



**VILLAGE OF JACKSON
PLAN COMMISSION MEETING AGENDA
August 17, 2023 at 7:00 P.M.
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 July 20, 2023
3. Ordinance #23-12 – Rezoning of Parcel V3_019700V – Jackson Townhomes – James Kupfer
4. Conditional Use Request – Request to exceed the maximum number of dogs per residence – N170 W20225 Hunters Road – Krystal Colburn
5. Conditional Use Request – U-Haul Dealership – N168 W20069 Main Street – Frank and Nicki Derenne
6. Zoning Code Audit – Discussion Only - Village of Jackson
7. Citizens to address the Plan Commission
8. 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, July 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

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

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

Member Excused: Tr. Emmrich and Tr. Kruepke

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

2. Approval of Minutes for the Plan Commission Meeting of June 15, 2023

Motion by Doug Wilcox, second by Jon Molkentin to approve the Plan Commission minutes of June 15, 2023.

Vote: 5 ayes, 0 nays. Motion carried.

3. Extraterritorial Plat Review for a Two-Lot Certified Survey Map- 3510 County Trunk P – Mitch & Jenna Krueger

Inspector Johnson provided background information on the item.

Motion by Pres. Heckendorf, second by Ryan Ganshow to recommend to the Village Board approve the Two-Lot Certified Survey Map (CSM) for 3510 County Trunk P

Vote: 5 ayes, 0 nays. Motion carried.

4. Conditional Use Request – Request to exceed the maximum number of dogs per residence – N171 W20275 Highland Road – Jefferey Farren

Inspector Johnson provided background information including those two visits to the property from the Police Department had taken place this year for dogs running at large. It was also stated in the Staff memo there could be future considerations made for the process to consider how requests for more than two dogs be changed in the future if the Village wishes to.

Motion by Pres. Heckendorf, second by Doug Wilcox to recommend to the Village Board approve/deny the Conditional Use Permit for N171W20275 Highland Road for Jeffery Farren conditioned upon the following:

1. No additional animals may be kept upon the property.
2. The dogs shall be vaccinated and licenses annually with the Village.
3. The Conditional Use Permit shall expire at any such time any one of the current dogs passes away or no longer resides at the address.
4. No similar Conditional Use Permits shall be granted to the owners in the future.
5. Upon receipt of a written complaint and review by the Plan Commission, this Conditional Use Permit may be subject to additional regulation and/or potential revocation by the Village.
6. If there are any other police interactions with the homeowner regarding the dogs that the conditional use permit be revoked.

Discussion included that dogs may leave the property without having to pass away. The additional term to include this was found appropriate. Conversations regarding an alternative

to review a request to exceed the two dog maximum is something the Plan Commission is open to.

Vote: 5 ayes, 0 nays. Motion carried.

5. Resolution #23-16 – Proposed Amendments to Village of Jackson Comprehensive Plan: Map 1 – Future Land Use Plan 2050

Inspector Johnson provided background information on the topic.

Motion by Doug Wilcox, second by Jon Molkentin to adopt Resolution #23-16 amending the Village of Jackson Comprehensive Plan: Map 1 – Future Land Use Plan 2050

Vote: 5 ayes, 0 nays. Motion carried.

6. Ordinance #23-10 Amending Zoning District PUD-04 – The Oaks of Jackson – Village of Jackson

Administrator Keller provided background information on the topic.

Motion by Pres. Heckendorf, second by Doug Wilcox to recommend the Village Board approve Ordinance #23-10 Amending Zoning District PUD-04 as presented.

Vote: 5 ayes, 0 nays. Motion carried.

7. Final Plat – The Oaks of Jackson – Village of Jackson

Inspector Johnson provided background information on the topic.

Motion by Ryan Ganshow, second by Jon Molkentin to recommend the Village Board approve the Final Plat for The Oaks of Jackson residential subdivision.

Vote: 5 ayes, 0 nays. Motion carried.

8. Conditional Use Request and Site Plan Review– Parcel V3_053600F – 250 Focus, LLC – Excel Engineering

Inspector Johnson provided background information on the topic.

Motion by Doug Wilcox, second by Pres. Heckendorf to approve the Conditional Use request and Site Plan for Parcel V3_053600F for 250 Focus, LLC conditioned upon the following:

1. The property shall be conveyed to the buyer on or before August 20, 2023.
2. Upon receipt of a written complaint and review by the Plan Commission, this Conditional Use Permit may be subject to additional regulation and/or potential revocation by the Village.

Vote: 5 ayes, 0 nays. Motion carried.

9. Citizens to Address the Plan Commission

None

10. Adjourn

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

Vote: 5 ayes, 0 nays. Motion carried. Meeting adjourned at 7:15 p.m.

Respectfully submitted,

Jen Keller
Village Administrator

DRAFT

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 17, 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: Ordinance #23-12 – Rezoning Parcel: V3_019700V – Jackson Townhomes

Background and Analysis:

The owner/developer is requesting rezoning of the above tax parcels to allow for development of a 36-unit multi-family apartment complex. The parcels are currently zoned Planned Unit Development (PUD) however, a change to R-8 Multiple-Family Residential District will streamline the zoning process without the need to establish a new, and separate PUD zoning district.

R-8 Multiple-Family Residential District zoning ordinance is included below for reference.

Sec. 48-143. R-8 Multiple-Family Residential District.

(a) Generally. The R-8 Multiple-Family Residential District is intended to provide for multiple-family residential development served by municipal sewer and water facilities.

(b) Permitted uses. There are no permitted uses in this zoning district.

(c) Conditional uses. All uses and accessory uses are conditional in this zoning district.

(d) Lot area and width. Lots have the minimum of the larger of 16,000 square feet in area. The minimum total area required per dwelling unit shall be 3,000 square feet for each one-bedroom dwelling and 3,500 square feet for each two bedroom or larger dwelling unit. Lots shall not be less than 85 feet in width.

(e) Building height and area. No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. No principal building shall have a floor area of not less than 2,000 square feet. The total required floor area per building shall be 500 square feet for each one-bedroom dwelling unit, 700 square feet for each two-bedroom dwelling unit, and 900 square feet for each three-bedroom (or larger) dwelling unit.

(f) Setback and yards. There shall be a minimum building setback of 30 feet from the right-of-way of all streets. There shall be a minimum side yard on each side of all buildings not less than 20 feet in width and a rear yard of not less than 25 feet.

Comprehensive Plan & Zoning Impacts:

The Village Comprehensive Plan Land Use Map identifies the subject property at General Commercial. This is consistent with the proposed zoning designation. There are no foreseen conflicts to the Comprehensive Plan.

Site Plan:

See attached aerial map included in DRAFT Ordinance.

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:

- Posting on the agenda
- Notification of all contiguous property owners.
- Notification of all other municipalities located within 1,000 feet of the subject property.
- Publication of a Class II Notice of Public Hearing (Village Board only)

Potential Action:

Recommend the Village Board approve Ordinance #23-12 amending the zoning for Parcel: V3_019700V and to amend the zoning map accordingly.

Attachments:

1. Plan Commission Application
2. Ordinance #23-12

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 REZONING _____

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

Property Address: _____ Unit: _____ Jackson, WI
019700N Partial 019700K
Parcel #: 019700T Lot Size: 172,280 sq. ft. Building Area: _____ 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 53132
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: _____
Rezoning 4 lots: 019700N, 019700T, 019700U, and partial 019700K from PUD to R-8 zoning

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 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

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): _____
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: _____

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: 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): Cynthia Minshall
Applicant Signature: Cynthia Minshall
Co-Applicant Name (Print): James Kupfer
CO-Applicant Signature: James Kupfer
Date of Application: 4/26/23

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: 5-4-23

Amount: \$ 425.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 030920

Received By: anj

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 271595**Date:** 5/17/2023**Check****RECEIVED
FROM**

AMERICAN ARCHITECTURAL GROUP

\$425.00**Type of Payment**

Accounting

Description

PLANNING / ZONING FEES

JACKSON TOWNHOMES REZONING FEE

Amount**425.00**

TOTAL RECEIVED**425.00**

Receipt Memo:

JACKSON TOWNHOMES REZONING FEE/CK#030971



April 25, 2023

Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

RE: Jackson Townhomes

Dear Plan Commission Members:

We are requesting approval of the rezoning of parcels 019700N, 019700T, 019700U, and partially 019700K from PUD zoning to R-8 zoning 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.

April 25, 2023

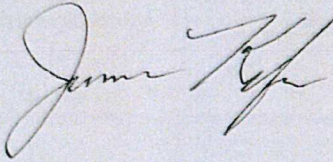
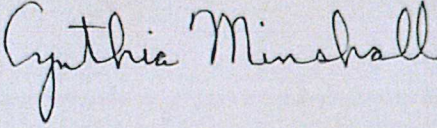
Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

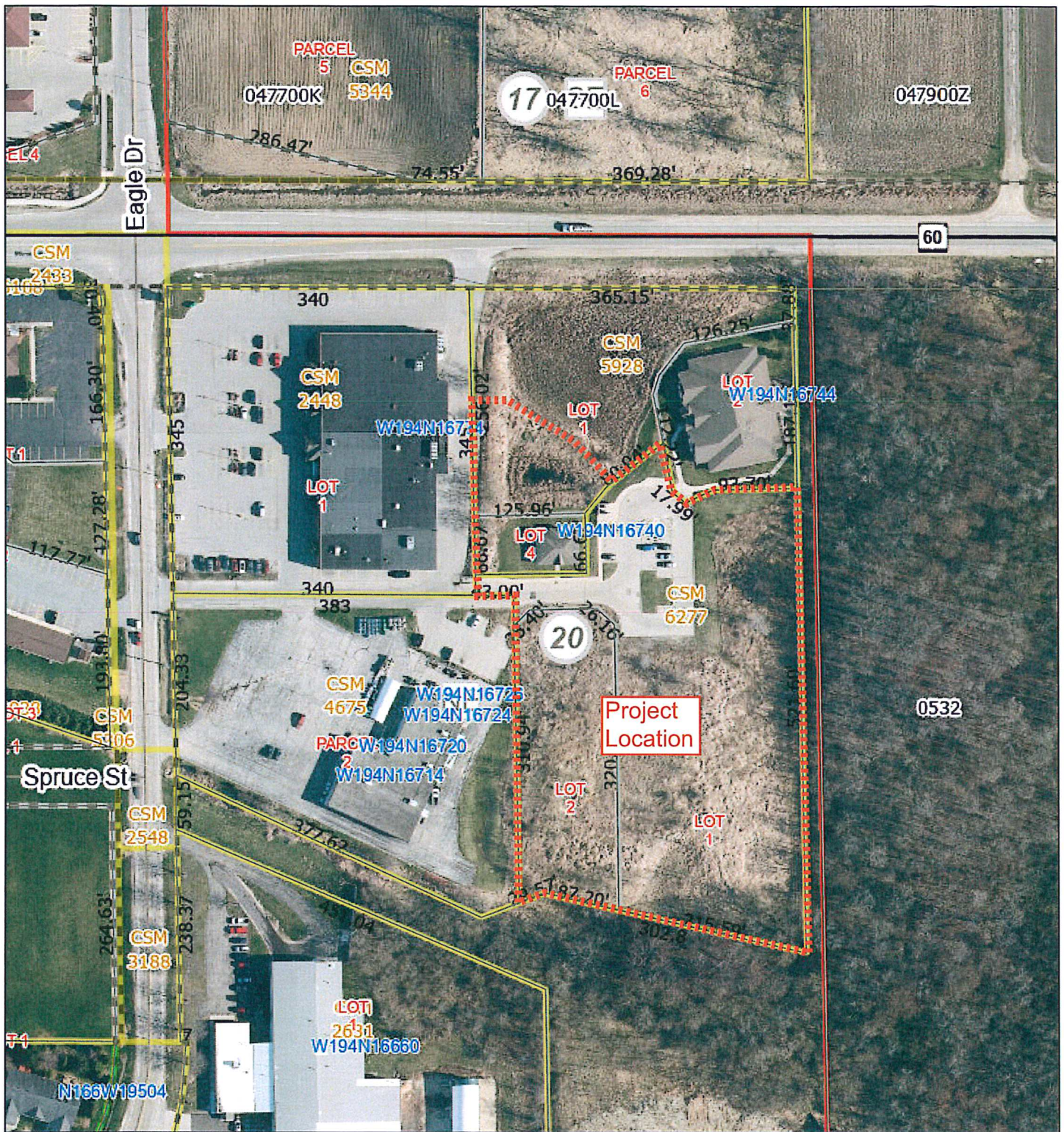
RE: Jackson Forest View Townhomes

Dear Plan Commission Members:

I, James Kupfer, approve of the following zoning changes to parcels 019700N, 019700T, 019700U, and partially 019700K from PUD to R-8 for the purpose of developing it into a multi-family property.

Sincerely,

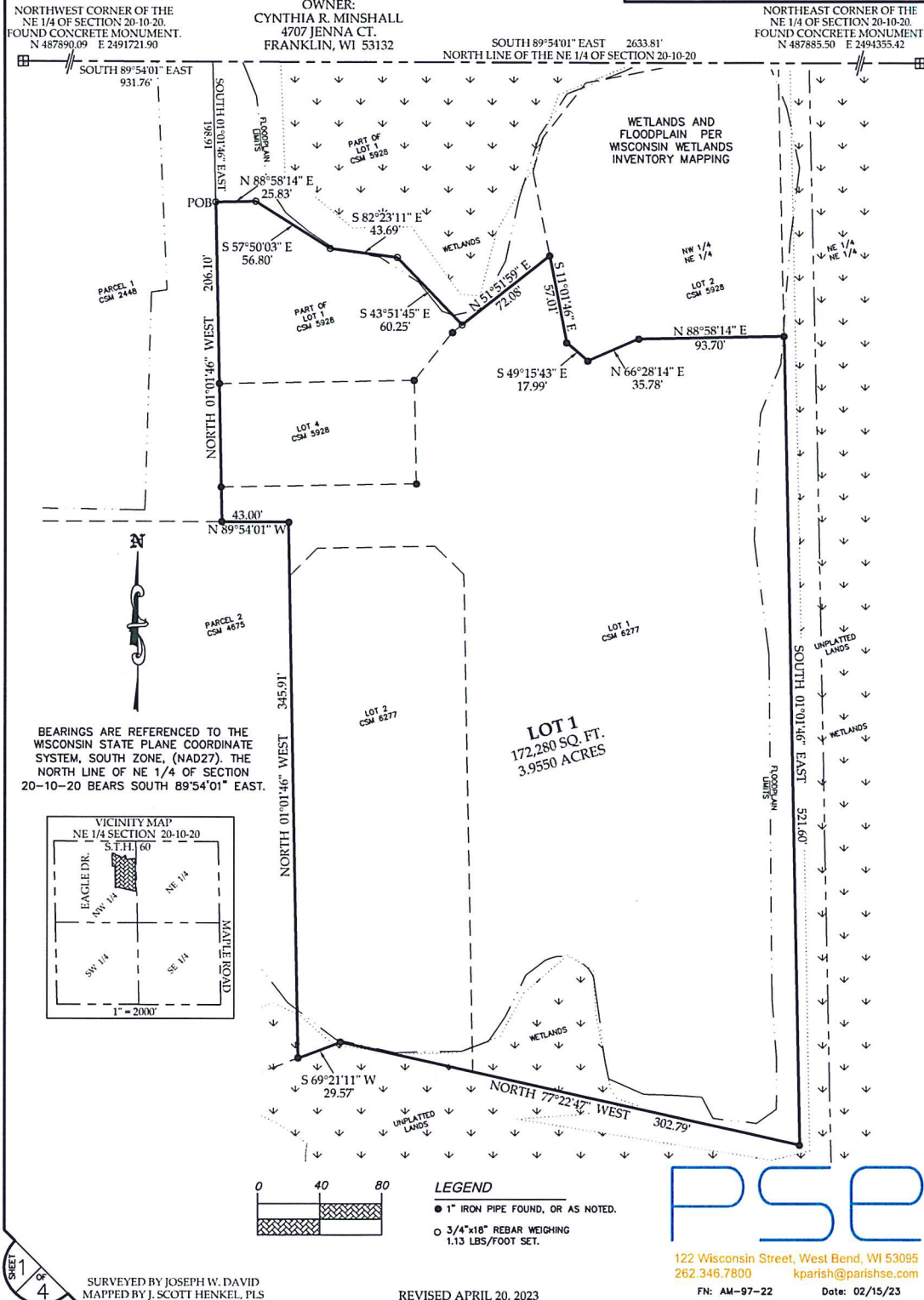


Location Map

CERTIFIED SURVEY MAP

TO COMBINE PART OF LOT 1 AND ALL OF 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



ORDINANCE #23-12

**TO REZONE PARCEL V3_019700V IN THE VILLAGE OF JACKSON AND TO
AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO
SECTION 48.34 OF THE MUNICIPAL CODE**

WHEREAS, the Village Board for the Village of Jackson adopted zoning regulations for the Village of Jackson and has amended such regulations from time to time; and

WHEREAS, the zoning regulations, as amended, are codified as Chapter 48 of the Village of Jackson municipal code, which is titled "Zoning"; and

WHEREAS, the Village of Jackson hereby proposes to amend the zoning classification of Tax Parcel V3_053600C; and

WHEREAS, the proposed rezoning has been submitted to the Village of Jackson Plan Commission for report and recommendation; and

WHEREAS, the Village of Jackson Plan Commission considered the matter at its meeting on August 17, 2023, and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on September 12, 2023; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of R-8 Multiple-Family Residential District be made; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the zoning classification is consistent with the Village's Comprehensive Plan, and having based its determination on the effect of granting of said zoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the zoning classification will not violate the spirit or intent the zoning ordinance for the Village of Jackson, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

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

Section 1. To amend the zoning designation of the subject property, as described above, and depicted as Tax Parcel: V3_019700V on Exhibit A, attached hereto, from Planned Unit Development (PUD) to R-8 (Multiple-Family Residential District), and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject property.

Section 2. Effective Date

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

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

Introduced by: _____ Seconded by: _____

Vote: _____aye _____nay Passed and approved _____

VILLAGE OF JACKSON

By: _____
Brian J. Heckendorf, Village President

Attest:

Pam Wolf, Deputy Village Clerk

Proof of Posting:

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

Village Official

Date

EXHIBIT A



8/11/2023, 9:46:08 AM

- Override 1

Current Parcel

Road Centerline STH, CTH

State Highway

Address Point

Lot Number

Certified Survey Number

Condominium Name

Parcel Taxkey & Acreage

PLSS Boundary

PLSS Section

PLSS Quarter

Lot

Plat

Certified Survey Map

Condominium

Right-of-Way

Retired Parcel

Municipality

Local Road Labels

Local Road

Named Private Drive
-
- Washington County GIS
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weiss, Nina Rihn | Washington County US Census Bureau |
- Ordinance #23-12
- Page 3 of 3

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 17, 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: Conditional Use Request – Request to Exceed the Maximum Number of Dogs per residence – N170 W20225 Hunters Road – Krystal Colburn

Background and Analysis:

The property owners are requesting approval to keep a third dog on their property. They currently own three dogs: *Clarence, Australian Shepard*, (2y 3m old), male, neutered; *Nodder, Australian Shepard*, (2y 5m old), male, neutered; *Chester, Australian Shepard Mix*, (2y 4m old), male, neutered.

Ordinance Section 6-53 requires all dogs and cats to be licensed and Ordinance Section 6-54 regulates the number of dogs and cats that may be licensed for any one residence as outlined below:

Sec. 6-53. Dog and cat licenses.

(a) Required; fees. It shall be unlawful for any person in the village to own, harbor, or keep any cat or dog more than five months of age that has not been licensed by the village. License fees shall be as provided in the village fee schedule.

(b) Seizure of animals in violation. Police officers are authorized to capture and restrain any dog or cat running at large and any untagged dog, and to transfer the animal to the custody of the county humane society. This does not preclude the immediate killing of a dog for the protection of other animals and persons as authorized in this chapter.

Sec. 6-54. Maximum number of cats and dogs per residence.

No more than two dogs and two cats may be licensed for any one residence. Exceptions may be requested by application to the plan commission and village board for a conditional use permit or PUD amendment.

Comprehensive Plan & Zoning Impacts:

None

Site Plan:

See attached location map.

Additional Staff Comments:

Jackson PD review is forthcoming.

Review Procedures:

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

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners.
- Class II Legal Notice

Potential Action:

Motion to recommend the Village Board approve/deny the Conditional Use Permit for N170 W20225 Hunters Road. If approved, it shall be subject to the following conditions:

1. No additional animals may be kept upon the property.
2. The dogs shall be vaccinated and licensed annually with the Village.
3. The Conditional Use Permit shall expire at any such time any one of the current dogs passes away or no longer resides at the property.
4. No similar Conditional Use Permits shall be granted to the owners in the future.
5. Upon receipt of a written complaint and review by the Plan Commission, this Conditional Use Permit may be subject to additional regulation and/or potential revocation by the Village.

Attachments:

1. Application
2. Location Map

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: N170 W20225 Hunters Rd Unit: _____ Jackson, WI
Parcel #: _____ Lot Size: _____ sq. ft. Building Area: _____ sq. ft.
Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Krystal Colburn
Mailing Address: N170 W20225 Hunters Rd State WI Zip 53037
Office: (____) _____ Cell: (962) 689-7209 Fax: (____) _____
Email: Krystal.harmony.13@gmail.com

BUSINESS INFORMATION (If New Business)

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

PROPERTY OWNER INFORMATION

Name(s): SELF
Address: _____ State _____ Zip _____
Office: (____) _____ Cell: (____) _____ Fax: (____) _____
Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

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

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

Briefly explain what you are requesting to be reviewed and/or approved: Requesting to have 2 dogs
allowed at my residence as I already had 3 dogs when I purchased
a house here in jackson

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

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.: _____

Describe all businesses, properties and other entities located adjacent to the proposed use: only homes
surrounding my house

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

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

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

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

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

Describe the projected traffic circulation and impacts: _____

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

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

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

☐ No ☐ Yes If yes, explain: _____

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

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

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

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

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

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

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): Krystal Colburn
Applicant Signature: Krystal Colburn
Co-Applicant Name (Print): _____
CO-Applicant Signature: _____
Date of Application: 7-17-23

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 x810
Email: collin.johnson@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: 7-19-23

Amount: \$ 175.00

Payment Type: CH / CC / CASH

Check/Rcpt. #: 168

Received By: [Signature]

VILLAGE OF JACKSON

N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 272700
Date: 7/19/2023
Check

RECEIVED FROM COLBURN, KRYSTAL \$195.00

Type of Payment	Description	Amount
Accounting	Account Nbr: 100-00-45730-000-000	175.00
	PLANNING / ZONING FEES	
	PLAN COMM APP FEE / K COLBURN/ CK #168	
	Account Nbr: 100-00-43320-000-000	20.00
	DOG LICENSE	
	DOG TAGS #7731 & 7732 / COLBURN/ CK #168	

TOTAL RECEIVED 195.00

Receipt Memo: DOG TAGS #7731 & 7732 & PC APP/ CK #168



L

Taking the lead in Washington County.

APPLICATION FOR DOG LICENSE

Dog Licenses are due January 1. All dogs over the age of 5 months must be licensed annually. If your dog is not licensed by April 1, a \$10.00 late penalty (per dog) will be added to the regular license fees. In addition, a citation could be issued to you by the Police Department for failure to license your pet. Proof of rabies vaccine showing the name of the veterinarian, vaccination manufacturer, vaccination serial number and vaccination expiration date is required before a license can be issued, per state statutes.

Please make checks payable to the VILLAGE OF JACKSON.

Dog License No. 7731
Leave blank

Date 7 / 19 / 2023

Name-Owner/Keeper

of Dog Calburn Krystal Phone 262-689-7209
Last First

Address N170 W20225 Hunters Rd Jackson WI 53037

Email Address Krystalharmony13@yahoo.com

Name of Dog Clarence Color White w/spots Breed Australian Shepherd

State law requires proof of updated rabies shot before a license can be issued. A copy of the rabies certificate is required with this application.

☐ Male \$15.00 ☐ Female \$15.00
☒ Neutered \$10.00 ☐ Spayed \$10.00
☐ Late Fee \$10.00, After March 31st

Vet's Name: _____

OWNER'S SIGNATURE: Krystal H. Slom

A license may be purchased at the Jackson Municipal Complex in the Administration Office, by mail or by placing the application and rabies certificate in the drop box located at N168W19851 Main Street.

(If mailing or placing in the drop box, please provide a self-addressed stamped envelope.)

RETURN TO THE VILLAGE OF JACKSON CLERK

Please fill out and return if applicable:

Due to the disposition checked below, a dog license is not required by listed owner, for the dog described below, because: () Deceased () Sold or Given to:

Name-Owner/Keeper

of Dog _____ Phone _____
Last First

Address _____

Name of Dog _____ Color _____ Breed _____

SIGNATURE: _____

N168W19851
Main Street
Jackson, WI 53037
Phone: 262-677-9001
Fax: 262-677-1710

www.villageofjacksonwi.gov

Hilltop Veterinary Services

N1101 COUNTY ROAD HH
KEWASKUM, Wisconsin 53040
(262)808-3638 -

Rabies Certificate

17-Aug 2022

Client ID: 665

Patient ID: 1053

Client Name: Krystal Colburn

Patient Name: Clarence

Address:

Species: Canine

West Bend, Wisconsin 53095

Breed: Shepherd, Australian

Sex: Neutered Male

Color: Mearle

Phone: 262-689-7209 // 262-689-7209

Birthday: 2021-05-06

Weight:

Tag Number:

2022-851

Vaccination Date:

2022-08-17 16:33:49

Vaccination Expires:

17-Aug 2025



L

Taking the lead in Washington County.

APPLICATION FOR DOG LICENSE

Dog Licenses are due January 1. All dogs over the age of 5 months must be licensed annually. If your dog is not licensed by April 1, a \$10.00 late penalty (per dog) will be added to the regular license fees. In addition, a citation could be issued to you by the Police Department for failure to license your pet. Proof of rabies vaccine showing the name of the veterinarian, vaccination manufacturer, vaccination serial number and vaccination expiration date is required before a license can be issued, per state statutes.

Please make checks payable to the VILLAGE OF JACKSON.

Dog License No. 7732 Date 7/19/2023
Leave blank

Name-Owner/Keeper
of Dog Colburn Krystal Phone 262-689-7209
Last First

Address N170 W20225 Hunters Rd Jackson WI 53037

Email Address Krystal.hernandez13@yahoo.com

Name of Dog Nodder Color tri-color Breed Australian shepherd

State law requires proof of updated rabies shot before a license can be issued. A copy of the rabies certificate is required with this application.

☐ Male \$15.00	☐ Female \$15.00
☒ Neutered \$10.00	☐ Spayed \$10.00
☐ Late Fee \$10.00, After March 31st	

Vet's Name: _____

OWNER'S SIGNATURE: Krystal H. Shur

A license may be purchased at the Jackson Municipal Complex in the Administration Office, by mail or by placing the application and rabies certificate in the drop box located at N168W19851 Main Street.

(If mailing or placing in the drop box, please provide a self-addressed stamped envelope.)

RETURN TO THE VILLAGE OF JACKSON CLERK

Please fill out and return if applicable:

Due to the disposition checked below, a dog license is not required by listed owner, for the dog described below, because: () Deceased () Sold or Given to:

Name-Owner/Keeper
of Dog _____ Phone _____
Last First

Address _____

Name of Dog _____ Color _____ Breed _____

SIGNATURE: _____

N168W19851
Main Street
Jackson, WI 53037
Phone: 262-677-9001
Fax: 262-677-1710

www.villageofjacksonwi.gov

Hilltop Veterinary Services

N1101 COUNTY ROAD HH
KEWASKUM Wisconsin 53040
(262)808-3638 -

Rabies Certificate

17-Aug 2022

Client ID: 665

Patient ID: 1052

Client Name: Krystal Colburn

Patient Name: Nodder

Address:

Species: Canine

Breed: Shepherd, Australian

West Bend, Wisconsin 53095

Sex: Neutered Male

Color: Mearle

Phone: 262-689-7209 / / 262-689-7209

Birthday: 2021-03-24

Weight:

Tag Number:

2022-852

Vaccination Date:

2022-08-17 16:45:51

Vaccination Expires:

17-Aug 2025



NL

Taking the lead in Washington County.

APPLICATION FOR DOG LICENSE

Dog Licenses are due January 1. All dogs over the age of 5 months must be licensed annually. If your dog is not licensed by April 1, a \$10.00 late penalty (per dog) will be added to the regular license fees. In addition, a citation could be issued to you by the Police Department for failure to license your pet. Proof of rabies vaccine showing the name of the veterinarian, vaccination manufacturer, vaccination serial number and vaccination expiration date is required before a license can be issued, per state statutes.

Please make checks payable to the VILLAGE OF JACKSON.

Dog License No. _____ Date ____/____/20____
Leave blank

Name-Owner/Keeper
of Dog Colburn Krystal Phone 262-689-7209
Last First

Address N170 W20225 Hunters Rd Jackson WI 53037

Email Address Krystal.harmay13@yahoo.com

Name of Dog Chester Color black/brown Breed mix (mostly Shepherd)

State law requires proof of updated rabies shot before a license can be issued. A copy of the rabies certificate is required with this application.

☐ Male \$15.00	☐ Female \$15.00
☒ Neutered \$10.00	☐ Spayed \$10.00
☐ Late Fee \$10.00, After March 31st	

Vet's Name: _____

OWNER'S SIGNATURE: Krystal H. Harmay

A license may be purchased at the Jackson Municipal Complex in the Administration Office, by mail or by placing the application and rabies certificate in the drop box located at N168W19851 Main Street.

(If mailing or placing in the drop box, please provide a self-addressed stamped envelope.)

RETURN TO THE VILLAGE OF JACKSON CLERK

Please fill out and return if applicable:

Due to the disposition checked below, a dog license is not required by listed owner, for the dog described below, because: () Deceased () Sold or Given to:

Name-Owner/Keeper
of Dog _____ Phone _____
Last First

Address _____

Name of Dog _____ Color _____ Breed _____

SIGNATURE: _____

N168W19851
Main Street
Jackson, WI 53037
Phone: 262-677-9001
Fax: 262-677-1710

www.villageofjacksonwi.gov

Hilltop Veterinary Services

N1101 COUNTY ROAD HH
KEWASKUM, Wisconsin 53040
(262)808-3636 -

Rabies Certificate

13-Jan 2023

Client ID: 665

Patient ID: 4033

Client Name: Krystal Colburn

Patient Name: Chester

Address:

Species: Canine

West Bend, Wisconsin 53095

Breed: Shepherd, Australian Mix

Sex: Neutered Male

Color: Tri

Phone: 262-689-7209 // 262-689-7209

Birthday: 2021-04-17

Weight:

Tag Number:

2023-204

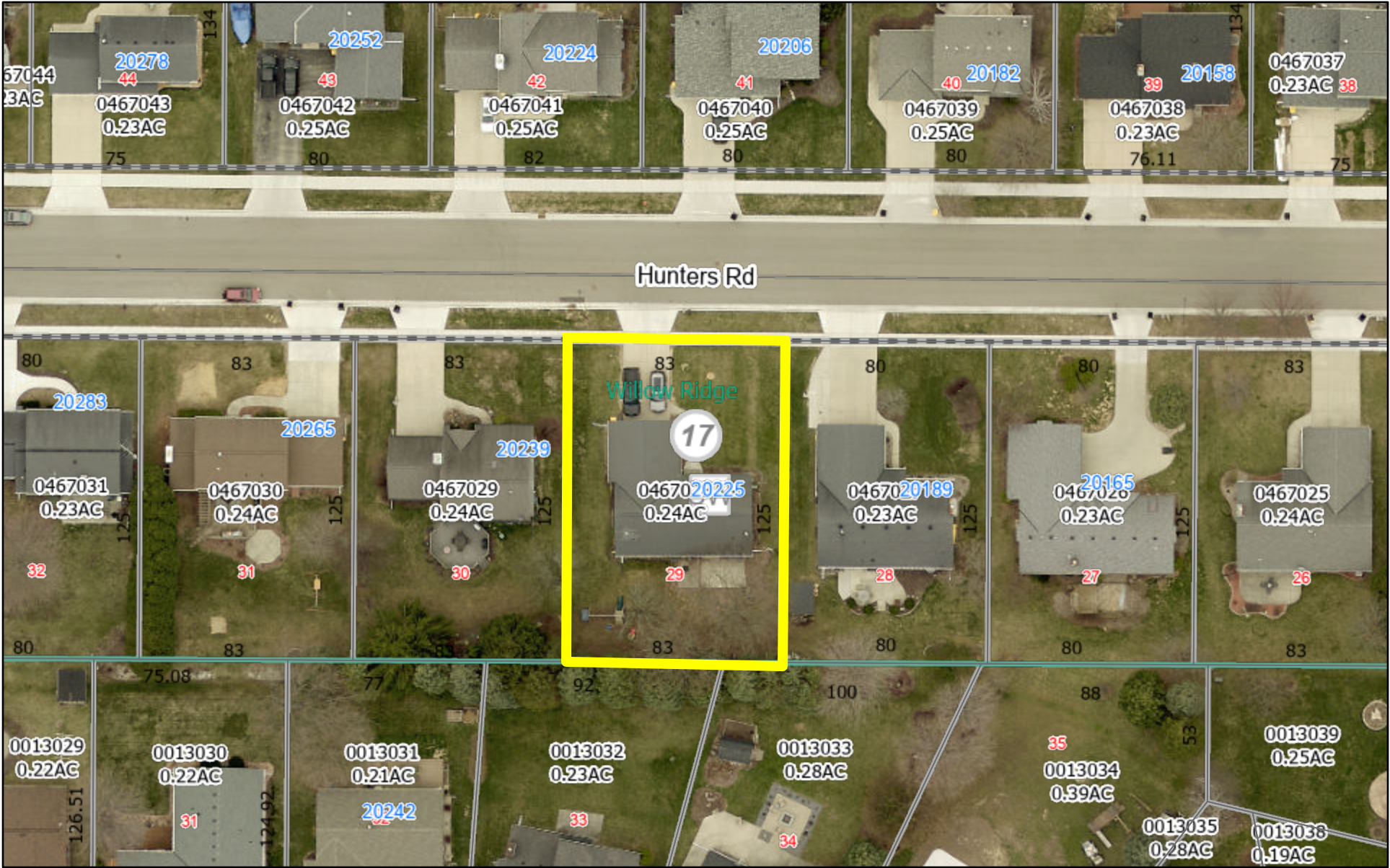
Vaccination Date:

2023-01-13 16:06:34

Vaccination Expires:

13-Jan 2026

N170 W20225 Hunters Road



7/19/2023, 4:00:26 PM

- Override 1

Current Parcel

Address Point

Lot Number
- Subdivision Name

Parcel Taxkey & Acreage

PLSS Section

PLSS Quarter
- Lot

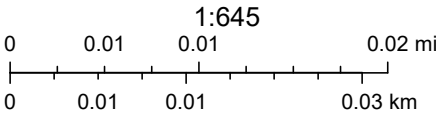
Plat

Assessor Plat; Cemetery Plat; Subdivision

Right-of-Way
- Municipality

Local Road Labels

City/Village Street



STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 17, 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: Conditional Use Request – U-Haul Dealership – N168 W20069 Main Street
– Frank and Nicki Derenne

Background and Analysis:

The property owners are requesting approval to operate a U-Haul dealership at the property described as N168 W20069 Main Street. Operation of the dealership includes on-site outdoor storage and rental equipment and vehicles such as box trucks, cargo vans, pick-up trucks, utility trailers, car haulers and similar equipment. Additional retail items include packing and moving supplies and equipment such as cardboard boxes, tapes, storage bags, utility and appliance dolly's, etc. A previous U-Haul dealership operated at the same location from 2018 to 2022. At that time, the Village approved the PUD Amendment contingent upon the following:

1. All service/repair work to vehicles, trailers, and other equipment was to be performed off-site.
2. Vehicles, trailers, and other equipment was to be stored in a neat and orderly fashion. Parking or storage on grass/lawn areas is to be prohibited. Parking areas for vehicles and equipment shall be striped.
3. A maximum of seven vehicles and trailers were permitted to be parked in the designated area along the east side of the parking lot with overflow parking permitted at the rear of the building until such a time they can be relocated to other dealerships.
4. Emergency vehicle access to the rear of the property was to be maintained at all times.

Abutting properties include Coffeville to the west, and vacant Village owned property to the east. There are no directly abutting properties to the south. Additionally, the owner has been advised that the two dead trees located along the east side of the property need to be removed.

Comprehensive Plan & Zoning Impacts:

The subject property is listed as General Commercial under the Village Comprehensive Plan. The property is zoned Planned Unit Development. The proposed use is consistent with both.

Site Plan:

See attached location map.

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:

- Posting on the agenda
- Notification of all contiguous property owners.
- Class II Legal Notice

Potential Action:

Motion to recommend the Village Board approve/deny the Conditional Use Request to allow for the operation of a U-Haul dealership at N168 W20069 Main Street. If approved, it shall be subject to the following conditions:

1. All major service/repair work to vehicles, trailers, and other equipment is to be performed off-site. This also includes installation of trailer hitches, vehicle wiring, and similar services associated with a U-Haul Dealership. Applicant may apply for additional use approval for such services should they want to offer them in the future.
2. Vehicles, trailers, and other equipment are to be stored in a neat and orderly fashion upon gravel or paved surfaces only. Parking or storage on grass/lawn is strictly prohibited. Parking areas for vehicles and equipment shall be striped.
3. A maximum of _____ (Plan Commission to establish) vehicles and/or trailers are permitted to be parked in the designated area along the east side of the parking lot. Overflow parking shall be permitted at the rear of the building on gravel or paved surfaces only until such a time they are rented or can be relocated to other dealerships. At no time shall there be more than _____ (Plan Commission to establish) vehicles, trailers, or equipment stored onsite.
4. Retail items such as hand trucks, cardboard boxes, and other moving supplies/equipment shall be kept indoors.
5. Maintain emergency vehicle access to the rear of the property at all times.
6. All signage shall be submitted for review and approval in accordance with the Village Sign Code.
7. Upon receipt of a written complaint and review by the Plan Commission, this Conditional Use Approval may be subject to additional regulation and/or potential revocation by the Village.

Attachments:

1. PC Application
2. Location Map
3. U-Haul Dealer Brochure

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: 1108 W 200th Main St. Unit: 3 Jackson, WI

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

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

APPLICANT INFORMATION

Name(s): Frank + Nicki Derenne

Mailing Address: 1108 W 200th Main St State WI Zip 53037

Office: (____) _____ Cell: (262) 573-1198 Fax: (____) _____

Email: nicki @mstreetmarket.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): MC Flitsch Enterprise, LLC

Address: 4059 Mary Ln, Cedarburg State WI Zip 53012

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

Email: mflitsch99@gmail.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: N/A

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: Have / Rent Uhaul Trucks / trailers out of the parking lot

Provide a brief overview of proposed use(s) of entire property and/or lease space: Would be Parking trucks along the east side of Parking lot

Hours of Operation: Whenever there is a reservation

Provide a brief overview of proposed daily on-site operations: Customer comes to get a truck, drives off, brings it back and checks it in after it is parked.

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.: Trucks / trailers pulling in/out. No speakers in trucks, they are not any louder than a normal truck. Not diesel.

Describe all businesses, properties and other entities located adjacent to the proposed use: our store, Auto Thirst. Coffeeville is next door to the west.

Describe any proposed, development, on-site improvements or other construction/remodeling activities: Possibly a Parking Sign

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

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

Describe any proposed on-site security measures including site lighting: Lighting was already updated + improved

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

Describe the projected traffic circulation and impacts: Being only a handful of trucks
the traffic should not be impacted

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: Already have
with Main Street Market

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: maybe a Parking / no
Parking sign

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

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
Trucks will be parked along the east side of
the lot. other spots already are there

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

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

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): Frank Derenne
Applicant Signature: Frank Derenne
Co-Applicant Name (Print): Nicki Derenne
CO-Applicant Signature: Nicki Derenne
Date of Application: 7/26/23

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:

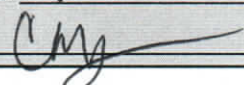
Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary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

Conditions of Approval: _____

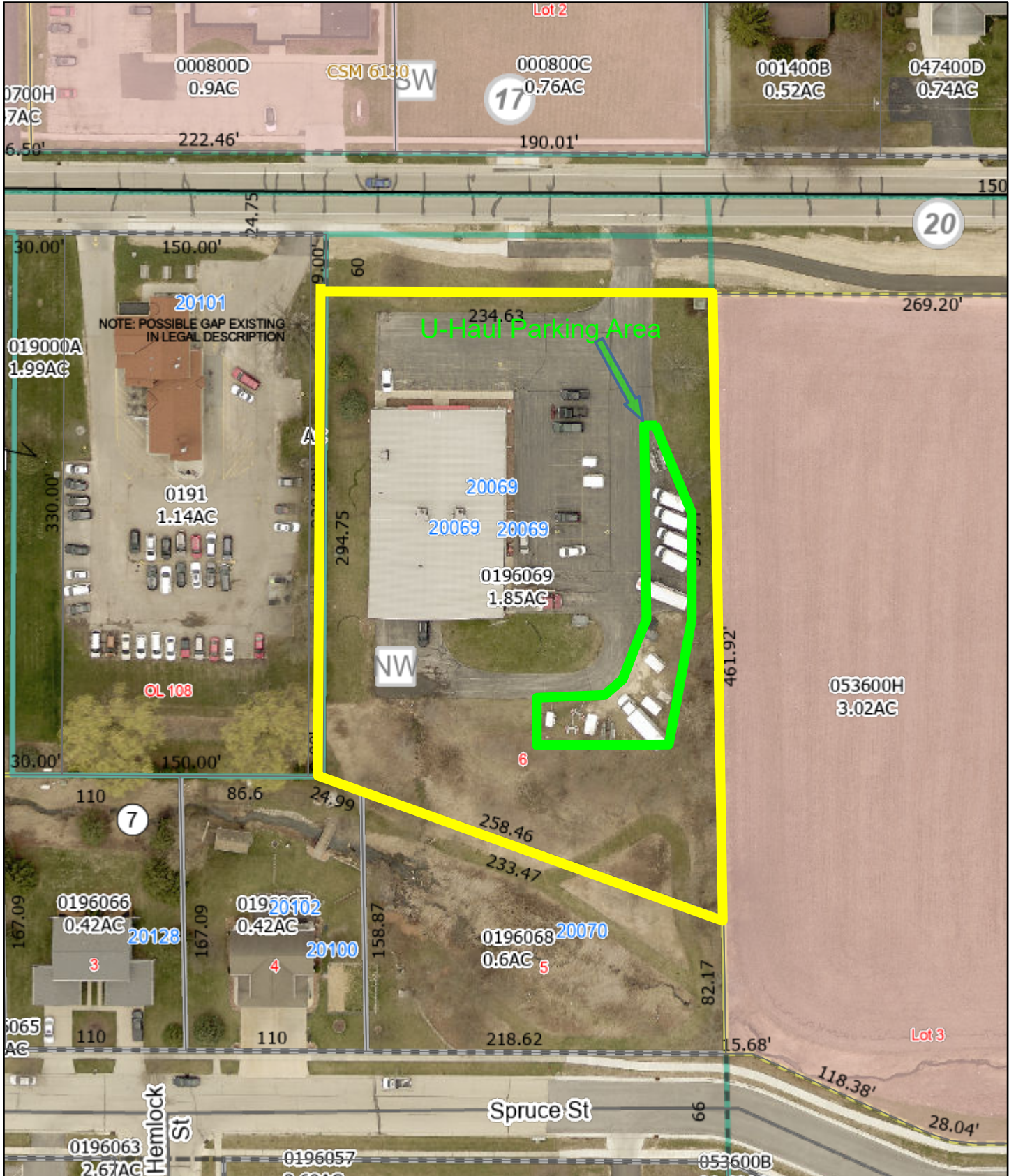
APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

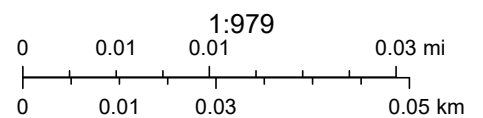
FOR OFFICE USE ONLY	
Acct. #: 100-00-45730-000-00	
Date Received:	7/27/23
Amount: \$	175
Payment Type:	CH / CC / CASH
Check/Rcpt. #:	751
Received By:	

N168 W20069 Main Street

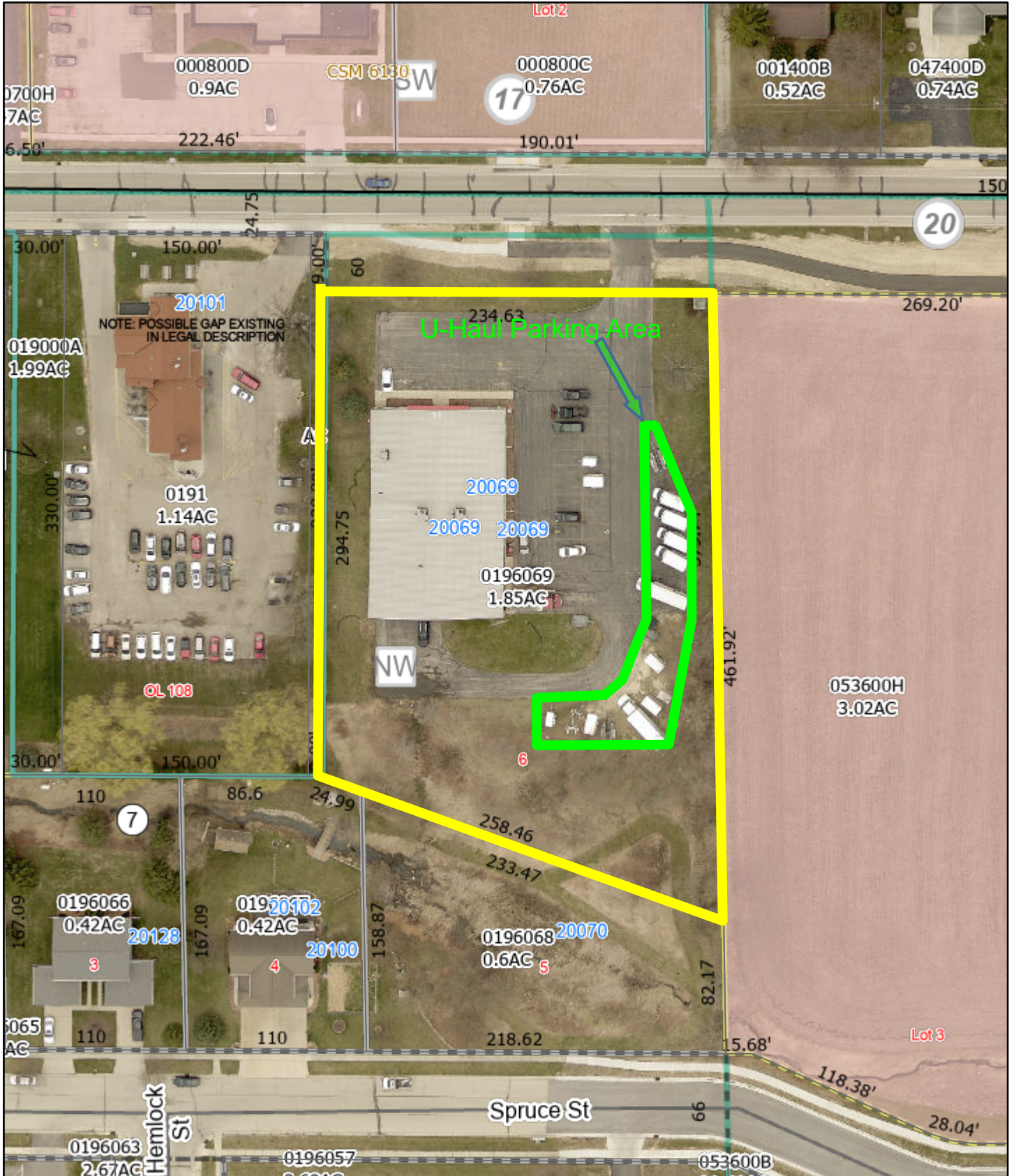


7/28/2023, 3:12:27 PM

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> Override 1 Override 1 Override 2 Current Parcel Road Centerline STH, CTH State Highway Address Point Lot Number | <ul style="list-style-type: none"> Certified Survey Number Subdivision Name Leader Lines Parcel Taxkey & Acreage PLSS Boundary PLSS Section PLSS Quarter Lot | <ul style="list-style-type: none"> Plat Certified Survey Map Assessor Plat; Cemetery Plat; Subdivision Right-of-Way Retired Parcel Municipality Local Road Labels Local Road Landhook |
|--|--|--|

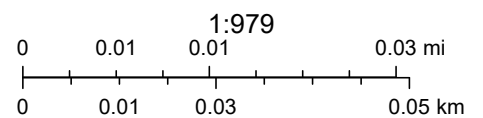


N168 W20069 Main Street



7/28/2023, 3:12:27 PM

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> Override 1 Override 1 Override 2 Current Parcel Road Centerline STH, CTH State Highway Address Point Lot Number | <ul style="list-style-type: none"> Certified Survey Number Subdivision Name Leader Lines Parcel Taxkey & Acreage PLSS Boundary PLSS Section PLSS Quarter Lot | <ul style="list-style-type: none"> Plat Certified Survey Map Assessor Plat; Cemetery Plat; Subdivision Right-of-Way Retired Parcel Municipality Local Road Labels Local Road Landhook |
|--|--|--|





Use our Brand to Build Your Business



**Make Thousands
with No Investment**

uhaul.com/dealer

Make Your Business More Profitable

Becoming a U-Haul® dealer may be the single easiest way for you to make your business more profitable, because no other truck sharing company offers its dealers more: more customers; more commissions; more support; more equipment and accessories.



More Customers

In its more than 70 years of operation, U-Haul® has developed a very strong, highly recognized name among consumers. The U-Haul name alone will attract customers to your business. In addition, your location listed on uhaul.com provides more exposure for your business to potential moving customers than anyone else in the industry.

No Capital Investment

You don't pay a thing to become a U-Haul dealer.* There is no franchise fee. No capital investment. You'll earn extra money simply by putting your unused land and labor to productive use.

More Commissions

U-Haul not only pays the highest commissions in the industry—22% on average—but we pay them on time, every time. Our dealers can count on us, as they have for more than 70 years.

Referral Commissions

When a U-Haul Dealer secures a reservation that is later dispatched by another U-Haul outlet, the reserving dealer will still receive a portion of the rental commission (known as Referral Commission) once the reservation is applied to a rental contract.

Fast Pay

Receiving commissions is quick, easy and automatic with the U-Haul Fast Pay Program®. With Fast Pay, commissions are paid weekly or monthly (your choice), directly into a bank account you designate. No set-up or transaction fees.

Our commission rate** for full time, full line dealers (rents all U-Haul equipment, open 7 days a week) is:

- 
- 35% – of the amount collected for equipment damaged during the rental.
 - 15% – of the first month's storage rent at participating U-Haul Center or Self-Storage Affiliate locations.
 - Get paid for setting trailer hitch appointments.
 - 20% – for U-Haul Truck Share®.
 - 25% – for In-Town® and one-way auto transport and tow dolly rentals.
 - 25% – for one-way trailer and moving rental items.
 - 35% – for In-Town trailer and moving rental items.
 - 60% – for U-Box® container monthly rent.
 - 7.5% – for shipping full container(s) one-way.

*The only expense is your monthly phone bill and web access fee.
(5 S.O.A.R. rentals can get all fees waived-See page 7).

**Commission rates 1% less if open 7 days but only rents trucks or rents all equipment but only open 6 days per week. Rates 2% less if only rents trucks and open 6 days a week.



Top-Notch Equipment; Variety of Moving Rental and Sales Items

The Best Equipment in the Business for the Self-Mover

Only U-Haul® moving vans are designed specifically with the self-mover in mind and offer such customer pleasing features as Low Decks™, EZ-Load Ramps®, Gentle-Ride Suspensions™, Mom's Attic®, automatic transmissions, AM/FM radios and unlimited tie-downs on rub rails. U-Haul moving vans really are designed to *Make Moving Easier®*, which is why more people choose to move with U-Haul.

Cargo Vans and Pickups Offer Endless Opportunities

Having these vehicles attract local businesses, storage customers and customers that just need a small vehicle to your business. Several customers will want these on a regular basis for their business (caterers, parcel companies, landscapers and plumbers, just to name a few). They are versatile, easy to display, easy to drive and desired by many. They are the ideal fit for metro locations and locations with little room for parking. Competitive, multiple pricing options (daily, weekly and monthly) for business and long term customers allow you to offer the best value for their needs while adding extra money to your bottom line.



Only U-Haul Offers Trailers In-Town® and One-Way

U-Haul offers a full line of trailers and leads the way with the best car haulers in the industry. Because trailer hook-up may take more time, we pay our dealers a higher commission on them. That can add up quickly when you consider that a third of customers who need one-way moving vans also need additional U-Haul equipment for towing behind the van.



Moving Items

People who move usually need more than just a moving van and/or trailer. As a U-Haul® dealer, you can offer extra moving rental items often needed for a move, such as Appliance Dollies™, versatile utility dollies, furniture pads, auto transports and tow dollies. Only U-Haul car haulers are available to customers for towing behind their own vehicles. Commissions from these accessories run as high as 35%, which can add up very quickly.



Boxes and Moving Supplies

To increase your profits even more, we offer a wide range of highly profitable boxes and moving supplies (support sales items) for resale, including boxes, rope, tape, Enviro-Bubble™, shrink wrap, locks, etc.



Uhauldealer.com / the Buyer's

Club allows you to order online 24/7, free delivery right to your door. You'll have the opportunity to sell the very items consumers need for moving, storing, even for shipping.



Total Support: Advertising, Sales Tools, Training & Automation

Advertising

U-Haul® dealers are provided the advertising and promotional materials they need to market their dealership. U-Haul dealerships are promoted on the Location Finder at uhaul.com and all U-Haul dealers receive effective point-of-sale merchandising materials such as basic signs, banners, product literature, moving guides and packing planner checklists at no charge. These materials are designed to make selling U-Haul products and services easier.

Customer Sales Tools

Generating new U-Haul business is a breeze because the U-Haul phone number will ring right into your primary business line. This allows you to never miss a call—and the only cost to you is the monthly phone charge.

You'll also receive a variety of free sales tools, many online, including a Customer Service Form, Scheduling Log, Users Guide and Receiving and Dispatching Tag.

As well as these benefits:

- *Customer Service*
As part of a network of thousands, you have the authority to resolve issues at the point of sale.
- *Online Reservations*
Provided at no cost.
- *U-Haul Truck Share 24/7SM*
Available at all dealerships.
- *24 Hour Operators*
Providing reservations at no cost to you.
- *Customer Reviews*
Our unedited customer reviews posted online provide a “snapshot” of your customer’s experience.
- *Guaranteed Reservations*
Right equipment — right location — right time.

Instruction/Personnel

Getting started as a U-Haul dealer is made easier by assigning you an area field manager whose primary job is to answer your questions and assist you whenever needed. In addition, you’ll receive instruction materials and online help on subjects ranging from how to hook up a trailer to effective selling techniques.

*U-Haul provides its dealers with tot
training and automation are*



U-Haul University®

U-Haul University is an online interactive, self-paced instruction program for additional know how. These classes are designed to help with the basic principles of customer service. This allows a dealer to learn how to successfully operate a U-Haul® dealership.



Top Management Available

You'll also have the comfort of knowing you can call on your U-Haul marketing company president whenever needed—the person who has bottom-line responsibility within our organization.

Dealer Automation

U-Haul has a state-of-the-art internet based point-of-sale system, starting as low as \$10 a month.

Dealers use their own PC and mobile device with internet service provider to conduct U-Haul business quickly and easily on a secure site online.



total support. Advertising, sales tools, are parts of the dealer package.

S.O.A.R.®

U-Haul® Dealers and U-Haul Self-Storage Affiliates can also make their profits *soar* by taking advantage of the Secured Online Affiliation Rentals (S.O.A.R.) program. Through the S.O.A.R. program, thousands of U-Haul dealers and U-Haul Self-Storage Affiliates can rent storage rooms for their customers at more than 6,000 U-Haul centers and U-Haul Self-Storage Affiliates throughout the U.S. and Canada. Dealers earn 15% commission of the first month's storage rate and affiliates can network with neighboring dealers to increase their own storage occupancy. Also, dealers get \$5 through S.O.A.R. for hitch installation appointments at U-Haul centers.

Moving Help®

Moving Help provides a place where customers who are utilizing U-Haul rental equipment can find labor services like loading, unloading, packing and more. Many U-Haul Dealers gain additional income by becoming Moving Help service providers and are listed on MovingHelp.com at no charge. As a Moving Help service provider, you can increase your profits by helping customers who are in need of a few hours of labor services.

U-Box® Container Rentals

U-Box Moving & Portable Storage containers are one of the fastest growing segments of the DIY Moving & Storage industry.

The best part about providing U-Box containers for a move or as a portable storage solution is giving your customers the flexibility and control to plan the perfect move. An excellent way for dealers to generate additional U-Box revenue is to utilize any available unused covered space to store full U-Box containers. This allows you to jump into the self-storage business with no up-front cost! You can also increase your bottom line when customers choose to ship their container(s) one-way. In addition, to the shipping commission, dealers earn \$30 per container to load or off load a freight truck. As a companion to container rentals, your business may choose to participate in U-Box container home deliveries. These services are a unique and exciting way to promote additional profit growth for your business and provide your customers with the flexibility and convenience they desire for their next move.



Additional Benefits That Round Out Our Package

Uhauldealer.com

All U-Haul® dealers have their own website, uhauldealer.com, where they can communicate with each other on message boards, view their commission statements or take advantage of discounted merchandise sold through the U-Haul Dealer Buyer's Club. U-Haul dealers have the opportunity to purchase a wide variety of items for resale or just for use in their store. Benefit plans for health and life insurance are also available for U.S. dealers.*

Credit Card Processing

Take advantage of retail credit card processing from U-Haul. Our point-of-sale system allows you to incorporate your retail sales right alongside our moving supplies in one transaction. All for a low percentage fee. No set up charges. No report charges. No extra charges per transaction. You can't beat the package deal!

Dealer Referrals

You can earn an additional \$200 by referring a business friend that joins the U-Haul dealership organization.

Credit Union Membership

U.S. U-Haul Dealers may join the U-Haul Federal Credit Union and enjoy all the benefits a credit union offers: Convenience, low-cost loans, savings programs, even checking accounts. U-Haul dealers may direct deposit all or part of their commissions into one or more credit union accounts. As a valued member of the U-Haul team you can participate in savings on travel, lodging and other recreational opportunities.



*Check with your Area Field Manager for more information and availability in your area.



Earmarks of a Successful U-Haul® Dealership

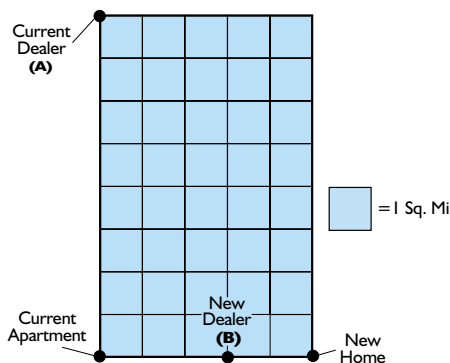
Is your business a good candidate to become a successful U-Haul dealership? It is if



your location has high visibility and traffic and you have land available to attractively display U-Haul trucks and trailers. And if you can back that up with your personal commitment to develop your U-Haul dealership to its maximum potential, you've got the foundation for tremendous success.

Why Being a U-Haul Dealer is Good for the Environment and the Customer.

Neighborhood Dealerships Enhance the Environment



	Dealer A	Dealer B
Total Miles Driven	34 Miles	13 Miles
Total Gallons Used 6 - 8 MPG*	4.8 Gallons	1.8 Gallons
Total Carbon Emitted	96 lbs	36 lbs

Total Carbon Saved: 60 lbs

- ✓ Dealer B saves the environment 60 lbs of CO². There is a public good created by convenient neighborhood U-Haul Dealers. Less fuel will be burned (and less CO² created) by our customers while accomplishing their move.

Sustainability

Since its inception, U-Haul® has recognized the importance of utilizing all of our resources with economy and effectiveness (E&E) – to be good stewards – to accomplish our promise to meet the needs of our customers today, without compromising the ability of future generations to meet their needs (sustainability).

You can be associated with the very company that founded the do-it-yourself moving industry—U-Haul. Now celebrating more than 70 years as America's Number One Family Mover®, it's the company more people choose to move with. Join us. You'll be glad you did.

Consider the Total Picture

Now consider your options and weigh them carefully. Look at what competitive truck sharing companies offer and compare that to ours. You'll find there are more good reasons to become a U-Haul dealer.

- You'll have more customers for your primary business.
- You'll have the potential to earn more by offering more.
- You'll receive the highest rental commissions in the industry.
- You'll have access to the most complete, top-notch equipment available for self-moving consumers.
- You'll have the opportunity to rent and sell an array of moving-related equipment and accessories.
- You'll have the opportunity to participate in benefits programs.
- You'll have an assigned Area Field Manager to provide total service to your dealership and communication access to your marketing company president.

For more information visit us on the web at

uhaul.com/dealer

1-800-528-0361

For More Information Contact:

Or: Dealer Operations Support
U-Haul International
2727 N. Central Avenue
Phoenix, Arizona 85004

uhaul.com/dealer
1-800-528-0361

TESTIMONIAL

U-Haul has opened up our business to a larger demographic than our hardware store would



usually have access too. I have noticed our sales increased dramatically [after] we decided to add U-Haul packing supplies to our inventory. U-Haul brings consistent business, which supplements our slower nonseasonal months. We have heard via customer feedback, they come to our location because of the convenience of longer hours and [because] we are open on Sundays. Our customers find U-Haul services [are] convenient when they purchase a large item from our store. They can use U-Haul trucks, trailers, and dollies to transport their purchases at a lower cost than what we would charge for delivery. Our partnership with U-Haul has been beneficial and continues to help our small business grow year after year.

— Arthur Holm
Artie's Ace Hardware, Phoenix, AZ

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 17, 2023

Agenda Item: Item #6

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

From: Collin Johnson, Director of Inspections & Zoning

Subject: Zoning Code Audit – Village of Jackson

Background and Analysis:

Village staff have, for some time, recognized certain challenges related to our current zoning code. As a matter of reference, most Village zoning districts applicable to commercial, industrial, and manufacturing uses provide no “use by right” authority. For each zoning district, an ordinance should, and must, identify uses that are allowed by right, uses that may be allowed if certain conditions are met, and uses that are not allowed.

Each zoning district must provide for permitted uses that are allowed by right throughout the district. An example would be single-family or multi-family homes in a residential district. Permitted uses are authorized by the zoning administrator with a simple permit. Authorization must be granted if the project complies with general standards for the zoning district, any overlay district or design standards, and related building or construction codes.

Some ordinances list uses that are expressly prohibited for a particular district. Uses that are not specifically listed are also prohibited. If the permitted uses in a zoning ordinance do not allow the use sought by a landowner, they may seek special review of the situation through a conditional use, variance, or zoning amendment.

In addition to standard “use by right” conflicts, staff have also come to realize the perhaps incorrect, unnecessary, or over-use of both “conditional use” and “special use” reviews and approvals. A few examples of these include approvals for the keeping of more than three dogs at a residence or an “over the counter” review/approval for items such as secondary detached garages and business approvals.

The overall intent of the review is to simplify the zoning code to ensure simplicity in its application, provide for better “end-user” interpretation, and reduce unnecessary formalized review and approval.

The zoning code audit is intended, in part, to identify inconsistencies in current procedures and practices, provide “best practice” recommendations, review compliance with applicable state and federal laws, and ultimately provide for an easier to use code that every use can understand and apply to everyday situations.

Comprehensive Plan & Zoning Impacts:

To be determined.

Site Plan:

Not Applicable

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:

None. For discussion only.

Attachments:

1. Memo from CIVITEK (Memo #1)

Date: August 3, 2023

To: Village of Jackson Village Board; Village of Jackson Plan Commission; Jen Keller, Village Administrator; Collin Johnson, Director of Inspections/Zoning

From: Tim Schwecke, AICP

Subject: Zoning Code Audit (Memo #1)

As requested, I've prepared a summary for the zoning code audit project Civi Tek Consulting has been hired to perform.

Scope of Work A zoning code audit involves a thorough review of the Village's current zoning code (text/map) along with your internal administrative policies and procedures. The overall intent of an audit is to evaluate what is working and what is not and to provide detailed recommendations on potential changes. Specifically, an audit will:

- Identify gaps and missing pieces and inconsistent provisions.
- Identify how the code could be organized to help users better navigate code requirements.
- Determine if the current code complies with Federal law and Wisconsin state statutes, including pertinent case law and legislative changes (e.g., Act 67).
- Evaluate existing zoning districts to identify if any can be eliminated or combined with another and if new districts should be added to achieve specific needs.
- Determine how the zoning code could be used to more fully implement the Village's comprehensive plan.
- Determine the extent to which the code is or is not user friendly. In other words, can a developer find the information they need, by themselves, to move forward with a project?
- Evaluate review procedures and requirements to make sure they are clear and right sized.
- Identify review procedures that could potentially be done administratively, instead of by the Plan Commission/Village Board.
- Look for opportunities to create more predictable and desired development outcomes.
- Introduce best practices and new land use concepts if warranted.
- Identify what is working well and what needs to be tweaked or removed altogether.
- Evaluate landscaping and off-street parking requirements.
- Identify administrative capabilities, including gaps and proficiencies.
- Evaluate to what extent planned unit development projects should be allowed as a development tool.
- Identify opportunities to reduce regulatory barriers to affordable housing and other desired development.

In addition, to findings and recommendations, the audit will describe different options to address recommendations made in the report, while being conscious of budget constraints. At least two

options will be described so that decision makers can make informed decisions on how best to move forward with a full code rewrite or incremental amendments.

Deliverables A written report will be prepared to document the findings and recommendations derived from the audit. We will present the report at a Plan Commission and/or Village Board meeting if so requested.

Timeline The audit should be completed in 3 months.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Schwecke". The signature is fluid and cursive, with a large initial "T" and a stylized "S".

Tim Schwecke, AICP