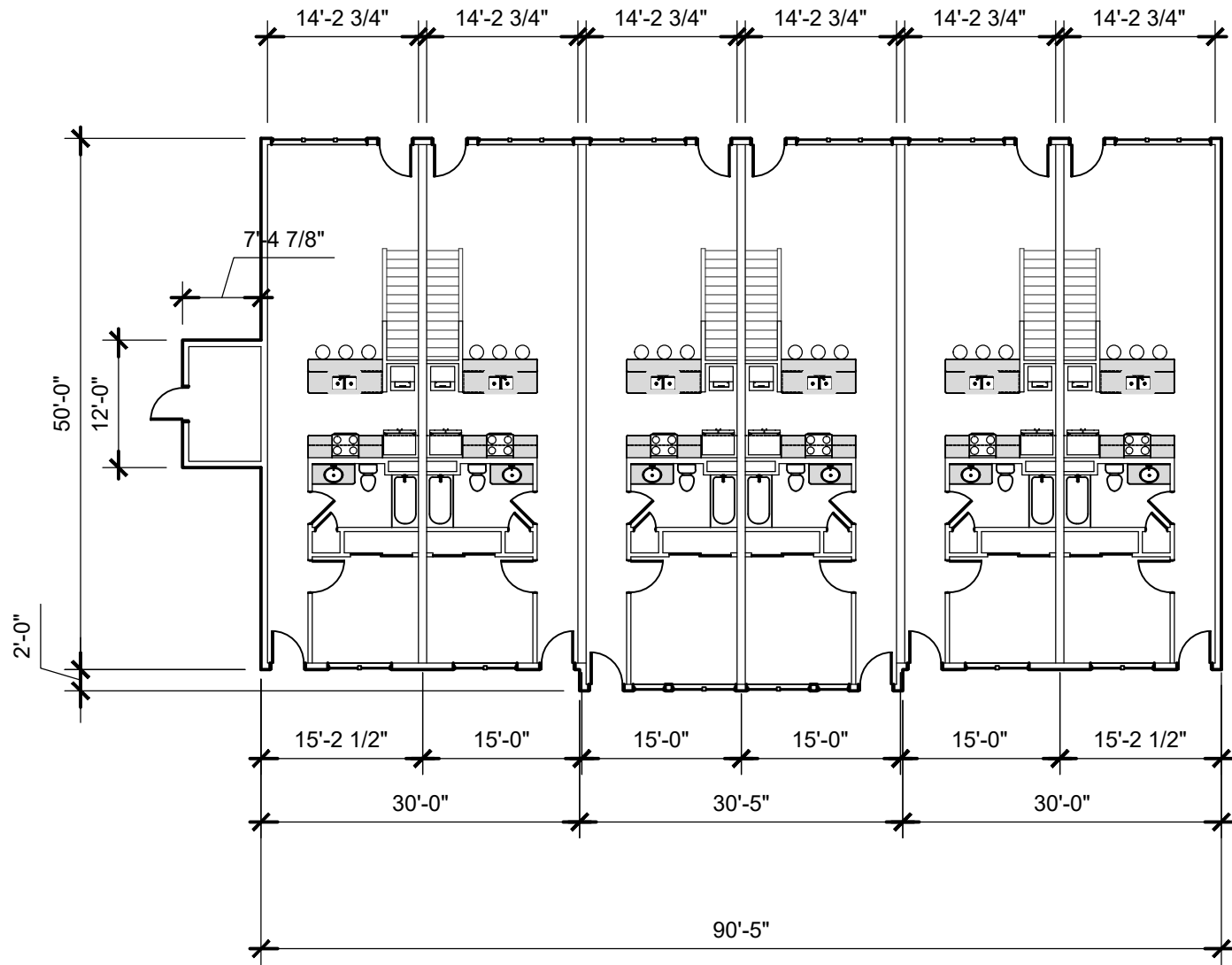
A-101



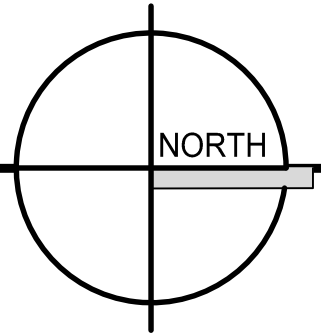
2nd FLOOR PLAN



1/16" = 1'-0"



1st FLOOR PLAN



1/16" = 1'-0"

PROPOSED BUILDING
JACKSON TOWNHOUSES
Eagle Drive
Village of Jackson, Washington County

Issue Date:

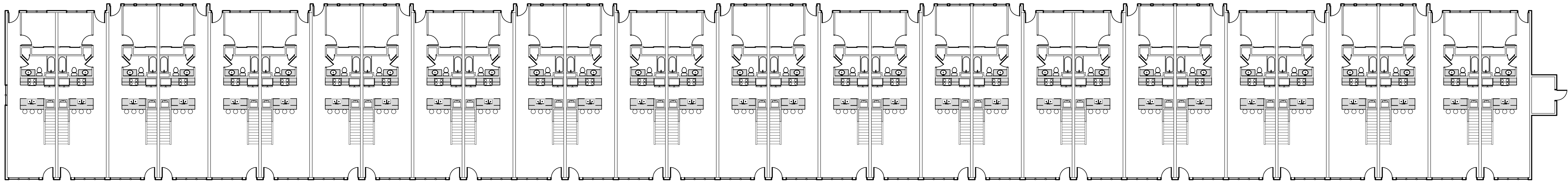
Revision:

Project Number:
22025

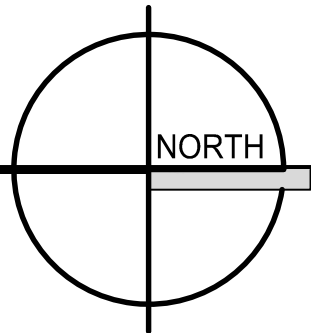
Sheet Title:
ELEVATIONS

Sheet Number:

A-102



FLOOR PLAN



1/16" = 1'-0"



WEST (FRONT) ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"



EAST (REAR) ELEVATION

1/16" = 1'-0"

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CONSTRUCTION SERVICES, INC.



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AMERICAN
ARCHITECTURAL GROUP, INC.



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(262) 334-3811 FAX: (262) 334-4990

PROPOSED BUILDING
JACKSON TOWNHOUSES
Eagle Drive
Village of Jackson, Washington County

Issue Date:
02 / 17 / 2023

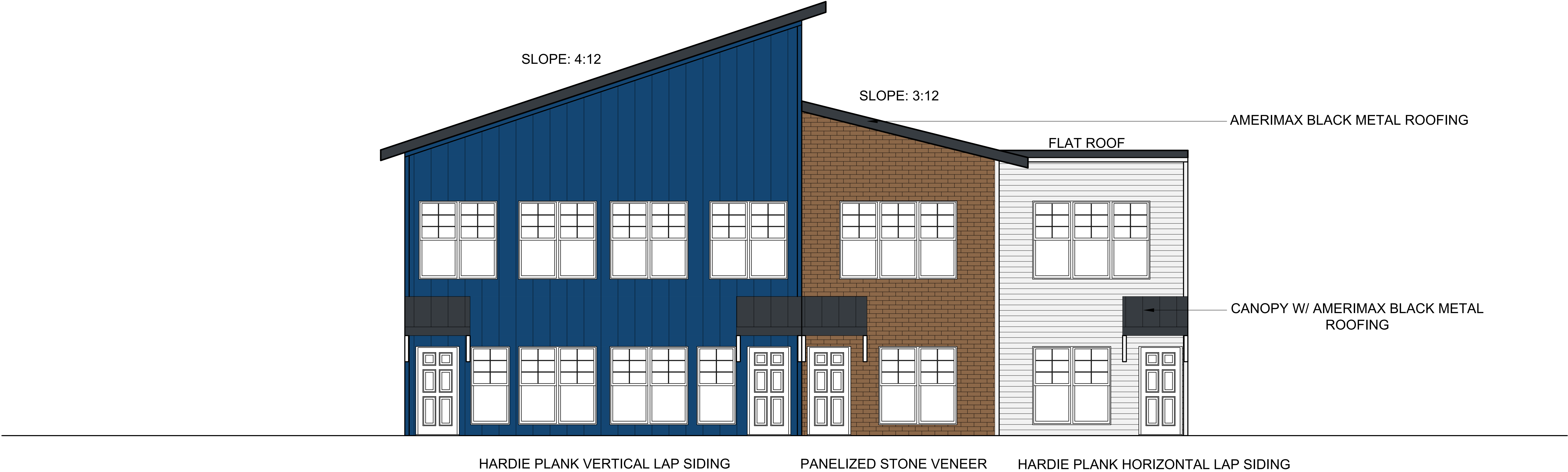
Revision:

Project Number:
22025

Sheet Title:
ELEVATIONS

Sheet Number:

A-201



TYPE 1 OPTION 1 CLOSE UP

1/4" = 1'-0"

PROPOSED BUILDING

JACKSON TOWNHOUSES

Eagle Drive
Village of Jackson, Washington County

Issue Date:
02 / 17 / 2023

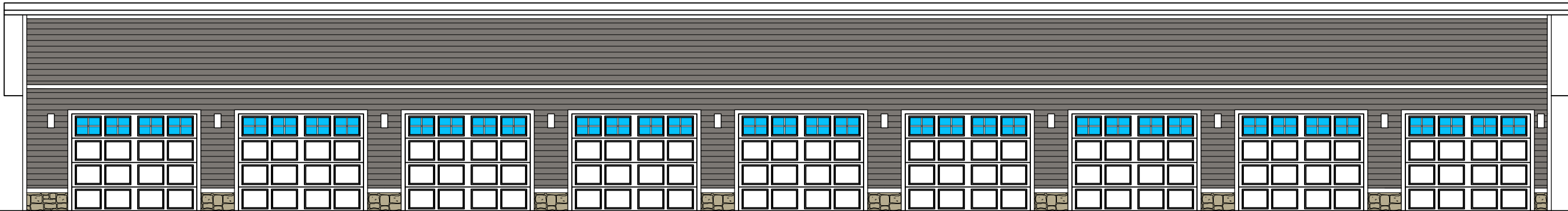
Revision:

Project Number:
22025

Sheet Title:
ELEVATIONS

Sheet Number:

A-202



FRONT ELEVATION

1/8" = 1'-0"

MATERIALS LEGEND:



1. BOULDER CREEK STONE PRODUCTS
(COLOR: S5100-8 WEATHERED EDGE FOND-DU-LAC)
(COLOR: DELOREAN GRAY MOTOR)



2. VINYL LAP SIDING "SMOOTH" - 5" EXPOSURE
(COLOR: CHARCOAL SMOKE)
ALTERNATE:
HARDIE PLANK LAP SIDING "SMOOTH" - 5" EXPOSURE
(COLOR: AGED PEWTER)



3. CERTAINTEED, THREE-TAB-STRIP ASPHALT SHINGLES
WITH CONTINUOUS RIDGE VENT
(COLOR: WEATHERED WOOD)

NOTES:

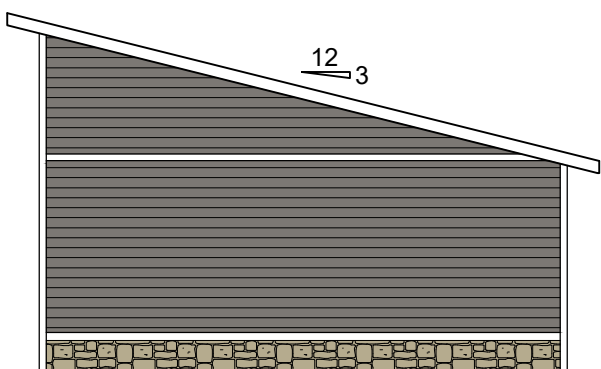
CUT STONE CAP:
(COLOR: WHITE)

DOORS & WINDOWS:
(COLOR: WHITE)

FASCIAS: 2x6 ALUMINUM WRAPPED
(COLOR: WHITE)

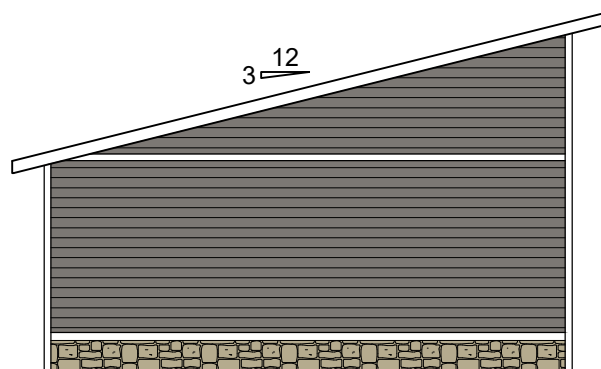
GUTTERS/ DOWNSPOUTS: PREFINISHED ALUMINUM
(COLOR: WHITE)

TRIM: 4" VINYL CORNERS, DOORS, WINDOWS
(COLOR: WHITE)
ALTERNATE:
HARDIE TRIM BOARD 3.5"
(COLOR: ARTIC WHITE)



LEFT - SIDE ELEVATION

1/8" = 1'-0"



RIGHT - SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

PROPOSED BUILDING

JACKSON TOWNHOUSES

Eagle Drive

Village of Jackson, Washington County

Issue Date:
02 / 20 / 2023

Revision:

Project Number:
22025

Sheet Title:
GARAGE EXTERIOR
ELEVATIONS

Sheet Number:

A-203



FRONT ELEVATION

1/8" = 1'-0"

MATERIALS LEGEND:



1. BOULDER CREEK STONE PRODUCTS
(COLOR: S5100-8 WEATHERED EDGE FOND-DU-LAC)
(COLOR: DELOREAN GRAY MOTOR)



2. VINYL LAP SIDING "SMOOTH" - 5" EXPOSURE
(COLOR: CHARCOAL SMOKE)
ALTERNATE:
HARDIE PLANK LAP SIDING "SMOOTH" - 5" EXPOSURE
(COLOR: AGED PEWTER)



3. CERTAINTEED, THREE-TAB-STRIP ASPHALT SHINGLES
WITH CONTINUOUS RIDGE VENT
(COLOR: WEATHERED WOOD)

NOTES:

CUT STONE CAP:

(COLOR: WHITE)

DOORS & WINDOWS:

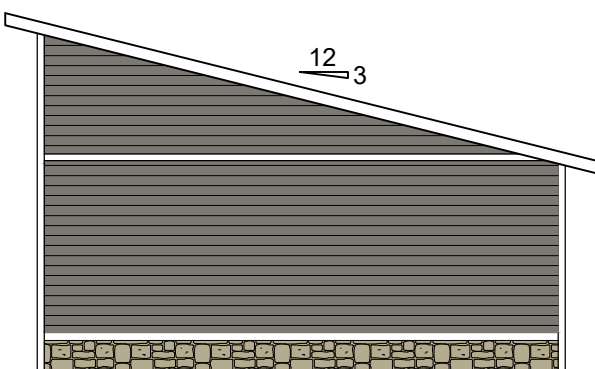
(COLOR: WHITE)

FASCIAS: 2x6 ALUMINUM WRAPPED
(COLOR: WHITE)

GUTTERS/ DOWNSPOUTS: PREFINISHED ALUMINUM
(COLOR: WHITE)

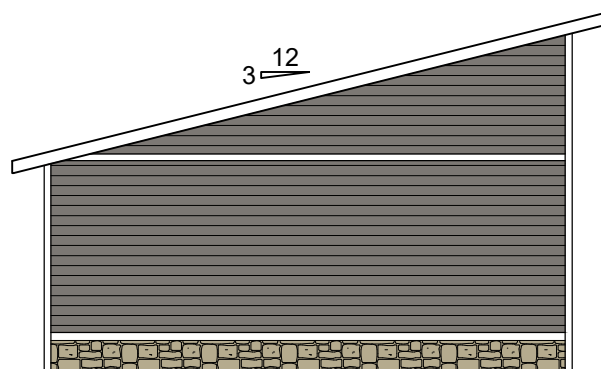
TRIM: 4" VINYL CORNERS, DOORS, WINDOWS
(COLOR: WHITE)

ALTERNATE:
HARDIE TRIM BOARD 3.5"
(COLOR: ARTIC WHITE)



LEFT - SIDE ELEVATION

1/8" = 1'-0"



RIGHT - SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

PROPOSED BUILDING

JACKSON TOWNHOUSES

Eagle Drive

Village of Jackson, Washington County

Issue Date:
02 / 20 / 2023

Revision:

Project Number:
22025

Sheet Title:
GARAGE EXTERIOR
ELEVATIONS

Sheet Number:

A-204



PROPOSED BUILDING
JACKSON TOWNHOUSES

Eagle Drive
Village of Jackson, Washington County

Issue Date:
02 / 20 / 2023

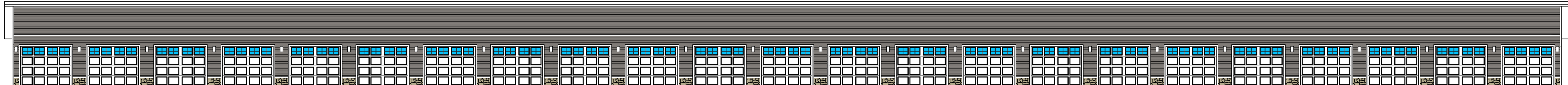
Revision:

Project Number:
22025

Sheet Title:
GARAGE EXTERIOR
ELEVATIONS

Sheet Number:

A-205



FRONT ELEVATION

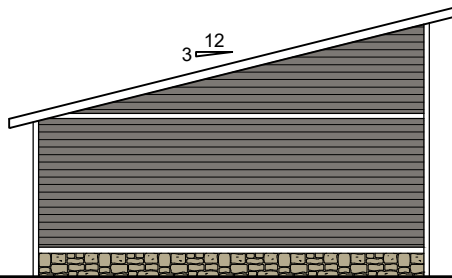
3/32" = 1'-0"

- MATERIALS LEGEND:
1. BOULDER CREEK STONE PRODUCTS
(COLOR: S5100-8 WEATHERED EDGE FOND-DU-LAC)
(COLOR: DELOREAN GRAY MOTOR)

2. VINYL LAP SIDING "SMOOTH" - 5" EXPOSURE
(COLOR: CHARCOAL SMOKE)
ALTERNATE:
HARDIE PLANK LAP SIDING "SMOOTH" - 5" EXPOSURE
(COLOR: AGED PEWTER)

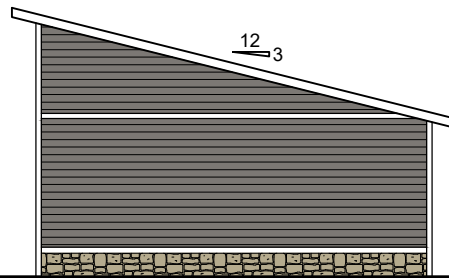
3. CERTAINTEED, THREE-TAB-STRIP ASPHALT SHINGLES
WITH CONTINUOUS RIDGE VENT
(COLOR: WEATHERED WOOD)

- NOTES:
- CUT STONE CAP:
(COLOR: WHITE)
- DOORS & WINDOWS:
(COLOR: WHITE)
- FASCIAS: 2x6 ALUMINUM WRAPPED
(COLOR: WHITE)
- GUTTERS/ DOWNSPOUTS: PREFINISHED ALUMINUM
(COLOR: WHITE)
- TRIM: 4" VINYL CORNERS, DOORS, WINDOWS
(COLOR: WHITE)
ALTERNATE:
HARDIE TRIM BOARD 3.5"
(COLOR: ARTIC WHITE)



LEFT - SIDE ELEVATION

3/32" = 1'-0"



RIGHT - SIDE ELEVATION

3/32" = 1'-0"



REAR ELEVATION

3/32" = 1'-0"

PROPOSED BUILDING

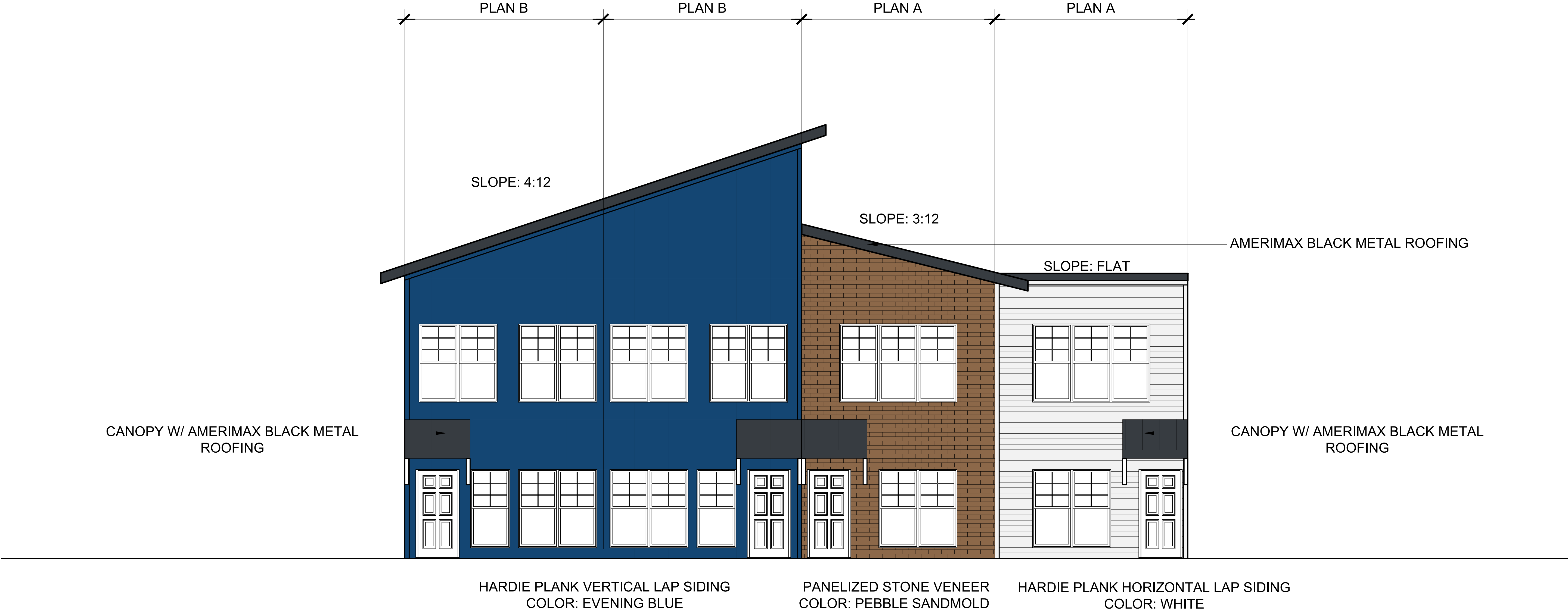
JACKSON TOWNHOUSES

Eagle Drive
Village of Jackson, Washington County

AMERICAN
ARCHITECTURAL GROUP, INC.



3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990



FRONT ELEVATION CLOSEUP

1/4" = 1'-0"

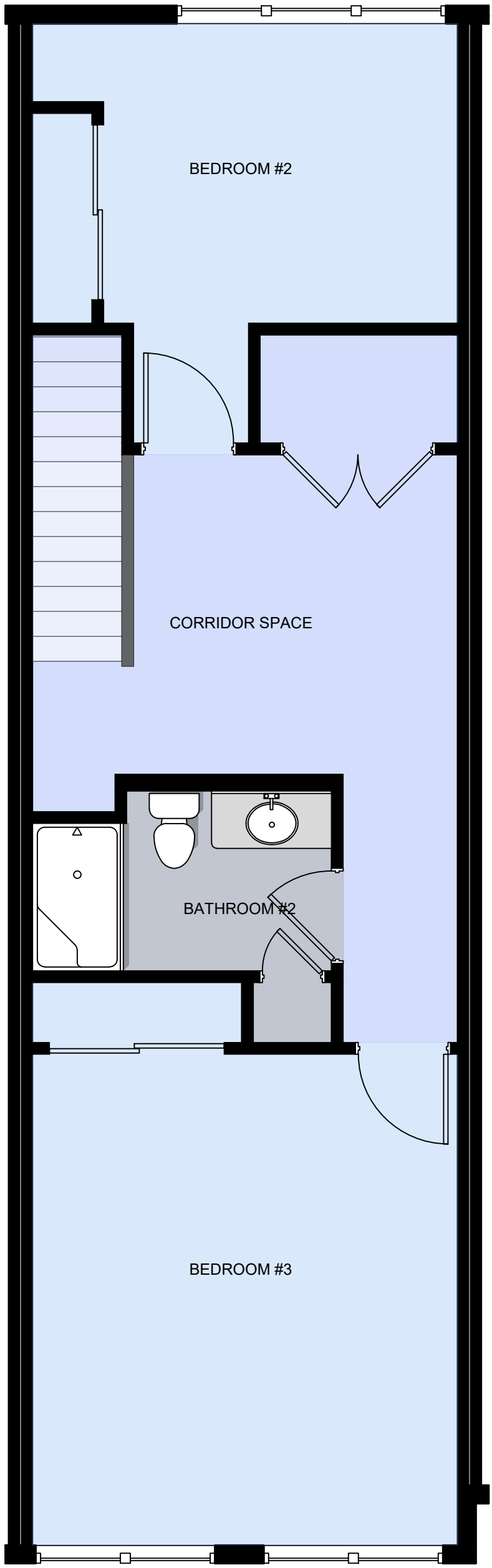
PROPOSED BUILDING

JACKSON TOWNHOUSES

Eagle Drive
Village of Jackson, Washington County

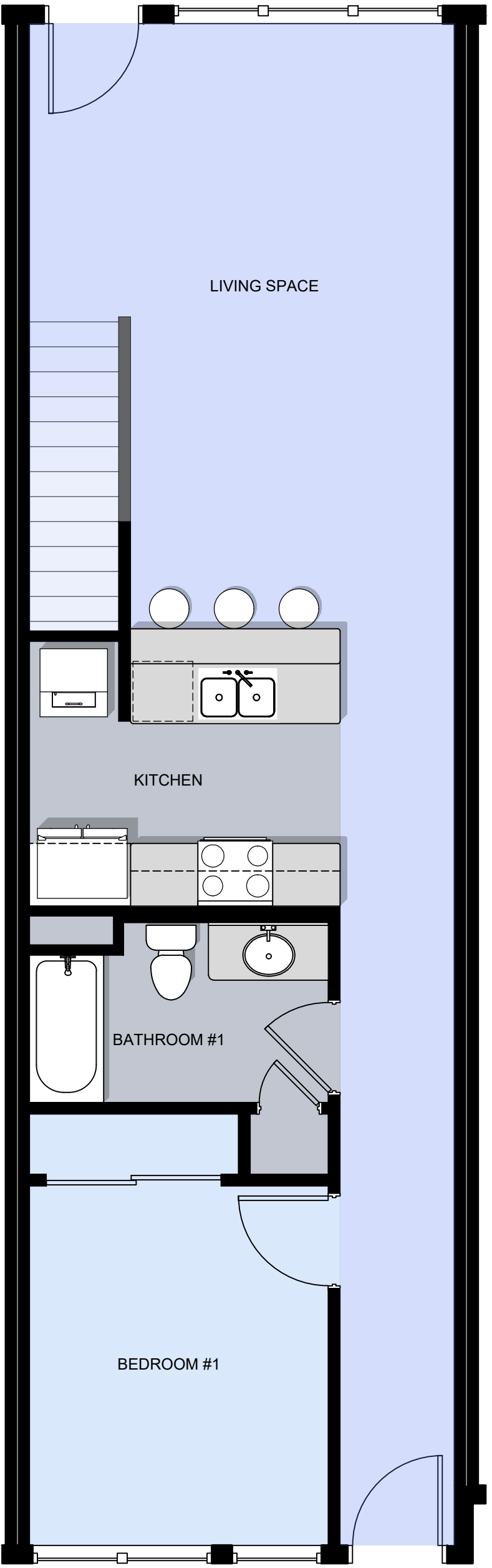


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WEST BEND, WI 53095-7884
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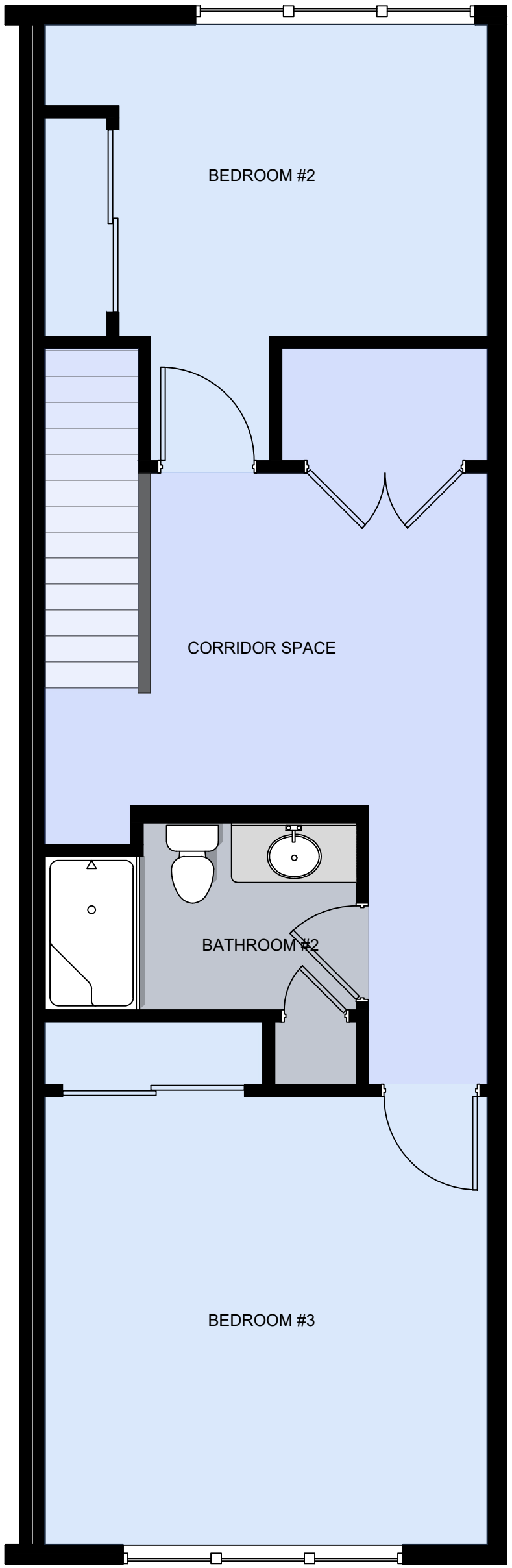
PLAN B SECOND FLOOR

1/4" = 1'-0"



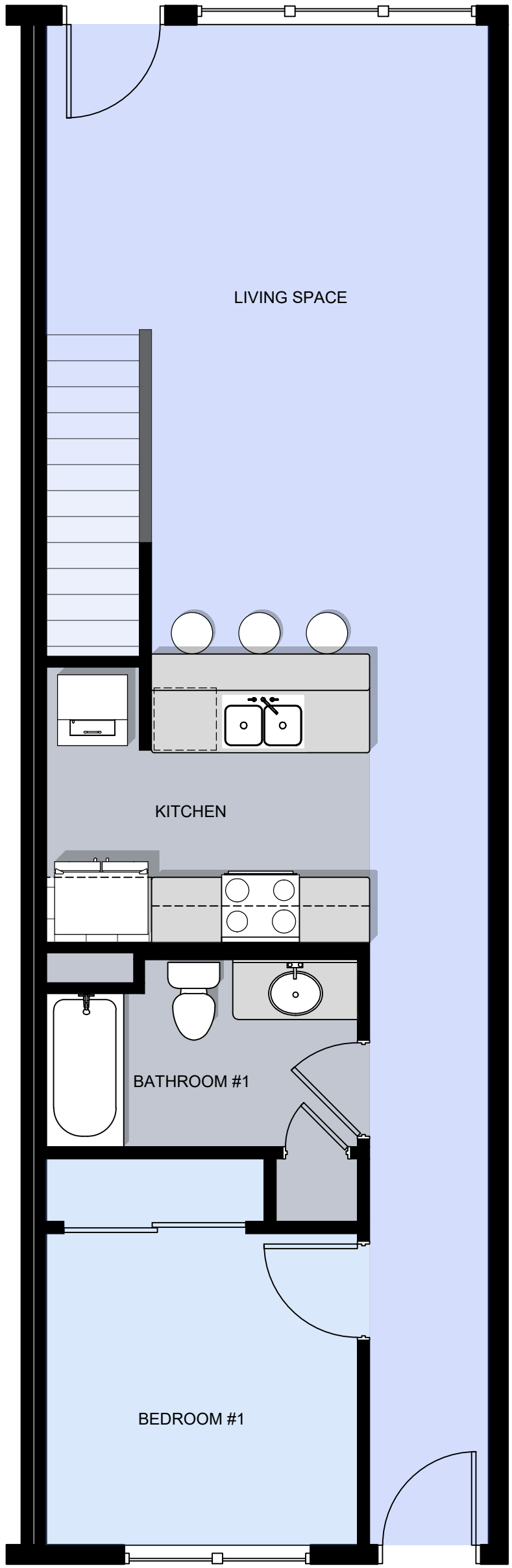
PLAN B FIRST FLOOR

1/4" = 1'-0"



PLAN A SECOND FLOOR

1/4" = 1'-0"



PLAN A FIRST FLOOR

1/4" = 1'-0"

NOTES:

PLAN A TOTAL SF: 1,390 SF
FIRST FLOOR: 695 SF
SECOND FLOOR: 695 SF

PLAN B TOTAL SF: 1,446 SF
FIRST FLOOR: 723 SF
SECOND FLOOR: 723 SF

TOTAL UNITS: 32 UNITS
PLAN A: 20 UNITS
PLAN B: 12 UNITS

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: April 20, 2023

Agenda Item: Item #4

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Proposed Amendment to Village of Jackson Comprehensive Plan – Resolution #23-09

Description:

Staff is recommending amending the definition of “Medium Density Residential” contained within the Village’s adopted Comprehensive Plan to reflect changes within specific areas where the current plan is inconsistent with anticipated development.

By way of reference, below are the current definition for Medium-Density Residential land use contained within in the Comprehensive Plan and the proposed change.

Proposed Definition:

Medium-Density Residential

The Medium-Density Residential land use category encompasses more acreage than any of the Village’s other land use plan categories. Medium-density residential development consists primarily of single-family residential development at a density of up to 5.4 dwelling units per net acre on lots of at least 8,000 square feet and two-family, zero lot-line development at a density of up to 5.4 dwelling units per acre with an average lot size of at least 5,900 square feet.

Comprehensive Plan & Zoning Impacts:

The proposed change brings the Comprehensive Plan in line with the current or anticipated future zoning/use.

Site Plan:

Not Applicable

Signage:

Not Applicable

Additional Staff Comments:

None

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing.

Notice Requirements:

Aside from posting on the agenda, no other public notice is required for Plan Commission. Village Board Public Hearing requires a Class 1 notice at least 30-days prior to public hearing.

Potential Motion:

Motion to recommend the Village Board adopt Resolution #23-09 amending the definition of “Medium Density Residential” contained within the Village of Jackson Comprehensive Plan as presented.

Attachments:

1. Resolution #23-09

RESOLUTION #23-09

A RESOLUTION RECOMMENDING TO THE VILLAGE BOARD VARIOUS REVISIONS TO THE ADOPTED 2050 COMPREHENSIVE PLAN FOR THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

WHEREAS, the Village Board adopted a comprehensive plan on August 10, 2009, as referenced in Chapter 38 of the Village Code of Ordinances; and Sections 66.1001(1)(a) and 66.1001(2), Wis. Stats.; and

WHEREAS, the Village Board has made a number of minor revisions to the adopted plan since that time including a major plan update in 2019; and

WHEREAS, the Plan Commission desires to revise the definition of “Medium-Density Residential” outlined under the Land Use Categories on pages six (6) through seven (7) in the adopted comprehensive plan; and

WHEREAS, the Plan Commission finds that the revision set forth herein is consistent with the remainder of the adopted plan; and

WHEREAS, the Village Board will conduct a public hearing, following the procedures enumerated in Section 66.1001(4)(d), Wis. Stats., and the public participation procedures for comprehensive plan amendments adopted by the Village Board through Resolution #19-24; and

NOW THEREFORE, by a majority vote of the entire commission recorded in its official minutes, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as set forth herein.

PART 1. Amend the Land Use definition of *Medium-Density Residential* to read as follows:

Medium-Density Residential

The Medium-Density Residential land use category encompasses more acreage than any of the Village’s other land use plan categories. Medium-density residential development consists primarily of single-family residential development at a density of up to 5.4 dwelling units per net acre on lots of at least 8,000 square feet and two-family, zero lot-line development at a density of up to 5.4 dwelling units per acre with an average lot size of at least 5,900 square feet.

NOW THEREFORE, the Village Clerk is directed to send a copy of this resolution to each of the following:

- a. the clerk for Washington County;
- b. the clerk for the Town of Jackson;
- c. the clerk for the Town of Polk;
- d. State of Wisconsin Department of Administration;
- e. Southeastern Wisconsin Regional Planning Commission (SEWRPC); and
- f. Slinger Community Library.

Introduced by: _____

Seconded by: _____

Vote: _____ Ayes _____ Nays

Passed and Approved: _____

Brian Heckendorf – Village President

Attest: _____
Jilline S. Dobratz – Village Clerk

Proof of Posting:

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

Village Official

Date

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: April 20, 2023

Agenda Item: Item #5

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Keller, Village Administrator

From: Collin Johnson, Director of Inspections & Zoning

Subject: Three-Lot Certified Survey Map (CSM) for property identified as Tax Parcel: V3_053600C – Village of Jackson

Background and Analysis:

The Village of Jackson seeks approval for a three-lot Certified Survey Map (CSM) for Tax Parcel: V3_053600C. The purpose of the CSM is to divide the parcel so the northeastern portion may be sold.

Comprehensive Plan & Zoning Impacts:

Neither the Village Comprehensive Plan or zoning are impacted by the CSM request.

Site Plan:

See attached location map and CSM.

Additional Staff Comments:

Public Works:

- The proposed CSM includes the correction of “dedicated to public” area at the Ridgeway and STH 60 intersection.

Review Procedures:

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

Notice Requirements:

- Posting on the agenda

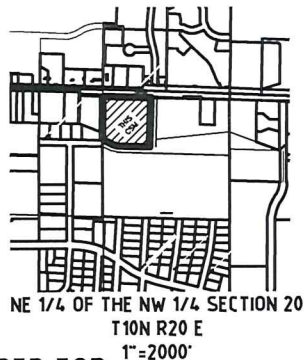
Potential Action:

Recommend the Village Board approve the Three-Lot Certified Survey Map for Parcel V3_053600C.

Attachments:

- Location Map
- Certified Survey Map (CSM)

A RE-DIVISION OF LOT 2 CSM 6969 LOCATED IN THE NE $\frac{1}{4}$ OF THE
NW $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST,
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN



Mitchell J. Reimer
3123-8
Cascade
WI

LAND SURVEYOR

4-12-2023

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

SHEET 1 OF 3 SHEETS

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

A RE-DIVISION OF LOT 2 CSM 6969 LOCATED IN THE NE $\frac{1}{4}$ OF THE
NW $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST,
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

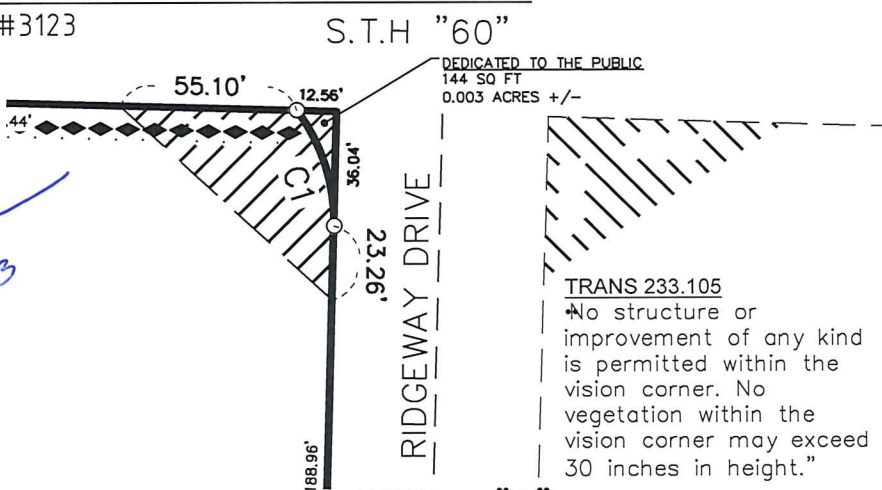
I, Mitchell J. Reimer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped Lot 2 of Certified Survey Map recorded as Document Number 1498232, Certified Survey Map 6969, recorded in the Washington County Registry in Volume 54 of Certified Survey Maps on pages 137, located in the Northeast Quarter of the Northwest Quarter of Section 20, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of Section 20, Township 10 North, Range 20 East, Thence N88°20'26"W along the North line of said Quarter, 1315.77 feet; Thence S01°39'34"W, 60.00 feet to the South line of S.T.H. 60, point being the Northwest corner of Lot 2, of Certified Survey Map 6969, point also being the Point of Beginning; Thence along said South line S88°20'26"E, 501.20 feet, to the Northeast corner of said Lot 2, also the West line of Ridgeway Drive, Thence S01°39'57"W, 515.58 feet to the Southeast corner of said Lot 2, also the North line of Spruce Street; Thence along said North line, N88° 21'01"W, 338.47 feet to the start of a curve to the right; Thence along said curve for 28.04', which curves to the right, whose Chord bears N76°21' 44"W, a distance of 27.83 feet, and has a Radius of 67.00 feet; Thence continuing along said North line N64°22'26"W, 118.38 feet; Thence N 88° 20' 26" W , 15.68 feet to the West line of the Northeast quarter of the Northwest quarter of said section; Thence N00°13'18"E along said West line, 461.92 feet to the Point of Beginning. Said parcel contains 250989 square feet or 5.762 +/- Acres. Excepting therefrom Areas of Dedication as shown on Page 1 hereon.

That I have made such survey, land division, and map at the direction of Village of Jackson, Owner, N168 W19851 Village of Jackson , Washington County, Wisconsin, 53037, . That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code, in surveying, dividing and mapping the same, and Chapter 38 of the Village of Jackson Municipal Code. Said survey is subject to easements of record and as shown.

Dated this 12th day of April, 2023.

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



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

DETAIL "A"
VISION CORNER EASEMENT DETAIL
NTS

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

A RE-DIVISION OF LOT 2 CSM 6969 LOCATED IN THE NE $\frac{1}{4}$ OF THE
NW $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST,
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

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

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

By: _____
Jen Keller - Village Administrator

Dated _____, 2023

STATE OF WISCONSIN)
WASHINGTON COUNTY) ss

Personally came before me this _____ day of _____, 2023, the above named Jen Keller, Administrator of the Village of Jackson, a Wisconsin Municipal Corporation, to me known to be the same person who executed the foregoing certificate and acknowledged the same.

_____ Notary Public, _____ Wisconsin

My commission expires _____

VILLAGE BOARD APPROVAL:

Resolved that this Certified Survey Map in the Village of Jackson, owner of said lands, being a re-division of Lot 2 CSM 6969 located in the Northeast Quarter of the Northwest Quarter of Section 20, located in the Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, is hereby approved and dedication accepted by the Village Board trustee to the Village of Jackson.

Approved this _____ day of _____, 2023.

Brian Heckendorf - Village President

Signed this _____ day of _____, 2023.

Jilline Dobratz - Village Clerk