



**VILLAGE OF JACKSON**  
**PLAN COMMISSION MEETING AGENDA**  
**Thursday, February 19, 2026 at 7:00 PM**  
Jackson Municipal Complex  
Village Board Room  
N168W19851 Main Street  
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of December 18, 2025
3. Review of Extra-Territorial Two-Lot Certified Survey Map - Parcels: T7\_0736 and T7\_073600A - Jeffrey and Ruth Smith
4. Conditional Use and Site Plan Review — W209N17391 Industrial Drive — RAD Investments, LLC, DBA UEMSI/HTV — Rick Dresang
5. Conditional Use and Site Plan Review - W208N16945 N. Center Street - Commercial Laundry - Riley Hansen
6. Review and Discussion of Revised Zoning Code Updates — Appendix A with Base District Use Table and Appendix B (Rev. 2/6/2026) (*DRAFT*)
7. Review and Discussion of Revised Zoning Code Updates - Zoning Map (*DRAFT*)
8. Citizens/Village Staff to Address the Plan Commission
9. 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.

**VILLAGE OF JACKSON**  
**PLAN COMMISSION MEETING**  
**Thursday, December 18, 2025 at 7:00 PM**  
**Minutes**

1. Call to Order and Roll Call

The meeting was called to order at 7:00 PM by Pres. Heckendorf.

Members Present: Pres. Heckendorf, Tr. Emmrich, Tr. Kruepke, Jon Molkentin, Dan Reik, Duane Hafemeister, and Matt Van Eperen

Members Excused: None

Members Absent: None

Staff Present: Administrator Jen Heidtke, Inspections and Zoning Director Collin Johnson, and Clerk Jackie Schuh

2. Approval of Minutes for the Plan Commission Meeting of November 20, 2025

The motion to approve Minutes for the Plan Commission Meeting of November 20, 2025, was made by M. Van Eperen and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried.

3. Review of Extra-Territorial Three-Lot Certified Survey Map - Parcels: T7\_0523, T7\_052700A, and T7\_052700Z - Hans Lamm

The motion to recommend the Village Board approve the Certified Survey Map for properties identified as Parcels T7\_0523, T7\_052700A, and T7\_052700Z was made by M. Van Eperen and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

4. Review and Discussion of Revised Zoning Code Updates - Articles 10-13 (*Rev. 12/09/2025*) (*DRAFT*)

Tim Schwecke, representative of Civi Tek, provided a summary of proposed changes in Articles 10-13 for the Zoning Code Update project, highlighting areas where the Commission has the ability to define conditions. Discussion followed regarding tree preservation, whether there is a difference in circumstances for commercial versus residential properties, and how to preserve environmentally sensitive areas. Pres. Heckendorf stated the overall consensus of the Commission is good, but certain details require more evaluation.

5. Citizens/Village Staff to Address the Plan Commission

Pres. Heckendorf wished all present a Merry Christmas and Happy New Year.

6. Adjourn

The motion to adjourn the meeting was made by Tr. Emmrich and seconded by D. Hafemeister.

Vote: 7 ayes, 0 nays. Motion carried. The meeting adjourned at 7:34 PM.

Respectfully Submitted,

Jacqueline Schuh  
Village Clerk  
Village of Jackson

DRAFT

## **STAFF MEMO**

Village of Jackson  
Plan Commission

**Meeting Date:** February 19, 2026

**Agenda Item:** Item #3

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

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

**Subject:** Review of Extra-Territorial Two Lot Certified Survey Map - Parcels: T7\_0736 and T7\_073600A – Jeffrey and Ruth Smith

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### **Background and Analysis:**

The applicants, Jeffrey and Ruth are requesting Village review and approval of a Certified Survey Map (CSM) for various properties identified as Parcels: T7\_0736 and T7\_073600A located on Mill Road in the Town of Jackson. The CSM is subject to extra-territorial review and if approved, would add roughly four acres to parcel T7\_073600A also known as 1969 Mill Road.

### **Comprehensive Plan and Zoning Impacts:**

The properties are located in the Town of Jackson and therefore, not subject to Village zoning. The Village Comprehensive Map lists the area as largely Medium-Density Residential as well as General Commercial.

### **Site Plan:**

See attached location map and Certified Survey Map (DRAFT).

### **Additional Staff Comments:**

#### **Building Inspection and Zoning**

Staff recommends approval of the CSM as submitted.

### **Review Procedures:**

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

### **Notice Requirements:**

- Posting on the agenda

### **Potential Action:**

Motion to recommend the Village Board approve the Certified Survey Map for properties identified as Parcels: T7\_0736 and T7\_073600A.

### **Attachments:**

1. PC Application
2. Location Map
3. Certified Survey Map (DRAFT)

Village of Jackson  
PLAN COMMISSION APPLICATION

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

**PROPERTY INFORMATION**

- COMMERCIAL                       INDUSTRIAL                       RESIDENTIAL                       OTHER \_\_\_\_\_
  
- CONDITIONAL USE                       PLANNED UNIT DEVELOPMENT                       CERTIFIED SURVEY MAP

  - New                                       New
  - Amendment                               Amendment
  - Special Use                               Special Use

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

- CONCEPT PLAN
- COMP. PLAN AMENDMENT
- OTHER \_\_\_\_\_

Property Address: 1969 Mill Rd & 1987 Mill 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): Jeffrey C & Ruth A Smith TOD

Mailing Address: 1969 Mill Rd Jackson State WI Zip 53037

Office: (\_\_\_\_) \_\_\_\_\_ Cell: [REDACTED] Fax: (\_\_\_\_) \_\_\_\_\_

Email: [REDACTED]

**BUSINESS INFORMATION** (If New Business)

Legal Business Name: N/A

D/B/A: \_\_\_\_\_ FEIN #: \_\_\_\_\_ - \_\_\_\_\_

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

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

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

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

**PROPERTY OWNER INFORMATION**

Name(s): Jeffrey C & Ruth A Smith TOD

Address: 1969 Mill Rd Jackson State WI Zip 53037

Office: (\_\_\_\_) \_\_\_\_\_ Cell: [REDACTED] Fax: (\_\_\_\_) \_\_\_\_\_

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

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

Firm Name: N/A

Primary Contact: \_\_\_\_\_

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

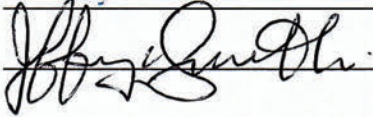
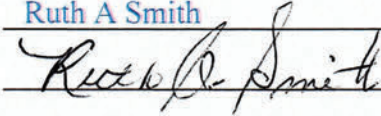
Office: (\_\_\_\_) \_\_\_\_\_ Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

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

**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): Jeffrey C Smith  
 Applicant Signature:   
 Co-Applicant Name (Print): Ruth A Smith  
 CO-Applicant Signature:   
 Date of Application: 1-12-26

**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](mailto: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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<b>FOR OFFICE USE ONLY</b>	
Acct. #: 100-00-45730-000-00	
Date Received:	<u>1/12/26</u>
Amount: \$	<u>150.00</u>
Payment Type:	<u>CH</u> / CC / CASH
Check/Rcpt. #:	<u>7822</u>
Received By:	<u>[Signature]</u>



**VILLAGE OF JACKSON**

N168W19851 MAIN ST  
JACKSON, WI 53037

Receipt Nbr: 307207  
Date: 1/12/2026  
Check

RECEIVED FROM SMITH

\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Received on account 100-00-45730-000-000 PLANNING / ZONING FEES CSM/SMITH	150.00

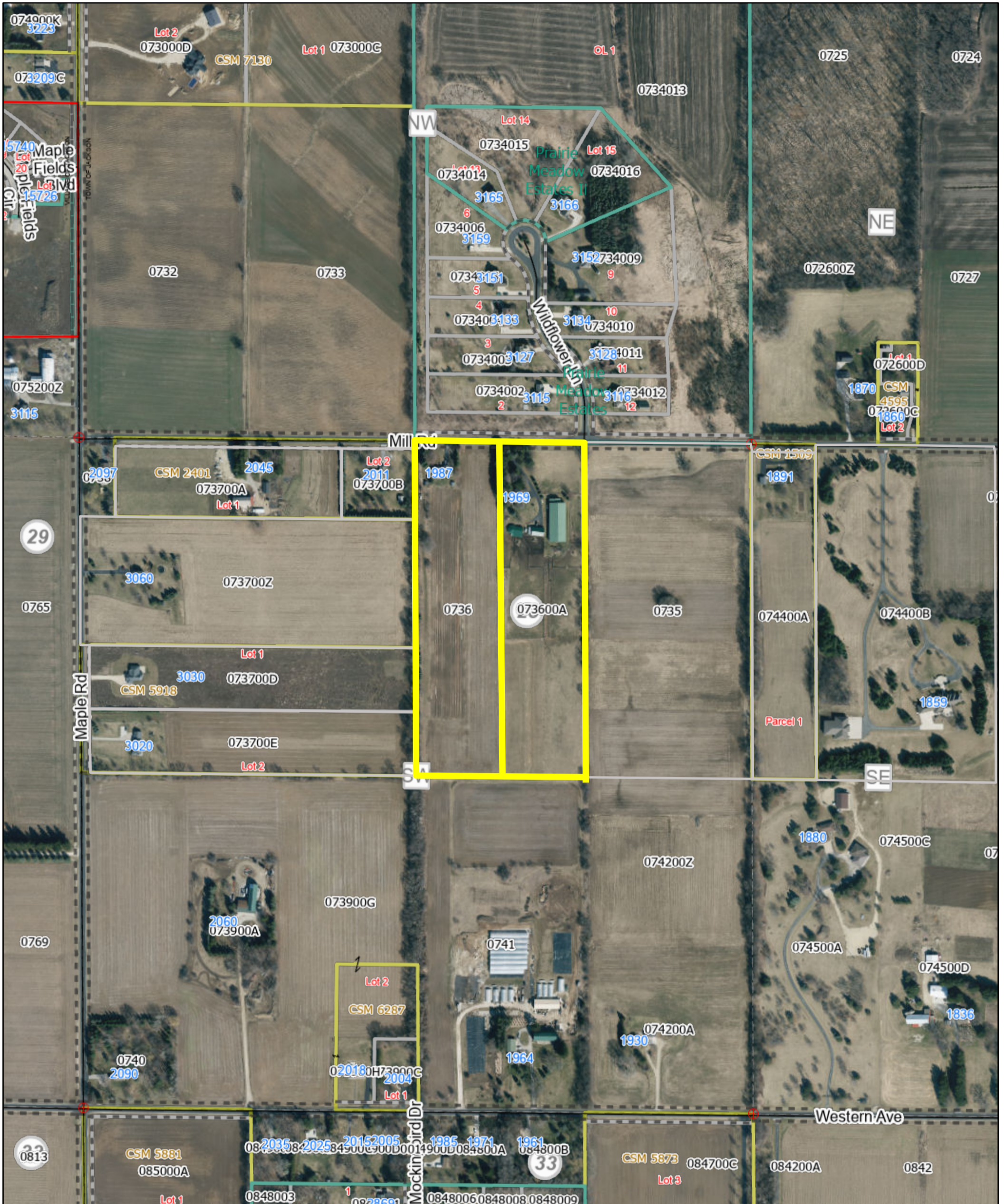
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TOTAL RECEIVED 150.00

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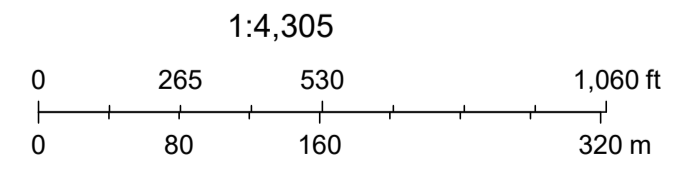
Receipt Memo: CSM/1969 MILL/1987 MILL/CK#7822

# 1969 & 1987 Mill Road



1/12/2026, 3:46:55 PM

- Address Point
- ⊕ PLSS Monument
- Current Parcel
- ▭ Parcel Taxkey & Acreage
- Leader Lines
- Subdivision Name
- Certified Survey Number
- Lot Number
- Landhook
- Local Road Labels
- Local Road
- ▭ Municipality
- ▭ Right-of-Way
- ▭ Plat
- ▭ Certified Survey Map
- ▭ Assessor Plat; Cemetery Plat; Subdivision
- ▭ Lot
- ▭ PLSS Quarter
- ▭ PLSS Section
- ▭ PLSS Boundary
- Ortho2024
- Red: Red
- Green: Green
- Blue: Blue



**Certified Survey Map # \_\_\_\_\_**

That part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 28, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.

**Surveyor:**

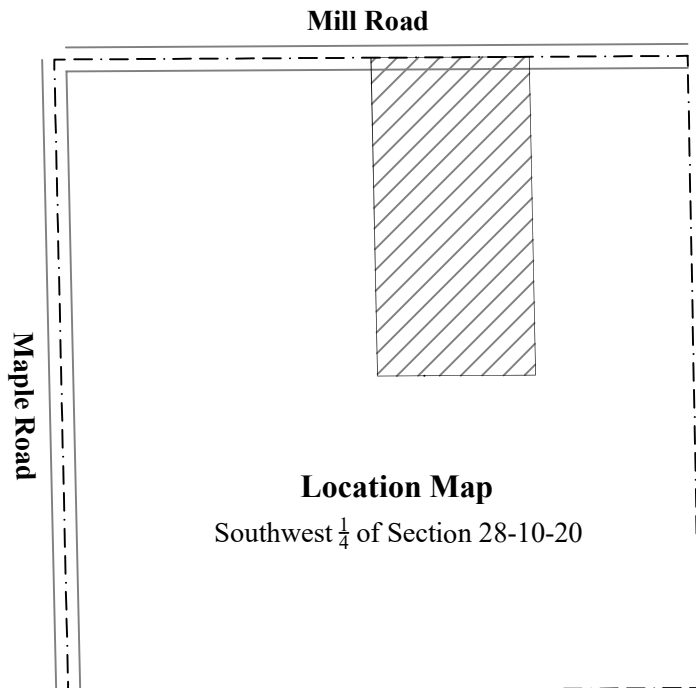
Richard Simon  
Cornerstone Land Surveying, Inc.  
5080 Fairy Chasm  
West Bend, WI 53095  
rls2698@gmail.com  
(262) 424-5630

**Owners:**

Jeffrey C. Smith  
Ruth A. Smith  
1969 Mill Road  
Jackson, WI 53037

**Owners:**

Chris E. Henke  
1987 Mill Road  
Jackson, WI 53037



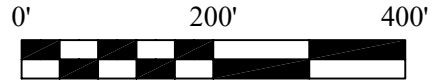
**Notes:**

- 1) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
- 2) Bearings are referenced to the North Line of the Southwest  $\frac{1}{4}$  of Section 28-10-20, bearing S89°40'13"W, State Plane Coordinate System, South Zone (NAD 83 / 2011)

# Certified Survey Map # \_\_\_\_\_

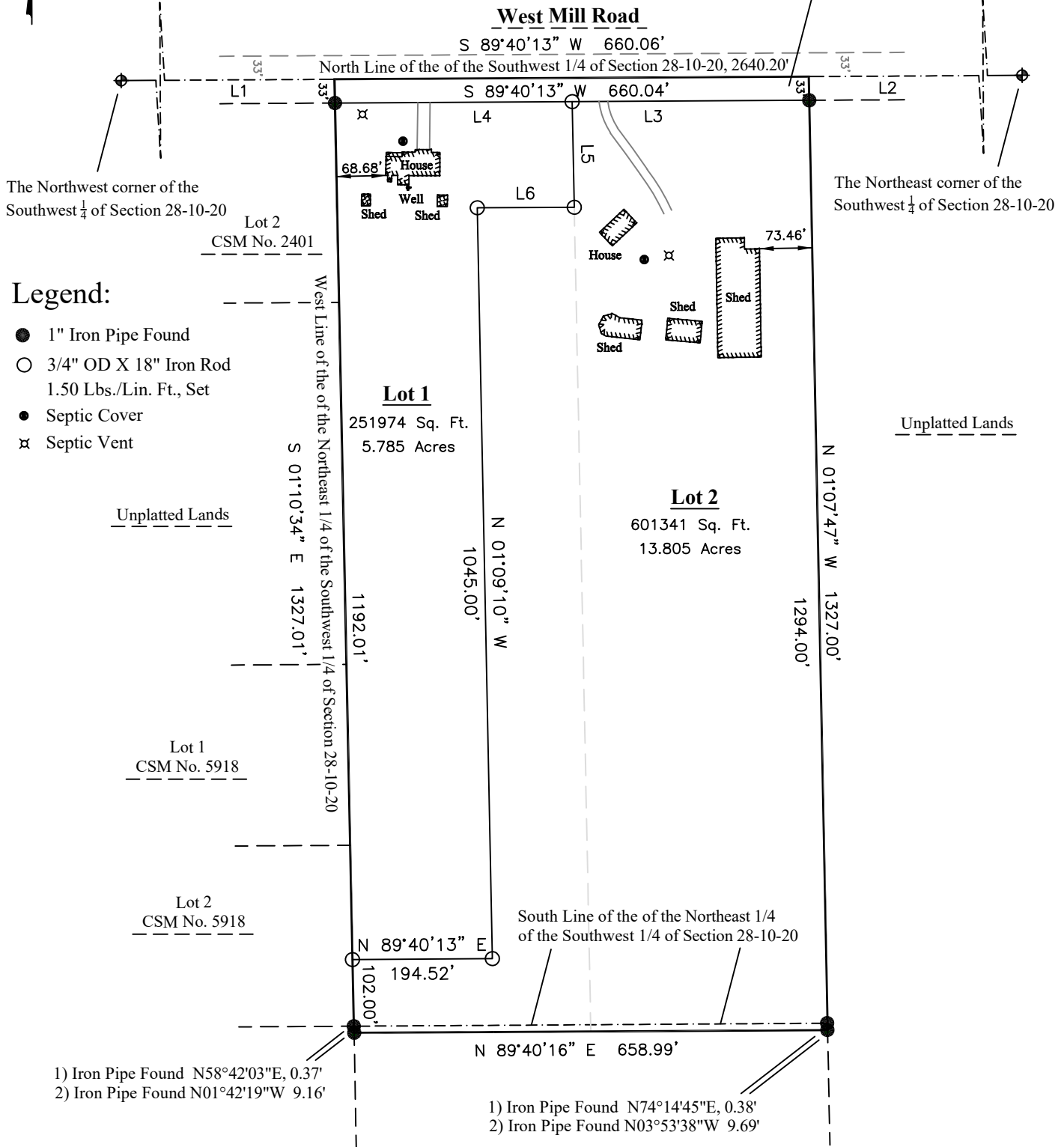
That part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 28, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.

Scale 1" = 200'



33' Dedicated to the Public for Road Purposes  
21781 Sq. Ft.  
0.500 Acres

## West Mill Road



### Legend:

- 1" Iron Pipe Found
- 3/4" OD X 18" Iron Rod  
1.50 Lbs./Lin. Ft., Set
- Septic Cover
- ⌘ Septic Vent

Unplatted Lands

Unplatted Lands

- 1) Iron Pipe Found N58°42'03"E, 0.37'
- 2) Iron Pipe Found N01°42'19"W 9.16'

- 1) Iron Pipe Found N74°14'45"E, 0.38'
- 2) Iron Pipe Found N03°53'38"W 9.69'

### Line Data

LINE	BEARING	DISTANCE
L1	N 89°40'13" E	1320.10'
L2	S 89°40'13" W	660.04'
L3	N 89°40'13" E	330.02'
L4	N 89°40'13" E	330.02'
L5	S 01°09'10" E	147.00'
L6	N 89°40'13" E	135.02'

Unplatted Lands



**Certified Survey Map # \_\_\_\_\_**

That part of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.

**Surveyor's Certificate**

I, Richard L Simon, Professional Land Surveyor, hereby certify that I have Surveyed:

That part of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.

**Described as follows:**

That part of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Southwest 1/4; thence S89°40'13"W along the North line of said Southwest 1/4, 660.04 feet to the point of beginning; thence continuing S89°40'13"W along said North line, 660.06 feet to a point on the West line of the Northeast 1/4 of said Southwest 1/4; thence S01°10'34"E along said West line, 1327.01 feet; thence N89°40'16"E, 658.99 feet; thence N01°07'47"W, 1327.00 feet to the point of beginning of this description.

Said description contains 875096 Sq. Ft or 20.089 Acres

That I have made such survey, division, and map by the direction of Chris E. Henke, Jeffrey C. Smith, and Ruth A. Smith , Owners.

That this map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the Town of Jackson and the Village of Jackson, in surveying, dividing, dedicating, and mapping the same.

Dated this 9th day of January, 2026  
Revised this 27th day of January, 2026



Richard L Simon, P.L.S. #2698  
Cornerstone Land Surveying  
5080 Fairy Chasm Road  
West Bend, WI 53095  
262-424-5630

**Town of Jackson Parks and Plan Commission Approval**

This Certified Survey Map, has been reviewed, and accepted by the Town of Jackson Plan Commission

\_\_\_\_\_  
Dave Klug, Parks & Plan Commission Chairman Dated

\_\_\_\_\_  
James Micech, Zoning Administrator Dated

**Town of Jackson Town Board Approval**

This Certified Survey Map is hereby approved and the dedication accepted by the Town of Jackson Town Board

\_\_\_\_\_  
Robert Hartwig, Town Chairman Dated

\_\_\_\_\_  
Bob Eichner, Town Clerk Dated

**Certified Survey Map # \_\_\_\_\_**

That part of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.

**Owner's Certificate**

We, Jeffrey C. Smith and Ruth A. Smith do hereby certify that we caused the land described in the foregoing affidavit of Richard L. Simon, Surveyor, to be surveyed, divided, dedicated, and mapped as represented on this Certified Survey Map.

WITNESS the hand and seal of said Signer, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Jeffrey C. Smith

\_\_\_\_\_  
Ruth A. Smith

State of Wisconsin ) SS  
\_\_\_\_\_ County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the above named

Jeffrey C. Smith and Ruth A. Smith to me, known to be the people who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, State of Wisconsin

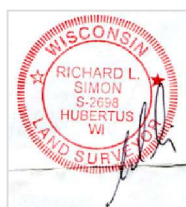
My commission expires: \_\_\_\_\_

**Village of Jackson Extraterritorial Approval**

This Certified Survey Map, has been reviewed, and accepted by the Village of Jackson.

\_\_\_\_\_  
Brian J. Heckendorf, Village President Dated

\_\_\_\_\_  
Jacqueline Schuh, Village Clerk Dated



Certified Survey Map # \_\_\_\_\_

That part of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin.

**Owner's Certificate**

I, Chris E. Henke do hereby certify that we caused the land described in the foregoing affidavit of Richard L. Simon , Surveyor, to be surveyed, divided, dedicated, and mapped as represented on this Certified Survey Map.

WITNESS the hand and seal of said Signer, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Chris E. Henke

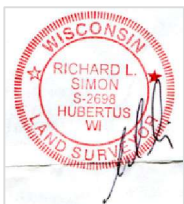
State of Wisconsin ) SS  
\_\_\_\_\_ County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the above named  
Chris E. Henke to me, known to be the people who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, State of Wisconsin

My commission expires: \_\_\_\_\_



## **STAFF MEMO**

Village of Jackson  
Plan Commission

**Meeting Date:** February 19, 2026

**Agenda Item:** Item #4

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

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

**Subject:** Conditional Use and Site Plan Review – W209 N17391 Industrial Drive – RAD Investments, LLC d/b/a UEMSI/HTV – Rick Dresang

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### **Background and Analysis:**

The owner of UEMSI/HTV is proposing to construct an 88' x 80' (7,040 square foot) storage building on their existing parcel. The wood post frame building will have a metal exterior with grey primary and accent colors and a faux brick wainscotting along the east and south dimensions for additional accents.

The building will be located at the southwest corner of the parcel and will have finished height of 29'8". A 20-foot separation between the new building and the existing building is provided along with a 15'0" rear setback and a 9.20' side yard(south) setback. There is a combined setback of over 30-feet from the abutting westerly building providing fire department access to both structures. A fire hydrant is also located near the southwest corner of the property as well as directly across the street on Industrial Drive.

The structure will be unheated and used primarily for the storage of aluminum tubing, poly tubing and various steel parts and components used in their day-to-day business operations, which are currently being stored outside. There are no additional parking requirements associated with the new building. One exterior lighting fixture located above the overhead garage door is being proposed. Photometrics are provided with the civil plans.

### **Comprehensive Plan and Zoning Impacts:**

The property is designated as General Commercial under the current Comprehensive Plan and currently zoned Planned Unit Development (PUD). There are no anticipated current or future impacts to either the Comprehensive Plan or zoning designation.

### **Site Plan:**

See attached location map and site plan

### **Additional Staff Comments:**

#### **Building Inspection and Zoning**

Staff recommends approval of the Conditional Use request from RAD Investments, LLC, to construct a 7,040 square foot storage building as detailed in their submittal.

#### **Village Engineer**

This area of this building is 0.16 acres. The proposed building would be converting approximately 0.12 acres from pervious area (turf) to impervious area (roof). The difference between run-off using the Rational Method and a 10-year storm is 0.25 cfs.

Q10 existing = CIA =  $0.34(3.4 \text{ in/hr})(0.12 \text{ ac}) = 0.14 \text{ CFS}$   
Q10 proposed = CIA =  $0.95(3.4 \text{ in/hr})(0.12 \text{ ac}) = 0.39 \text{ CFS}$

To put this in perspective, the Storm Sewer in Industrial Drive at the subject site is a 30" concrete pipe. Based on road elevations, the pipe is probably at 1.00% pitch. The capacity of a 30" concrete pipe flowing full is 44.0 CFS. I do not see the increase of flow by 0.25 cfs creating noticeable adverse conditions.

**Review Procedures:**

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

**Notice Requirements:**

- Posting on the agenda
- Notification of all contiguous property owners
- Publication of a Class II Legal Notice is required prior to the Public Hearing

**Potential Action:**

Motion to recommend the Village Board approve the conditional use and site plan for RAD Investments, LLC to construct a 7,040 square foot storage building.

**Attachments:**

1. Staff Memo
2. Plan Commission Application
3. Location Map
4. Civil and Site Plans
5. Building Elevations and Lighting Features

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*     **COMP. PLAN AMENDMENT**
- Special Use*     *Special Use*     **OTHER** \_\_\_\_\_
- (For existing Cond. Use ONLY)                      (For existing PUD ONLY)

Property Address: W209 N17391 Industrial Drive Unit: \_\_\_\_\_ Jackson, WI

Parcel #: 009000L Lot Size: 76,261 sq. ft. Building Area: 7,040 sq. ft.

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

**APPLICANT INFORMATION**

Name(s): RAD Investments, LLC (Rick Dresang) Co applicant (Kevin Witt) UEMSI/HTV

Mailing Address: P.O. Box 425 Jackson State WI Zip 53037

\_\_\_\_\_  
Fax: (\_\_\_\_) \_\_\_\_\_

**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): RAD Investments, LLC

Address: P.O. Box 425 Jackson State WI Zip 53037

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

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

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

Firm Name: Cleary Building Corp.

Primary Contact: David Proksch

Address: 4476 Hwy 60 Slinger State WI Zip 53086

Office: \_\_\_\_\_ 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: Construction of a 7,040 SF building to store materials and equipment that is currently being stored outdoors. The adjacent pavement will be modified to accommodate the building.

Provide a brief overview of proposed use(s) of entire property and/or lease space: Cold storage - Raw Aluminum Tubing, Poly Tubing & poly ends, Raw Steel Parts

Hours of Operation: 8 a.m. to 4 p.m.

Provide a brief overview of proposed daily on-site operations: Storage of excess components - limited access

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

Describe all businesses, properties and other entities located adjacent to the proposed use: Properties to the north, west and south are PUD (Industrial). The properties to the east are zoned manufacturing (M-1)

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: Construction of a new 7,040 SF building for storage, parking lot improvements and drainage improvements.

Describe any proposed grading, and/or stormwater management plan: Grading to divert runoff to the right-of-way instead of neighbor to the south. Stormwater handled by regional detention pond.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: Replacement of existing planting impacted by grading operations.

Describe any proposed on-site security measures including site lighting: Lighting to be installed over all doors of the new building.

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

Describe the projected traffic circulation and impacts: \_\_\_\_\_  
Traffic will continue to use the existing access from Industrial Drive.  
\_\_\_\_\_

List all setbacks from rights-of-way and property lines and height limitations: \_\_\_\_\_  
15' from rear property line, 9.2' from south property line, 20' from existing building, 240.5' from street.  
\_\_\_\_\_

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

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

Describe any proposed signage including type, size, and location: None  
\_\_\_\_\_  
\_\_\_\_\_

If construction is proposed, describe proposed exterior building materials (type, color, etc.): \_\_\_\_\_  
Steel siding (painted gray), metal overhead and entry doors, polycarbonate eavelite on south side  
Novabrik wainscot on west and south walls. See exhibit from Cleary for more information.  
\_\_\_\_\_

Describe any site-specific features/constraints, etc.: \_\_\_\_\_  
South setback is constrained due to 20' separation between building for fire protection.  
\_\_\_\_\_

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: \_\_\_\_\_  
Existing parking stall count is sufficient with current and future number of employees.  
\_\_\_\_\_

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): None.  
\_\_\_\_\_  
\_\_\_\_\_

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: \_\_\_\_\_  
Trash enclosure to be relocated to east side of new building.  
\_\_\_\_\_  
\_\_\_\_\_

Projected Sewer/Wastewater Usage: unchanged gal/year

Projected Water Usage: unchanged 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):                     Rick DRESANIG                    

Applicant Signature:                     [Signature]                    

Co-Applicant Name (Print):                     Kevin Witt                    

CO-Applicant Signature:                     [Signature]                    

Date of Application:                     1-27-2026                    

**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](mailto: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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<b>FOR OFFICE USE ONLY</b>	
Acct. #: 100-00-45730-000-00	
Date Received:	<u>1/22/26</u>
Amount: \$	<u>175.00</u>
Payment Type:	<u>CH</u> / CC / CASH
Check/Rcpt. #:	<u>020957</u>
Received By:	<u>[Signature]</u>

**VILLAGE OF JACKSON**

N168W19851 MAIN ST  
JACKSON, WI 53037

**Receipt Nbr:** 308112  
**Date:** 1/27/2026  
**Check**

**RECEIVED FROM** UEMSI/HTV

\$175.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Received on account 100-00-45730-000-000 PLANNING / ZONING FEES PC REVIEW FOR STORAGE BLDG	175.00

---

**TOTAL RECEIVED** 175.00

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**Receipt Memo:** PLAN COMM COM USE/CK#020957

[Return to search results](#)

[Property Summary](#)

Owner (s): <b>RAD INVESTMENTS LLC</b>		Location: <b>NW-NE, Sect. 18, T10N, R20E SW-NE, Sect. 18, T10N, R20E</b>	
Mailing Address: <b>RAD INVESTMENTS LLC PO BOX 425 JACKSON, WI 53037</b>		School District: <b>6307 - WEST BEND SCHOOL</b>	
<a href="#">Request Mailing Address Change</a>			
Tax Parcel ID Number: <b>009000L</b>	Tax District: <b>V3-VILLAGE OF JACKSON</b>	Status: <b>Active</b>	
Alternate Tax Parcel Number:	Government Owned:	Acres: <b>1.7500</b>	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): <b>PT OF W1/2 NE CSM 5369 LOT 1 DOC 1455897+1486293+1486294</b>			
Site Address (es): <i>(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)</i> <b>W209N17391 INDUSTRIAL DR JACKSON, WI 53037</b>			

[Printer Friendly Page](#)

[View Interactive Map](#)

Taxes

Assessments

Attachments

Districts

Documents

Description	Doc. #	Vol./Pg.	Recorded	Document Date	Geom.	Exception	MFL Order	Imaging
WARRANTY DEED	<a href="#">1486294</a>	NA	12/12/2019	11/23/2019	No	No		<a href="#">Purchase</a>
WARRANTY DEED	<a href="#">1486293</a>	NA	12/12/2019	11/23/2019	No	No		<a href="#">Purchase</a>
WARRANTY DEED	<a href="#">1455897</a>	NA	07/20/2018	07/20/2018	No	No		<a href="#">Purchase</a>
WARRANTY DEED	<a href="#">1404918</a>	NA	05/16/2016	05/12/2016	No	No		<a href="#">Purchase</a>
MEMORANDUM	<a href="#">1232671</a>	NA	09/15/2009	09/01/2009	No	No		<a href="#">Purchase</a>
WARRANTY DEED	<a href="#">1232670</a>	NA	09/15/2009	09/01/2009	No	No		<a href="#">Purchase</a>
EASEMENT	<a href="#">1080504</a>	NA	03/10/2005	03/02/2005	No	No		<a href="#">Purchase</a>
WARRANTY DEED	<a href="#">893471</a>	NA	07/16/2001	06/29/2001	No	No		<a href="#">Purchase</a>
WARRANTY DEED	<a href="#">859253</a>	NA	06/23/2000	06/07/2000	No	No		<a href="#">Purchase</a>
QUIT CLAIM DEED	<a href="#">857323</a>	NA	06/01/2000	05/26/2000	No	No		<a href="#">Purchase</a>
QUIT CLAIM DEED	<a href="#">801940</a>	NA	11/13/1998	11/06/1998	No	No		<a href="#">Purchase</a>
ANNEXATION	<a href="#">701213</a>	1538/230	10/04/1995	09/28/1995	No	No		<a href="#">Purchase</a>
WARRANTY DEED	<a href="#">333461</a>	522/534	07/10/1972	07/10/1972	No	No		<a href="#">Purchase</a>

You may purchase copies of the documents listed above online.

**NOTE:** There may be other documents related to this parcel that are not shown here. For more information regarding document history, please contact the Register of Deeds office at (262) 335-4318.

Notes

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Survey History

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PARISH SURVEY & ENGINEERING

January 27, 2026

**Development Department**

Village of Jackson  
W194 N16660 Eagle Drive  
Jackson, WI 53037

RE: UEMSI/HTV  
W209N17391 Industrial Drive

**Introduction:**

This project is located at the existing business in the industrial park on Industrial Drive. The proposed development will be a single building and modification of the adjacent pavement. Included with this project narrative you will find plans and exhibits regarding the proposed development.

**Existing Site:**

The existing site is approximately 1.75 acres and is currently developed with a single 18,500 sq. ft. building and parking lot with 32 stalls. The existing access to Industrial Drive will not be modified with this project.

**Plan of Operation:**

This project will not modify the existing operations of the facility or affect the number of employees. The current hours of operation are Monday – Friday, 7:00 am – 4:00 pm.

**Proposed Building / Site:**

The total proposed building is approximately 80'x88' (7,040 sq. ft.). The building will be primarily used for storing materials that are currently stored outside. No production is proposed within this building. The only utility to service the building will be electric for lighting, which will be served from the existing building. The site design will not affect the number of stalls on site.

The building will be finished with coated still siding, Novabrik wainscot on the south and west sides, and solar polycarbonate eavelite on the south side for natural light.

No HVAC units are proposed to be constructed for this building.

Lighting will be provided on the east side of the building to illuminate the immediate area around the overhead door and entry door.

Please refer to the attached landscape plan for site plantings.

This project is not proposed to have an increase in traffic to and from the site.

If you have any questions or concerns regarding this proposed development, please feel free to contact us.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jacob Rosbeck". The signature is written in a cursive, flowing style.

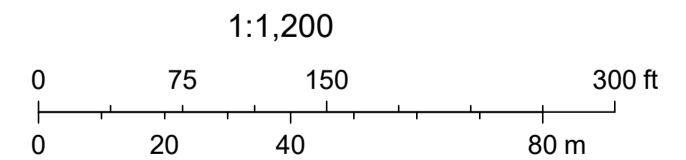
Jacob Rosbeck, P.E.  
Project Manager

# W209 N17391 Industrial Drive



1/27/2026, 3:57:11 PM

- |                         |                         |                      |               |
|-------------------------|-------------------------|----------------------|---------------|
| CurrentTaxKey           | Certified Survey Number | Right-of-Way         | PLSS Boundary |
| Address Point           | Lot Number              | Plat                 | Ortho2024     |
| Current Parcel          | Landhook                | Certified Survey Map | Red: Red      |
| Parcel Taxkey & Acreage | Local Road Labels       | Lot                  | Green: Green  |
| Leader Lines            | Local Road              | PLSS Quarter         | Blue: Blue    |
|                         | Municipality            | PLSS Section         |               |





P.O Box 930220  
 Verona, WI 53593-0220  
 Phone: (608) 845-9700  
 Fax: (608) 845-7070

1/28/2026  
 UEMSI/HTV CORP, RICK DRESANG OR KEVIN WITT  
 Doc ID: 6766320260128104529

## Elevations & Floor Plan

### Client Information

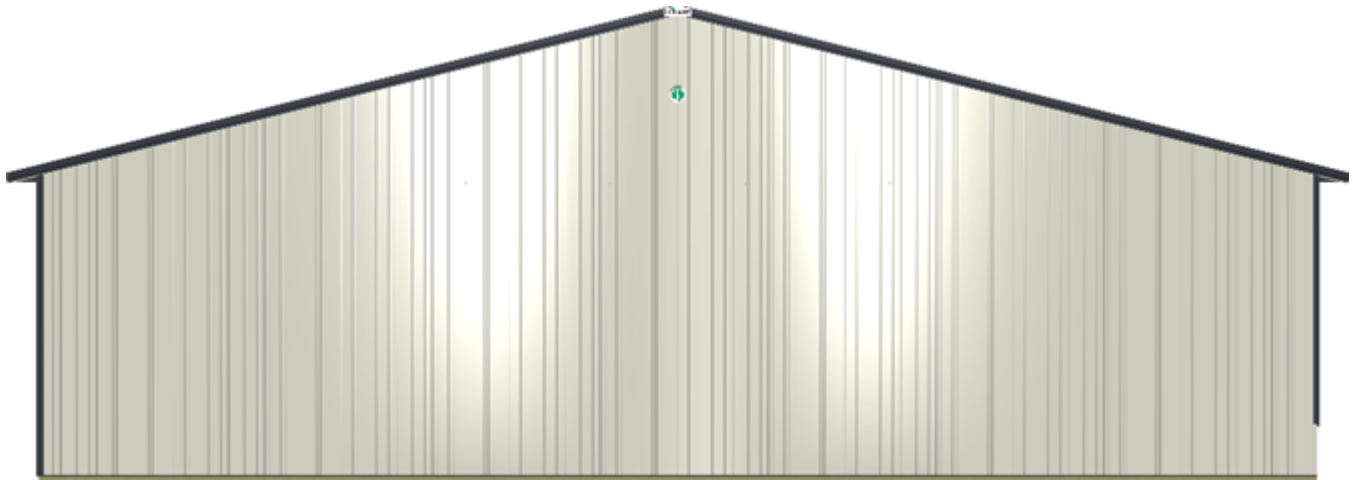
**Building Specification For:**

UEMSI/HTV CORP, RICK DRESANG OR KEVIN WITT  
 W209 N17391 INDUSTRIAL DRIVE  
 JACKSON, WISCONSIN 53037  
 Cell Phone:  
 Work Phone:  
 Email:

**Building Site Location:**

Location: N/A  
 Tenant: N/A  
 W209 N17391 INDUSTRIAL DRIVE  
 JACKSON, WISCONSIN 53037  
 County: WASHINGTON

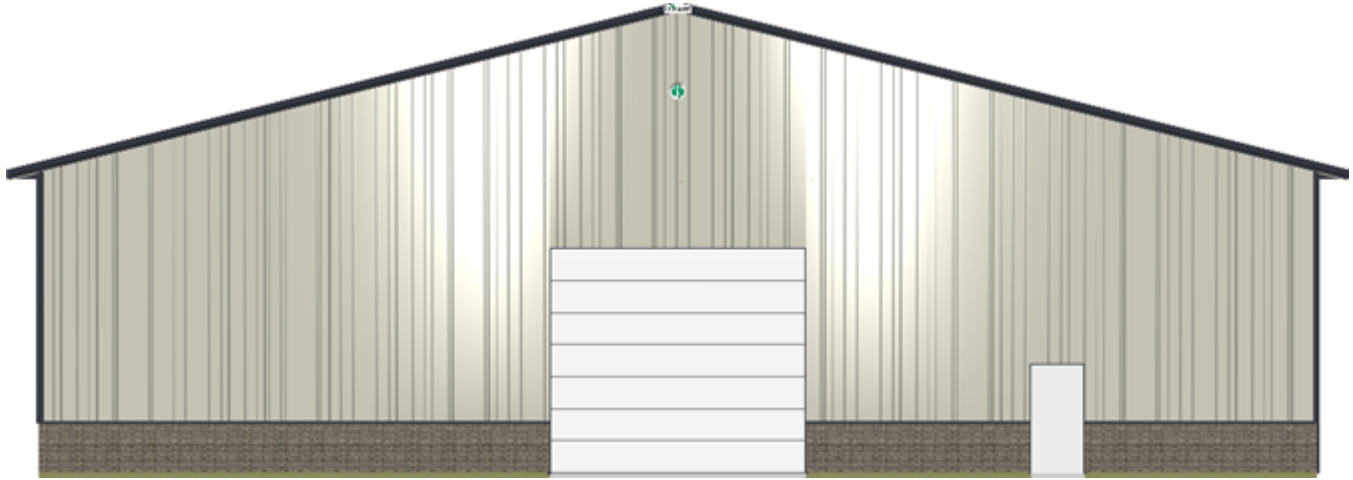
### Elevations for Building 1



**West End Wall 1 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

## Elevations & Floor Plan



**East End Wall 2 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



**North Side Wall 1 on Building 1**

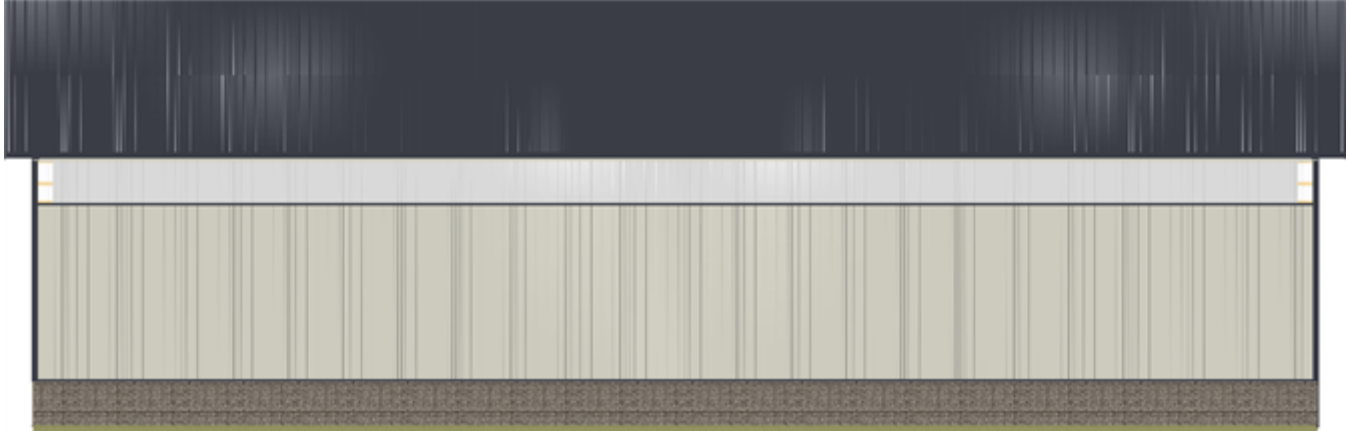
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



P.O Box 930220  
Verona, WI 53593-0220  
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1/28/2026  
UEMSI/HTV CORP, RICK DRESANG OR KEVIN WITT  
Doc ID: 6766320260128104529

## Elevations & Floor Plan

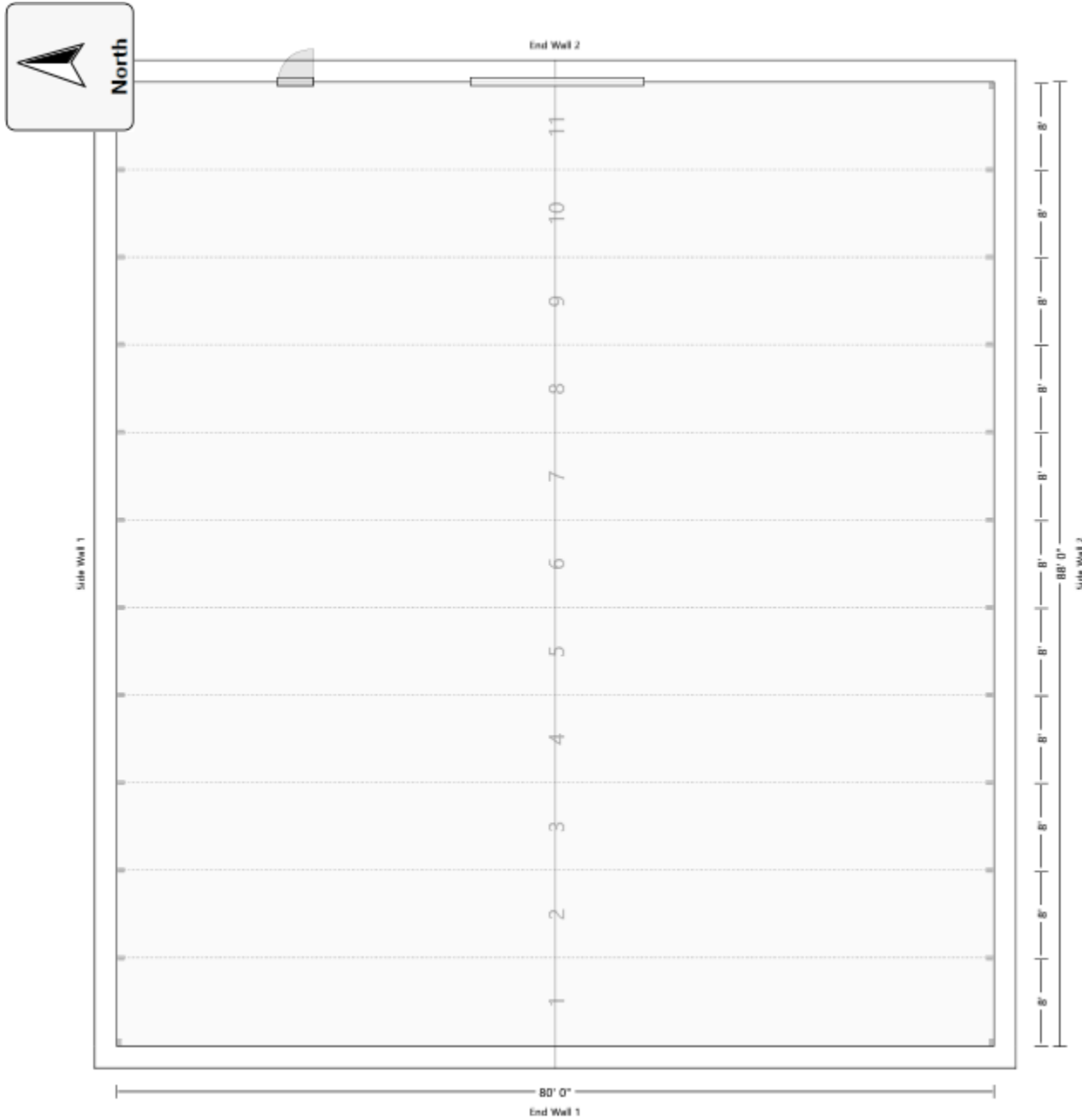


**South Side Wall 2 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

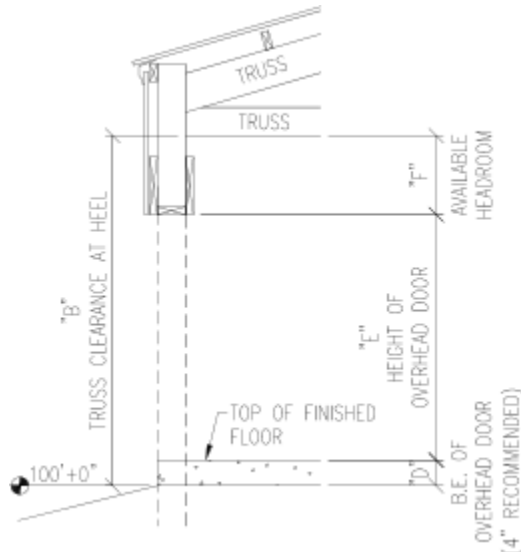
## Elevations & Floor Plan

### Floor Plan



## Elevations & Floor Plan

### Overhead Frameout & Headroom



"D" = Bottom elevation (B.E.) of overhead door: **0' 4"**

The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **14' 0"**

Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **3' 7"**

Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

$$("B") - ("D") - ("E") = ("F")$$

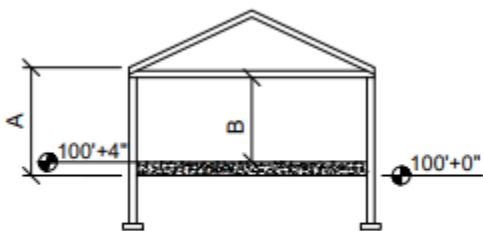
$$(\text{Truss Clearance}) - (\text{B.E. of overhead door}) - (\text{Overhead door height}) = (\text{Available headroom})$$

Example:

$$(10'-0") - (4") - (8'-0") = (1'-8" \text{ of available headroom})$$

### Interior Clearances and Exterior Heights

#### Building 1



Standard Lower Chord Truss (SLC)

#### Interior Clearances:

"B"=Clearance from finished floor to bottom of truss: **17' 8"**

(Clearance is reduced by the thickness of any ceiling and the thickness of any floor covering)

#### Exterior Heights:

"A" = Actual Eave Height: **19' 8"**

Roof Peak Height: **29' 8"**

Roof Pitch: **3/12**

Top of concrete floor must be at 100'+4" for this foundation type. If thicker concrete floor is desired, the extra thickness will be below the 100'+0" mark.

## DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaires provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

## SPECIFICATION FEATURES

### Construction

Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaires are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

### Electrical

LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

### Emergency Egress

Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

### Finish

Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

### Warranty

Five-year warranty.



## XTOR CROSSTOUR MAXX LED

APPLICATIONS:  
WALL / SURFACE  
INVERTED  
SITE LIGHTING



### CERTIFICATION DATA

UL/cUL Wet Location Listed  
Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)  
DesignLights Consortium® Qualified\*  
LM79 / LM80 Compliant  
ROHS Compliant  
NOM Compliant Models  
3G Vibration Tested  
UL924 Listed (CBP Models)  
IP66 Rated

### TECHNICAL DATA

40°C Ambient Temperature  
External Supply Wiring 90°C Minimum

### EPA

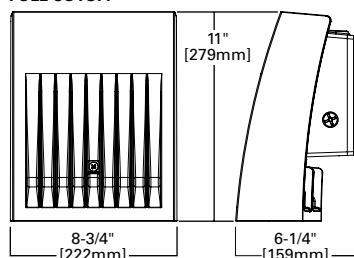
Effective Projected Area (Sq. Ft.):  
XTOR6B, XTOR8B, XTOR12B=0.54

### SHIPPING DATA:

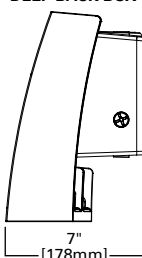
Approximate Net Weight:  
12-15 lbs. [5.4-6.8 kgs.]

## DIMENSIONS

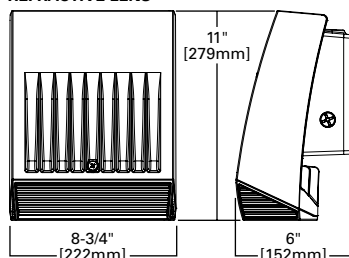
### FULL CUTOFF



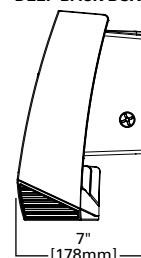
### DEEP BACK BOX



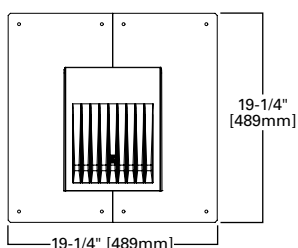
### REFRACTIVE LENS



### DEEP BACK BOX



## ESCUTCHEON PLATES

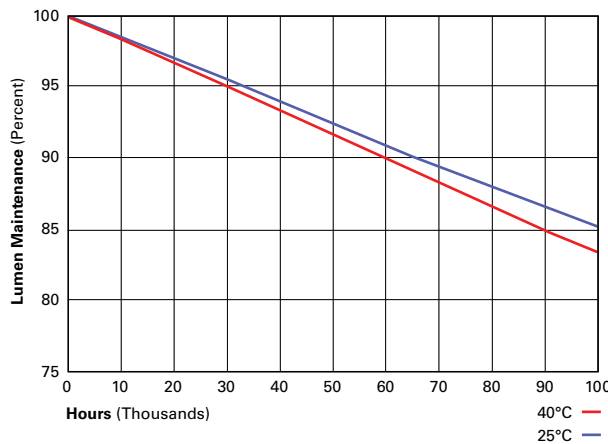


**POWER AND LUMENS BY FIXTURE MODEL**

58W Series						
LED Information	XTOR6B	XTOR6BRL	XTOR6B-W	XTOR6BRL-W	XTOR6B-Y	XTOR6BRL-Y
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W
81W Series						
LED Information	XTOR8B	XTOR8BRL	XTOR8B-W	XTOR8BRL-W	XTOR8B-Y	XTOR8BRL-Y
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W
102W Series						
LED Information	XTOR12B	XTOR12BRL	XTOR12B-W	XTOR12BRL-W	XTOR12B-Y	XTOR12BRL-Y
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W
EGRESS Information	XTOR6B and XTOR8B Full Cutoff CBP Egress LED			XTOR6B and XTOR8B Refractive Lens CBP Egress LED		
Delivered Lumens	509			468		
B.U.G. Rating	N.A.			N.A.		
CCT (Kelvin)	4000K			4000K		
CRI (Color Rendering Index)	65			65		
Power Consumption (Watts)	1.8W			1.8W		

**LUMEN MAINTENANCE**

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
<b>XTOR6B Model</b>		
25°C	> 90%	246,000
40°C	> 88%	217,000
50°C	> 88%	201,000
<b>XTOR8B Model</b>		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000
<b>XTOR12B Model</b>		
25°C	> 89%	222,000
40°C	> 87%	198,000



**CURRENT DRAW**

Voltage	Model Series				
	XTOR6B	XTOR8B	XTOR12B	XTOR6B-CBP (Fixture/Battery)	XTOR8B-CBP (Fixture/Battery)
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.39	0.52	--	--
240V	0.25	0.35	0.45	--	--
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33		--
480V	0.14	0.19	0.24		--



Cooper Lighting Solutions  
 1121 Highway 74 South  
 Peachtree City, GA 30269  
 P: 770-486-4800  
 www.cooperlighting.com

Specifications and dimensions subject to change without notice.

**ORDERING INFORMATION**

Sample Number: XTOR6B-W-WT-PC1

Domestic Preferences <sup>17</sup>	Series <sup>1</sup>	LED Kelvin Color	Housing Color	Options (Add as Suffix)
[Blank]=Standard BAA=Buy American Act TAA=Trade Agreements Act	<b>Full Cutoff</b> XTOR6B=58W XTOR8B=81W XTOR12B=102W  <b>Refractive Lens</b> XTOR6BRL=58W XTOR8BRL=81W XTOR12BRL=102W	[Blank]=Bright White (Standard) 5000K W=Neutral, 4000K Y=Warm, 3000K	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic DP=Dark Platinum	347V=347V <sup>2,3,4,5</sup> 480V=480V <sup>2,3,4,5,6</sup> PC1=Photocontrol 120V <sup>7</sup> PC2=Photocontrol 208-277V <sup>7,8</sup> MS-L20=Motion Sensor for ON/OFF Operation <sup>2,3,9,10</sup> MS/DIM-L20=Motion Sensor for Dimming Operation <sup>2,3,9,10,11,12,13</sup> CBP=Cold Weather Battery Pack <sup>2,3,14,15,16</sup> HA=50°C High Ambient <sup>16</sup>
<b>Accessories (Order Separately)<sup>18</sup></b>				
WG-XTORMX=Crosstour MAXX Wire Guard PB120V=Field Installed 120V Photocontrol PB277V BUTTON PC=Field Installed 208-277V Photocontrol <sup>8</sup>			EWP/XTORMX=Escutcheon Wall Plate, Carbon Bronze EWP/XTORMX-WT=Escutcheon Wall Plate, Summit White FSIR-100=Wireless Configuration Tool for Occupancy Sensor <sup>13</sup>	

- NOTES:**
- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
  - Not available with HA option.
  - Deep back box is standard for 347V, 480V, CBP, MS-L20 and MS/DIM-L20.
  - Not available with CBP option.
  - Thru-branch wiring not available with HA option or with 347V.
  - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
  - Not available with MS-L20 and MS/DIM-L20 options.
  - Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
  - For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
  - 120V thru 277V only.
  - Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
  - Includes integral photo sensor.
  - The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
  - 120V or 277V operation only.
  - Operating temperatures -20°C to 25°C.
  - Not available in XTOR12B or XTOR12BRL models.
  - Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
  - Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

**STOCK ORDERING INFORMATION**

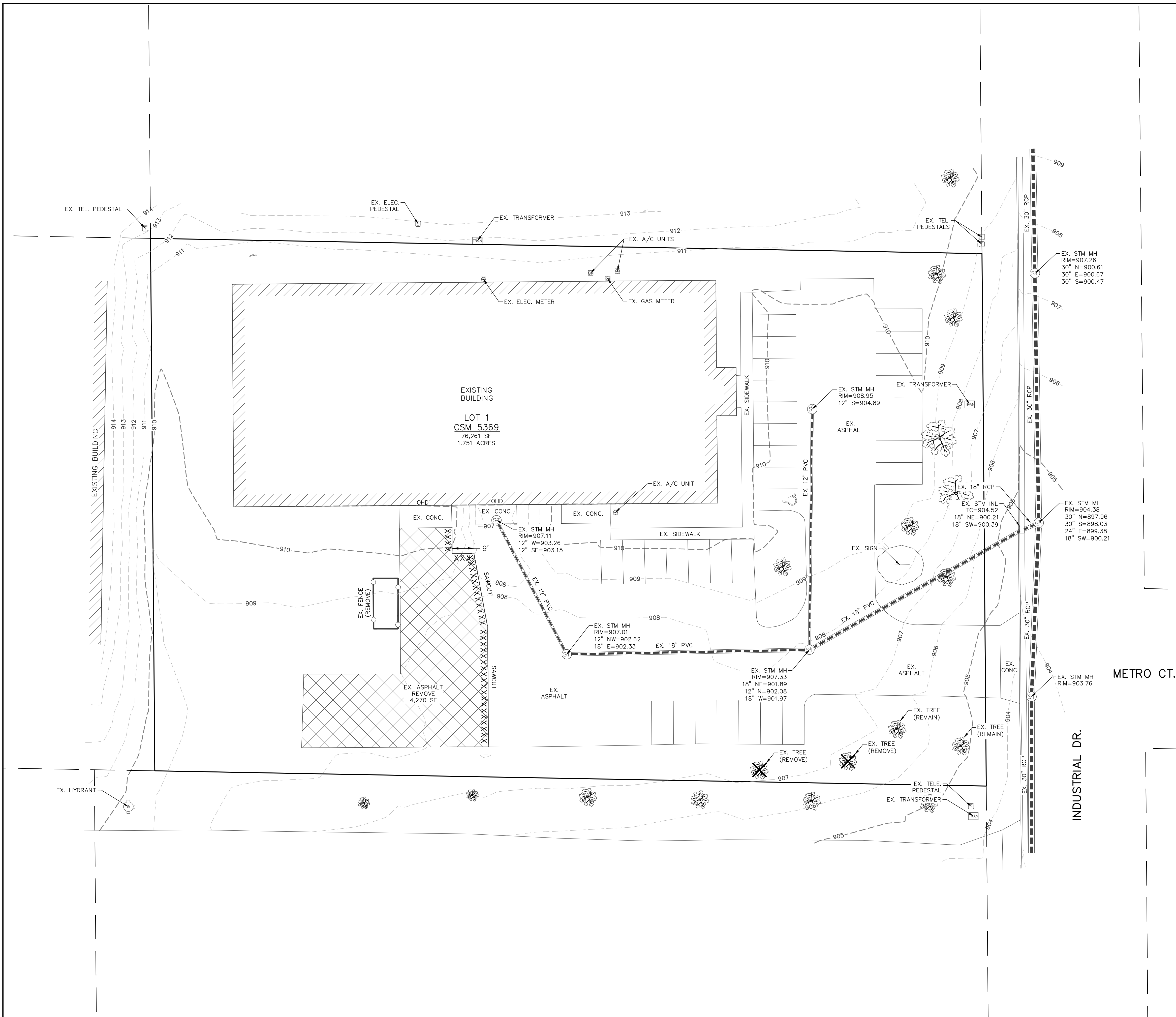
Domestic Preferences <sup>1</sup>	58W Series	81W Series	102W Series
[Blank]=Standard	<b>Full Cutoff</b>		
BAA=Buy American Act	XTOR6B=58W, 5000K, Carbon Bronze	XTOR8B=81W, 5000K, Carbon Bronze	XTOR12B=102W, 5000K, Carbon Bronze
TAA=Trade Agreements Act	XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	XTOR8B-PC1=81W, 5000K, 120V PC, Carbon Bronze	
	XTOR6B-WT= 58W, 5000K, Summit White	XTOR8B-WT=81W, 5000K, Summit White	
	XTOR6B-W=58W, 4000K, Carbon Bronze	XTOR8B-PC2=81W, 5000K, 208-277V PC, Carbon Bronze	
	XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	XTOR8B-347V=81W, 5000K, Carbon Bronze, 347V	
	<b>Refractive Lens</b>		
	XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	XTOR8BRL=81W, 5000K, Refractive Lens, Carbon Bronze	XTOR12BRL=102W, 5000K, Refractive Lens, Carbon Bronze
	XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-PC1=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-W=102W, 4000K, Refractive Lens, Carbon Bronze
	XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	XTOR8BRL-WT=81W, 5000K, Refractive Lens, Summit White	XTOR12BRL-347V=102W, 5000K, Refractive Lens, Carbon Bronze, 347V
	XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	XTOR8BRL-PC2=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	
	XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W=81W, 4000K, Refractive Lens, Carbon Bronze	
	XTOR6BRL-347V=58W, 5000K, Refractive Lens, Carbon Bronze, 347V	XTOR8BRL-347V = 81W, 5000K, Refractive Lens, Carbon Bronze, 347V	

- NOTES:**
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

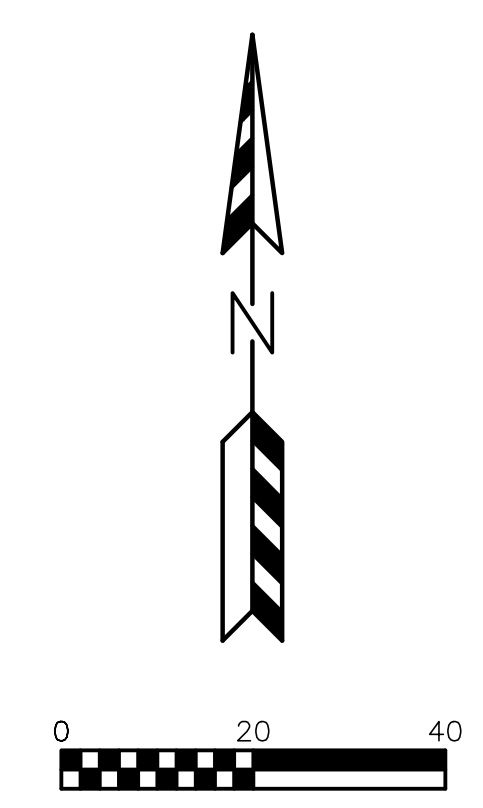


Cooper Lighting Solutions  
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Specifications and dimensions subject to change without notice.



CIVIL SHEET INDEX:	
SHEET	SHEET TITLE
C1.01	EXISTING CONDITIONS PLAN
C1.02	PROPOSED SITE PLAN
C1.03	GRADING & EROSION CONTROL PLAN
C1.04	LANDSCAPE PLAN
C1.05	LIGHTING PLAN
C2.01	CONSTRUCTION NOTES
C2.02	SITE DETAILS



- LEGEND:**
- 896 --- EXISTING MINOR CONTOUR.
  - 895 --- EXISTING MAJOR CONTOUR.
  - OHEL — OVERHEAD ELECTRIC LINE.
  - BuEl — BURIED ELECTRIC LINE.
  - BuTel — BURIED TELEPHONE LINE.
  - FO — FIBER OPTIC LINE.
  - GAS — GAS LINE.
  - SAN — SANITARY SEWER MAIN OR LATERAL.
  - WAT — WATER MAIN OR SERVICE.
  - — — — — STORM SEWER LINE.
  - [ELEC] — ELECTRIC METER.
  - [GAS] — GAS METER.
  - [GAS VALVE] — GAS VALVE.
  - [FIRE HYDRANT] — FIRE HYDRANT.
  - [POWER POLE] — POWER POLE.
  - [SN] — SANITARY SEWER MANHOLE.
  - [ST] — STORM SEWER MANHOLE.
  - [ST INLET] — STORM SEWER INLET.
  - [TEL PED] — TELEPHONE PEDESTAL.
  - [TRAN] — TRANSFORMER.
  - [W VALVE] — WATER VALVE.

REVISIONS:		
NO.	DATE	DESCRIPTION

**PSE**  
 PARISH SURVEY & ENGINEERING  
 122 Wisconsin Street, West Bend, WI 53095  
 262.346.7800 www.parishse.com

PROJECT TITLE:  
**UEMSI/HTV  
 W209 N17391 INDUSTRIAL DRIVE  
 JACKSON, WI 53037**

PLAN TITLE:  
**EXISTING  
 CONDITIONS  
 PLAN**

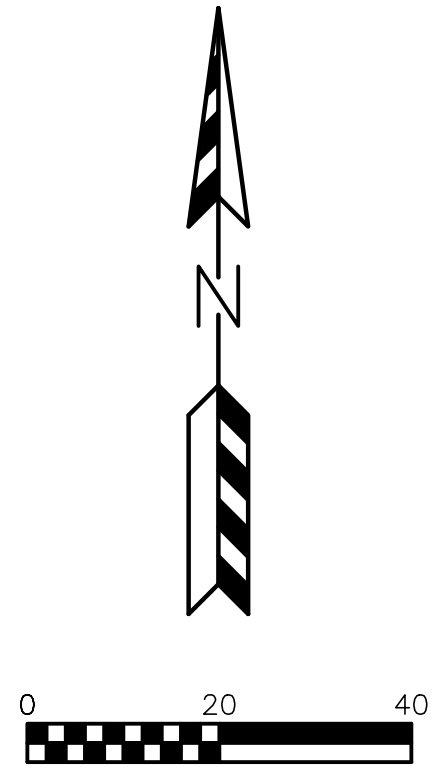
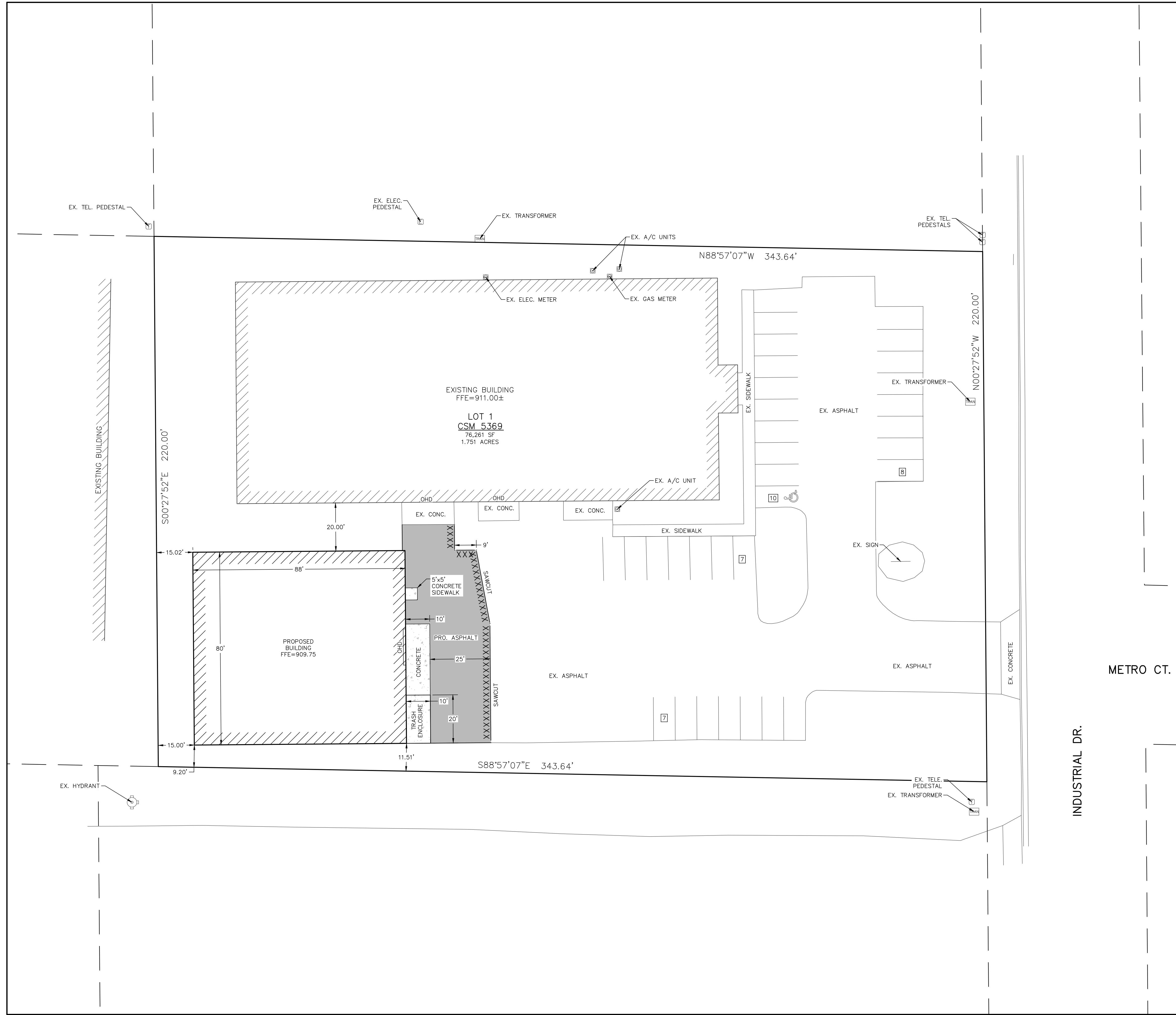
DRAWN BY:  
**WWS**  
 DESIGNED BY:  
**JDR**  
 CHECKED BY:  
**KJP**

PLAN DATE:  
**1/27/2026**

PROJECT NO:  
**RI-01-25\**

**SUBMITTAL**

SHEET NO:  
**C1.01**



- LEGEND:**
- # - PARKING STALLS IN A ROW
  - R - REJECT CURB
  - A - ACCEPT CURB

SITE INFORMATION BLOCK		
Site Address:	N209W17391 Industrial Drive	
Legal Description:	Lot 1 CSM No. 5369	
Site Acreage	1.75 Acres	
Current Zoning:	PUD	
Parking Stalls Provided:	32 stalls	
Existing Site Areas		
Description	Area (sf)	% Impervious
Building	18,558	24.33
Asphalt/Concrete	26,549	34.81
Impervious	45,107	59.15
Lawn	31,154	40.85
<b>Total</b>	<b>76,261</b>	<b>100.00</b>
Proposed Site Areas		
Description	Area (sf)	% Impervious
Building	25,598	33.57
Asphalt/Concrete	25,232	33.09
Impervious	50,830	66.65
Lawn	25,431	33.35
<b>Total</b>	<b>76,261</b>	<b>100.00</b>

- SITE PLAN NOTES:**
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
  - WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
  - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

**PAVING LEGEND**

	ASPHALT PAVEMENT 8" CRUSHED AGGREGATE BASE COURSE 2 1/4" ASPHALTIC BINDER 3 LT 58-28 S 1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
	CONCRETE SIDEWALK 6" CRUSHED AGGREGATE BASE COURSE 6" CONCRETE

REVISIONS:	
NO.	DESCRIPTION

**PSE**  
 PARISH SURVEY & ENGINEERING  
 122 Wisconsin Street, West Bend, WI 53095  
 262.346.7800 www.parishse.com

PROJECT TITLE:  
**UEMSI/HTV  
 W209 N17391 INDUSTRIAL DRIVE  
 JACKSON, WI 53037**

PLAN TITLE:  
**PROPOSED  
 SITE PLAN**

DRAWN BY:  
**JDR**  
 DESIGNED BY:  
**JDR**  
 CHECKED BY:  
**KJP**

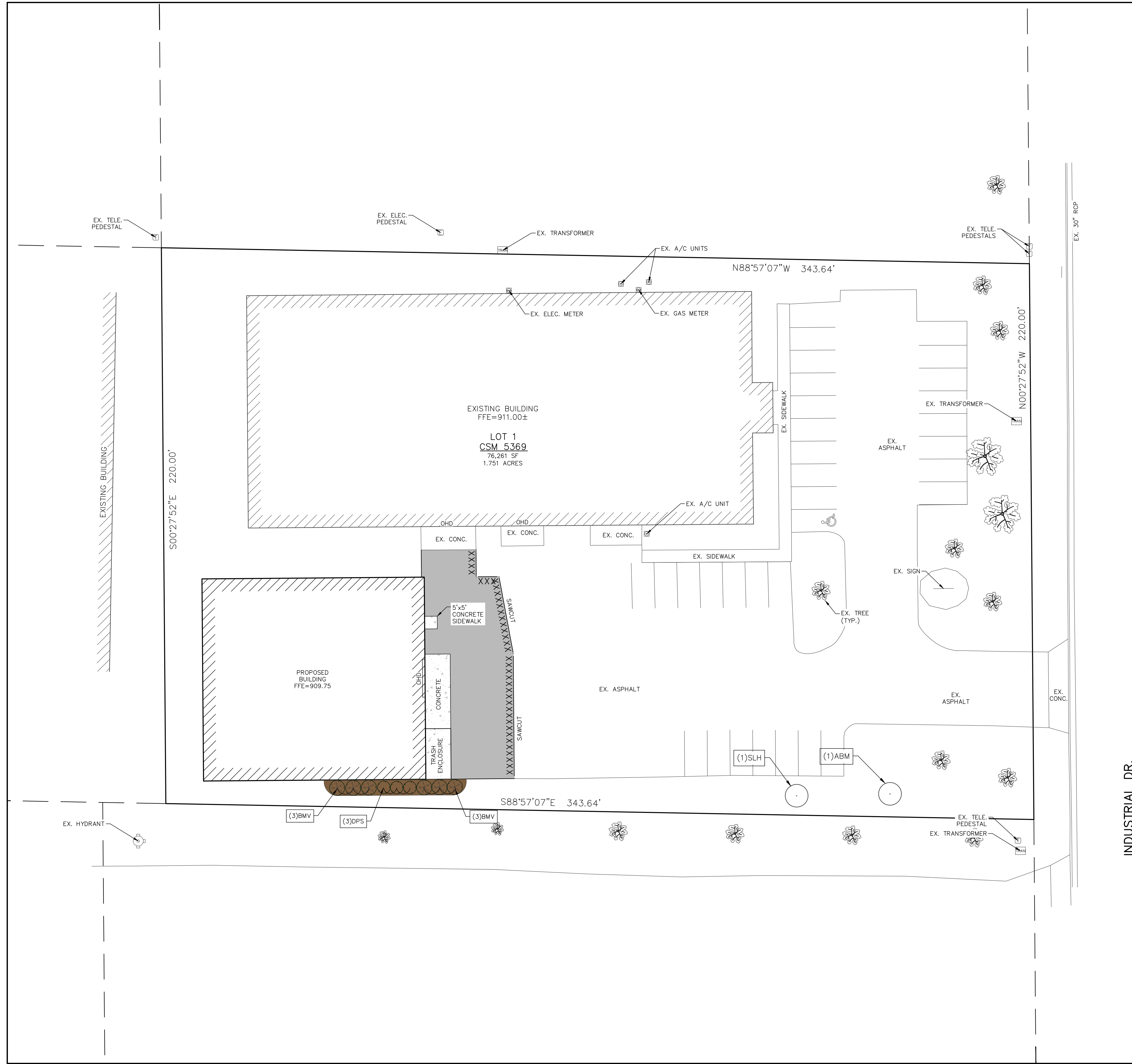
PLAN DATE:  
**1/27/2026**

PROJECT NO:  
**RI-01-25\**

**SUBMITTAL**

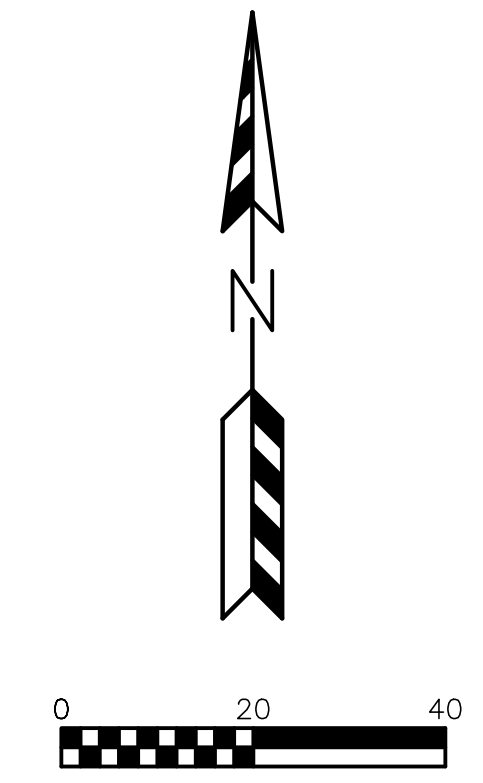
SHEET NO:  
**C1.02**





LANDSCAPE PLANT LIST						
Key	Qty	Size	Scientific Name	Common Name	Root	Mature Size
Deciduous Trees						
ABM	1	2"	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	BB	40'-50'
SHL	1	2"	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	BB	25'-50'
Deciduous Shrubs						
BMV	6	35"	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	POT	6'x6'
DPS	3	24"	Spiraea japonica DOUBLE PLAY Doozie	Double Play Doozie Spiraea	POT	3'x4'

NOTES:  
 Designated turf areas to receive a minimum of 4" of topsoil, bluegrass seed mix, starter fertilizer, and straw mulch.  
 Individual trees in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3"  
 Foundation plantings beds and areas to be mulched with shredded hardwood mulch spread to a depth 3" over weed barrier fabric.  
 Designated planting beds to be separated from lawn areas with 5" black vinyl edging.  
 Owner will be responsible for landscape maintenance after completion and acceptance of the project.



METRO CT.

INDUSTRIAL DR.

REVISIONS:	
NO.	DESCRIPTION

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 PARISH SURVEY & ENGINEERING  
 122 Wisconsin Street, West Bend, WI 53095  
 262.346.7800  
 www.parishse.com

PROJECT TITLE:  
**UEMSI/HTV  
 W209 N17391 INDUSTRIAL DRIVE  
 JACKSON, WI 53037**

PLAN TITLE:  
**LANDSCAPE  
 PLAN**

DRAWN BY:  
**SLB**  
 DESIGNED BY:  
**SLB**  
 CHECKED BY:  
**JDR**

PLAN DATE:  
**1/27/2026**

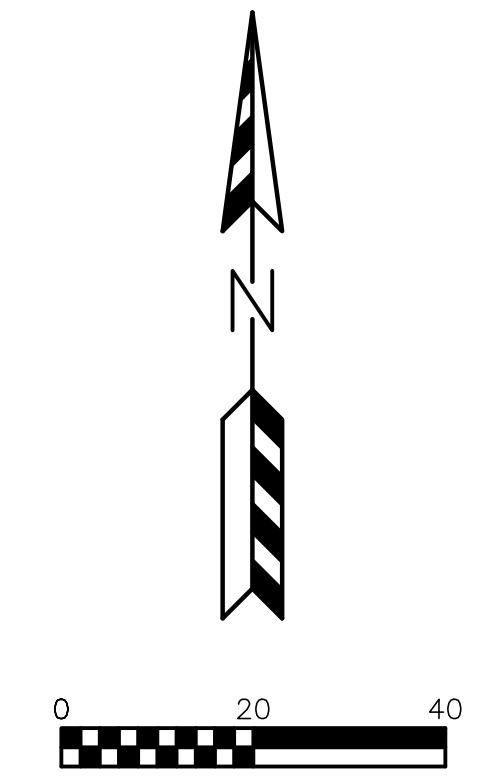
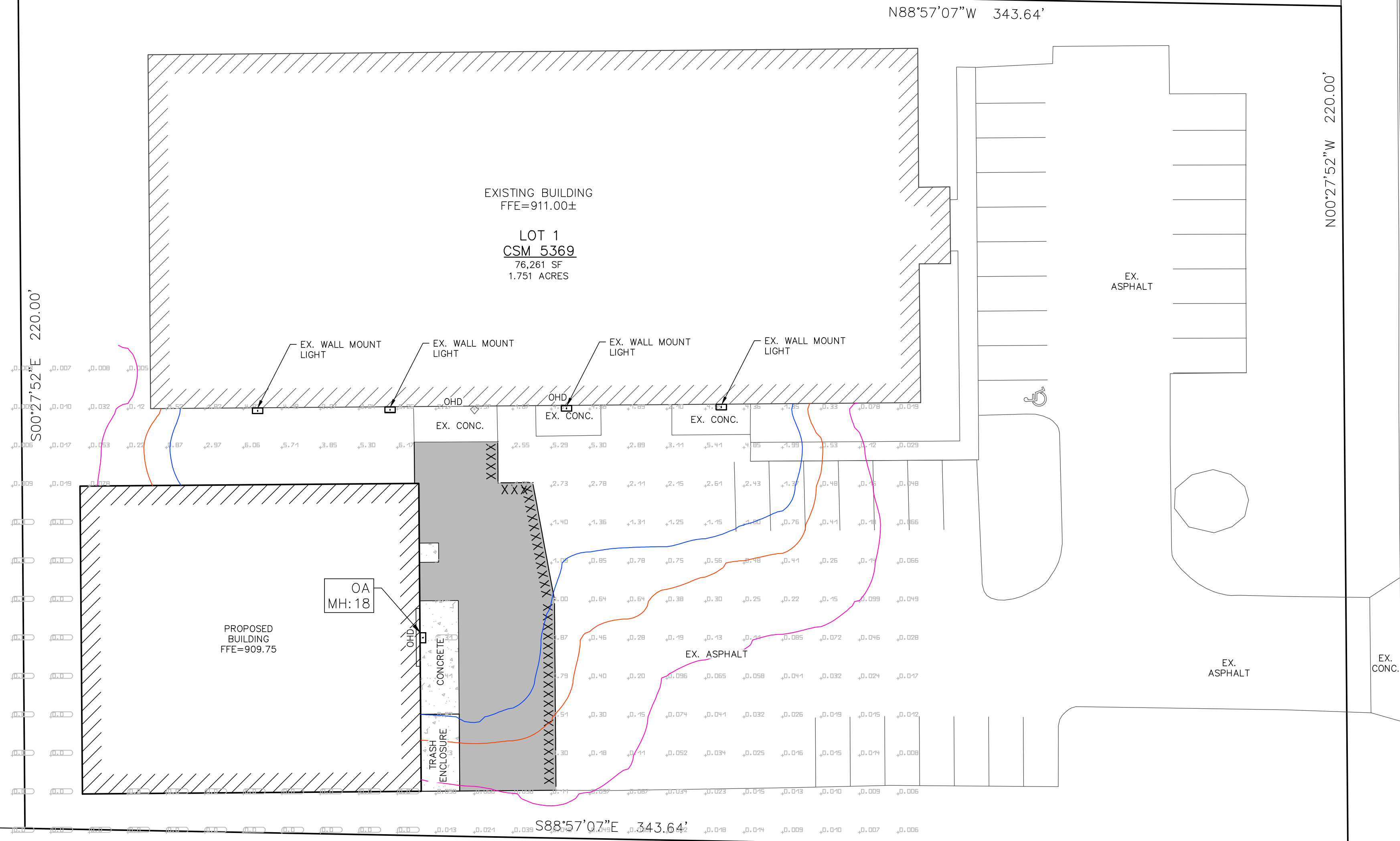
PROJECT NO:  
**RI-01-25\**

**SUBMITTAL**

SHEET NO:  
**C1.04**

Luminaire Schedule								
Symbol	Quantity	Label	Manufacturer	Description	Model Number	Lum Lumens	Lum Watts	LLF
☐	1	OA	COOPER LIGHTING LUMARK	CROSSTOUR MAXX	XTOR68-W	6,037	58	0.900

Calculation Summary						
Calc Type	Units	Average	Max	Min	Avg/Min	Max/Min
Illuminance	Fc	0.86	6.31	0	N/A	N/A



- NOTES:
- 1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
  - 2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
  - 3) STANDARD INDOOR CALC POINTS @ 30 A.I.F. UNLESS NOTED OTHERWISE
  - 4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
  - 5) PSE, LLC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

REVISIONS:	
NO.	DESCRIPTION

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PROJECT TITLE:  
**UEMSI/HTV  
 W209 N17391 INDUSTRIAL DRIVE  
 JACKSON, WI 53037**

PLAN TITLE:  
**LIGHTING PLAN**

DRAWN BY:  
**JDR**  
 DESIGNED BY:  
**JDR**  
 CHECKED BY:  
**KJP**

PLAN DATE:  
**1/27/2026**

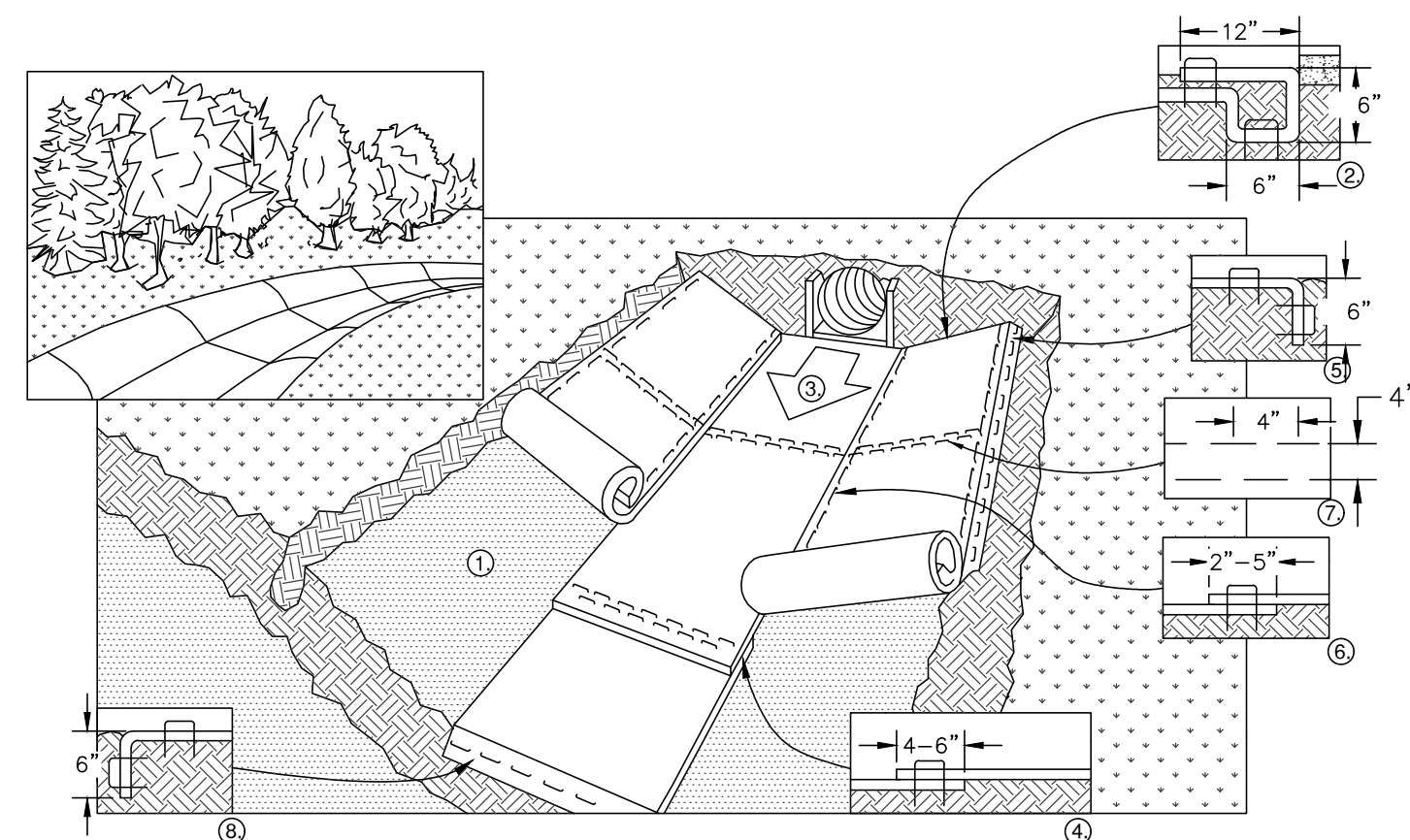
PROJECT NO:  
**IRI-01-25\**

**SUBMITTAL**

SHEET NO:  
**C1.05**



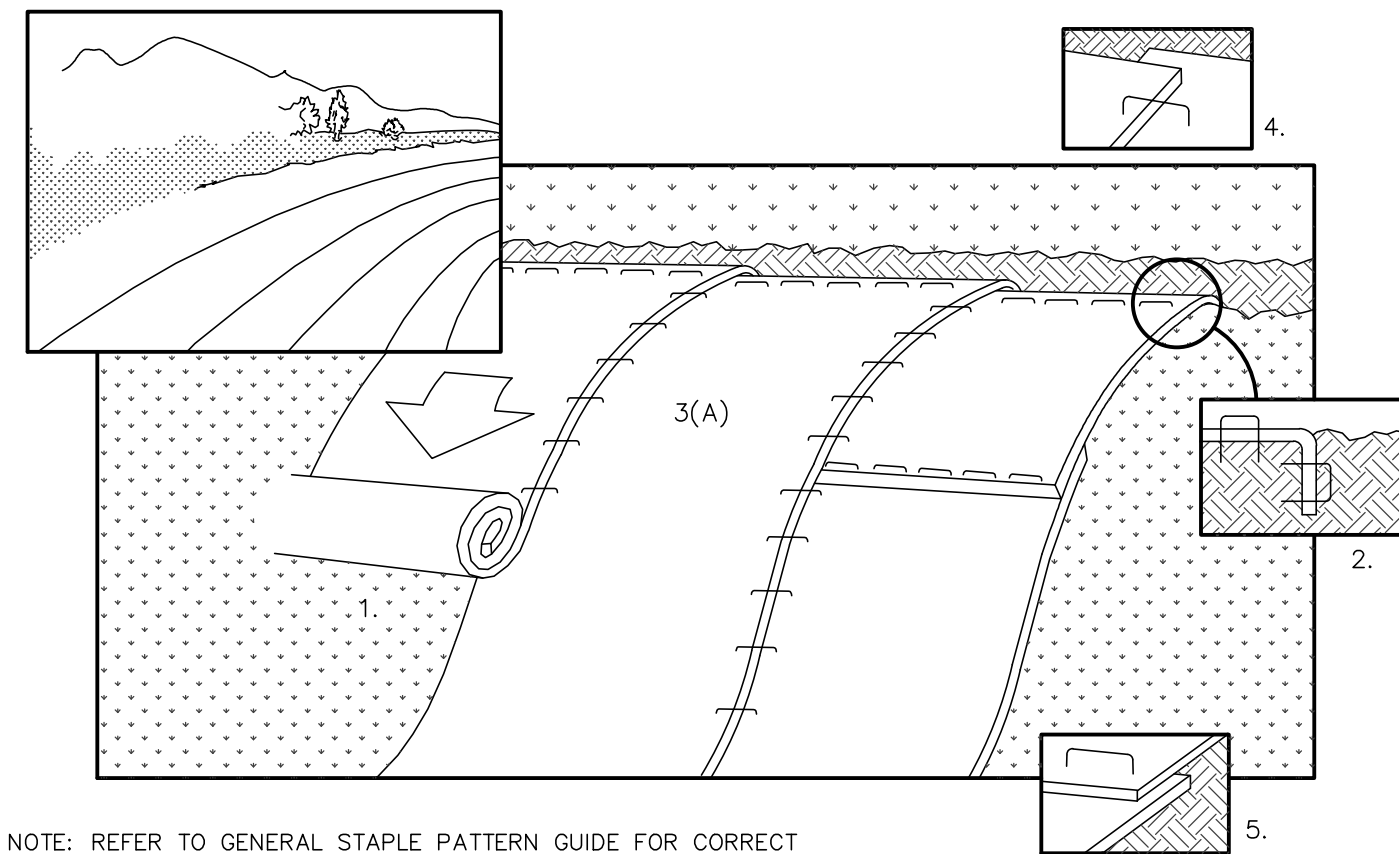
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
- PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
- FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
- A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
- THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

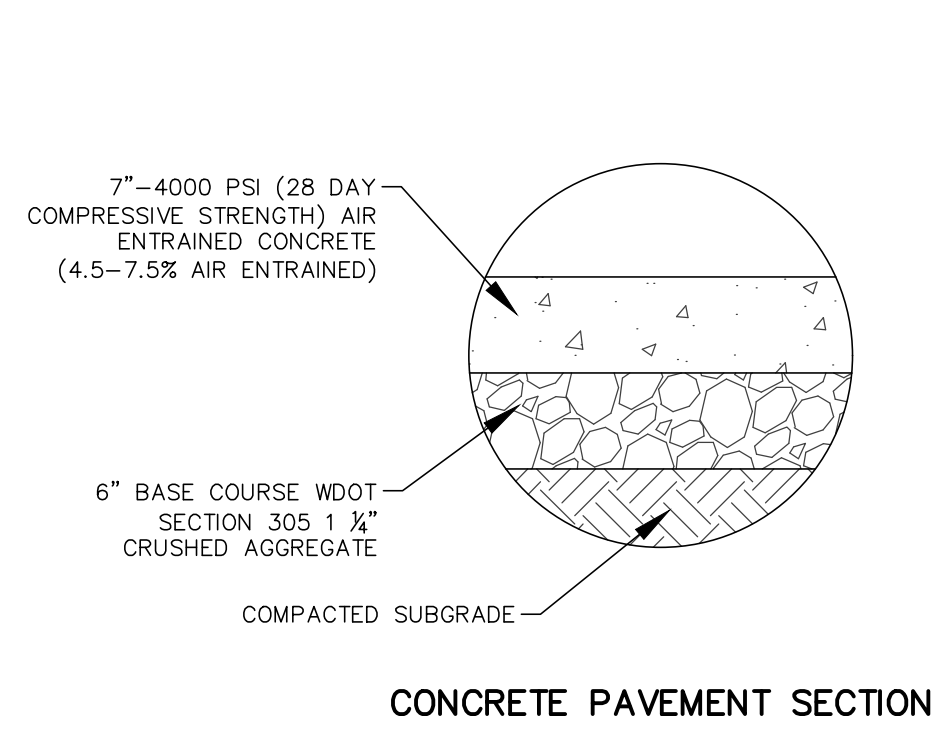
**EROSION CONTROL MAT – CHANNEL INSTALLATION**



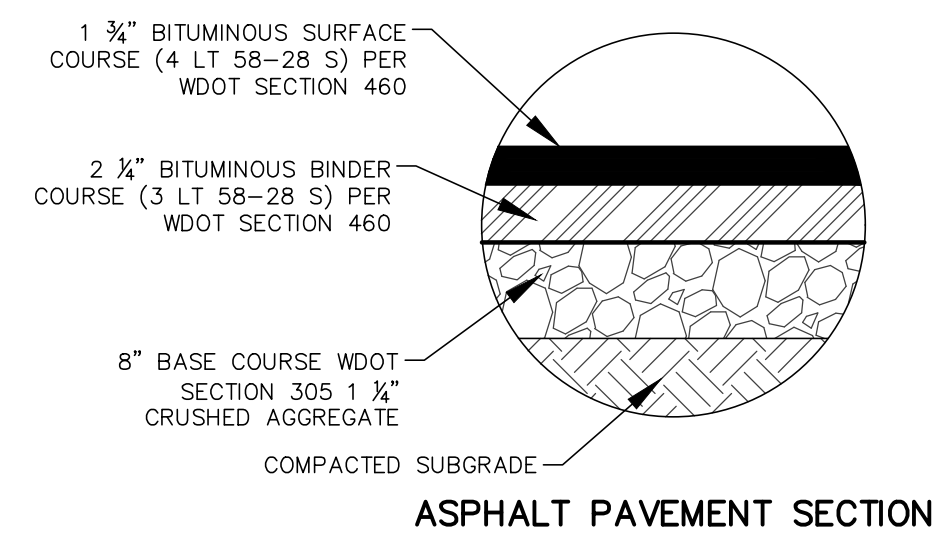
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
- ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

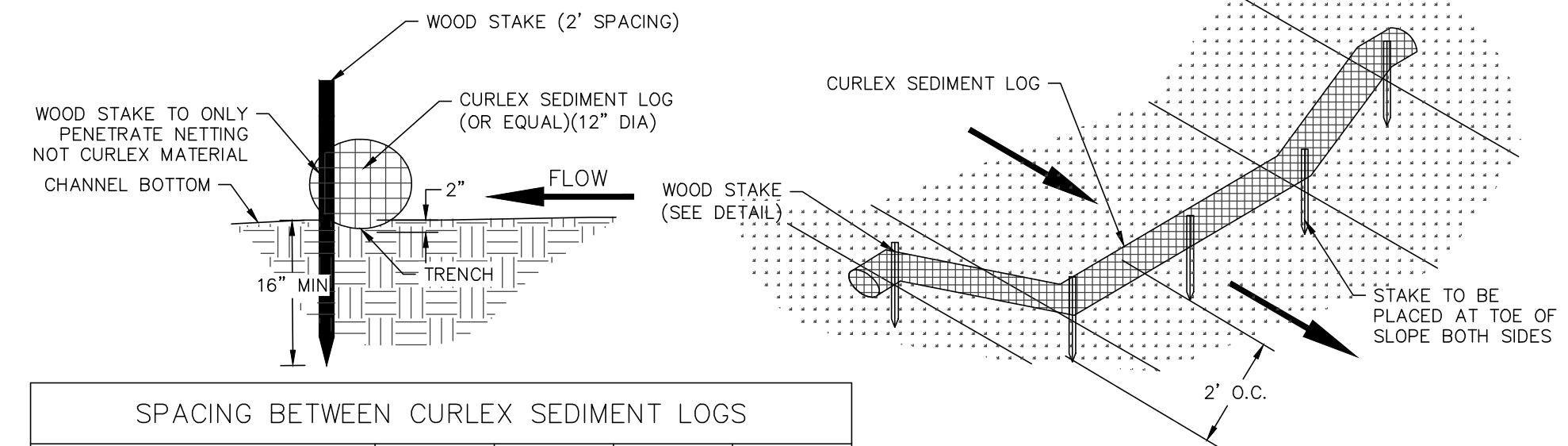
**EROSION CONTROL MAT – SLOPE INSTALLATION**



CONCRETE PAVEMENT SECTION

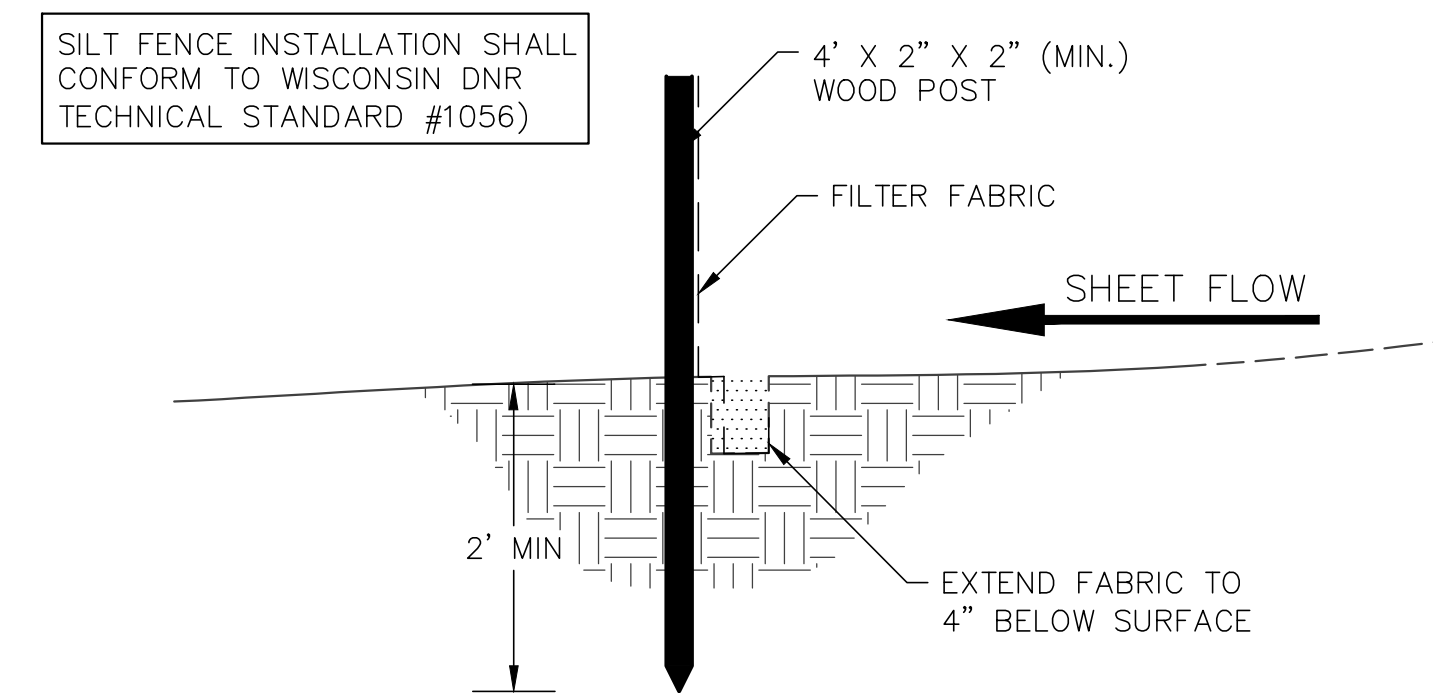


ASPHALT PAVEMENT SECTION

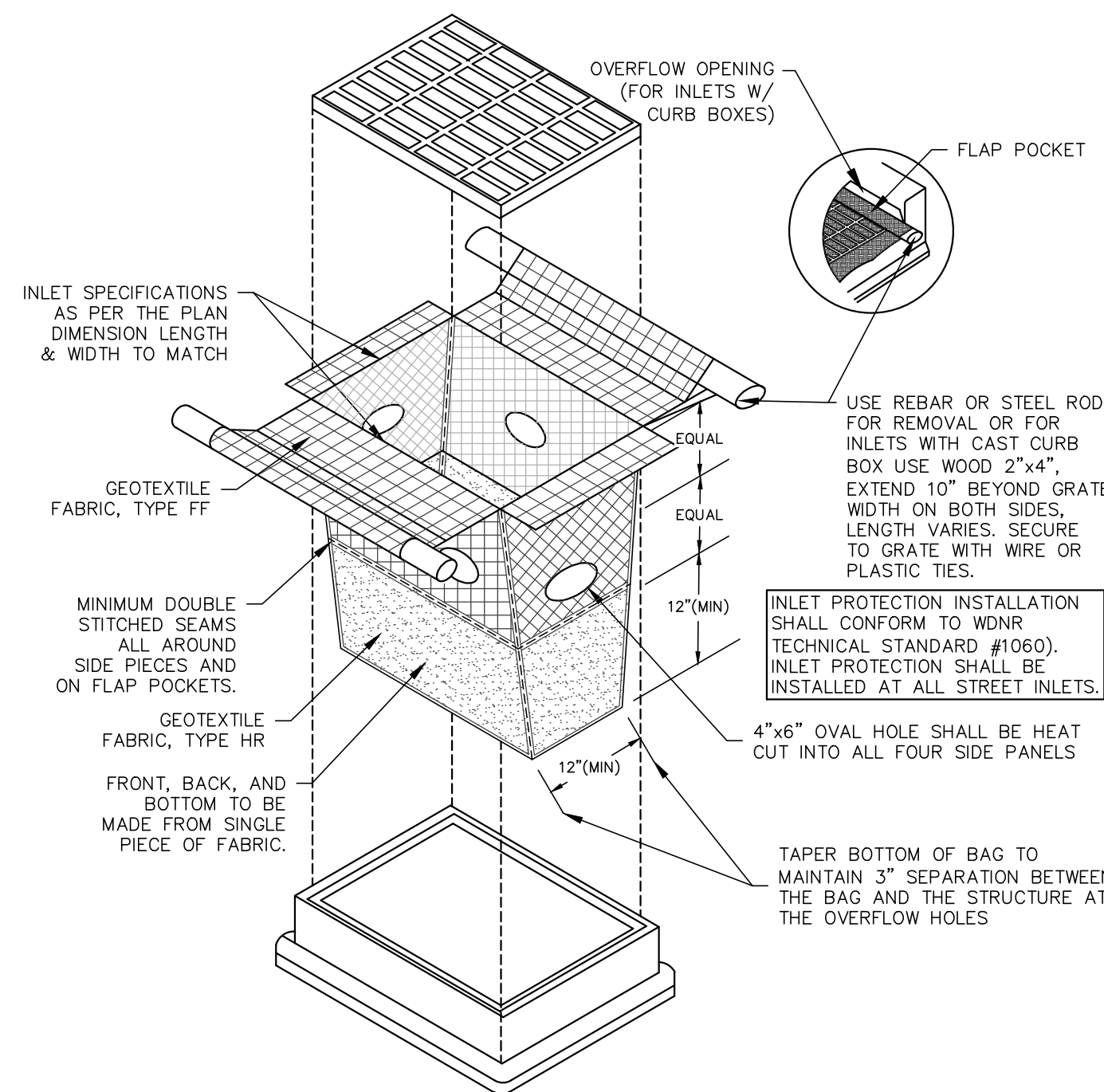


CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5

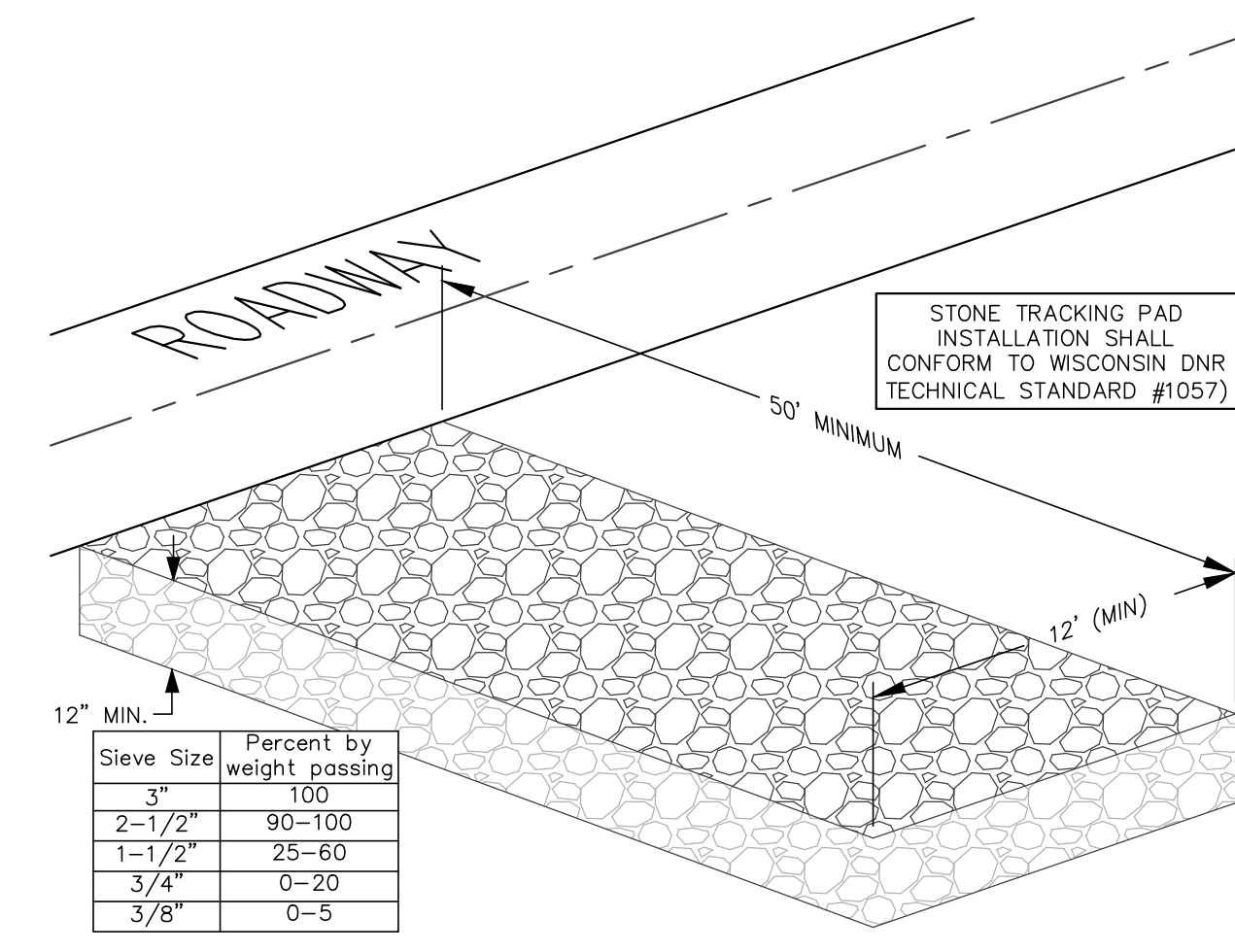
SEDIMENT LOG DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)



TYPE D-HR INLET PROTECTION DETAIL



STONE TRACKING PAD DETAIL

Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

NO.	DATE	DESCRIPTION

**PSE**  
 PARISH SURVEY & ENGINEERING  
 122 Wisconsin Street, West Bend, WI 53095  
 262.346.7800 www.parishse.com

PROJECT TITLE:  
**UEMSI/HTV  
 W209 N17391 INDUSTRIAL DRIVE  
 JACKSON, WI 53037**

PLAN TITLE:  
**CONSTRUCTION  
 DETAILS**

DRAWN BY:  
**WWS**  
 DESIGNED BY:  
**JDR**  
 CHECKED BY:  
**KJP**

PLAN DATE:  
**1/27/2026**

PROJECT NO:  
**IRI-01-25\**

**SUBMITTAL**

SHEET NO:

**C2.02**



PARISH SURVEY & ENGINEERING

February 6, 2026

**Village of Jackson**

Attn: Collin Johnson, Director of Building Inspection & Zoning  
W194 N16660 Eagle Drive  
Jackson, WI, 53037

Re: UEMSI / HTV  
W209 N17391 Industrial Drive



Mr. Johnson,

This submittal is to summarize the effects of the proposed construction of a metal storage building on the subject property. The following plans and calculations are included to provide information related to the project:

- A. Drainage Plan
- B. Proposed HydroCAD Report

The site drains to a regional detention pond to the south of the property. Based on the existing site conditions, the calculated curve number is 89. With the proposed building, the calculated CN is 91.

A swale is proposed to convey runoff from the proposed building to the Industrial Drive right-of-way. There is run-on from the building to the west that currently drains across the property and into the adjacent property to the south. With the proposed swale, runoff will not be directed onto the neighboring property, but into the Industrial Drive right-of-way. Below is a table summarizing the peak discharge rates of the swale to the Industrial Drive right-of-way:

**Proposed Swale Peak Discharges**

Storm Event	Swale Discharge (cfs)
10-Year	3.85
100-Year	7.15

Please review this submittal along with the enclosed plans and if everything is satisfactory, please provide your approval. Please let me know if you have any questions or comments.

Regards,

Jacob Rosbeck, P.E.

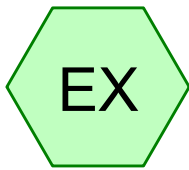
Cc: USMSI / HTV

FN: RI-01-25

122 Wisconsin St ♦ West Bend, Wisconsin 53095

Phone (262) 346-7800 ♦ www.parishse.com

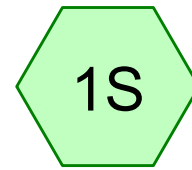




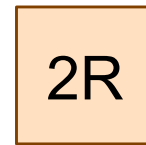
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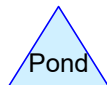
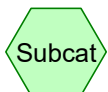
Existing



To Swale



Swale



**Routing Diagram for UEMSI HTV**

Prepared by Parish Survey & Engineering, LLC, Printed 2/6/2026  
HydroCAD® 10.00-24 s/n 06587 © 2018 HydroCAD Software Solutions LLC

**Summary for Subcatchment 1S: To Swale**

Runoff = 3.85 cfs @ 12.13 hrs, Volume= 0.179 af, Depth> 2.56"

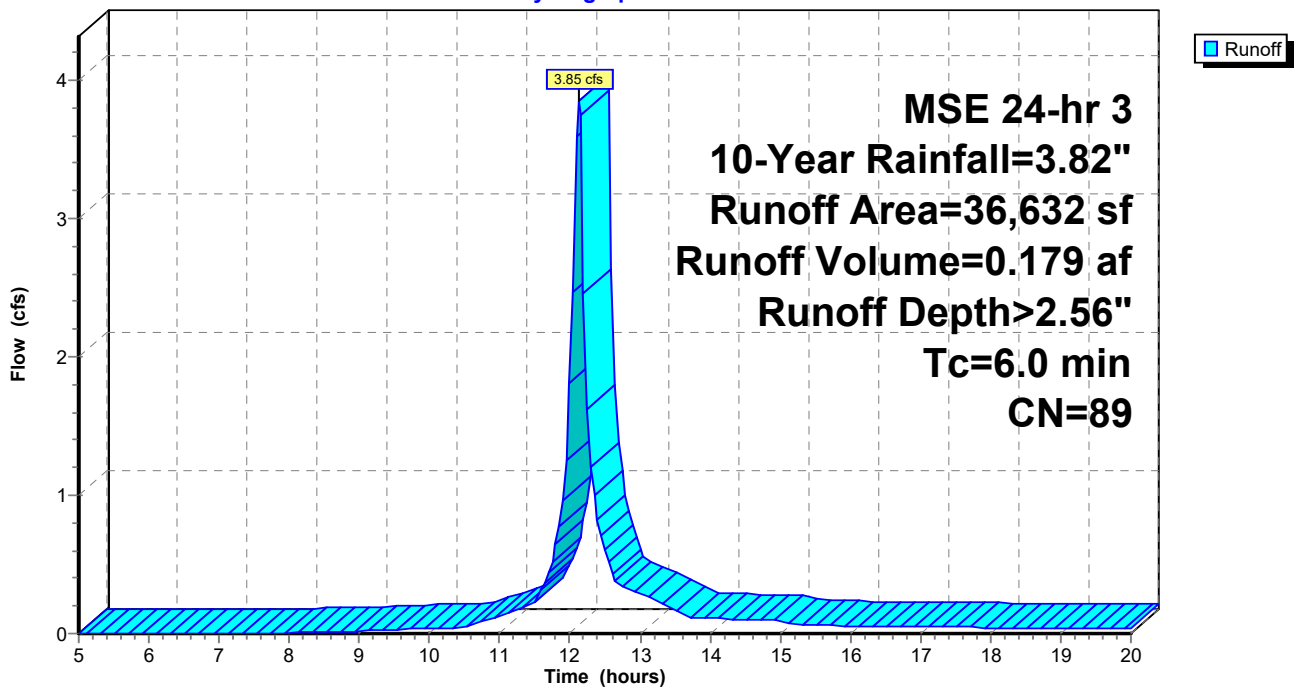
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 MSE 24-hr 3 10-Year Rainfall=3.82"

	Area (sf)	CN	Description
*	7,040	98	Proposed Building
*	15,000	98	Ex. Building to West
	11,566	74	>75% Grass cover, Good, HSG C
	3,026	80	>75% Grass cover, Good, HSG D
	36,632	89	Weighted Average
	14,592		39.83% Pervious Area
	22,040		60.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

**Subcatchment 1S: To Swale**

Hydrograph



**Summary for Subcatchment EX: Existing**

Runoff = 8.02 cfs @ 12.13 hrs, Volume= 0.373 af, Depth> 2.56"

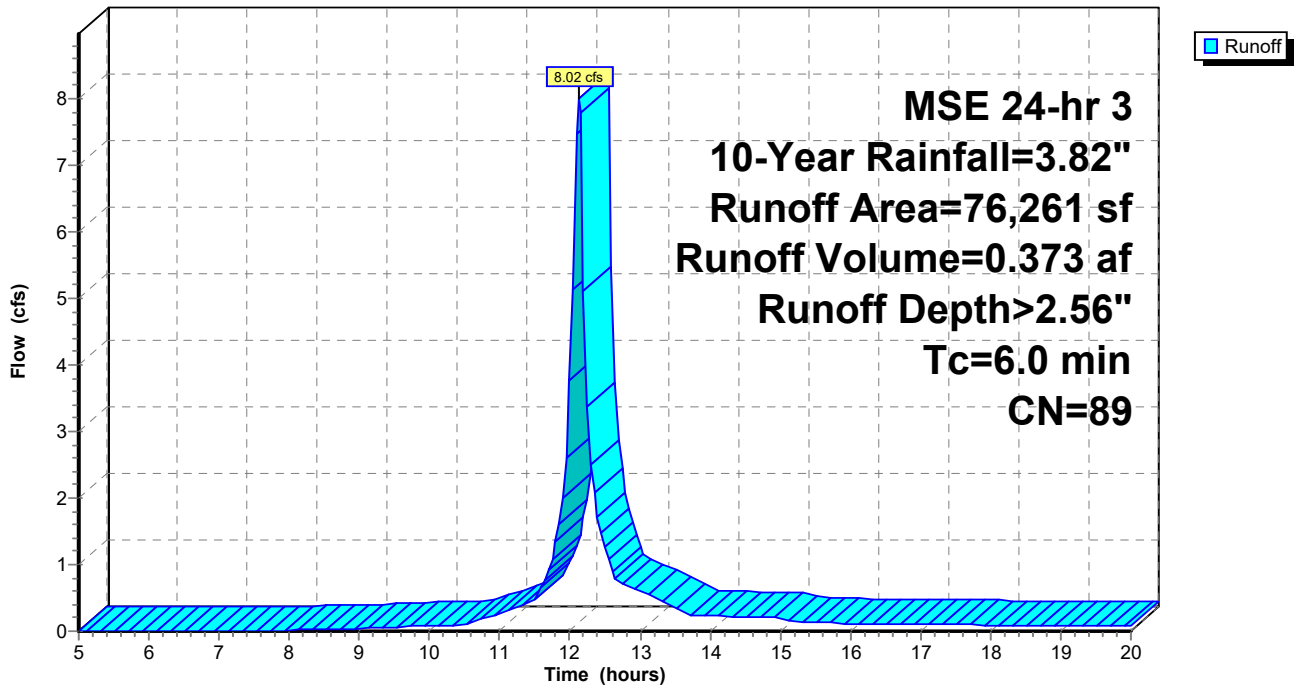
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 MSE 24-hr 3 10-Year Rainfall=3.82"

	Area (sf)	CN	Description
*	45,107	98	Ex. Impervious
	16,999	74	>75% Grass cover, Good, HSG C
	14,155	80	>75% Grass cover, Good, HSG D
	76,261	89	Weighted Average
	31,154		40.85% Pervious Area
	45,107		59.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

**Subcatchment EX: Existing**

Hydrograph



**Summary for Subcatchment PRO: Existing**

Runoff = 8.45 cfs @ 12.13 hrs, Volume= 0.401 af, Depth> 2.75"

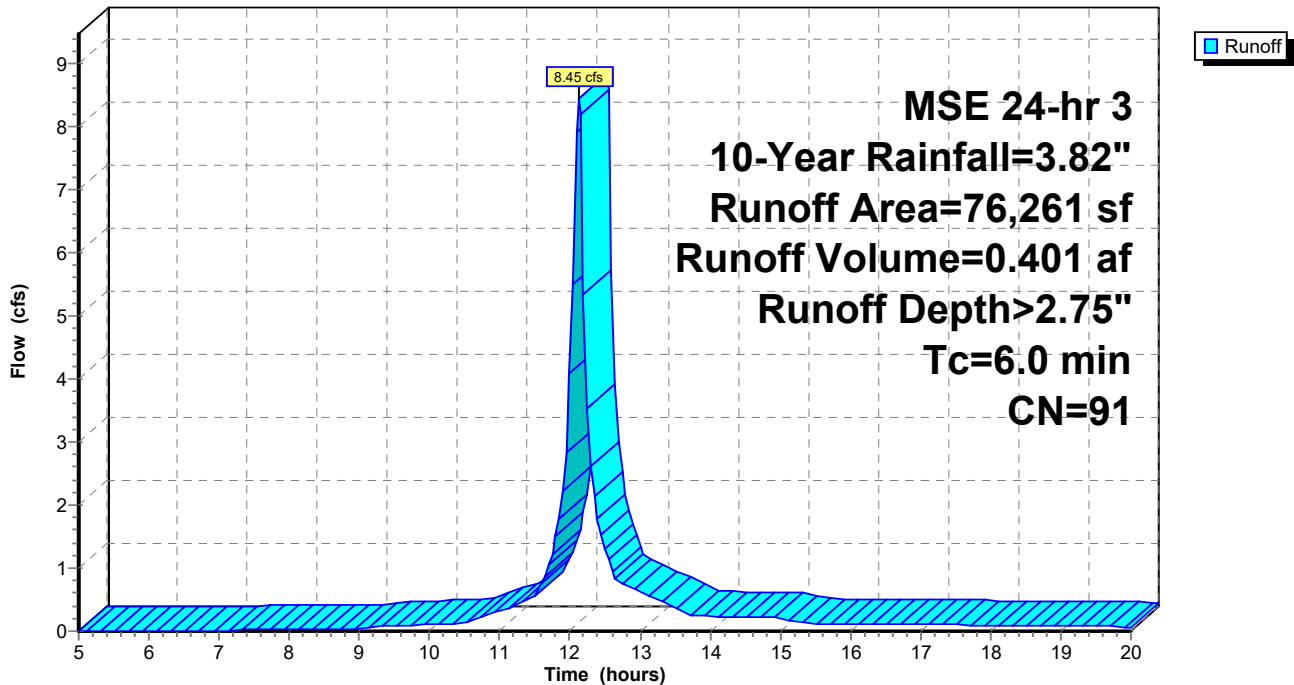
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 MSE 24-hr 3 10-Year Rainfall=3.82"

	Area (sf)	CN	Description
*	50,830	98	Ex. Impervious
	11,276	74	>75% Grass cover, Good, HSG C
	14,155	80	>75% Grass cover, Good, HSG D
	76,261	91	Weighted Average
	25,431		33.35% Pervious Area
	50,830		66.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

**Subcatchment PRO: Existing**

Hydrograph



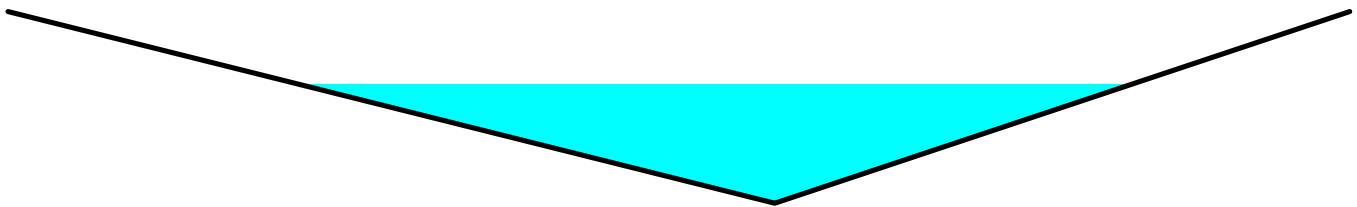
### Summary for Reach 2R: Swale

Inflow Area = 0.841 ac, 60.17% Impervious, Inflow Depth > 2.56" for 10-Year event  
 Inflow = 3.85 cfs @ 12.13 hrs, Volume= 0.179 af  
 Outflow = 3.76 cfs @ 12.15 hrs, Volume= 0.179 af, Atten= 3%, Lag= 1.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Max. Velocity= 2.77 fps, Min. Travel Time= 1.4 min  
 Avg. Velocity = 1.02 fps, Avg. Travel Time= 3.8 min

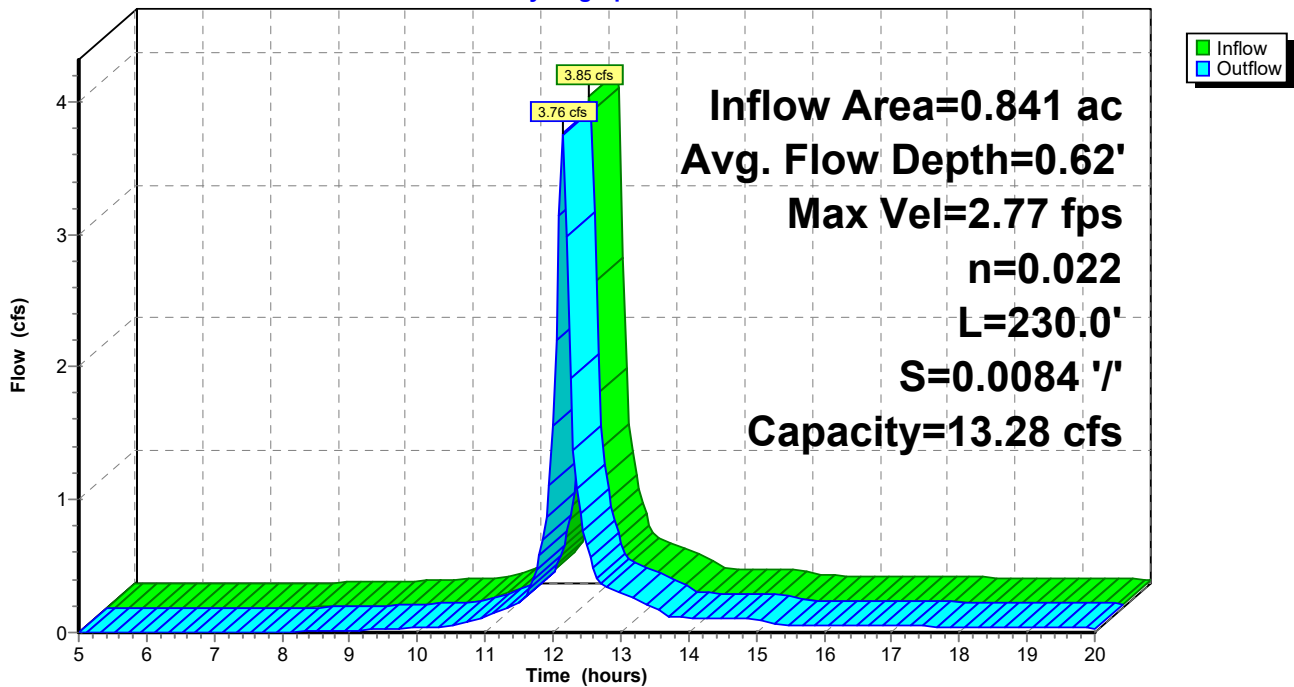
Peak Storage= 312 cf @ 12.15 hrs  
 Average Depth at Peak Storage= 0.62'  
 Bank-Full Depth= 1.00' Flow Area= 3.5 sf, Capacity= 13.28 cfs

0.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight  
 Side Slope Z-value= 4.0 3.0 '/' Top Width= 7.00'  
 Length= 230.0' Slope= 0.0084 '/'  
 Inlet Invert= 906.75', Outlet Invert= 904.82'



### Reach 2R: Swale

Hydrograph



**Summary for Subcatchment 1S: To Swale**

Runoff = 7.15 cfs @ 12.13 hrs, Volume= 0.348 af, Depth> 4.97"

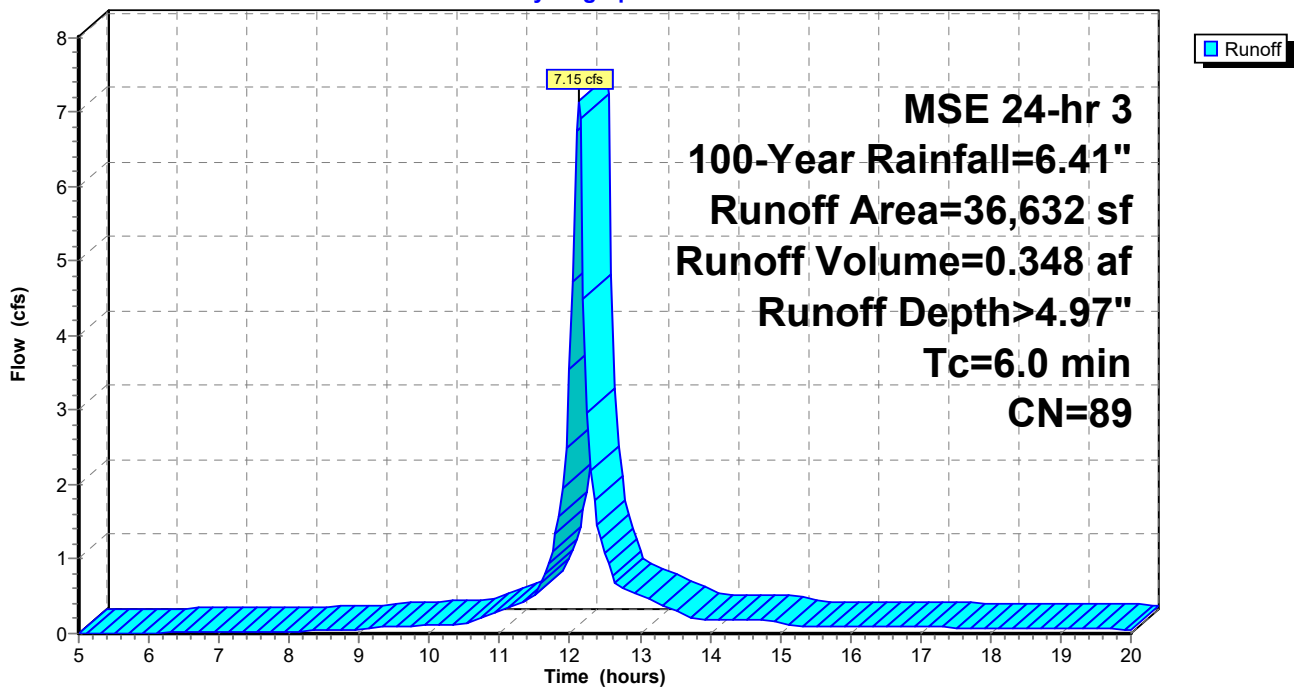
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
MSE 24-hr 3 100-Year Rainfall=6.41"

	Area (sf)	CN	Description
*	7,040	98	Proposed Building
*	15,000	98	Ex. Building to West
	11,566	74	>75% Grass cover, Good, HSG C
	3,026	80	>75% Grass cover, Good, HSG D
	36,632	89	Weighted Average
	14,592		39.83% Pervious Area
	22,040		60.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

**Subcatchment 1S: To Swale**

Hydrograph



**Summary for Subcatchment EX: Existing**

Runoff = 14.89 cfs @ 12.13 hrs, Volume= 0.725 af, Depth> 4.97"

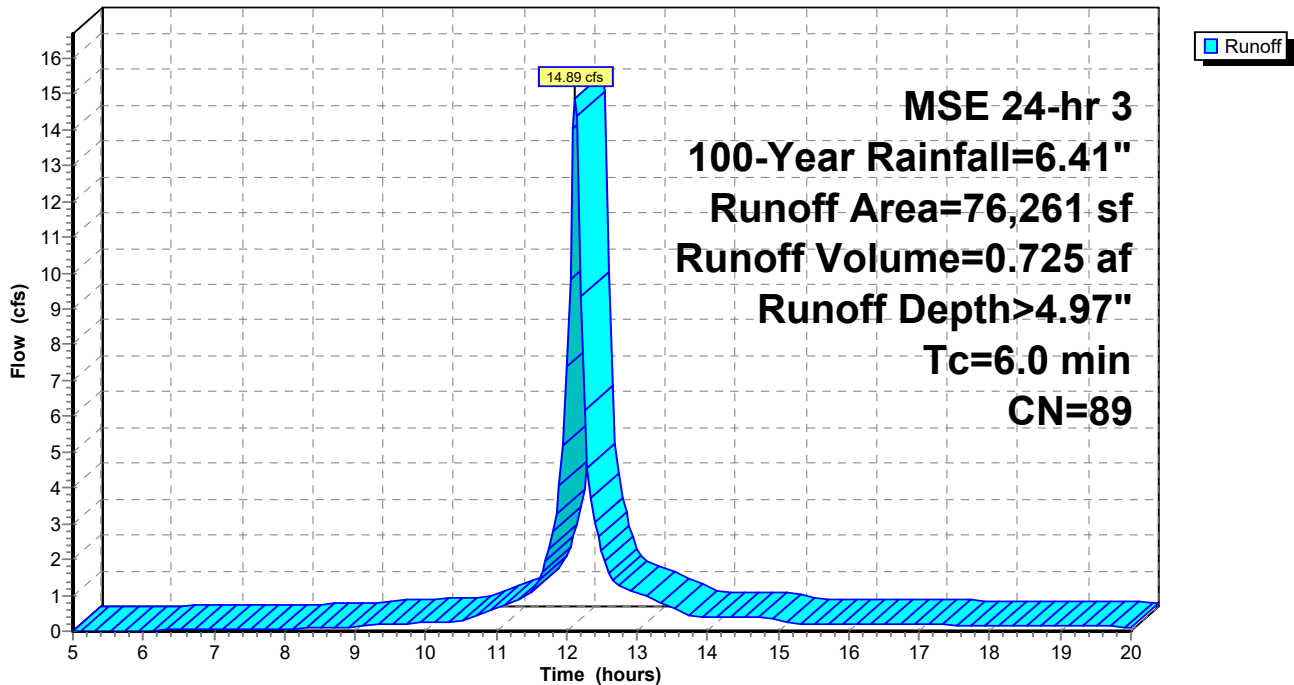
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 MSE 24-hr 3 100-Year Rainfall=6.41"

	Area (sf)	CN	Description
*	45,107	98	Ex. Impervious
	16,999	74	>75% Grass cover, Good, HSG C
	14,155	80	>75% Grass cover, Good, HSG D
	76,261	89	Weighted Average
	31,154		40.85% Pervious Area
	45,107		59.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

**Subcatchment EX: Existing**

Hydrograph



**Summary for Subcatchment PRO: Existing**

Runoff = 15.28 cfs @ 12.13 hrs, Volume= 0.757 af, Depth> 5.19"

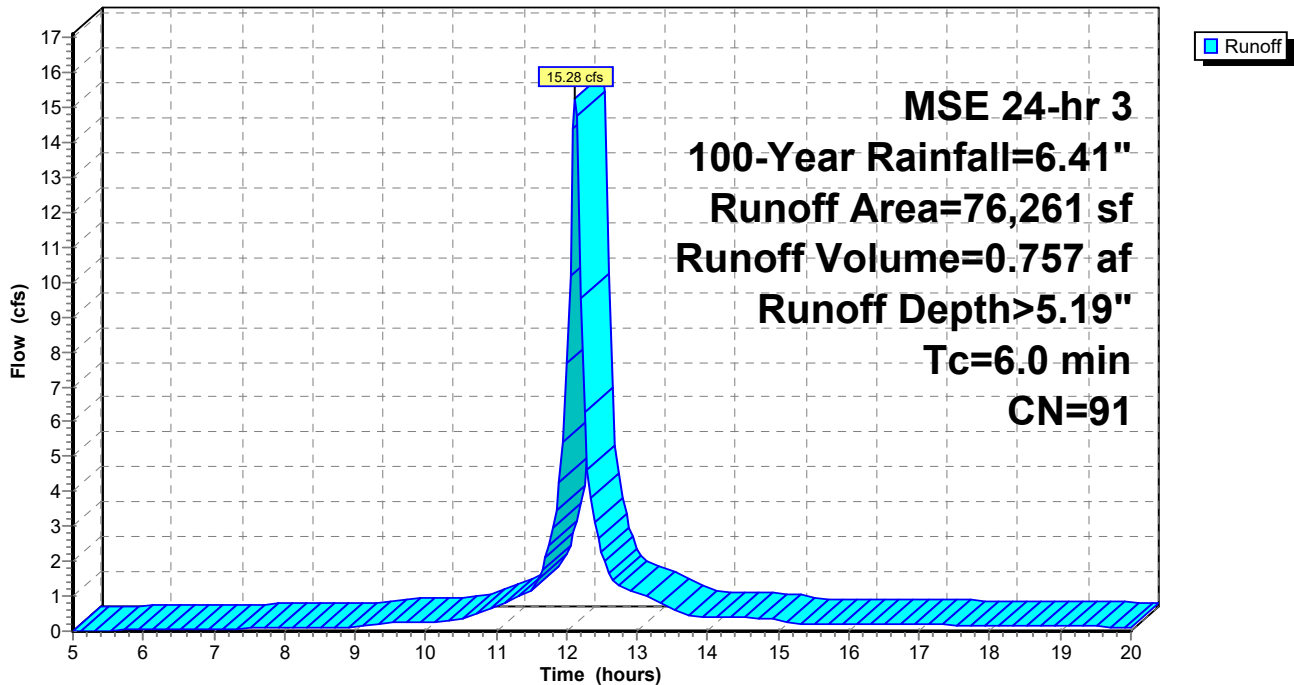
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 MSE 24-hr 3 100-Year Rainfall=6.41"

	Area (sf)	CN	Description
*	50,830	98	Ex. Impervious
	11,276	74	>75% Grass cover, Good, HSG C
	14,155	80	>75% Grass cover, Good, HSG D
	76,261	91	Weighted Average
	25,431		33.35% Pervious Area
	50,830		66.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

**Subcatchment PRO: Existing**

Hydrograph



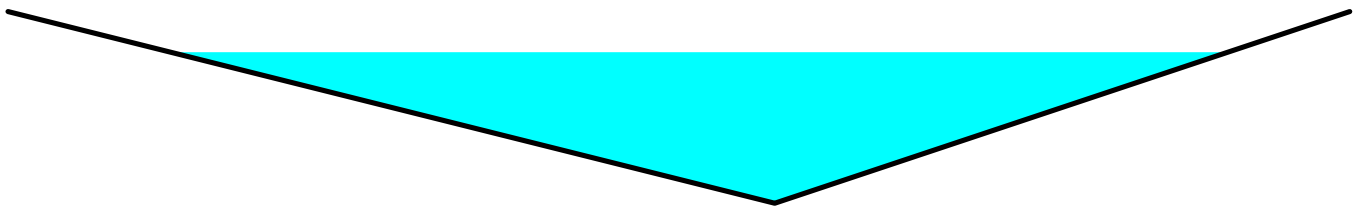
**Summary for Reach 2R: Swale**

Inflow Area = 0.841 ac, 60.17% Impervious, Inflow Depth > 4.97" for 100-Year event  
 Inflow = 7.15 cfs @ 12.13 hrs, Volume= 0.348 af  
 Outflow = 7.04 cfs @ 12.14 hrs, Volume= 0.348 af, Atten= 2%, Lag= 0.9 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Max. Velocity= 3.24 fps, Min. Travel Time= 1.2 min  
 Avg. Velocity = 1.16 fps, Avg. Travel Time= 3.3 min

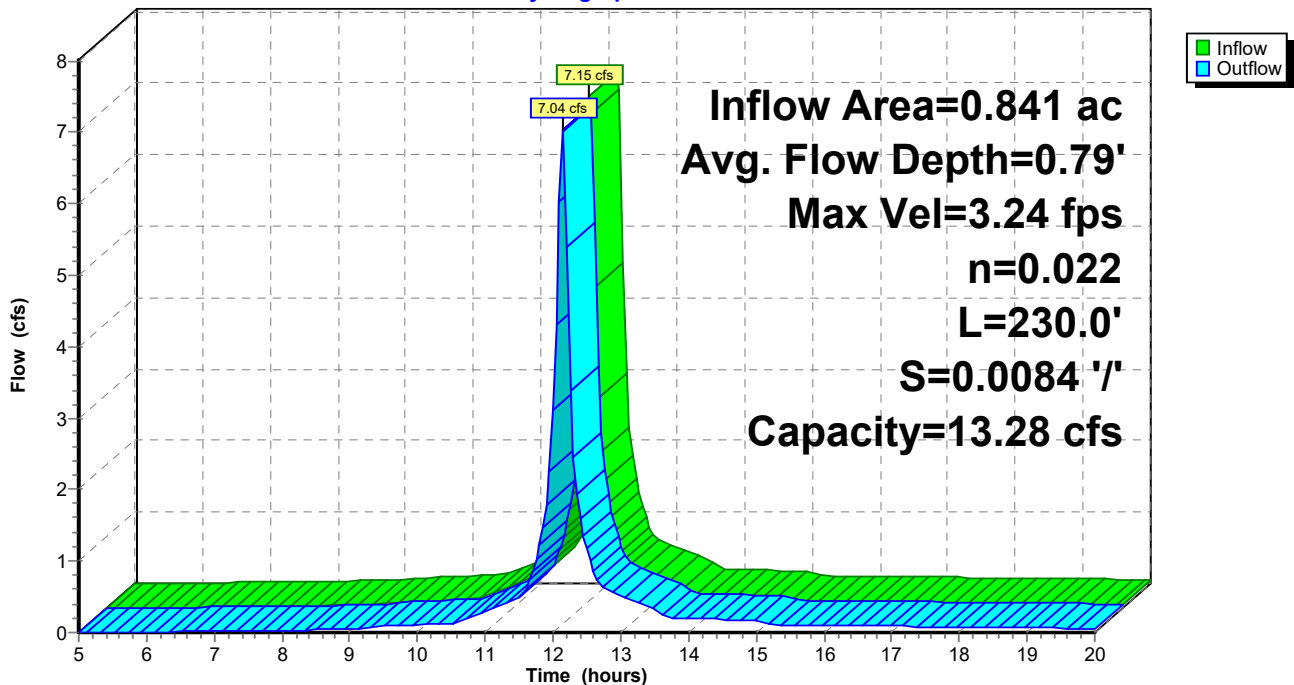
Peak Storage= 500 cf @ 12.14 hrs  
 Average Depth at Peak Storage= 0.79'  
 Bank-Full Depth= 1.00' Flow Area= 3.5 sf, Capacity= 13.28 cfs

0.00' x 1.00' deep channel, n= 0.022 Earth, clean & straight  
 Side Slope Z-value= 4.0 3.0 '/' Top Width= 7.00'  
 Length= 230.0' Slope= 0.0084 '/'  
 Inlet Invert= 906.75', Outlet Invert= 904.82'



**Reach 2R: Swale**

Hydrograph



## **STAFF MEMO**

Village of Jackson  
Plan Commission

**Meeting Date:** February 19, 2026

**Agenda Item:** Item #5

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

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

**Subject:** Conditional Use and Site Plan Review – W208 N16945 N. Center Street – Industrial Laundry Facility – Riley Hansen

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### **Background and Analysis:**

The applicant, Riley Hansen, is proposing to operate an industrial laundry facility within the existing building located at W208 N16945 N. Center Street. The business would serve other commercial and industrial businesses by providing pickup, delivery and laundering of linens, towels, mops, and floor mats and similar items as a service to various businesses throughout the area.

The business will operate between the hours of 6am and 6pm, Monday through Friday and will employ up to ten employees. Existing parking includes 11 standard parking spaces and one ADA accessible space. Refuse and recycling services are provided by the property owner as part of the lease agreement with collection provided by a private waste hauler.

Adjacent businesses located on the same parcel include Bartlein Barrels, LLC, a gun barrel manufacturer, and Global Parts Solutions, a supplier of take-off parts for trucks, vans, and SUVs. The property is bordered to the north by an existing industrial building, to the immediate south by single-family and multi-family dwellings, as well as the Wisconsin Telephone building. A multi-tenant commercial building is also located directly across N. Center Street.

### **Comprehensive Plan and Zoning Impacts:**

The property is designated as Industrial under the current Comprehensive Plan and currently zoned Planned Unit Development (PUD) requiring review and approval from the Village. There are no anticipated current or future impacts to either the Comprehensive Plan or zoning designation.

### **Site Plan:**

See attached location map and site plan

### **Additional Staff Comments:**

#### **Building Inspection and Zoning**

Staff recommends approval of the Conditional Use request from Riley Hansen as submitted.

### **Review Procedures:**

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

### **Notice Requirements:**

- Posting on the agenda

- Notification of all contiguous property owners
- Publication of a Class II Legal Notice is required prior to the Public Hearing

**Potential Action:**

Motion to recommend the Village Board approve the conditional use request from Riley Hansen to operate an industrial laundry facility as submitted.

**Attachments:**

1. Staff Memo
2. Plan Commission Application
3. Location Map and Site Plan

Village of Jackson  
PLAN COMMISSION APPLICATION

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

PROPERTY INFORMATION

COMMERCIAL       INDUSTRIAL       RESIDENTIAL       OTHER \_\_\_\_\_

CONDITIONAL USE       PLANNED UNIT DEVELOPMENT       CERTIFIED SURVEY MAP  
 New       New       CONCEPT PLAN  
 Amendment       Amendment       COMP. PLAN AMENDMENT  
 Special Use       Special Use       OTHER \_\_\_\_\_  
(For existing Cond. Use ONLY)      (For existing PUD ONLY)

Property Address: W208N16945 NORTH CENTER ST Unit: \_\_\_\_\_ Jackson, WI

Parcel #: \_\_\_\_\_ Lot Size: 3.39 ACRES sq. ft. Building Area: +/- 7,750 sq. ft.

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

APPLICANT INFORMATION

Name(s): RILEY HANSEN  
Mailing Address: 1124 KINROSS CT, WEST BEND State WI Zip 53095  
Office: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

BUSINESS INFORMATION (If New Business)

Legal Business Name: TBA - HAS NOT BEEN CREATED YET  
D/B/A: \_\_\_\_\_ FEIN #: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Office: (\_\_\_\_) \_\_\_\_\_ Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_  
Website: \_\_\_\_\_

PROPERTY OWNER INFORMATION

Name(s): ANVIL LLC - ROD EGELSEER  
Address: 4734 LAKEVIEW CIR, SUNGER State WI Zip 53084  
Office: (\_\_\_\_) \_\_\_\_\_ 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 A CONDITIONAL USE PERMIT TO CONDUCT AN INDUSTRIAL LAUNDRY COMPANY

Provide a brief overview of proposed use(s) of entire property and/or lease space: LOAD AND UNLOAD DELIVERY TRUCKS WITH FLOOR MATS, TOWELS, MOPS, LINENS TO LAUNDRY INSIDE BUILDING

Hours of Operation: 6 AM - 6 PM M-F

Provide a brief overview of proposed daily on-site operations: UNLOAD DIRTY ITEMS, LOAD WITH CLEAN ITEMS TO BE DELIVERED TO CUSTOMERS. DIRTY ITEMS ARE WASHED AND DRIED AND AVAILABLE TO GO BACK OUT TO CUSTOMERS

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: VARIOUS MANUFACTURING AND STORAGE BUILDINGS

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: REPLACING A PORTION OF CONCRETE FLOOR IN ORDER TO HAVE THICKER SLAB UNDER WASH MACHINES AND TO BE WELDED BOLT DOWN. INSTALL A TRENCH DRAIN IN FLOOR TO CONTROL DISCHARGE WATER FROM WASHERS TO SEWER LINE. INSTALL A STEAM BOILER WITHIN

ONE HOUR FIRE RATED ROOM. INSTALL ELECTRICAL CIRCUIT, NITROGEN GAS LINES TO EQUIP AND VENTING FOR DRYERS

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: NO CHANGE

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): BUILDING HAS FIRE ALARM SYSTEM, WILL HAVE FIRE EXTINGUISHERS INSTALLED AS NEEDED, 2 FIRE HYDRANTS WITHIN 200 FT

Describe the projected traffic circulation and impacts: ENTER PROPERTY FROM NORTH CENTER ST,  
DELIVERY TRUCKS WILL PULL UP TO OVERHEAD DUE TO LOAD/UNLOAD AND EXIT BACK OUT TO  
NORTH CENTER ST. ONE OR TWO TRUCKS, ONE ROUTE PER DAY

List all setbacks from rights-of-way and property lines and height limitations: N/A

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: VINYL LETTERING ON ENTRY DOOR  
APPROX 12 IN X 24 IN

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: \_\_\_\_\_  
CURRENT PARKING IS ADEQUATE, 11 SPACES AND 1 HANDICAP SPACE  
UPTO 10 EMPLOYEES AND A DELIVERY VAN

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: \_\_\_\_\_  
WILL UTILIZE VILLAGE PROVIDED REFUSE AND RECYLLING BINS THAT ARE CURRENTLY  
IN BUILDING

Projected Sewer/Wastewater Usage: 500,000 To  
1,300,000 gal/year

Projected Water Usage: 500,000 To  
1,300,000 gal/year

**ACKNOWLEDGEMENT & SIGNATURES**

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

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

Applicant Name (Print): RILEY HANSEN

Applicant Signature: 

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

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

Date of Application: January 26<sup>th</sup>, 2026

**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](mailto: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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

<b>FOR OFFICE USE ONLY</b>	
Acct. #: 100-00-45730-000-00	
Date Received:	<u>1-29-26</u>
Amount: \$	<u>175.00</u>
Payment Type:	<input checked="" type="checkbox"/> CH / CC / CASH
Check/Rcpt. #:	<u>2107</u>
Received By:	<u>[Signature]</u>

**VILLAGE OF JACKSON**

N168W19851 MAIN ST  
JACKSON, WI 53037

**Receipt Nbr:** 308759  
**Date:** 2/02/2026  
**Check**

**RECEIVED FROM HANSEN**

**\$175.00**

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Received on account 100-00-45730-000-000 PLANNING / ZONING FEES COMMERCIAL LAUNDRY	175.00

---

**TOTAL RECEIVED** **175.00**

---

Receipt Memo: PLAN COMM/COND USE/CK#2107

January 23, 2026

Village of Jackson Planning Commission,

As owner of the building located at W208N16945 North Center Street, I acknowledge that I am aware Riley Hansen is seeking a Conditional Use Permit to conduct the business of an industrial laundry.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rod Egelseer", with a long horizontal flourish extending to the right.

Rod Egelseer

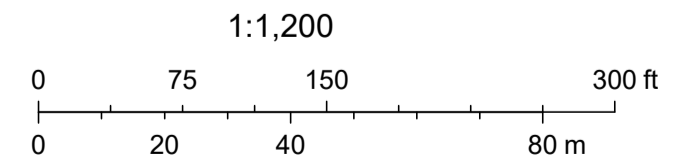
Anvil LLC

# W208 N16945 N. Center Street



1/27/2026, 4:05:57 PM

- |                         |                      |   |
|-------------------------|----------------------|---|
| → Railroad Centerlines  | Lot Number           | Assessor Plat; Cemetery Plat; Subdivision |
| □ Current Parcel        | Landhook             | Lot                                       |
| Parcel Taxkey & Acreage | Local Road Labels    | PLSS Quarter                              |
| Leader Lines            | Local Road           | PLSS Section                              |
| Subdivision Name        | Municipality         | Ortho2024                                 |
| Condominium Name        | Right-of-Way         | Red: Red                                  |
| Certified Survey Number | Plat                 | Green: Green                              |
|                         | Certified Survey Map | Blue: Blue                                |
|                         | Condominium          |   |



Date: February 6, 2026

To: Village of Jackson Plan Commission  
Jen Heidtke, Village Administrator  
Collin Johnson, Director of Inspections & Zoning

From: Tim Schwecke, Civi Tek Consulting  
Craig Huebner, Graef

Subject: Zoning Code Update Project – Appendix A and B and Preliminary Zoning Map

---

Please find attached the initial drafts of Appendix A and B for your review and consideration. The Plan Commission is scheduled to review these at the next meeting on February 19, 2026. Bring your comments and questions; we'll address them all.

The consultant and staff have been working on these parts of the zoning code for some time. There is obviously a lot of content to review.

To help show how Appendix A, B, and C relate, we've included a short "navigation" guide. As previously mentioned in prior meetings, a person will be able to use these parts of the zoning code to answer most of the questions people have.

- What can I do on my property?
- Where can I locate my business?
- What are the minimum lot requirements?
- What approvals do I need to move ahead with a project?

#### **Appendix A. Use Table**

- There is a use table for the base zoning districts and a separate table for the existing planned development districts.
- Please note – If a land use is not allowed in one of the PDDs, it is excluded from the table.

#### **Appendix B. Use Details**

- Following the same organization in Appendix A, there is a section for each of the land uses. There is a general description and a listing of supplemental standards, if any. Some of the land uses have a photo to graphically depict what the land use could look like.
- After we've completed our review of this draft, we'll add more information in the next draft related to on-site parking requirements for vehicles and recommendations for bicycle parking.

#### **Appendix C. Dimensional Standards**

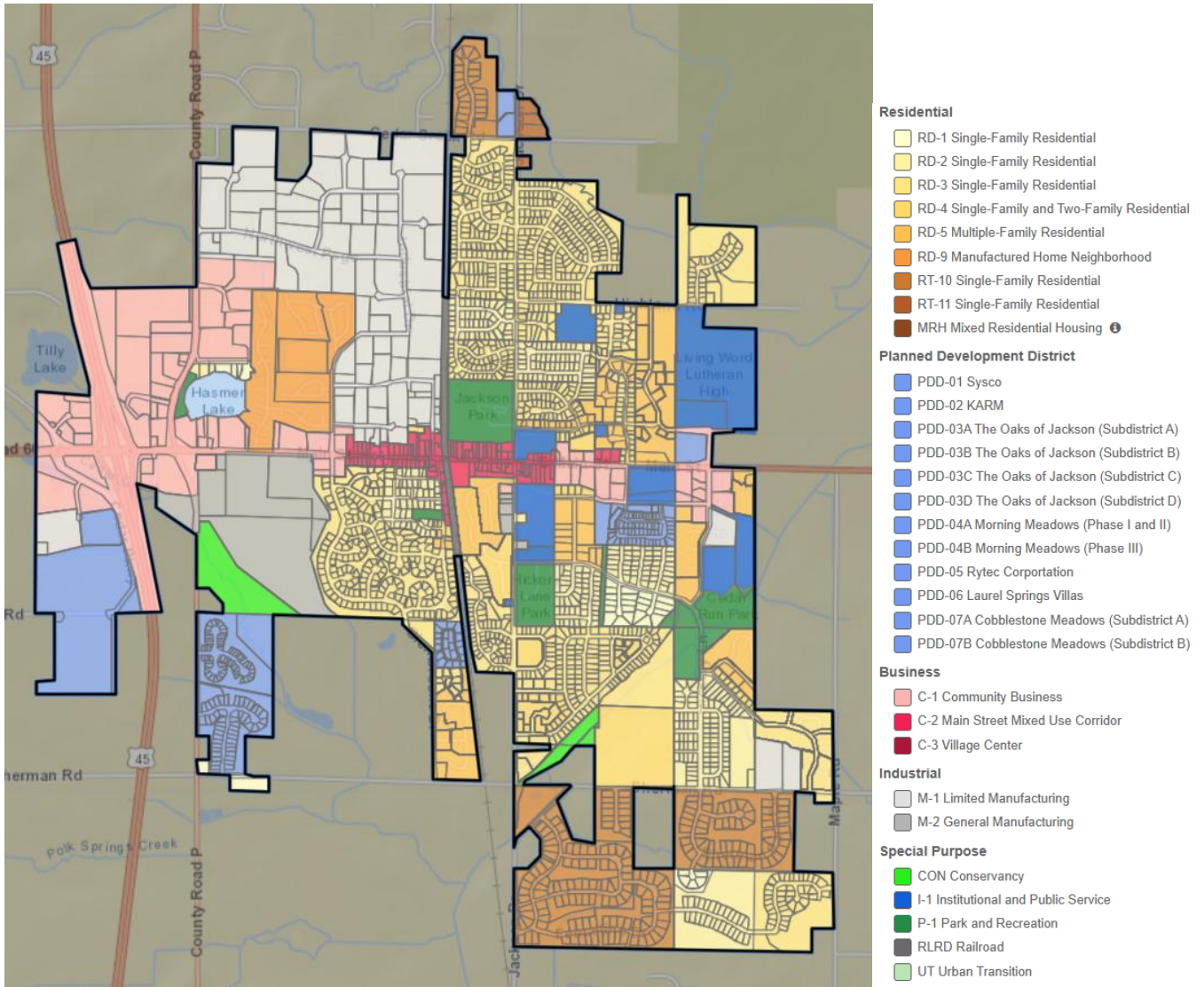
This appendix will include all of the dimensional standards (e.g., lot size, building heights, setbacks) that apply to each of the base zoning districts. Staff and the Consultant are working on this part and hope to share it at next month's meeting.

### Zoning map

Below is a snapshot of the draft zoning map. It is currently online for viewing.

<https://villageofjacksonwi.zoninghub.com/zoningmap.aspx>

At this point, we haven't defined the extent of the Village Center (C-3) district. More to come on that later.



### Attachments:

- Navigating the Village of Jackson's Zoning Code: Easy as A, B, C
- Appendix A – Use Table for Base Districts, dated 02-06-2026
- Appendix A – Use Table for Planned Development Districts, dated 02-06-2026
- Appendix B – Use Details, dated 02-06-2026

## Navigating the Village of Jackson's Zoning Code

We get it – zoning regulations can feel complicated, especially if you're not sure where to find the basic information you'll need to figure out if your project is even feasible or not.

That's why we organized the Village's zoning code in a way that's easy to follow, whether you're a homeowner, business owner, or developer. Think of it as three simple steps: **A, B, and C.**

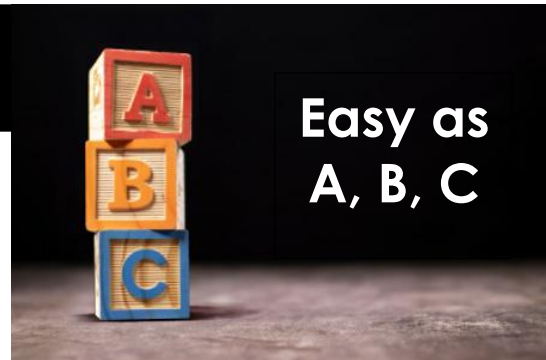
You start with **Appendix A – the Use Table.** This table shows where different land uses—like restaurants, retail shops, or single-family homes—are allowed in the Village. In a glance, you can see if your idea is permitted in a particular zoning district or if it needs special approval. It's the first stop for anyone asking: *"Can I do this here?"*

Next is **Appendix B – Land Use Details.** Once you know where your use can go, Appendix B gives you the specifics. Each land use has a plain-language definition, parking requirements, and any special rules to make sure new development fits well with its surroundings.

Finally, turn to **Appendix C – Dimensional Standards.** This is where you find the numbers: minimum lot sizes and setbacks, maximum building heights, and other measurements that shape how development looks and feels in each district. After checking the use table and land use details, Appendix C helps you see how a project will fit on a piece of property.

By organizing the zoning code this way, we've made it more user-friendly and easier to navigate. Instead of searching through pages of regulations, everything you need about your use is in one convenient place saving you time and giving you confidence that you've covered everything.

Zoning can feel like a puzzle, but with this approach, the pieces fit together. Start with A, move through B, and finish with C—it really is as easy as it sounds.



# Appendix A - Use Table for Base Districts

Discussion Draft (02-06-2026)

Series	Land Use	Residential									Business			Industrial		Special Purpose					Secondary Review
		RD-1	RD-2	RD-3	RD-4	RD-5	RD-9	RT-10	RT-11	MRH	C-1	C-2	C-3	M-1	M-2	CON	I-1	P-1	RLRD	UT	
<b>1 Residential</b>																					
1.01	Live/work dwelling	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-	-	-	AP,SP
1.02	Manufactured home park	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	SP
1.03	Mixed-use residential	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	AP,SP
1.04	Multi-family, 3 to 4 units	-	-	-	-	P	-	-	-	P	-	P	P	-	-	-	-	-	-	-	ZP
1.05	Multi-family, 5 or more units	-	-	-	-	C	-	-	-	P	C	C	P	-	-	-	-	-	-	-	AP,SP
1.06	Single-family dwelling	P	P	P	P	P	-	P	P	P	-	P	PE	-	-	-	-	-	-	P	ZP
1.07	Townhouse, 2 units	-	-	-	P	P	-	-	-	P	-	P	-	-	-	-	-	-	-	-	ZP
1.08	Townhouse, 3 to 4 units	-	-	-	-	P	-	-	-	P	-	P	P	-	-	-	-	-	-	-	ZP
1.09	Townhouse, 5 or more units	-	-	-	-	C	-	-	-	P	C	C	P	-	-	-	-	-	-	-	AP,SP
1.10	Two-family	-	-	-	P	P	-	-	-	P	-	P	-	-	-	-	-	-	-	-	ZP
<b>2 Special Care Residential</b>																					
2.01	Assisted living center	-	-	-	-	C	-	-	-	P	P	P	P	-	-	-	P	-	-	-	AP,SP
2.02	Community living arrangement, 8 or fewer residents	P	P	P	P	P	-	P	P	P	-	P	P	-	-	-	P	-	-	P	ZP
2.03	Community living arrangement, 9 to 15 residents	CLA	CLA	CLA	CLA	CLA	-	CLA	CLA	P	P	P	P	-	-	-	P	-	-	-	ZP
2.04	Community living arrangement, more than 15 residents	CLA	CLA	CLA	CLA	CLA	-	CLA	CLA	CLA	CLA	CLA	CLA	-	-	-	P	-	-	-	AP,SP
2.05	Hospice care center	-	-	-	C	C	-	-	-	P	P	P	P	-	-	-	P	-	-	-	AP,SP
2.06	Nursing home	-	-	-	-	C	-	-	-	-	P	P	P	-	-	-	P	-	-	-	AP,SP
2.07	Residential shelter care facility	-	-	-	-	C	-	-	-	-	C	P	P	-	-	-	P	-	-	-	AP,SP
<b>3 Food and Beverage Sales</b>																					
3.01	Banquet hall	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	AP,SP
3.02	Craft brewery, winery, distillery	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	-	-	-	-	AP,SP
3.03	Restaurant	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	AP,SP
3.04	Tavern	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-	-	AP,SP
<b>4 Vehicle Sales and Service</b>																					
4.01	Car wash	-	-	-	-	-	-	-	-	-	C	-	-	P	-	-	-	-	-	-	AP,SP
4.02	Truck stop	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	AP,SP
4.03	Truck wash	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	AP,SP
4.04	Vehicle fuel station	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	AP,SP
4.05	Vehicle repair shop	-	-	-	-	-	-	-	-	-	P	-	-	P	C	-	-	-	-	-	AP,SP
4.06	Vehicle sales and service	-	-	-	-	-	-	-	-	-	P	-	-	C	-	-	-	-	-	-	AP,SP

Series	Land Use	Residential									Business			Industrial		Special Purpose					Secondary Review		
		RD-1	RD-2	RD-3	RD-4	RD-5	RD-9	RT-10	RT-11	MPH	C-1	C-2	C-3	M-1	M-2	CON	I-1	P-1	RLRD	UT			
4.07	Vehicle service establishment	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-	-	-	APSP
<b>5 General Commercial</b>																							
5.01	Adult-oriented establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	APSP
5.02	Artisan retreat	-	-	-	-	-	-	-	-	C	P	C	C	-	-	-	-	-	-	-	C	-	APSP
5.03	Artisan shop	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	APSP
5.04	Body art studio	-	-	-	-	-	-	-	-	-	P	C	C	-	-	-	-	-	-	-	-	-	APSP
5.05	Business incubator	-	-	-	-	-	-	-	-	-	C	C	C	P	P	-	-	-	-	-	-	-	APSP
5.06	Commercial drone delivery hub	-	-	-	-	-	-	-	-	-	C	-	-	P	P	-	-	-	-	-	-	-	APSP
5.07	Commercial greenhouse	-	-	-	-	-	-	-	-	-	C	-	-	P	P	-	-	-	-	-	-	-	APSP
5.08	Commercial kennel	-	-	-	-	-	-	-	-	-	C	-	-	P	P	-	-	-	-	-	-	-	APSP
5.09	Equipment sales and rental, heavy	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	APSP
5.10	Equipment sales and rental, light	-	-	-	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-	-	-	-	APSP
5.11	Financial services	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	APSP
5.12	Free-standing ATM	-	-	-	-	-	-	-	-	-	P	-	-	C	-	-	-	-	-	-	-	-	SP
5.13	Funeral establishment	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	C	-	-	-	-	APSP
5.14	Garden or landscaping center	-	-	-	-	-	-	-	-	-	C	-	-	P	C	-	-	-	-	-	-	-	APSP
5.15	General and professional services	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	APSP
5.16	Instructional studio	-	-	-	-	-	-	-	-	-	P	-	P	C	-	-	-	-	-	-	-	-	APSP
5.17	Multipurpose business	-	-	-	-	-	-	-	-	-	C	-	-	P	P	-	-	-	-	-	-	-	APSP
5.18	Office	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	APSP
5.19	Overnight lodging	-	-	-	-	-	-	-	-	-	P	C	C	-	-	-	-	-	-	-	-	-	APSP
5.20	Package delivery/pickup hub	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	-	-	-	-	APSP
5.21	Personal service	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	APSP
5.22	Public EV charging facility	-	-	-	-	-	-	-	-	-	P	-	-	C	C	-	-	C	C	-	-	-	SP
5.23	Retail sales, 15,000 square feet or less	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	APSP
5.24	Retail sales, more than 15,000 square feet	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	APSP
5.25	Secondhand store	-	-	-	-	-	-	-	-	-	P	C	C	C	-	-	-	-	-	-	-	-	APSP
5.26	Shared-use kitchen	-	-	-	-	-	-	-	-	-	C	C	-	P	C	-	-	-	-	-	-	-	APSP
5.27	Tobacco/vape/smoke store	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-	-	-	-	APSP
5.28	Truck-trailer rental establishment	-	-	-	-	-	-	-	-	-	C	-	-	P	-	-	-	-	-	-	-	-	APSP
5.29	Veterinary clinic	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-	APSP
<b>6 Recreation and Entertainment</b>																							

Series	Land Use	Residential									Business			Industrial		Special Purpose					Secondary Review	
		RD-1	RD-2	RD-3	RD-4	RD-5	RD-9	RT-10	RT-11	MPH	C-1	C-2	C-3	M-1	M-2	CON	I-1	P-1	RLRD	UT		
6.01	Golf course	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	C	AP,SP
6.02	Indoor entertainment	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	AP,SP
6.03	Indoor recreation	-	-	-	-	-	-	-	-	-	P	P	P	C	-	-	-	-	-	-	-	AP,SP
6.04	Indoor shooting range	-	-	-	-	-	-	-	-	-	P	-	-	C	-	-	-	-	-	-	-	AP,SP
6.05	Outdoor recreation	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	-	-	-	AP,SP
<b>7 Government &amp; Community Services</b>																						
7.01	Administrative government center	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	P	-	-	-	-	AP,SP
7.02	Adult day care center	-	-	-	-	C	-	-	-	-	P	P	-	-	-	-	P	-	-	-	-	AP,SP
7.03	Animal shelter	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	C	-	-	-	-	AP,SP
7.04	Birth center	-	-	-	-	C	-	-	-	C	P	P	-	-	-	-	-	-	-	-	-	AP,SP
7.05	Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	AP,SP
7.06	Community center	-	-	-	-	-	-	-	-	-	P	P	P	C	-	-	P	-	-	-	-	AP,SP
7.07	Community cultural facility	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	AP,SP
7.08	Community garden	C	C	C	C	C	C	C	C	P	C	-	-	C	C	P	P	P	-	C	-	SP
7.09	Convention center	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	C	-	-	-	-	AP,SP
7.10	Correctional facility	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	-	-	-	-	AP,SP
7.11	Food pantry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	AP,SP
7.12	Group day care center	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	P	-	-	-	-	AP,SP
7.13	Health care center	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	C	-	-	-	-	AP,SP
7.14	Health care clinic	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	P	-	-	-	-	AP,SP
7.15	Park, dog	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	-	-	-	SP
7.16	Park, general	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	SP
7.17	Place of worship	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-	P	-	-	-	-	AP,SP
7.18	Public safety facility	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	P	-	-	-	-	AP,SP
7.19	Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SP
7.20	School, K-12	-	-	-	-	-	-	-	-	-	P	-	C	-	-	-	P	-	-	-	-	AP,SP
7.21	School, post-secondary	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	AP,SP
7.22	Sheltered workshop	-	-	-	-	-	-	-	-	-	P	C	C	C	-	-	P	-	-	-	-	AP,SP
<b>8 Transportation</b>																						
8.01	Park-and-ride lot	-	-	-	-	-	-	-	-	-	C	-	-	P	-	-	P	-	-	-	-	SP
8.02	Parking structure	-	-	-	-	-	-	-	-	-	C	C	C	P	-	-	-	-	-	-	-	AP,SP
8.03	Railroad	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	SP
8.04	Transit center	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	AP,SP
<b>9 Storage</b>																						
9.01	Bulk propane storage facility	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	-	AP,SP
9.02	Bus storage facility	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	AP,SP
9.03	Personal storage facility, exterior access	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	AP,SP

Series	Land Use	Residential									Business			Industrial		Special Purpose					Secondary Review
		RD-1	RD-2	RD-3	RD-4	RD-5	RD-9	RT-10	RT-11	MPH	C-1	C-2	C-3	M-1	M-2	CON	I-1	P-1	RLRD	UT	
9.04	Personal storage facility, internal access	-	-	-	-	-	-	-	-	-	C	-	-	P	P	-	-	-	-	-	AP,SP
9.05	Warehouse	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	AP,SP
<b>10 Industrial &amp; Manufacturing</b>																					
10.01	Auto body shop	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	AP,SP
10.02	Auto salvage yard	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	AP,SP
10.03	Composting facility	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	-	-	AP,SP
10.04	Contractor yard	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	AP,SP
10.05	Data center	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	AP,SP
10.06	General repair	-	-	-	-	-	-	-	-	-	P	C	C	P	P	-	-	-	-	-	AP,SP
10.07	Makers space	-	-	-	-	-	-	-	-	-	C	-	-	P	P	-	-	-	-	-	AP,SP
10.08	Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	AP,SP
10.09	Multi-tenant outdoor storage yard	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	AP,SP
10.10	Recycling center	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	AP,SP
10.11	Solid waste transfer station	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	AP,SP
10.12	Truck terminal	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	AP,SP
10.13	Vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	AP,SP
<b>11 Telecommunications &amp; Utilities</b>																					
11.01	Battery energy storage system	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	AP,SP
11.02	Communications exchange	-	-	-	-	-	-	-	-	-	C	-	-	P	P	-	-	-	-	-	AP,SP
11.03	Public utility office and yard	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	C	-	-	-	AP,SP
11.04	Solar power generating facility	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	-	-	SP
11.05	Stormwater management facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SP
11.06	Telecommunication, Class 1 collocation and new tower	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	
11.07	Telecommunication, Class 2 collocation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
11.08	Utility installation, major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	SP
11.09	Utility installation, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P	ZP
<b>12 Agriculture &amp; Resource-Based Uses</b>																					
12.01	General cultivation	P	P	P	P	P	-	P	P	P	-	-	-	P	P	P	P	P	-	P	
12.02	Open land	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>13 Accessory Uses for All Principal Uses</b>																					
13.01	Air conditioning (AC) compressor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	
13.02	Amateur radio tower	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	ZP

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13.03	Exterior communications device	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	
13.04	Fence	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	FP
13.05	Flagpole	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
13.06	Keeping of bees	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZP
13.07	Little free library	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	P	P	
13.08	Rain barrel	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
13.09	Rain garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
13.10	Retaining wall, major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	ZP
13.11	Retaining wall, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P	
13.12	Solar energy system, ground-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	P	ZP
13.13	Solar energy system, roof-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	P	
13.14	Wind energy system, less than one megawatt	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	WES	-	WES	WES	WES	WES	WES	
13.15	Wind energy system, one megawatt and more	-	-	-	-	-	-	-	-	-	WES	-	-	WES	WES	-	WES	WES	-	-	-	
<b>14 Accessory Uses for Residential Uses</b>																						
14.01	Accessory building, residential	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	ZP	
14.02	Accessory dwelling unit (ADU)	P	P	P	P	P	-	P	P	P	-	P	P	-	-	-	-	-	-	-	P	ZP
14.03	Backyard chickens	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	P	ZP	
14.04	Bed and breakfast	C	C	C	C	C	-	C	C	P	-	P	P	-	-	-	-	-	-	-	P	ZP
14.05	Family day care home	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	-		
14.06	Firewood storage	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P		
14.07	Gardening	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P		
14.08	Home occupation	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P	ZP	
14.09	Hot tub	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	P		
14.10	Household backup generator	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	P		
14.11	Household compost bin	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	P		
14.12	Household livestock	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P		
14.13	Household pets	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	P		
14.14	In-family suite	P	P	P	P	P	-	P	P	P	-	P	P	-	-	-	-	-	-	-	P	ZP
14.15	Outdoor fire pit	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	P		
14.16	Outdoor fireplace	P	P	P	P	P	-	P	P	P	-	P	P	-	-	-	-	-	-	-	ZP	
14.17	Outdoor kitchen	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	P	ZP	
14.18	Patio	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P		
14.19	Pergola	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	P	ZP	
14.20	Play structure	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	P		

Series	Land Use	Residential									Business			Industrial		Special Purpose					Secondary Review
		RD-1	RD-2	RD-3	RD-4	RD-5	RD-9	RT-10	RT-11	MPRH	C-1	C-2	C-3	M-1	M-2	CON	I-1	P-1	RLRD	UT	
14.21	Sale of vehicles and recreational vehicles	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
14.22	Sport court	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	P	ZP
14.23	Swimming poolAdditi	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	P	ZP
<b>15 Accessory Uses for Non-Residential Uses</b>																					
15.01	Accessory building, non-residential	-	-	-	-	-	-	-	-	-	P	-	-	P	P	-	P	-	-	-	AP,SP
15.02	Commercial-grade backup generator	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	-	-	-	SP
15.03	Donation drop box	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	C	-	-	-	SP
15.04	Drive-through window	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	AP,SP
15.05	Incidental EV charging stations	-	-	-	-	P	P	-	-	P	P	P	P	P	P	-	P	P	P	P	ZP
15.06	Onsite power generating facility	-	-	-	-	-	-	-	-	-	C	-	-	C	C	-	C	C	-	-	AP,SP
15.07	Outdoor food and beverage service	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-	-	SP
15.08	Outdoor recreation/play area	-	-	-	-	-	-	-	-	-	C	C	C	P	-	-	-	-	-	-	SP
15.09	Rooftop greenhouse	-	-	-	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-	-	AP,SP
<b>16 Temporary Uses</b>																					
16.01	Construction office	-	-	-	-	P	-	-	-	P	P	P	P	P	P	-	-	-	-	-	ZP
16.02	Farmers market	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	-	-	-	ZP
16.03	Mobile food establishment	-	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	-	-	-	ZP
16.04	Model home	P	P	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	-	ZP
16.05	Off-site construction yard	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	SP
16.06	Party tent	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	
16.07	Rummage sale	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	-	-	P	
16.08	Seasonal retail sales	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	ZP
16.09	Short-term rental	P	P	P	P	P	P	P	P			P	P	-	-	-	-	-	-	P	ZP
16.10	Sidewalk café	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	SP
16.11	Temporary portable storage container	P	P	P	P	P	P	P	P											P	
16.12	Temporary shipping container	-	-	-	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-	-	SP
16.13	Wind test tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>17 Msc.</b>																					
17.01	Common area amenity	P	P	P	P	P	P	P	P	P	-	-	-	-	-	C	-	-	-	-	AP,SP

**Key for Base Zoning Districts**

**Residential Districts**

- RD-1 Single-Family Residential
- RD-2 Single-Family Residential
- RD-3 Single-Family Residential
- RD-4 Single- and Two-Family Residential
- RD-5 Multiple-Family Residential
- RD-9 Manufactured Home Community
- RT-10 Single-Family Residential
- RT-11 Single-Family Residential
- MRH Mixed Residential Housing

**Business Districts**

- C-1 Community Business
- C-2 Main Street Mixed Use Corridor
- C-3 Village Center Crossroads

**Industrial Districts**

- M-1 Limited Manufacturing
- M-2 General Manufacturing

**Special Purpose Districts**

- CON Conservancy
- I-1 Institutional and Public Service
- P-1 Park and Recreation
- RLRD Railroad
- UT Urban Transition

**Key for Primary Reviews**

**P** Permitted subject to any secondary review procedures

**PE** Existing are permitted subject to any secondary review procedures

**C** See below if (1) the parcel is nonconforming, (2) a nonconforming use is currently on the parcel, or (3) there is already a conditional use on the parcel. This use is subject to the review procedures and requirements for Conditional Uses in Article 5 (Specific Procedural Requirements).

**CLA** This use is subject to the review procedures and requirements for Community Living Arrangements in Article 5 (Specific Procedural Requirements).

**TFR** This use is subject to the review procedures and requirements for Wireless Telecommunication Facilities in Article 5 (Specific Procedural Requirements).

**WES** This use is subject to the review procedures and requirements for Wind Energy Systems in Article 5 (Specific Procedural Requirements).

**Key for Secondary Reviews**

**AR** Architectural review (SPAR)

**SP** Site Plan review (SPAR)

**FP** Fence permit

**ZP** Zoning permit

**Special Reviews for Certain Conditional Uses**

(1) If a lot is classified as a nonconforming lot (e.g., lot area, lot width), all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nature of the nonconformity does not affect the appropriateness of the lot for the conditional use. Any such determination in the affirmative shall have no bearing on the Plan Commission's decision made under this chapter.

(2) If a lot has a nonconforming use, all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nonconforming use and proposed conditional use are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's decision made under this chapter.

(3) If a lot has an approved conditional use, all other conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the existing and proposed conditional uses are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's decision made under this chapter.

**Notes:**

- Any use not listed is prohibited, as provided in § 50-
- The Village will consider amendments to this table (and other parts of this chapter) consistent with the procedures and requirements for a code amendment in Article 5 (Specific Procedural Requirements).

# Appendix A - Use Table for Planned Development Districts

Discussion Draft (02-06-2026)

Series	Land Use	Planned Development District												Secondary Review
		PDD-01	PDD-02	PDD-03A	PDD-03B	PDD-03C	PDD-03D	PDD-04A	PDD-04B	PDD-05	PDD-06	PDD-07A	PDD-07B	
<b>1 Residential</b>														
1.06	Single-family dwelling	-	-	P	P	-	-	P	P	-	-	P	P	ZP
1.07	Townhouse, 2 units	-	-	-	-	P	P	-	-	-	P	-	-	ZP
1.08	Townhouse, 3 to 4 units	-	-	-	-	-	P	-	-	-	-	-	-	ZP
1.09	Townhouse, 5 or more units	-	-	-	-	-	P	-	-	-	-	-	-	APSP
1.10	Two-family	-	-	-	-	-	-	-	-	-	P	-	-	ZP
<b>2 Special Care Residential</b>														
2.02	Community living arrangement, 8 or fewer residents	-	-	P	P	P	P	P	P	-	-	P	-	ZP
2.04	Community living arrangement, more than 15 residents	-	-	CLA	CLA	CLA	CLA	CLA	CLA	-	CLA	CLA	CLA	APSP
<b>4 Vehicle Sales and Service</b>														
4.01	Car wash	-	C	-	-	-	-	-	-	-	-	-	-	APSP
4.04	Vehicle fuel station	-	P	-	-	-	-	-	-	-	-	-	-	APSP
<b>5 General Commercial</b>														
5.22	Public EV charging facility	-	C	-	-	-	-	-	-	-	-	-	-	SP
<b>9 Storage</b>														
9.03	Personal storage facility, exterior access	-	C	-	-	-	-	-	-	-	-	-	-	APSP
9.05	Warehouse	P	-	-	-	-	-	-	-	P	-	-	-	APSP
<b>10 Industrial &amp; Manufacturing</b>														
10.08	Manufacturing	P	-	-	-	-	-	-	-	P	-	-	-	APSP
10.12	Truck terminal	C	-	-	-	-	-	-	-	C	-	-	-	APSP
<b>11 Telecommunications &amp; Utilities</b>														
11.05	Stormwater management facility	P	P	P	P	P	P	P	P	P	P	P	P	SP
11.06	Telecommunication, Class 1 collocation and new tower	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	TFR	
11.07	Telecommunication, Class 2 collocation	P	P	P	P	P	P	P	P	P	P	P	P	ZP
11.09	Utility installation, minor	P	P	P	P	P	P	P	P	P	P	P	P	ZP
<b>12 Agriculture &amp; Resource-Based Uses</b>														
12.02	Open land	P	P	P	P	P	P	P	P	P	P	P	P	
<b>13 Accessory Uses for All Principal Uses</b>														

Series	Land Use	Planned Development District												Secondary Review
		PDD-01	PDD-02	PDD-03A	PDD-03B	PDD-03C	PDD-03D	PDD-04A	PDD-04B	PDD-05	PDD-06	PDD-07A	PDD-07B	
13.01	Air conditioning (AC) compressor	-	-	P	P	P	P	P	P	-	P	P	P	
13.02	Amateur radio tower	-	-	P	P	P	P	P	P	-	P	P	P	ZP
13.03	Exterior communications device	P	P	P	P	P	P	P	P	P	P	P	P	
13.04	Fence	-	P	P	P	P	P	P	P	-	P	P	P	FP
13.05	Flagpole	P	P	P	P	P	P	P	P	P	P	P	P	
13.06	Keeping of bees	P	P	P	P	P	P	P	P	P	P	P	P	ZP
13.07	Little free library	P	P	P	P	P	P	P	P	P	P	P	P	
13.08	Rain barrel	P	P	P	P	P	P	P	P	P	P	P	P	
13.09	Rain garden	P	P	P	P	P	P	P	P	P	P	P	P	
13.10	Retaining wall, major	P	P	P	P	P	P	P	P	P	P	P	P	ZP
13.11	Retaining wall, minor	P	P	P	P	P	P	P	P	P	P	P	P	
13.12	Solar energy system, ground-mounted	P	-	P	P	P	P	P	P	P	P	P	P	ZP
13.13	Solar energy system, roof-mounted	P	-	P	P	P	P	P	P	P	P	P	P	
<b>14 Accessory Uses for Residential Uses</b>														
14.01	Accessory building, residential	-	-	P	P	P	P	P	P	-	P	P	P	ZP
14.02	Accessory dwelling unit (ADU)	-	-	P	P	P	P	P	P	-	P	P	P	ZP
14.03	Backyard chickens	-	-	P	P	P	P	P	P	-	P	P	P	ZP
14.04	Bed and breakfast	-	-	P	P	P	P	P	P	-	P	P	P	ZP
14.05	Family day care home	-	-	P	P	P	P	P	P	-	P	P	P	
14.06	Firewood storage	-	-	P	P	P	P	P	P	-	P	P	P	
14.07	Gardening	-	-	P	P	P	P	P	P	-	P	P	P	
14.08	Home occupation	-	-	P	P	P	P	P	P	-	P	P	P	ZP
14.09	Hot tub	-	-	P	P	P	P	P	P	-	P	P	P	
14.10	Household backup generator	-	-	P	P	P	P	P	P	-	P	P	P	
14.11	Household compost bin	-	-	P	P	P	P	P	P	-	P	P	P	
14.13	Household pets	-	-	P	P	P	P	P	P	-	P	P	P	
14.14	In-family suite	-	-	P	P	P	P	P	P	-	P	P	P	ZP
14.15	Outdoor fire pit	-	-	P	P	P	P	P	P	-	P	P	P	
14.16	Outdoor fireplace	-	-	P	P	P	P	P	P	-	P	P	P	ZP
14.17	Outdoor kitchen	-	-	P	P	P	P	P	P	-	P	P	P	ZP

Series	Land Use	Planned Development District											Secondary Review	
		PDD-01	PDD-02	PDD-03A	PDD-03B	PDD-03C	PDD-03D	PDD-04A	PDD-04B	PDD-05	PDD-06	PDD-07A		PDD-07B
14.18	Patio	-	-	P	P	P	P	P	P	-	P	P	P	
14.19	Pergola	-	-	P	P	P	P	P	P	-	P	P	P	ZP
14.20	Play structure	-	-	P	P	P	P	P	P	-	P	P	P	
14.21	Sale of vehicles and recreational vehicles	-	-	P	P	P	P	P	P	-	P	P	P	
14.22	Sport court	-	-	P	P	P	P	P	P	-	P	P	P	ZP
14.23	Swimming poolAdditi	-	-	P	P	P	P	P	P	-	P	P	P	ZP
<b>15</b>	<b>Accessory Uses for Non-Residential Uses</b>													
15.02	Commercial-grade backup generator	P	P	-	-	-	-	-	-	P	-	-	-	SP
15.03	Donation drop box	-	C	-	-	-	-	-	-	-	-	-	-	SP
15.05	Incidental EV charging stations	P	-	-	-	-	-	-	-	P	-	-	-	ZP
15.06	Onsite power generating facility	C	-	-	-	-	-	-	-	C	-	-	-	APSP
<b>16</b>	<b>Temporary Uses</b>													
16.03	Mobile food establishment	-	P	-	-	-	-	-	-	-	-	-	-	ZP
16.04	Model home	-	-	C	C	C	C	C	C	-	C	C	C	ZP
16.06	Party tent	-	-	P	P	P	P	P	P	-	P	P	P	
16.07	Rummage sale	-	-	P	P	P	P	P	P	-	P	P	P	
16.08	Seasonal retail sales	-	P	-	-	-	-	-	-	-	-	-	-	ZP
16.09	Short-term rental	-	-	P	P	P	P	P	P	-	P	P	P	ZP
16.11	Temporary portable storage container	-	-	P	P	P	P	P	P	-	P	P	P	
16.13	Wind test tower	P	P	P	P	P	P	P	P	P	P	P	P	
<b>17</b>	<b>Msc.</b>													
17.01	Common area amenity	-	-	C	C	C	C	C	C	-	C	C	C	APSP

**Key for Planned Development Districts**

- PDD-01** Sysco
- PDD-02** Karm
- PDD-03A** The Oaks of Jackson (Subdistrict A)
- PDD-03B** The Oaks of Jackson (Subdistrict B)
- PDD-03C** The Oaks of Jackson (Subdistrict C)
- PDD-03D** The Oaks of Jackson (Subdistrict D)
- PDD-04A** Morning Meadows (Phase I and II)
- PDD-04B** Morning Meadows (Phase III)
- PDD-05** Rytec Corporation
- PDD-06** Laura Springs Villas
- PDD-07A** Cobblestone Meadows (Subdistrict A)
- PDD-07B** Cobblestone Meadows (Subdistrict B)

**Key for Primary Reviews**

**P** Permitted subject to any secondary review procedures

**PE** Existing are permitted subject to any secondary review procedures

**C** See below if (1) the parcel is nonconforming, (2) a nonconforming use is currently on the parcel, or (3) there is already a conditional use on the parcel. This use is subject to the review procedures and requirements for Conditional Uses in Article 5 (Specific Procedural Requirements).

**CLA** This use is subject to the review procedures and requirements for Community Living Arrangements in Article 5 (Specific Procedural Requirements).

**TFR** This use is subject to the review procedures and requirements for Wireless Telecommunication Facilities in Article 5 (Specific Procedural Requirements).

**WES** This use is subject to the review procedures and requirements for Wind Energy Systems in Article 5 (Specific Procedural Requirements).

**Key for Secondary Reviews**

**AR** Architectural review (SPAR)

**SP** Site Plan review (SPAR)

**FP** Fence permit

**ZP** Zoning permit

**Special Reviews for Certain Conditional Uses**

(1) If a lot is classified as a nonconforming lot (e.g., lot area, lot width), all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nature of the nonconformity does not affect the appropriateness of the lot for the conditional use. Any such determination in the affirmative shall have no bearing on the Plan Commission's decision made under this chapter.

(2) If a lot has a nonconforming use, all conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the nonconforming use and proposed conditional use are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's decision made under this chapter.

(3) If a lot has an approved conditional use, all other conditional uses are prohibited, unless the Plan Commission determines, on a case-by-case basis, that the existing and proposed conditional uses are compatible. Any such determination in the affirmative shall have no bearing on the Plan Commission's decision made under this chapter.

**Notes:**

- Any use not listed is prohibited, as provided in § 50-
- The Village will consider amendments to this table (and other parts of this chapter) consistent with the procedures and requirements for a code amendment in Article 5 (Specific Procedural Requirements).

**Appendix B - Land Use Details (V of Jackson)**  
**Descriptions with Supplemental Standards - Discussion Draft (02-06-2026)**

Series Land Use

1 Residential

**1.01 Live/work dwelling**

**Description:** A building or a portion of a building that combines a residential dwelling with a commercial activity operated by the resident.

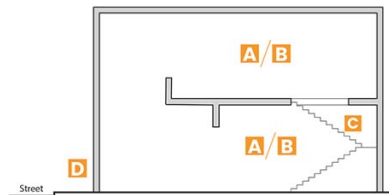
Note: Also known as work/live

**Supplemental Standards:**

- (A) **Residency.** The operator of the business must reside in the dwelling unit as their primary residence.
- (B) **Floor area limitation.** The floor area of the commercial component may not exceed 60 percent of the total floor area, or 800 square feet, whichever is less.
- (C) **Internal access.** The residential and commercial components must be physically integrated, with internal access between the two.
- (D) **Special requirement for commercial districts.** When located in a commercial zoning district, the commercial component must be on the ground level with an exterior door facing the street or parking lot on which it fronts.
- (E) **Number.** No more than one live/work dwelling unit may be located on the subject property.
- (F) **Sale or rental of portions of unit.** No portion of a building with a live/work dwelling may be rented, leased, sold, or otherwise conveyed to any person not living in the live/work dwelling.
- (G) **Imposition of conditions.** The Zoning Administrator may impose conditions of approval as deemed necessary to ensure that the live/work dwelling is compatible with surrounding properties and consistent with the character of the vicinity.
- (H) **Deed restriction.** Before establishing a live/work dwelling, the property owner must record a deed restriction with the Washington County Register of Deeds office, in a form acceptable to the Zoning Administrator. The deed restriction must include (1) the name of the business operator; (2) a description of the nature of the commercial component, including any relevant operating characteristics; (3) the floor area allocated to both the commercial and residential components; and (4) any other provisions deemed appropriate by the Zoning Administrator.
- (I) **Limitation on number of dwelling units and commercial uses.** When a live/work dwelling is located in a residential zoning district, the number of dwelling units must comply with the standards of that district. Additionally, the types of commercial uses associated with the live-work dwelling must be otherwise allowed in the zoning district where the use is located.

Figure: Side view of live-work dwelling

Note: Letters in the illustration below correspond to the paragraphs listed above.



**1.02 Manufactured home park**

**Description:** A place with 2 or more designated pads (i.e., lots) for lease or rent to the general public for the placement of a mobile home or a manufactured home.

**Supplemental Standards:**

- (A) **Standards.** A manufactured home park must comply with the licensing requirements and related standards established in Chapter 26 of the municipal code.
- (B) Reserved

**1.03 Mixed-use residential**

**Description:** One or more dwelling units situated within a commercial building.

**Supplemental Standards:**

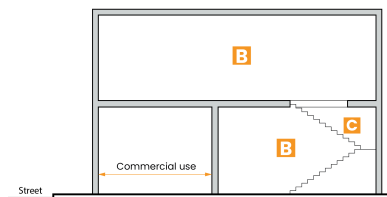
- (A) **Occupancy.** Occupancy of a dwelling unit is limited to one household unit.
- (B) **Location.** Dwelling units may be located on the ground floor, provided the first 16 feet of the building from the street is designed for commercial uses otherwise allowed in the zoning district. Dwelling units may also be located on the upper floors.
- (C) **Stairs.** A dwelling unit on the second floor must be served by stairs inside of the building (i.e., exterior stairs are not permitted). The exterior access door may be located along the front, side, or rear of the building and may serve one or more dwelling units.
- (D) **Short-term rental.** If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 16.09 (Temporary Uses).
- (E) **Limitation on number of dwelling units and commercial uses.** When a mixed-use residential development is located in a residential zoning district, the number of dwelling units must comply with the standards of that district. Additionally, the types of commercial uses associated with a mixed-use residential development must be otherwise allowed in the zoning district where the use is located.



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Figure: Side view of mixed-use residential

Note: Letters in the illustration below correspond to the paragraphs listed above.



#### 1.04 Multi-family, 3 to 4 units

**Description:** A building containing 3 or 4 dwelling units located on a single lot. The building may be under a single owner, or the dwelling units may be in separate ownership, such as in a condominium.

**Supplemental Standards:**

- (A) **Arrangement of units.** The dwelling units may be arranged side-by-side (sharing a common wall) or stacked vertically (one above the other).
- (B) **Occupancy.** Occupancy of a dwelling unit is limited to one household unit.
- (C) **Number of principal buildings per parcel.** More than one multi-family building of this type may be located on a parcel of land, provided the overall density complies with the maximum density established for the zoning district.
- (D) **Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.
- (E) **Garage required.** A one-car garage containing at least 250 square feet must be built for each dwelling unit at the same time the principal building is being constructed. The garage may be attached or detached.
- (F) **Public safety access.** The site must be designed to allow police and fire access to each building, including unit porches and/or windows on the upper floors.
- (G) **Architecture.** The building must comply with the architectural standards in § 50-    .
- (H) **Short-term rental.** If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 16.09 (Temporary Uses).

#### 1.05 Multi-family, 5 or more units

**Description:** A building containing 5 or more dwelling units located on a single lot. The building may be under a single owner, or the dwelling units may be in separate ownership, such as in a condominium.

**Supplemental Standards:**

- (A) **Arrangement of units.** The dwelling units may be arranged side-by-side, stacked vertically, or any combination of both.
- (B) **Occupancy.** Occupancy of a dwelling unit is limited to one household unit.
- (C) **Number of principal buildings per parcel.** More than one multi-family building of this type may be located on a parcel of land, provided the overall density complies with the maximum density established for the zoning district.
- (D) **Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.
- (E) **Garage required.** A one-car garage containing at least 250 square feet must be built for each dwelling unit at the same time the principal building is being constructed. The garage may be attached or detached.
- (F) **Public safety access.** The site must be designed to allow police and fire access to each building, including unit porches and/or windows on the upper floors.
- (G) **Architecture.** The building must comply with the architectural standards in § 50-    .
- (H) **Private outdoor area.** At least 80 percent of the dwelling units in a building must be provided with 32 square feet of outdoor area. This can be accomplished through construction of an outdoor patio or a balcony for an upper-story unit. Pursuant to the procedures and requirements in Article 5, the Plan Commission may approve a special exception to authorize a lesser percentage, but not less than 50 percent, or a lesser area per dwelling unit.
- (I) **Inside parking.** If a multi-family building includes more than 30 dwelling units, at least 40 percent of the required vehicle parking spaces must be located inside of the building or in a below-grade parking structure that has a direct, indoor connection to the building. Pursuant to the procedures and requirements in Article 5, the Plan Commission may approve a special exception to authorize a lesser percentage.
- (J) **Short-term rental.** If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 16.09 (Temporary Uses).



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#### 1.06 Single-family dwelling

**Description:** A building containing one dwelling unit located on a single lot, not attached to any other dwelling unit by any means. The term does not include mobile homes.

**Supplemental Standards:**

- (A) **Occupancy.** Occupancy of a single-family dwelling unit is limited to one household unit.
- (B) **Number of principal dwellings per parcel.** No more than one principal residential building may occupy any single parcel of land.
- (C) **Exterior materials.** Suitable roof materials include slate, concrete, clay, or ceramic tiles; wood shingles or shakes; metal, fiberglass, or asphalt shingles; or standing seam panels. Suitable wall materials include stucco, wood siding, cement-fiber siding, vinyl siding, metal horizontal lap siding, wood shingles, or a masonry veneer. Consistent with the requirements in Article 5, the Plan Commission may approve a special exception authorizing the use of an exterior material that is not specifically listed.
- (D) **Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.
- (E) **Garage requirements.** An attached or detached garage must be built concurrently with construction of the dwelling. If the garage is attached, it must be at least



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480 square feet, but not more than 40 percent of the floor area of the dwelling unit, or 880 square feet, whichever is greater.

**(F) Overhead garage doors.** An attached garage may not have more than 2 overhead doors facing the street or the side yard, only one of which can be a standard double wide (16 feet wide). If an attached garage has both a standard double door and a standard single door, there must be a two-foot horizontal offset between the doors to create a varied roof form.

**(G) Short-term rental.** If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series **16.09** (Temporary Uses).

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### 1.07 Townhouse, 2 units

**Description:** A building containing 2 dwelling units, each located on a separate lot and separated from adjoining units by a vertical party wall that extends from the foundation to the roof. Each unit has its own private entrance.

Note: Also known as twin home or single-family attached

**Supplemental Standards:**

**(A) Occupancy.** Occupancy of a dwelling unit is limited to one household unit.

**(B) Building coverage.** No more than 70 percent of the lot area may be occupied by a building.

**(C) Utility service.** Each dwelling unit must have independent service connections to all utilities, including water, sewer, and electricity. The dwelling units may be served by a single sanitary service line if addressed in the written agreement required below.

**(D) Driveways.** When more than one garage is located in the front of a townhouse, a common driveway must be used whenever possible.

**(E) Front entrances.** The front entrance to each dwelling unit must be clearly visible from the street on which it fronts and accentuated by a porch or other architectural feature.

**(F) Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.

**(G) Garage required.** A one-car garage containing at least 250 square feet must be built for each dwelling unit at the same time the townhouse is being constructed. The garage may be attached or detached.

**(H) Fire separation.** Each dwelling unit in a townhouse must be separated from the abutting unit by a fire wall meeting applicable building codes.

**(I) Accessory buildings.** The floor area of accessory buildings, excluding garages and carports, may not exceed 150 cumulative square feet.

**(J) Written agreement required.** Dwelling units in a townhouse must be subject to a joint cross-access and maintenance agreement. Such agreement must be recorded with each lot in the Washington County Register of Deeds office.

**(K) Short-term rental.** If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series **16.09** (Temporary Uses).

---

### 1.08 Townhouse, 3 to 4 units

**Description:** A building containing 3 or 4 dwelling units, each located on a separate lot and separated from adjoining units by a vertical party wall that extends from the foundation to the roof. Each unit has its own private entrance.

Note: Also known as single-family attached or rowhouse

**Supplemental Standards:**

**(A) Occupancy.** Occupancy of a dwelling unit is limited to one household unit.

**(B) Building coverage.** No more than 70 percent of the lot area may be occupied by a building.

**(C) Utility service.** Each dwelling unit must have independent service connections to all utilities, including water, sewer, and electricity. Two or more of the dwelling units may be served by a single sanitary service line if addressed in the written agreement required below.

**(D) Driveways.** When more than one garage is located in the front of a townhouse, a common driveway must be used whenever possible.

**(E) Front entrances.** The front entrance to each dwelling unit must be clearly visible from the street on which it fronts and accentuated by a porch or other architectural feature.

**(F) Four-sided architecture.** All four sides of the building must be similar in articulation and use of exterior materials.

**(G) Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.

**(H) Garage required.** A one-car garage containing at least 250 square feet must be built for each dwelling unit at the same time the townhouse is being constructed. The garage may be attached or detached.

**(I) Fire separation.** Each dwelling unit in a townhouse must be separated from the abutting unit by a fire wall meeting applicable building codes.

**(J) Accessory buildings.** The floor area of accessory buildings, excluding garages and carports, may not exceed 150 cumulative square feet.

**(K) Written agreement required.** Dwelling units in a townhouse must be subject to a joint cross-access and maintenance agreement. Such agreement must be recorded with each lot in the Washington County Register of Deeds office.

**(L) Short-term rental.** If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series **16.09** (Temporary Uses).



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### 1.09 Townhouse, 5 or more units

**Description:** A building containing 5 or more dwelling units, each located on a separate lot and separated from adjoining units by a vertical party wall that extends from the foundation to the roof. Each unit has its own private entrance.

Note: Also known as single-family attached or rowhouse

**Supplemental Standards:**

**(A) Occupancy.** Occupancy of a dwelling unit is limited to one household unit.

**(B) Building coverage.** No more than 70 percent of the lot area may be occupied by a building.

**(C) Utility service.** Each dwelling unit must have independent service connections to all utilities, including water, sewer, and electricity. Two or more of the dwelling units may be served by a single sanitary service line if addressed in the written agreement required below.

**(D) Driveways.** When more than one garage is located in the front of a townhouse, a common driveway must be used whenever possible.

**(E) Front entrances.** The front entrance to each dwelling unit must be clearly visible from the street on which it fronts and accentuated by a porch or other architectural feature.



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architectural feature.

**(F) Vertical offsets.** A vertical offset of at least 2 feet is required between each adjoining dwelling unit to provide visual interest and architectural variation.

**(G) Four-sided architecture.** All four sides of the building must be similar in articulation and use of exterior building materials.

**(H) Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.

**(I) Garage required.** A one-car garage containing at least 250 square feet must be built for each dwelling unit at the same time the townhouse is being constructed. The garage may be attached or detached.

**(J) Fire separation.** Each dwelling unit in a townhouse must be separated from the abutting unit by a fire wall meeting applicable building codes.

**(K) Accessory buildings.** The floor area of accessory buildings, excluding garages and carports, may not exceed 150 cumulative square feet.

**(L) Written agreement required.** Dwelling units in a townhouse must be subject to a joint cross-access and maintenance agreement. Such agreement must be recorded with each lot in the Washington County Register of Deeds office.

**(M) Short-term rental.** If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 16.09 (Temporary Uses).

## 1.10 Two-family

**Description:** A building containing 2 dwelling units located on a single lot. The building may be under a single owner, or the dwelling units may be in separate ownership, such as in a condominium.

Note: Also known as duplex

### Supplemental Standards:

**(A) Arrangement of units.** The dwelling units may be arranged side-by-side (sharing a common wall) or stacked vertically (one above the other).

**(B) Occupancy.** Occupancy of a dwelling unit is limited to one household unit.

**(C) Number of principal buildings per parcel.** More than one multi-family building of this type may be located on a parcel of land, provided the overall density complies with the maximum density established for the zoning district.

**(D) Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.

**(E) Garage required.** A one-car garage containing at least 250 square feet must be built for each dwelling unit at the same time the principal building is being constructed. The garage may be attached or detached.

**(F) Short-term rental.** If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 16.09 (Temporary Uses).



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## 2 Special Care Residential

### 2.01 Assisted living center

**Description:** A place where individuals, generally 55 years of age or older, may occupy independent dwelling units. The units may be rented or owned as in a condominium. This use may include common areas for dining and entertainment and limited on-site commercial and medical facilities for the exclusive use of residents.

### Supplemental Standards:

**(A) Required green space.** If this use is not located in a commercial zoning district, at least 30 percent of the parcel must be landscaped (e.g., lawn, plantings, etc.).

**(B) Setbacks.** Principal buildings must be located at least 35 feet from a property in a residential zoning district or a planned development district that allows residential uses.



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### 2.02 Community living arrangement, 8 or fewer residents

**Description:** Any one of the following with 8 or fewer residents (1) a residential care center for children and youth as defined in § 48.02 (15d), Wis. Stats., operated by a child welfare agency licensed under § 48.60, Wis. Stats.; (2) a group home for children as defined in § 48.02 (7), Wis. Stats.; and (3) a community-based residential facility as defined in § 50.01 (lg), Wis. Stats. The term does not include adult family homes, as defined in § 50.01, Wis. Stats.

### Supplemental Standards:

**(A) State license.** Before establishing a community living arrangement, the operator must obtain a license from the State of Wisconsin as may be required under state law. This license must be maintained in good standing for the life of the use or until the license is no longer required.

**(B) Proximity to same use.** A community living arrangement may not be established within 2,500 feet of another such facility. An agent of a facility may apply for an exception to this requirement, and the Village Board at its discretion may grant the exception. Two community living arrangements may be adjacent if allowed by the Village Board and if both facilities comprise essential components of a single program.<sup>[1]</sup> A foster home and a foster treatment home that is the primary domicile of a foster parent or foster treatment parent and that is licensed under § 48.62, Wis. Stats., are exempt from this requirement.

**(C) Advisory committee.** Prior to initial licensure of the community living arrangement by the state of Wisconsin, the applicant must make a good faith effort to establish an ad hoc advisory committee consisting of representatives from the community living arrangement, the neighborhood in which the proposed facility will be located, and a local unit of government, in accordance with § 48.68 (4), Wis. Stats., or § 50.03 (4)(g), Wis. Stats., as applicable.

[1] See § 62.23 (7)(i), Wis. Stats.

### Advisory notes:

1. As set forth in state law, this use is allowed by right in all residential zoning districts.

### 2.03 Community living arrangement, 9 to 15 residents

**Description:** Any one of the following with more than 8 but fewer than 16 residents (1) a residential care center for children and youth as defined in § 48.02 (15d), Wis. Stats., operated by a child welfare agency licensed under § 48.60, Wis. Stats.; (2) a group home for children as defined in § 48.02 (7), Wis. Stats.; and (3) a

community-based residential facility as defined in § 50.01 (lg), Wis. Stats. The term does not include adult family homes, as defined in § 50.01, Wis. Stats.

**Supplemental Standards:**

**(A) State license.** Before establishing a community living arrangement, the operator must obtain a license from the State of Wisconsin as may be required under state law. This license must be maintained in good standing for the life of the use or until the license is no longer required.

**(B) Proximity to same use.** A community living arrangement may not be established within 2,500 feet of another such facility. An agent of a facility may apply for an exception to this requirement, and the Village Board at its discretion may grant the exception. Two community living arrangements may be adjacent if allowed by the Village Board and if both facilities comprise essential components of a single program.<sup>[1]</sup> A foster home and a foster treatment home that is the primary domicile of a foster parent or foster treatment parent and that is licensed under § 48.62, Wis. Stats., are exempt from this requirement.

**(C) Advisory committee.** Prior to initial licensure of the community living arrangement by the state of Wisconsin, the applicant must make a good faith effort to establish an ad hoc advisory committee consisting of representatives from the community living arrangement, the neighborhood in which the proposed facility will be located, and a local unit of government, in accordance with § 48.68 (4), Wis. Stats., or § 50.03 (4)(g), Wis. Stats., as applicable.

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[1] See § 62.23 (7)(i), Wis. Stats.

**Advisory notes:**

1. As set forth in state law, this use is allowed by right in all multi-family residential zoning districts and with discretionary review in single-family and two-family zoning districts.

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## 2.04 Community living arrangement, more than 15 residents

**Description:** Any one of the following with more than 15 residents (1) a residential care center for children and youth as defined in § 48.02 (15d), Wis. Stats., operated by a child welfare agency licensed under § 48.60, Wis. Stats.; (2) a group home for children as defined in § 48.02 (7), Wis. Stats.; and (3) a community-based residential facility as defined in § 50.01 (lg), Wis. Stats. The term does not include adult family homes, as defined in § 50.01, Wis. Stats.

**Supplemental Standards:**

**(A) State license.** Before establishing a community living arrangement, the operator must obtain a license from the State of Wisconsin as may be required under state law. This license must be maintained in good standing for the life of the use or until the license is no longer required.

**(B) Proximity to same use.** A community living arrangement may not be established within 2,500 feet of another such facility. An agent of a facility may apply for an exception to this requirement, and the Village Board at its discretion may grant the exception. Two community living arrangements may be adjacent if allowed by the Village Board and if both facilities comprise essential components of a single program.<sup>[1]</sup> A foster home and a foster treatment home that is the primary domicile of a foster parent or foster treatment parent and that is licensed under § 48.62, Wis. Stats., are exempt from this requirement.

**(C) Advisory committee.** Prior to initial licensure of the community living arrangement by the state of Wisconsin, the applicant must make a good faith effort to establish an ad hoc advisory committee consisting of representatives from the community living arrangement, the neighborhood in which the proposed facility will be located, and a local unit of government, in accordance with § 48.68 (4), Wis. Stats., or § 50.03 (4)(g), Wis. Stats., as applicable.

---

[1] See § 62.23 (7)(i), Wis. Stats.

**Advisory notes:**

1. As set forth in state law, this use is allowed in all residential zoning districts with discretionary review.

---

## 2.05 Hospice care center

**Description:** A facility that provides palliative and supportive care and a place of residence for individuals with terminal illness and provides or arranges for short-term inpatient care as needed.

Note: See § 50.90 (1), Wis. Stats.

**Supplemental Standards:**

**(A) State license.** Before establishing a hospice care center, the operator must obtain a license from the State of Wisconsin as required under § 50.92, Wis. Stats. This license must be maintained in good standing for the life of the use or until the license is no longer required.

**(B) Required green space.** If a hospice care center is not located in a commercial zoning district, a minimum of 30 percent of the parcel must remain undeveloped (i.e., landscaped).

---

## 2.06 Nursing home

**Description:** A place where 5 or more persons who are not related to the operator or administrator reside, receive care or treatment and, because of their mental or physical condition, require 24-hour nursing services, including limited nursing care, intermediate level nursing care, and skilled nursing services. The term does not include (1) a convent or facility owned or operated exclusively by and for members of a religious order that provides reception and care or treatment of an individual, (2) a hospice as defined in state law, or (3) a residential care apartment complex as defined in state law.

Note: See § 50.01 (3), Wis. Stats.

**Supplemental Standards:**

**(A) State license.** Before establishing a nursing home, the operator must obtain a license from the State of Wisconsin as required under § 50.02, Wis. Stats. This license must be maintained in good standing for the life of the use or until the license is no longer required.

**(B) Required green space.** If this use is not located in a commercial zoning district, at least 30 percent of the parcel must remain undeveloped (i.e., landscaped).

**(C) Setbacks.** Principal buildings must be located at least 35 feet from a property in a residential zoning district or a planned development district that allows residential uses.

---

## 2.07 Residential shelter care facility

**Description:** A place where individuals and families live on a temporary basis (not exceeding 60 days) and may receive supportive services including counseling and life-skills training. Residents typically receive housing at little or no cost, unrelated residents may share sleeping rooms, meals may or may not be provided, and

unrelated residents may or may not share bathroom facilities. Residents may be the homeless, people seeking immediate refuge from violence or abuse, people rendered shelterless by natural disasters or calamity, or other people that by some atypical circumstance have been displaced from their normal or permanent residence.

**Supplemental Standards:**

**(A) Requirements for operator.** A residential shelter care facility must be managed by an organization operating a program approved by the state of Wisconsin pursuant to Ch. 51, Wis. Stats., and all relevant administrative rules including Chs. DHS 72, DHS 75, and DHS 94, Wis. Admin. Code.

**(B) Other approvals.** A residential shelter care facility must be approved by all applicable government entities having authority under law to license or authorize the operation.

**(C) Number of residents.** The maximum number of residents at a residential shelter care facility at any time is 15.

**3 Food and Beverage Sales**

**3.01 Banquet hall**

**Description:** An establishment that consists of an enclosed building, or portion of an enclosed building, regularly available for the purpose of hosting group gatherings, seminars, business events, weddings, or other similar activity or events. The facility may have a kitchen for food preparation and a bar for serving alcohol. By definition this use is generally not open for regular food or beverage service.



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**Supplemental Standards:**

**(A) Alcohol license.** If alcohol is served, all appropriate licensing requirements must be met.<sup>[1]</sup>

**(B) Location of customer entrance.** A customer entrance to a banquet hall that is located on the side or rear of the building may not be located within 50 feet of a parcel in a residential zoning district or planned development district that allows residential uses as the predominant land use.

[1] The Village can only issue a certain number of alcohol licenses. Please contact the Village Clerk to determine if there are any available.

**3.02 Craft brewery, winery, distillery**

**Description:** An establishment where beer, malt beverages, wine, mead, and/or spirits are made in small batches and then sold onsite and distributed off-site. This use may also include a restaurant.



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**Supplemental Standards:**

**(A) Other licenses/approvals.** Before establishing this use, the operator must obtain all required alcohol licenses/permits from the Village and all necessary permits and approvals from the state of Wisconsin that may be required. All licenses/permits must be maintained in good standing for the life of the use or until the license is no longer required.

**(B) Limitations on production area.** When located in a commercial zoning district, the production area, including storage of raw materials and finished products, is limited to 90 percent of the floor area. When located in an industrial zoning district, there is no limitation on the production area.

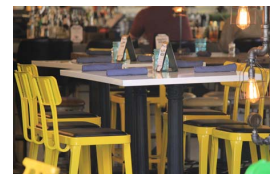
**(C) Location of customer entrance.** A customer entrance to a craft brewery, winery, distillery that is located on the side or rear of the building must be located at least 50 feet from a parcel in a residential zoning district or a planned development district that allows residential uses as the predominant land use.

**(D) Food service.** If the craft brewery, winery, distillery also serves food prepared on site, the requirements for a restaurant (Series 3.03) apply.

[1] The Village can only issue a certain number of alcohol licenses. Please contact the Village Clerk to determine if any are available.

**3.03 Restaurant**

**Description:** A place where food and beverages are offered for retail sale for on-site or off-site consumption, and where the on-site consumption of fermented malt beverages, wine, or liquor, if any, is clearly secondary and subordinate to the sale of food and nonalcoholic beverages. A restaurant may also prepare food as part of a catering business. The term does not include a grocery store with a food service section.



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**Supplemental Standards:**

**(A) State permit.** Before establishing a restaurant, the operator must obtain a restaurant permit from the Wisconsin Department of Health Services, or the department's authorized agent. This license must be maintained in good standing for the life of the use or until the license is no longer required.<sup>[1]</sup>

**(B) Alcohol license.** If the establishment serves alcohol, the operator must obtain an alcohol license from the Village. This license must be maintained in good standing for the life of the use or until the license is no longer required.<sup>[2]</sup>

**(C) Grease trap.** A restaurant must have a grease trap as may be required by the state plumbing code.

**(D) Sampling manhole.** A restaurant must have a sampling manhole unless exempted by the Public Works Director.

**(E) Exhaust systems.** The exhaust system for a restaurant should be vented through the roof. Venting towards a residential building is prohibited unless there is no other feasible option as determined by the reviewing authority.

**(F) Location of customer entrance.** A customer entrance to a restaurant that is located on the side or rear of the building must be located at least 100 feet from a parcel in a residential zoning district or a planned development district that allows residential uses.

[1] See Ch. DHS 196, Wis. Admin. Code

[2] The Village can only issue a certain number of alcohol licenses. Please contact the Village Clerk to determine if any are available.

**3.04 Tavern**

**Description:** A place where fermented malt beverages, wine, or liquor are offered for retail sale for on-site consumption and where food consumption, if any, is clearly secondary and subordinate to the sale of alcohol. The term includes bar, drinking establishment, lounge, pub, and sports bar.

**Supplemental Standards:**

**(A) Alcohol license.** Before establishing a tavern, the operator must obtain an alcohol license from the Village. This license must be maintained in good standing for the life of the use or until the license is no longer required.<sup>[1]</sup>

**(B) Compliance with state requirements.** A tavern must comply with requirements that may be adopted by the state of Wisconsin.

**(C) Location of customer entrance.** A customer entrance to a tavern that is located on the side or rear of the building may not be located within 50 feet of a parcel in a residential zoning district or planned development district that allows residential uses as the predominant land use.

**(D) Food service.** If the tavern also serves food prepared on site, the requirements for a restaurant (Series 3.03) apply.

[1] The Village can only issue a certain number of alcohol licenses. Please contact the Village Clerk to determine if any are available.



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**4 Vehicle Sales and Service**

**4.01 Car wash**

**Description:** An enclosed building or a part of an enclosed building that has facilities for washing automobiles and light trucks by using production line methods or partial hand washing.

**Supplemental Standards:**

**(A) Vehicle stacking.** The approved site plan must show a stacking area to accommodate vehicles waiting for service consistent with the design standards in § 50-... The stacking area must accommodate at least 5 vehicles for each bay.

**(B) Building Orientation.** Entrances and exits must be oriented away from residential uses where practicable.

**(C) Turnaround.** A turnaround area must be provided on site to allow a vehicle to exit the site without entering the wash lane.

**(D) Mechanical equipment.** Mechanical equipment, including blowers/dryers, must be located entirely within an enclosed building.

**(E) Self-serve vacuum stations.** Self-serve vacuum stations must be located in the side or rear yard, but not within 100 feet of a residential property in a residential zoning district or planned development district that allows residential uses as the predominant land use.

**(F) Hours of operation.** If located within 300 feet of a residential property in a residential zoning district or planned development district that allows residential uses as the predominant land use, hours of operation are limited to 7:00 am to 10:00 pm.



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**4.02 Truck stop**

**Description:** A place where fuels primarily for tractor trucks are offered for retail sale. Ancillary uses are limited to retail sale of motor vehicle fuel for cars, motorcycles, and light trucks; retail sale of food and beverages; a restaurant; sleeping quarters; overnight parking; a truck wash; truck scales; tire repair and sales; light maintenance activities, such as engine tune-ups, lubrication, and minor repairs; and other incidental uses customarily associated with a truck stop. The term does not include transferring or off-loading of goods, or long-term storage or parking of vehicles.

**Supplemental Standards:**

**(A) Site design.** Areas designated for daily parking of tractor trucks must not be located next to residential properties.

**(B) Screening.** If this use adjoins a residential zoning district or a planned development district that allows residential uses, a buffer meeting the standards for buffer type "B," described in Article 20, must be established and maintained.

**4.03 Truck wash**

**Description:** An enclosed building or a part of an enclosed building that has facilities for washing RVs, trucks, and heavy equipment by using production line methods or partial hand washing.

**Supplemental Standards:**

**(A) Vehicle stacking.** The approved site plan must show a stacking area to accommodate vehicles waiting for service consistent with the design standards in § 50-... The stacking area must accommodate at least 2 vehicles.

**(B) Reserved**



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**4.04 Vehicle fuel station**

**Description:** A place where fuel for cars, motorcycles, and light trucks is offered for retail sale. Ancillary uses may include the retail sale of food and beverages and light maintenance activities, such as engine tune-ups, lubrication, and minor repairs. The term does not include truck stops (Series 3.38) or similar uses.

**Supplemental Standards:**

**(A) Restroom facilities.** If a vehicle fuel station provides restroom facilities, the door to each restroom must be accessed from within the interior of the building in which they are located.

**(B) Fuel pump setbacks.** A fuel pump must be located at least 50 feet from a property in a residential zoning district or a planned development district that allows residential uses and at least 30 feet from a property in a nonresidential zoning district, but not less than 20 feet to the front lot line, 20 feet to a side lot line, and 20 feet to a rear lot line.

**(C) Pump island canopy height.** The maximum height of a pump island canopy is 18 feet from the surrounding grade.

**(D) Fuel canopy setbacks.** A pump island canopy must be located at least 50 feet from a property in a residential zoning district or a planned development district that allows residential uses and at least 30 feet from a property in a nonresidential zoning district, but not less than 20 feet to the front lot line, 20 feet to a side lot line, and 20 feet to a rear lot line.

**(E) Vehicle stacking.** The approved site plan must show a stacking area to accommodate vehicles waiting for service consistent with the design standards in § 50-... The stacking area must accommodate at least 2 vehicles in front of each pump island.

**(F) Lighting.** Under canopy lighting is strictly limited to recessed fixtures.



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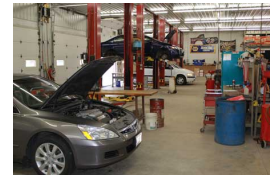
#### 4.05 Vehicle repair shop

**Description:** A place where motor vehicles, such as cars, motorcycles, and light trucks, are typically left overnight for maintenance, service, or repair. Typical services include transmission repair, vehicle upholstery, engine repair and overhauls, and similar activities. The term does not include an auto body shop which is a separate and distinct use (Series 10.01).

**Supplemental Standards:**

**(A) Work area.** Motor vehicles may not be serviced or repaired outside of the principal building.

**(B) Vehicle storage.** When a vehicle repair shop is located in a commercial zoning district, no more than 10 motor vehicles may be stored outdoors overnight. When located in an industrial zoning district and otherwise permitted, there is no limitation on the number of motor vehicles that can be stored overnight. Storage of unlicensed and/or inoperable vehicles is strictly prohibited.



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#### 4.06 Vehicle sales and service

**Description:** A place where new and used cars, light trucks, and motorcycles are offered for rent, sale, lease, or exchange, or are taken on consignment. This use may include the repair of such vehicles as a subordinate use. The display of heavy machinery, construction equipment, boats, recreational vehicles (RVs), snowmobiles, all-terrain vehicles (ATVs) and similar are not allowed.

**Supplemental Standards:**

**(A) State license.** Before establishing this use, the operator must obtain a motor vehicle dealer license from the Wisconsin Department of Transportation. This license must be maintained in good standing for the life of the use or until the license is no longer required.<sup>[1]</sup>

**(B) Showroom.** An indoor vehicle display area must be provided that is at least 12 feet by 20 feet. If only motorcycles are sold, the indoor vehicle display area needs to be large enough to display at least 3 motorcycles.<sup>[2]</sup>

**(C) Setback for display area.** Display areas and other activity areas must be located at least 30 feet from a property in a residential zoning district or a planned development district that allows residential uses and 10 feet from a property in a commercial zoning district.

**(D) Junk vehicles.** Junk vehicles and inoperable vehicles must be kept inside an enclosed building.



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[1] See Ch. 218, Wis. Stats.

[2] See § TRANS 138.03 (a), Wis. Admin. Code

#### 4.07 Vehicle service establishment

**Description:** A place where motor vehicles, such as cars, motorcycles, and light trucks are serviced while the owner waits and typically are not left overnight. Examples include quick lube/oil change facilities, tire stores, and vehicle detailing. The term does not include car wash which is a separate and distinct use.

**Supplemental Standards:**

**(A) Work area limited.** Motor vehicles may not be serviced or repaired outside of the principal building intended for such use.

**(B) Vehicle stacking.** The approved site plan must show a stacking area to accommodate at least 2 vehicles for each bay, although more may be required as part of the site plan review based on the nature of the service being provided.



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### 5 General Commercial

#### 5.01 Adult-oriented establishment

**Description:** An establishment or business described, regulated, and licensed in Chapter 4 of the municipal code.

**Supplemental Standards:**

**(A) Legislative findings.** The Village Board makes the following legislative findings regarding adult-oriented establishments:

(1) Negative secondary effects associated with adult, sexually-oriented establishments have been confirmed by the United States Supreme Court in its decisions in, for example, *City of Renton v. Playtime Theatres, Inc.* (475 U.S. 41 (1986)) and by the United States Court of Appeals in its decisions in, for example, *Hang On, Inc. v. City of Arlington* (65 F.3d 1248 (5th Cir., 1995)), *Fantasy Ranch v. City of Arlington Texas* (459 F.3d 546 (5th Circuit, 2006)), and *Andy's Restaurant & Lounge, Inc. v. City of Gary* (466 F.3d 550 (7th Cir., 2006)) and such negative secondary effects include, for example, personal and property crimes, prostitution, lewd behavior, assault, public indecency, obscenity, illicit drug use and drug trafficking, potential spread of disease, negative impacts on surrounding properties, urban blight, litter, and sexual assault and exploitation.

(2) The decisions issued by the appellate courts constitute reliable sources of information that may be reasonably relied upon by the Village Board.

(3) Each of the foregoing negative secondary effects constitutes a harm that the Village has a substantial governmental interest in preventing and/or abating.

(4) Continued regulation of adult-oriented establishments is necessary to limit the aforementioned negative secondary effects associated with adult-oriented establishments and thereby promote the health, safety, and welfare of the Village of Jackson.

(5) The Village Board intends to establish reasonable regulations on adult-oriented establishments, while preserving free speech pursuant to the First Amendment to the United States Constitution and Article I, Section 3 of the Wisconsin Constitution.

**(B) Purpose.** This part is intended to regulate adult-oriented establishments in order to promote the health, safety, and general welfare of citizens of the Village, and to establish reasonable and uniform regulations to prevent the deleterious location and concentration of adult-oriented establishments within the Village. The provisions of this part have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually-oriented materials. Similarly, it is neither the intent nor effect of this part to restrict or deny access by adults to sexually-oriented materials protected by the First Amendment of the United States Constitution, or to deny access by the distributors and exhibitors of adult-oriented entertainment to their intended market. Neither is it the intent nor effect of this part to condone or legitimize the distribution of obscene material.

**(C) Applicability.** Upon any of the following events, an adult-oriented establishment must comply with the provisions of this part:

(1) the opening or commencement of an adult-oriented establishment;

(2) the conversion of an existing business, whether or not an adult-oriented establishment, to an adult-oriented establishment;

- (3) the addition of a new adult-oriented establishment to an existing adult-oriented establishment;
- (4) the relocation of an adult-oriented establishment;
- (5) the sale, lease, or sublease of an adult-oriented establishment;
- (6) the transfer of securities which constitute a controlling interest in an adult-oriented establishment, whether by sale, exchange, or similar means; or
- (7) the establishment of a trust, gift, or other similar legal device that transfers the ownership or control of an adult-oriented establishment, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

**(D) Exclusions.** The provisions of this part do not apply to the following:

(1) Any business operated by or employing a licensed psychologist, licensed physical therapist, licensed masseuse, licensed vocational nurse, registered nurse, licensed athletic trainer, licensed cosmetologist, or licensed barber provided such licensed individual is only engaged in performing the normal and customary functions authorized under the license held;

(2) Any business operated by, or employing a licensed physician or licensed chiropractor while engaged in practicing the healing arts;

(3) Any retail establishment whose principal business is the offering of wearing apparel for sale to customers and that does not exhibit merchandise on live model(s); or

(4) An activity sponsored by a school licensed by the State of Wisconsin or a college, junior college or university supported entirely or partly by taxation; or a private college or university that maintains or operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation.

Any activity conducted or sponsored by an entity identified in subsection (4) above must meet all of the following requirements:

(1) The activity must be situated in a structure that has no sign or other advertising visible from the exterior of the structure indicating a nude person is available for viewing; and

(2) All students participating in the class must be enrolled at least 3 days in advance of the class; and

(3) Not more than one (1) nude model is on the premises at any one time.

**(E) Proximity to same use.** An adult-oriented establishment may not be located within 1,000 feet of another adult-oriented establishment.

**(F) Proximity to other specified land uses.** An adult-oriented establishment may not be located within 1,000 feet of any of the following:

(1) the boundary of a residential district;

(2) public library;

(3) public playground or park, including nature trails, pedestrian/bicycle paths, or other public lands open for recreational activities;

(4) educational facility, including K-12, but not including facilities used primarily for another purpose and used only incidentally at a school;

(5) state licensed family day care home, group day care home, or day care center;

(6) worship facility;

(7) any youth-oriented establishment;

(8) an establishment with either any Class B or Class A fermented malt beverage or intoxicating liquor alcohol beverage license.

If one of these specified uses locates within this area of separation after the adult-oriented establishment has been granted a building permit or occupancy permit, the adult-oriented establishment shall not be required to relocate. This provision only applies to the renewal of a valid permit or other license. It does not apply when a license or permit expires or when the Village terminates this use due to a violation of this chapter.

**(G) Measurement of distances.** For the purpose of this part, specified distances are measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure containing the adult-oriented establishment, to the nearest lot line of the parcel with the specified use or to the specified zoning district. If an adult-oriented establishment is located on the first floor of a multi-tenant building (e.g., shopping center), the measurement is taken from the outer boundary of such space (i.e. from the outer edge of the party wall or the outer wall). If an adult-oriented establishment is located above the first floor of a multi-tenant building (e.g., shopping center), the measurement is taken from the exterior door on the first floor that is nearest to the adult-oriented establishment, excluding emergency exits. The presence of a city, county, or other political subdivision boundary is irrelevant for purposes of applying the separation requirements of this part.

**(H) Licensing.** Adult entertainment establishments must comply with licensing and related requirements set forth in Chapter [redacted] of the municipal code.

Temporary note: The above provisions are from the consultant - need to reconcile with village code.

## 5.02 Artisan retreat

**Description:** A commercial enterprise where artisans or people associated with applied arts and crafts can gather for learning and sharing with overnight accommodations for not more than 12 guests on less than a weekly basis. The building may include one or more common work areas for crafting along with rooms for sleeping, cooking, dining, and socializing.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.

## 5.03 Artisan shop

**Description:** A place where handmade craft items or works of art are made on a small-scale and offered for retail sale. Examples of such items include paintings, textiles, weaving, photography, sculptures, pottery, leather products, handmade paper, jewelry, hand-blown glass, small furniture and other similar wooden items, candles, soaps, and lotions.

**Supplemental Standards:**

**(A) Generally.** When an artisan shop is located within a commercial zoning district, all materials, supplies, and activities must be conducted and stored within an enclosed building, except for the loading and unloading of materials.

**(B) Demonstrations and workshops.** The operator may conduct periodic demonstrations or workshops within the building, provided that attendance at such events does not generate a parking demand greater than the number of spaces available on the site, unless on-street parking is permitted along the public street fronting the property.



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## 5.04 Body art studio

**Description:** A commercial establishment primarily engaged in the application of tattoos; insertion of jewelry, or the like, into various parts of the body; and related skin care and hygiene practices.

Note: Also known as a tattoo parlor or body-piercing studio



**Supplemental Standards:**

**(A) State license for tattooing.** Before establishing a body art studio that offers tattooing, the operator must obtain a license from the Wisconsin Department of Health Services, or the department's authorized agent. This license must be maintained in good standing for the life of the use or until the license is no longer required.<sup>[1]</sup> In addition, each practitioner must obtain a license

from the department as required by state law and maintain the license in good standing while at the establishment or until the license is no longer required.<sup>[2]</sup>

**(B) State license for body piercing.** Before establishing a body art studio that offers body-piercing, the operator must obtain a license from the Wisconsin Department of Health Services, or the department's authorized agent. This license must be maintained in good standing for the life of the use or until the license is no longer required.<sup>[3]</sup> In addition, each practitioner must obtain a license from the department as required by state law and maintain the license in good standing while at the establishment or until the license is no longer required.<sup>[4]</sup>

**(C) Proximity to same use.** A body art studio may not be located within 600 feet of another body art studio. For the purpose of this part, the distance is measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the exterior wall of the building containing the body art studio to the outer wall of the building containing the other land use. If one or both of the specified land uses are located in a multi-tenant building (e.g., shopping center), the measurement is taken from the outer boundary of such space (i.e. from the outer edge of the party wall or the outer wall). The presence of a village, city, county, or other political subdivision boundary is irrelevant for purposes of applying the separation requirements in this part.

**(D) Building standards.** A patron who is being tattooed or pierced must not be visible from the exterior of the building through any window or entrance to the building.

**(E) Alcohol prohibited.** A body art studio may not also sell, distribute, or allow consumption of alcohol on the premises.

[1] See § 252.23, Wis. Stats.

[2] See § 252.23, Wis. Stats.

[3] See § 252.24, Wis. Stats.

[4] See § 252.24, Wis. Stats.

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## 5.05 Business incubator

**Description:** A place where multiple start-up companies can operate within a single building for a defined period of time typically not exceeding two years. While each of the participating companies may have their own defined space, a business incubator will often have office space for the operator and common areas for the start-up companies including conference rooms, co-work areas, an employee lounge, copying and computer services, 3D printers, light machinery, and the like. In addition to a physical space, a business incubator provides access to business resources such as mentors, networking opportunities, training and educational programs, and other forms of material support. A business incubator can be operated by a university or other secondary school, governmental agency, non-profit organization, or private company.

**Supplemental Standards:**

**(A) Legislative findings.** The regulations in this part are intended to promote opportunities for start-up companies and grow the local and regional economy while protecting the public health and safety.

**(B) General standards.** All uses must be conducted entirely within an enclosed building unless otherwise approved by the Plan Commission.

**(C) Industrial uses.** Light industrial uses are allowed but may not occupy more than 10 percent of the floor area.

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## 5.06 Commercial drone delivery hub

**Description:** A place with one or more designated drone staging areas for use by vertical-lift drones that distribute commercial goods by air.

**Supplemental Standards:**

**(A) Minimum area.** The minimum lot area for a commercial drone delivery hub is 3 acres.

**(B) Site plan.** The approved site plan must show the location of the drone staging area(s) and any related improvements.

**(C) General location.** A drone staging area may be located at grade or on the flat roof of a principal building.

**(D) Location restrictions.** A drone staging area may not be located in a building setback area, buffer, fire lane, loading area, a required parking area, or any place that would interfere with pedestrian or vehicle circulation. Further, a drone staging area must be located at least from 500 feet from (1) a residential zoning district; (2) a planned development district that allows residential uses; or (3) a parcel with a public park, day care center, nursing home, or hospice care center. Upon petition, the Plan Commission may establish a lesser setback as a special exception, but not less than 300 feet, when the Commission determines the lesser setback would not be detrimental or injurious to the public health, safety, or general welfare of the neighborhood. For the purpose of this part, the distance is measured from the outer perimeter of the drone staging area to the lot line.

**(E) Size.** The size and configuration of the drone staging area must comply with industry standards. The total area of the drone staging area(s) may not exceed 10 percent of the lot area.

**(F) Screening.** If the drone staging area is at grade and the subject property adjoins a residential zoning district or a planned development district that allows residential uses, a buffer meeting the standards for buffer type "C," described in Article 6, must be established and maintained. Upon petition, the Plan Commission may establish a lesser buffer as part of the review process, but not less than "A," when the Commission determines the lesser buffer would not be detrimental or injurious to the public health, safety, or general welfare of the neighborhood.

**(G) Hours of operation.** Outgoing drones may only be operated between the hours of 7:00 am and 7:00 pm.

**(F) Other approvals.** Before establishing this use, the property owner must obtain all applicable approvals required by the State of Wisconsin or any relevant federal department or agency. The property owner must maintain continuous compliance with such approvals for the duration of the use, or until the issuing entity no longer regulates the use.

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## 5.07 Commercial greenhouse

**Description:** A place where fruit, vegetables, flowers, and other types of plants are grown within an enclosed building for commercial purposes, whether using sunlight or artificial lighting. Plants grown on site may be sold at retail along with other related merchandise provided the sale of such merchandise is clearly subordinate to the sale of plants.

**Supplemental Standards:**

- (A) **Light shades.** When a greenhouse uses supplemental lighting for growing purposes, shades must be used from sundown to sunrise to prevent sky glow.
- (B) Reserved



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### 5.08 Commercial kennel

**Description:** A place where dogs, cats, and other household pets (more than three dogs and two cats over the age of five months) are maintained, boarded, bred, or cared for, in return for payment or other remuneration, or kept for the purpose of sale.

**Supplemental Standards:**

- (A) **Buildings.** A building used to house animals must be at least 50 feet from a residential zoning district or a planned development district that allows residential uses. An outdoor area where animals may be kept must be at least 200 feet from a residential zoning district or a planned development district that allows residential uses.
- (B) **Special events.** Special events related to a commercial kennel, such as dog shows, exhibitions, field trials, and contests, may be permitted as a temporary use if specifically allowed in the municipal code.



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### 5.09 Equipment sales and rental, heavy

**Description:** A place where large equipment that is normally stored outdoors is offered for sale, lease, or rent. Typical items include modular buildings, trucks and trailers, vertical lifts, skid loaders, forklifts, backhoes, excavators, and other types of heavy equipment.

Note: In contrast see equipment rental, light (Series 5.10)

**Supplemental Standards:**

- (A) **Location.** Outdoor display and storage areas and other activity areas must comply with the principal building setback requirements of the zoning district in which the use is located.
- (B) Reserved



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### 5.10 Equipment sales and rental, light

**Description:** A place where equipment is offered for rent and related supplies are offered for retail sale or rent. Items for rent or sale are predominantly stored indoors and may include hand tools, party equipment, and lawn and yard equipment.

Note: In contrast see equipment rental, heavy (Series 5.09)

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.

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### 5.11 Financial services

**Description:** A place where financial and banking services are offered. The term includes banks, savings and loan institutions, other lending institutions, auto title loan businesses, and payday loan businesses.

**Supplemental Standards:**

- (A) **Proximity to specified uses/districts.** A payday loan business or auto title loan business may not be located within 5,000 feet of another payday loan business or auto title loan business or within 150 feet of a residential zoning district or a planned development district that allows residential uses. For the purpose of this part, the distance is measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the exterior wall of the building containing the payday loan business or auto title loan business to the outer wall of the building containing the other specified land use or, as appropriate, to the nearest lot line of a parcel in the specified zoning district. The presence of a village, city, county, or other political subdivision boundary is irrelevant for purposes of applying the separation requirements. If a payday loan business or auto title loan business was operating on January 1, 2011, and does not comply with the locational standards in this part, such business may continue to operate at that location.<sup>[1]</sup>
- (B) Reserved

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[1] See § 62.23 (7)(hi), Wis. Stats.

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### 5.12 Free-standing ATM

**Description:** An automated teller machine (ATM) located outdoors that is not physically attached to, or incorporated within, any building. A free-standing ATM is designed for drive-through access and may be established as a standalone use on a parcel or installed within a parking lot as an incidental use.

**Supplemental Standards:**

- (A) **Vehicle stacking.** The approved site plan must show a stacking area to accommodate at least 2 vehicles waiting to use the ATM consistent with the design standards in § 50-    .
- (B) **Placement.** The ATM must be situated to maintain safe visibility for users and to avoid creating blind spots on the site.
- (C) **Location in parking lot.** When located in a parking lot, the placement of the ATM and access drives must not obstruct sidewalks, building entrances, drive aisles, required parking spaces or loading areas, or fire lanes.
- (D) **Outdoor lighting.** Adequate lighting must be provided at the ATM to ensure safe nighttime use, provided lighting levels comply with the standards in Article 22.
- (E) **Signage.** Signage on the ATM is limited to instructional information and the name of the financial institution operating the ATM. Any additional signage must



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comply with the sign regulations in Article 23.

**(F) Setbacks.** The ATM and any overhead canopy must comply with the minimum setback requirements for principal buildings for the base zoning district.

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### 5.13 Funeral establishment

**Description:** A facility where the deceased may be prepared for off-site burial or on-site cremation, and where people may gather for visitations, memorial services, or funeral ceremonies. A funeral establishment may also include the indoor display and sale of funeral-related equipment and merchandise, such as caskets and urns.

Note: Also known as mortuary or funeral home

**Supplemental Standards:**

**(A) State license.** Before establishing a funeral establishment, the operator must obtain a funeral home license from the Wisconsin Department of Safety & Professional Services (DSPS). This license must be maintained in good standing for the life of the use or until the license is no longer required.

**(B) Reserved**

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### 5.14 Garden or landscaping center

**Description:** An establishment where landscape and garden plants, sod, and related supplies are sold at retail. The term includes loading and unloading of bulk rock, mulch, soil, or similar materials utilizing heavy equipment. The term does not include the sale or rental of any large machinery a landscape contractor may use.

**Supplemental Standards:**

**(A) Setbacks.** Outdoor display areas and storage of equipment and materials must comply with the principal building setback requirements of the zoning district in which the use is located.

**(B) Screening.** If this use adjoins a residential zoning district or a planned development district that allows residential uses, a buffer meeting the standards for buffer type "B," described in Article 20, must be established and maintained.

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### 5.15 General and professional services

**Description:** A place where services not otherwise included in any other service type category are offered. The term includes photography studios, weight loss centers, commercial postal services, pet grooming shops, photocopying and printing services, linen services, dry cleaning services, and diaper services. The term does not include personal services.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.

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### 5.16 Instructional studio

**Description:** A place where instruction, training, or tutelage is offered in such areas as gymnastics, dance, art, music, and martial arts.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.

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### 5.17 Multipurpose business

**Description:** Multipurpose business uses are primarily oriented to those businesses that require an office/reception/display area and a larger storage area for stock goods, materials, equipment, and supplies. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of potential businesses include plumbing or electrical contractor, product sales representative, and small-scale warehousing.

**Supplemental Standards:**

**(A) Design and layout.** When located in a commercial zoning district, the front part of the building (i.e., facing the street) is specifically reserved for office, retail, and/or display purposes and must be at least 15 percent of the floor area. The back portion can be used for storage of stock goods, materials, supplies, and equipment specifically related to the business occupying the space. These two areas must be separated by a wall which may include one or more doorways for access. The overall design is intended to look like a traditional retail business space from the street on which it fronts.

**Front view of multi-tenant building**



**(B) Overhead doors.** Overhead doors may be located on the back of the building to provide access to the storage space. All overhead doors must be located so they are not readily visible from a public street. Screening must be provided to obscure the view of any overhead doors visible from an adjoining parcel zoned for a residential use.

**(C) Size limitations.** When located in a commercial zoning district, the maximum floor area for this use is limited to 4,000 square feet, whether located in a single building or in a multi-tenant building.

**(D) Fleet vehicles.** When located in a commercial zoning district, fleet vehicles must be parked behind the rear of the building in a separate parking area. Screening must be provided to obscure the view of the parking area from an adjoining parcel zoned for a residential use. The maximum number of fleet vehicles that may be

parked outdoors is dictated by the floor area of the building consistent with the table below.

Floor Area	Maximum Number of Fleet Vehicles
Less than 1,000 square feet	2
1,000 to 1,999 square feet	3
2,000 to 3,999 square feet	5
4,000 to 5,000 square feet	7

Figure: Side view of multipurpose business

Note: The letters in the illustration correspond to the paragraphs listed above.



### 5.18 Office

**Description:** A place where employees primarily perform administrative functions. Examples include real estate, insurance, information technology, accounting, architecture, engineering, and similar. The term does not include any other similar use that is otherwise included in Appendix B.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



### 5.19 Overnight lodging

**Description:** A place where individual guest rooms with private bathrooms are offered to transient guests for rent. This use may also include (1) recreational/fitness rooms and a food service area for the exclusive use of guests and (2) banquet facilities for meetings and other gatherings. The term includes hotels and motels but does not include bed and breakfasts, short-term rentals, or tourist rooming houses.

**Supplemental Standards:**

- (A) **State permit.** Before establishing a hotel or motel, the operator must obtain a hotel/motel permit from the Wisconsin Department of Health Services, or the department's authorized agent. This permit must be maintained in good standing for the life of the use or until the permit is no longer required.<sup>[1]</sup>
- (B) **Location of customer entrance.** A customer entrance to a hotel or motel that is located on the side or rear of the building must be located at least 100 feet from a parcel in a residential zoning district or a planned development district that allows residential uses.
- (C) **Local room tax.** The operator must comply with Chapter 40 of the municipal code.

[1] See Ch. DHS 195, Wis. Admin. Code

### 5.20 Package delivery/pickup hub

**Description:** A stand-alone facility where deliveries can be dropped off in a secure lockbox and recipients can pick up their packages. Package delivery/pickup hubs are located in or near high-density residential developments and commercial centers or collocated with a park and ride lot or another commercial business. The term does not include a facility located in another business (e.g., retail store) as a subordinate use.

**Supplemental Standards:**

- (A) **Legislative findings.** The regulations in this part are intended to accommodate a delivery service that has the potential to (1) reduce the number of vehicle miles needed to deliver goods to homes and businesses, (2) lessen congestion on local streets; (3) encourage the potential reuse and redevelopment of underutilized commercial or industrial properties; and (4) enhances public convenience by providing secure and accessible pickup locations.
- (B) **Customer parking.** On-site customer parking must be physically separated from loading and delivery vehicle areas to reduce conflicts.
- (C) **Site layout.** The site must include adequate on-site queuing to prevent delivery vehicles from stacking into the public right-of-way.
- (D) **Hours of operation.** When the subject property abuts a residential zoning district, delivery operations are limited to the hours of 6:00 am to 10:00 pm.

### 5.21 Personal service

**Description:** A place where services not otherwise included in any other service type category are offered directly to an individual by appointment or as a walk-in. The term includes beauty shops, barber shops, nail salons, and massage establishments. The term does not include adult-oriented establishment which is a separate and different use.

**Supplemental Standards:**

- (A) **Special requirements for a massage establishment.** A massage establishment must comply with the licensing and related requirements established in Chapter

(B) Reserved

### 5.22 Public EV charging facility

**Description:** A facility containing 6 or more EV charging stations that is accessible to the general public. This use may be located on a standalone site or in conjunction with a parking lot serving a commercial, institutional, or industrial use.

**Supplemental Standards:**

- (A) **Integration into overall parking lot layout.** Electric vehicle charging stations must be integrated into and made part of the overall parking lot layout for the site.
- (B) **Status as a parking space.** A parking space with an electric vehicle charging station space is counted toward satisfying any minimum on-site parking requirements only if the space is not advertised to the traveling public or is located on the lot to encourage public use.
- (C) **Placement near sidewalks.** Electric vehicle charging stations near sidewalks or other walkways must be located and designed to not impede pedestrian travel or create tripping hazards.
- (D) **Collection of fees.** The property owner, or the operator of the electric vehicle charging station, may collect a service fee to charge an electric vehicle.
- (E) **Contact information.** Contact information should be posted either on the charging station or in a central location by multiple stations for reporting when the equipment is not functioning or if other problems are encountered.
- (F) **Outdoor lighting.** Electric vehicle charging stations must be adequately lit to ensure safety. A lighting level of 1.5 footcandles over 75 percent of the parking space is sufficient. Regardless of this requirement, outdoor lighting must comply with the general outdoor lighting standards in Article 24.
- (G) **Signage.** Signage on the face of the charging station equipment is exempt from signage standards, if the sign area is less than 2 square feet.

**Advisory notes:**

1. Because electric vehicles and charging technology are relatively new and evolving, it is anticipated that this part and other provisions in the zoning code relating to vehicle charging as a land use will be revised to adapt.

### 5.23 Retail sales, 15,000 square feet or less

**Description:** One or more establishments providing retail services in a single building with a floor area of 15,000 square feet or less. The goods offered for sale are primarily stored inside of an enclosed building. Examples include baked goods stores, candy/confectionary stores, clothing stores, pharmacies, florists, fruit and/or vegetable stores, bookstores, gift stores, grocery stores, hardware stores, hobby shops, meat, fish or poultry markets, optical stores, art studios, shoe stores, soda and ice cream stores, sporting goods stores, and variety stores. The term does not include adult-oriented establishments, or any other retail use specifically defined in Appendix B.



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**Supplemental Standards:**

- (A) **Negative use agreement.** A retail business must comply with the prohibition of negative use agreements in § 50-    .
- (B) Reserved

### 5.24 Retail sales, more than 15,000 square feet

**Description:** One or more establishments providing retail services in a single building with a floor area of more than 15,000 square feet. The goods offered for sale are primarily stored inside of an enclosed building. Examples include baked goods stores, candy/confectionary stores, clothing stores, pharmacies, florists, fruit and/or vegetable stores, bookstores, gift stores, grocery stores, hardware stores, hobby shops, meat, fish or poultry markets, optical stores, art studios, shoe stores, soda and ice cream stores, sporting goods stores, and variety stores. The term does not include adult-oriented establishments, or any other retail use specifically defined in Appendix B.

**Supplemental Standards:**

- (A) **Negative use agreement.** A retail business must comply with the prohibition of negative use agreements in § 50-    .
- (B) Reserved

### 5.25 Secondhand store

**Description:** A place where previously owned household items are sold at retail. The term includes antique stores and consignment stores.

**Supplemental Standards:**

- (A) **Village license.** Pawnbrokers, secondhand article dealers, and secondhand jewelry dealers must comply with the licensing and related requirements as may be established by the Village.
- (B) **Outdoor storage.** Outdoor storage is strictly prohibited.



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### 5.26 Shared-use kitchen

**Description:** A commercial-grade kitchen that is open to community groups and local food entrepreneurs who produce food products for sale to restaurants, food stores, and other outlets that will sell the product to the ultimate consumer. A shared-use kitchen can be operated by a university or other secondary school, governmental agency, non-profit organization, or private company.

**Supplemental Standards:**

- (A) **Grease trap.** A shared-use kitchen must have a grease trap as may be required by the state plumbing code.
- (B) **Sampling manhole.** A shared-use kitchen must have a sampling manhole unless exempted by the Public Works Director.
- (C) **Exhaust systems.** The exhaust system for a shared-use kitchen should be vented through the roof. Venting towards a residential building is prohibited unless there is no other feasible option as determined by the reviewing authority.
- (D) **Limitation on floor area.** When located in a commercial zoning district and otherwise permitted, the floor area may not exceed 4,000 square feet.

### 5.27 Tobacco/vape/smoke store

**Description:** A commercial establishment specializing in the retail sale of tobacco, cigarettes, cigars, vapes, paraphernalia and associated items, including the small-scale blending of tobacco. The term does not include a retail store where the sale of tobacco, cigarettes, cigars, vapes, paraphernalia and associated items is not the primary retail offering (e.g., grocery store, gas station).

**Supplemental Standards:**

**(A) Village license.** Before establishing this use, the operator must obtain a cigarette and tobacco products retailers license from the Village of Jackson, if so required. This license must be maintained in good standing for the life of the use or until the license is no longer required.

**(B) Proximity to same use.** A tobacco/vape/smoke store may not be located within 1,000 feet of another tobacco/vape/smoke store. For the purpose of this part, the distance is measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the exterior wall of the building containing the tobacco/vape/smoke store to the outer wall of the building containing the other specified land use. If one or both of the specified land uses are located in a multi-tenant building (e.g., shopping center), the measurement is taken from the outer boundary of such space (i.e. from the outer edge of the party wall or the outer wall). The presence of a village, city, county, or other political subdivision boundary is irrelevant for purposes of applying the separation requirements of this part.

**(C) Proximity to other specified uses.** A tobacco/vape/smoke store may not be located within 300 feet of an elementary or secondary school or a municipal park. For the purpose of this part, the distance is measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the exterior wall of the building containing the tobacco/vape/smoke store to the lot line of the parcel containing the other specified land use. If the tobacco/vape/smoke store is located in a multi-tenant building (e.g., shopping center), the measurement is taken from the outer boundary of such space (i.e. from the outer edge of the party wall or the outer wall). The presence of a village, city, county, or other political subdivision boundary is irrelevant for purposes of applying the separation requirements of this part.

**5.28 Truck-trailer rental establishment**

**Description:** A place where trucks, utility trailers, and related items are kept and rented out, generally to those moving their personal and household belongings. This use may include the repair of such vehicles and trailers as a subordinate use.

**Supplemental Standards:**

**(A) Placement.** When located in a commercial zoning district, trucks and trailers may not be stored in the front yard setback, the side yard setback, or the rear yard setback.

**(B) Limitations on number.** When located in a commercial zoning district, no more than a total of 15 trucks and trailers may be stored on site.

**(C) Limitations on type.** When located in a commercial zoning district, trucks and trailers are limited to those that (1) have no more than two axles per unit, (2) have a maximum box length of 17 feet, (3) have a maximum height of 12 feet, and (4) do not require a commercial driver's license to operate.

**(D) Site plan.** The location on the property where trucks and trailers may be stored must be clearly depicted on an approved site plan.



**5.29 Veterinary clinic**

**Description:** A facility where animals are provided medical, surgical, or dental care. The term includes pet clinics, dog and cat hospitals, and animal hospitals, but does not include commercial kennels, animal shelters, or other facilities primarily intended for the long-term housing or boarding of animals.

**Supplemental Standards:**

**(A) Overnight stays.** Animals may be kept overnight on a short-term basis, provided they are housed indoors and only when medically necessary, as determined by a licensed veterinarian.

**(B) Reserved**

**6 Recreation and Entertainment**

**6.01 Golf course**

**Description:** A place where individuals, for a fee or other consideration, play golf outdoors. This use may include one or more buildings and other structures directly related to the operation of this use, such as an office, game room with snack bar, and buildings for housing maintenance equipment, supplies, and related materials.

**Supplemental Standards:**

**(A) Minimum lot area.** The minimum lot area for a golf course is 100 acres.

**(B) Proximity to other districts.** Club houses and maintenance buildings with a floor area exceeding 1,200 square feet must be located at least 300 feet from a property in a residential zoning district or a planned development district that allows residential uses.



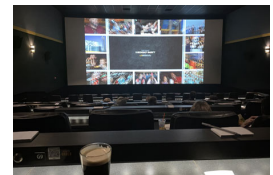
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**6.02 Indoor entertainment**

**Description:** A place where entertainment is offered within an enclosed building. The term includes theaters, movie theaters, dance halls, and theaters for performing arts. The term does not include adult-oriented establishments.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



**6.03 Indoor recreation**

**Description:** A place where recreational activities are offered within an enclosed building. The term includes bowling alleys, skating rinks, billiard and pool halls, arcades, and escape rooms.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



## 6.04 Indoor shooting range

**Description:** An indoor area specifically designed for target practice with firearms and archery.

### Supplemental Standards:

(A) The building and method of operation must conform to all applicable State and Federal standards for environmental protection and occupational health and safety. The applicant must identify all such standards and demonstrate how the building and operation will comply including identification of any related state or federal reporting, inspection and permitting requirements.

(B) The design and construction of the shooting range must completely confine all ammunition rounds within the building in a safe, controlled manner.

(1) Compliance must be demonstrated by plans, certified by an architect or engineer license or certified by the State of Wisconsin with demonstrated experience in indoor shooting range design.

(2) Compliance with the standards and recommendations of the most current versions of the Range Design Criteria of the U.S. Department of Energy, Office of Health, Safety and Security or the national Rifle Association Range Source Book is prima facie evidence of satisfaction of this condition. Under no circumstance shall the applicant be relieved of his obligation to comply with any requirement otherwise imposed by State, Federal, or local law.

(3) The plans must specify the type and caliber of ammunition the shooting range is designed to confine.

(C) The applicant must demonstrate that the operation will not be a nuisance to neighboring property or other likely neighboring property uses including nuisances related to air quality and noise.

(D) A security plan must be established for the building to secure the building from unauthorized entrants as well as security for any firearms stored on the premises. No firearms shall be stored on the premises unless they are stored in a gun safe or other secure storage facility or container approved by the Jackson police department.

(E) The shooting range must establish clear rules and procedures for the health, safety, and order of the operation, its employees and patrons consistent with accepted industry practices which must be conspicuously posted at the shooting range.

(F) On-site supervision of the range must be provided at all times by an adult who is an experienced shooting range operator. The shooting range operator is responsible for taking all reasonable actions to assure the conduct of employees and patrons and the conditions of health, safety, and order of the shooting range comply with all related rules and procedures.

(G) No person under the age of 18 is permitted within the shooting range unless accompanied by an adult at all times. This condition does not prohibit minors from participating in firearms safety classes supervised by a qualified adult instructor.

(H) Unless preempted by State or Federal law, the Plan Commission may establish additional conditions or requirements including reporting or inspection requirements if it determines such conditions or requirements are reasonably necessary to protect the public health, safety, and welfare of the residents. Consideration shall be given to the cost and burden of such additional requirements upon the operation and upon Village resources compared to the additional public benefit to be achieved, industry practices and evidence of experiences with similar operations in other communities.



## 6.05 Outdoor recreation

**Description:** A place where outdoor recreational activities are offered. The term includes miniature golf, batting cages, water parks, and amusement parks. The term does not include driving ranges and golf courses, parks, shooting ranges, and recreational trails.

### Supplemental Standards:

(A) **Hours of operation.** The Plan Commission may establish hours of operation for this use when the operation may negatively affect surrounding properties.

(B) **Site design considerations.** The site must be designed to minimize the effects of outdoor lighting and noise on surrounding properties.

(C) **Proximity to other districts.** Activity areas must be located at least 300 feet from a property in a residential zoning district or a planned development district that allows residential uses.



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## 7 Government & Community Services

### 7.01 Administrative government center

**Description:** A place where government employees perform administrative functions. The term includes administrative offices, post offices, and courthouses.

### Supplemental Standards:

There are no supplemental standards that apply to this specific land use.



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### 7.02 Adult day care center

**Description:** A facility that provides services for part of a day in a group setting to adults who need an enriched health, supportive or social experience, and who may need assistance with activities of daily living, supervision, or protection. Services may include social, recreational, personal care, and supportive services, but do not

include overnight lodging or medical treatment.

Note: This definition is based, in part, on the corresponding definition in § DHS 105.14, Wis. Admin. Code.

**Supplemental Standards:**

**(A) Passenger drop-off and pick-up area.** If the facility is designed to accommodate 15 or more adults, a designated passenger drop-off and pick-up area is recommended to allow safe loading and unloading of participants without interfering with on-site parking or public streets. When provided, such area should be located near a primary building entrance and designed to accommodate accessible vehicles.

**(B)** Reserved

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### 7.03 Animal shelter

**Description:** A facility that provides temporary housing, care, and adoption services for stray, abandoned, or surrendered animals.

Note: A commercial kennel is a separate and distinct use.

**Supplemental Standards:**

**(A) Building.** A building used to house animals must be designed, constructed, and operated so that noise from the animals inside the building is not audible beyond the lot lines of the parcel of land on which it is located.

**(B) Location.** A building used to house animals must be at least 500 feet from a residential zoning district or a planned development district that allows residential uses.

**(C) Outdoor areas.** If allowed in an industrial zoning district, an animal shelter may have a fenced exercise area/dog runs provided (1) such areas are more than 350 feet from a property in a residential zoning district or a planned development district that allows residential uses, (2) animals are kept indoors from sunset to 7:00 am; and (3) noise levels comply with Chapter [redacted] of the municipal code.



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### 7.04 Birth center

**Description:** A facility where prenatal, labor and delivery, and postpartum care is provided in a home-like setting by licensed midwives or other qualified professionals, and which is not located within a health care center or clinic.

**Supplemental Standards:**

**(A) Limitation in residential district.** When located in a residential zoning district and is otherwise permitted, the number of birthing rooms is limited to 4.

**(B)** Reserved

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### 7.05 Cemetery

**Description:** A place where human remains are buried or interred in a columbarium or mausoleum. A cemetery may include a funeral establishment as an accessory use.

**Supplemental Standards:**

**(A) Minimum lot area.** The minimum lot area for a cemetery is 10 acres without a public mausoleum or 20 acres with a public mausoleum.<sup>[1]</sup>

**(B) Location of burial plots.** Burial plots may not be located within 20 feet of a property line or a proposed right-of-way as shown on the Village's official map. Burial plots are also prohibited in designated floodplains, wetlands, or in locations where interment would occur below the groundwater table.

**(C) Location of mausoleums.** Private mausoleums must be located at least 20 feet from a property boundary line. Public mausoleums must comply with the principal building setback requirements of the zoning district in which the use is located.

**(D) Marker required.** A permanent marker stating the name of the deceased and the birth and death dates, if known, must identify the location of each occupied burial plot unless the Zoning Administrator allows an unmarked grave due to exceptional circumstances.

**(E) Name required.** The cemetery must have a formal name, which is placed on a permanent sign located by the main entrance to the cemetery.

**(F) Financial guarantee.** Before establishing a cemetery, the property owner must submit a financial guarantee to the Village pursuant to the requirements in Article 4 consistent with any requirement the Village Board may adopt. This financial guarantee relates to the long-term upkeep of the cemetery.

**(G) Compliance with state law.** A cemetery must comply with all requirements in Subch. II of Chapter 157, Wis. Stats.



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[1] See § 157.129, Wis. Stats.

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### 7.06 Community center

**Description:** A place where short-term and intermittent meetings or gatherings of individuals are held for purposes of sharing information, entertainment, social service, or similar activities. The term includes senior centers; neighborhood recreational centers; fraternal, social, or civic clubs; lodges; and union halls.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.

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### 7.07 Community cultural facility

**Description:** A place where people may gather for studying, reading, personal education, or viewing the visual arts. The term includes libraries, museums, art galleries, and observatories. The term does not include performing arts.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



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### 7.08 Community garden

**Description:** A place where a group of unrelated individuals grow vegetables, fruits, and flowers for their personal use. A community garden can be divided into individual plots of land for the exclusive use of the person assigned each plot, or the entire garden may be a cooperative effort of any number of people, or a combination thereof.

**Supplemental Standards:**

**(A) Accessory structures.** The following structures/uses are generally permitted in community gardens subject to the review and approval of the Plan Commission through the site plan review process: tool sheds, shade pavilions, rest-room facilities with composting toilets, indoor work areas, benches, bicycle racks, raised/accessible planting beds, compost bins, picnic tables, and children’s play areas. All such structures/uses must comply with the principal building setback requirements of the zoning district in which the use is located.

**(B) Reserved**



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**Advisory notes:**

1. As part of the due diligence process, soil tests should be done to identify any potential soil contaminants, including heavy metals and petroleum.

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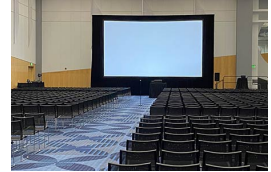
### 7.09 Convention center

**Description:** A place specifically designed for trade shows, conventions, conferences, and expositions. The facility may also incorporate lodging accommodations, but they are a separate and distinct use.

Note: Also known as conference hall or exposition center

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



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### 7.10 Correctional facility

**Description:** A secure facility where individuals convicted of crimes are held to serve their sentences.

Note: Also known as jail, prison, or penitentiary

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.

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### 7.11 Food pantry

**Description:** A place where stocks of food, typically basic provisions, are stored and supplied free of charge to people in need, by a nonprofit or charitable organization. A food pantry is not typically open to the public for extended periods like a grocery store, but operates on a limited basis (e.g., days per week and/or hours per day). A food pantry may include ancillary office space related to this use.

Note: Also known as food bank

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.

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### 7.12 Group day care center

**Description:** A place licensed as a day care by the state where care is provided for 9 or more children. This use may include outdoor play areas, playhouses, and related recreational equipment, such as swings, slides, basketball hoops, and jungle gyms.

Note: A family day care home (4-8 children) is considered a residential accessory use and is therefore listed in Series 14.

**Supplemental Standards:**

**(A) Outdoor activity area.** An outdoor activity area associated with a group day care center may not be located within 20 feet of a parcel in a residential zoning district or a planned development district that allows residential uses.

**(B) Passenger drop-off and pick-up area.** If the facility is designed to accommodate 15 or more children, a designated passenger drop-off and pick-up area is recommended to allow safe loading and unloading of participants without interfering with on-site parking or public streets. When provided, such area should be located near a primary building entrance and designed to accommodate accessible vehicles.



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### 7.13 Health care center

**Description:** A place where medical treatment, or nursing, rehabilitative, or preventative care is offered. The term includes ambulatory surgical facilities, hospitals, kidney treatment centers, long-term care facilities, medical assistance facilities, mental health centers, outpatient facilities, public health centers, and rehabilitation facilities.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



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### 7.14 Health care clinic

**Description:** A place where medical services are offered, and patients do not stay overnight. The term includes dental clinics, medical offices, chiropractic offices, acupuncture centers, and sports medicine facilities. The term does not include those uses as classified as a health care center.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



### 7.15 Park, dog

**Description:** An outdoor area where dogs can play, exercise, and socialize off-leash usually in a fenced enclosure. A dog park may be divided into separate areas for small and large dogs and may include various amenities such as benches for owners, waste disposal stations, water fountains for dogs, agility equipment, and shade structures.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.

### 7.16 Park, general

**Description:** A place set aside for passive recreation and other low-impact leisure activities. Examples of features include playgrounds, pavilions, play fields, picnic areas with open-sided shelters, multi-purpose trails, sledding hills, and ice-skating rinks, ball and racquet fields and courts, indoor and outdoor swimming pools, beaches, and boat launches. A park may be operated by a public entity for the benefit of the general public or by a homeowners association for the benefit of its members.

**Supplemental Standards:**

**(A) Special standards for pickleball.** A pickleball court must be located at least 350 feet from a property in a residential zoning district or a planned development district that allows residential uses. Upon petition, the Plan Commission may establish a lesser setback as a special exception, but not less than 150 feet, when the Commission determines the lesser setback would not be detrimental or injurious to the public health, safety, or general welfare of the neighborhood.

**(B) Reserved**



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### 7.17 Place of worship

**Description:** A place where people can regularly assemble for religious worship and associated activities and which is operated by an entity with tax-exempt status. The term includes sanctuaries, chapels, cathedrals, churches, synagogues, and temples and other onsite accessory buildings such as parsonages, friaries, convents, fellowship halls, and rectories. The term does not include day care centers, community recreation facilities, dormitories, private educational facilities, emergency shelters, and health care facilities.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



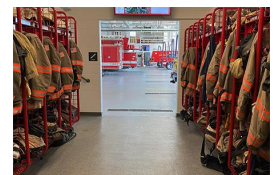
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### 7.18 Public safety facility

**Description:** A place where public safety services are offered. The term includes ambulance services, fire stations, police stations, and jails. The term does not include correctional facilities.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



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### 7.19 Recreational trail

**Description:** A linear path, not otherwise part of a public park, that is dedicated to non-motorized recreational uses such as hiking, biking, and cross-country skiing.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



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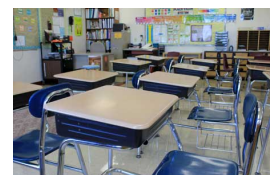
### 7.20 School, K-12

**Description:** A place where primary and secondary educational opportunities are offered. The term includes preschools, elementary schools, middle schools, and high schools.

**Supplemental Standards:**

**(A) Temporary buildings.** A temporary building may be used as a classroom when an existing facility is being renovated or when school enrollment exceeds the capacity of the existing facility, provided the building complies with all building code requirements.

**(B) Reserved**



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### 7.21 School, post-secondary

**Description:** A place where post-secondary educational opportunities are offered. The term includes colleges, universities, community colleges, and vocational schools.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.

### 7.22 Sheltered workshop

**Description:** A supervised workplace designed to provide employment and vocational training for individuals with disabilities. It offers a supportive environment with accommodations to help workers develop skills, gain work experience, and achieve greater independence.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.

**8 Transportation**

**8.01 Park-and-ride lot**

**Description:** A designated facility where individuals may park personal vehicles without cost and transfer to public transit, carpools, vanpools, or other ride-sharing arrangements.

**Supplemental Standards:**

**(A) Maintenance.** The facility must be maintained in a clean and functional condition.

**(B) Security.** The operator must provide adequate site security, such as lighting, patrols, or surveillance, as appropriate.

**(C) Outdoor lighting required.** Lighting must be provided at a level sufficient for night-time visibility and safety, typically not less than 1.0 footcandle average.



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**8.02 Parking structure**

**Description:** A multi-level structure where motor vehicles associated with an on-site or an off-site use may be parked for a short duration. It may be available to the public or reserved to accommodate parking for a specific purpose.

**Supplemental Standards:**

**(A) Setbacks.** A parking structure must comply with the principal building setback requirements of the zoning district in which the use is located.

**(B) Reserved**



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**8.03 Railroad**

**Description:** A linear strip of land with rail tracks and auxiliary facilities for track operation such as signal bungalows that is used to transfer commodities and/or passengers over long distances. The term does not include passenger stations, freight terminals, loading platforms, train sheds, warehouses, car or locomotive maintenance shops, and railroad switching yards.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



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**8.04 Transit center**

**Description:** A place where passengers can board mass transit. This use may include facilities for ticket sales and accessory food service areas primarily intended for passengers.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



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**9 Storage**

**9.01 Bulk propane storage facility**

**Description:** An industrial facility designed to store large volumes of propane which is then transported to customers to fill smaller tanks.

**Supplemental Standards:**

**(A) General compliance with other standards.** The facility must comply with NFPA 58 (Liquefied Petroleum Gas Code) and local fire codes.<sup>[1]</sup>

**(B) Location.** Tanks must comply with the principal building setback requirements of the zoning district in which the use is located. Additionally, if the subject property abuts a property in a residential zoning district, tanks must be at least 100 feet from side and rear lot lines.

**(C) Screening.** If this use adjoins a residential zoning district or a planned development district that allows residential uses, a buffer meeting the standards for buffer type "B," described in Article 20, must be established and maintained.



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**9.02 Bus storage facility**

**Description:** A place where buses are parked when not in use and may include administrative offices and a building for the storage, care, and maintenance of buses in the fleet.

**Supplemental Standards:**

**(A) Outdoor storage.** Outdoor storage areas and other activity areas must be located at least 50 feet from a property in a residential zoning district or a planned

[1] NFPA 58 is a code published by the National Fire Protection Association.

development district that allows residential uses and 20 feet from a property in a commercial zoning district.

**(B) Control of fugitive dust.** As part of the site plan review process, the control of fugitive dust generated by this use, if any, must be addressed.



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### 9.03 Personal storage facility, exterior access

**Description:** A place where individual storage units are offered for rent, lease, sale, or other arrangement and the access to the individual units is via exterior access doors.

Note: Also known as mini-warehouse or self storage

**Supplemental Standards:**

**(A) Minimum lot area.** The minimum lot area for a personal storage facility is 2 acres.

**(B) Proximity to same use.** A personal storage facility may not be established within 1,500 feet of another such facility (on another lot).

**(C) Proximity to other districts.** Buildings must be located at least 150 feet from a property in a residential zoning district or a planned development district that allows residential uses.

**(D) Access.** Access to a cubicle must not open directly onto a public road right-of-way.

**(E) Internal access drives.** An internal access drive providing access to a storage unit must be hard-surfaced with concrete, asphalt, pavers, or other durable, all-weather pavement material approved by the Zoning Administrator.

**(F) Storage of prohibited substances.** A cubicle may not be used to store explosives, toxic substances, hazardous materials, or radioactive materials.

**(G) Uses.** Only uses that are accessory to storage may occur. Human habitation, fabrication, repair, sales of any type including garage sales, and any similar use are prohibited.

**(H) Fencing of outdoor storage area.** An area used for outdoor storage of operational vehicles, watercraft, and the like must be enclosed by a security fence as approved by the Plan Commission through the site review process.

**(I) Setback of outdoor storage area.** Outdoor storage areas must comply with the principal building setback requirements of the zoning district in which the use is located.

**(J) Gated access.** If the facility has a gated access, the gate must comply with the standards in § 50-    .

**(K) Placement of cubicles.** Doors for a cubicle may not face a front yard or street-side yard.

**(L) Fenestration.** If allowed in a commercial zoning district, the side of the building facing a front yard (or street-side) yard must include simulated fenestration that covers 5,10,15,20 percent of the wall face.



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### 9.04 Personal storage facility, internal access

**Description:** A place where individual storage units are offered for rent, lease, sale, or other arrangement and the access to the individual storage units is from within the enclosed building.

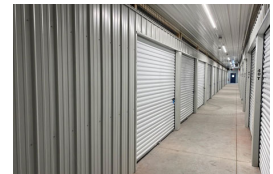
Note: Also known as mini-warehouse or self storage

**Supplemental Standards:**

**(A) Storage of prohibited substances.** A cubicle may not be used to store explosives, toxic substances, hazardous materials, or radioactive materials.

**(B) Uses.** Only uses that are accessory to storage may occur. Human habitation, fabrication, repair, sales of any type including garage sales, and any similar use are prohibited.

**(C) Fenestration.** If allowed in a commercial zoning district, the side of the building facing a front yard (or street-side) yard must include simulated fenestration that covers 5,10,15,20 percent of the wall face.



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### 9.05 Warehouse

**Description:** A place where goods, merchandise, and other materials are temporarily stored within an enclosed building for eventual shipment. The term includes moving and storage facilities. The term does not include bulk propane storage (Series 9.01).

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



## 10 Industrial & Manufacturing

### 10.01 Auto body shop

**Description:** A facility primarily engaged in the repair, painting, and restoration of vehicle bodies, frames, and exteriors, including dent removal, collision repair, and refinishing. Such work may include related activities such as welding, sanding, and parts replacement but do not typically engage in general mechanical repairs beyond those necessary for bodywork.

Note: Also known as collision repair shop or body shop

**Supplemental Standards:**

**(A) Work area.** All bodywork must be done within an enclosed building.

**(B) Outdoor storage.** Outdoor storage of unlicensed vehicles is strictly prohibited.

### 10.02 Auto salvage yard

**Description:** A facility where old, damaged, or decommissioned vehicles and machinery are stored, dismantled, and recycled for parts and scrap materials.

Note: Also known as a junkyard or wrecking yard

**Supplemental Standards:**

**(A) General compliance.** An auto salvage yard must comply with the licensing and related requirements established in Chapter 12 of the municipal code.

**(B) Compliance with other requirements.** In addition to meeting the requirements in this part, an auto salvage yard must comply with all county, state, and federal regulations that may apply.



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### 10.03 Composting facility

**Description:** A place where vegetation (but not food wastes) may be collected and composted. The term includes the storage and manipulation of materials prior to, during, and following composting.

**Supplemental Standards:**

**(A) Legislative intent.** A composting facility, if not properly designed and operated, has the potential to cause negative impacts to the natural environment, including water resources, and be harmful to the safety and general welfare of the Village and its citizens. This part is therefore intended to define basic requirements necessary to protect the public while providing waste alternatives and promoting sustainability within the community.

**(B) Compliance with other requirements.** In addition to meeting the requirements in this part, a composting facility must comply with all county, state, and federal regulations that may apply, including § NR 502.12, Wis. Admin. Code.

**(C) Distance to specified features.** A composting facility must not be located within 400 feet of a residential zoning district or a planned development district that allows residential uses, an educational facility, a worship facility, or any other place where the public congregates.

**(D) Setbacks.** All buildings, structures, and activity areas must be located at least 100 feet from the perimeter of the site.

**(E) Location.** No portion of a composting facility used for storing compostable materials or composted materials or processing of compostable materials may be located within an area determined to be within a 100-year floodplain.

**(F) Maximum capacity.** The reviewing authority may establish the maximum amount of compostable materials that may be stored and processed onsite. There is no limit on the amount of finished compost that may be stored.

**(G) Buffer.** The reviewing authority may require fencing and/or landscaping along the property boundary line deemed necessary to provide adequate screening between this use and adjoining properties.

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### 10.04 Contractor yard

**Description:** A place where a contractor or builder may establish a base of operation, which may include one or more of the following: office space; indoor and outdoor storage of construction materials, equipment, and machinery, such as trucks and heavy equipment; and shops for the repair of machinery and equipment owned by the operator.

**Supplemental Standards:**

**(A) Type of outdoor storage.** Outside storage of construction equipment and fleet vehicles is allowed. Construction materials may be kept outdoors, provided such materials are being staged for a specific work project. The storage of construction debris, tree branches, wood chips, and the like is strictly prohibited. All vehicles, equipment, and materials kept on site must relate to the business operation. The keeping of recreational vehicles, boats, and the like is strictly prohibited.

**(B) Equipment repair and maintenance.** The repair and maintenance of construction equipment and vehicles must occur within an enclosed building, unless specifically permitted in the conditional use order authorizing the use.

**(C) Sales.** The on-premise sale, at retail or wholesale, of any material is strictly prohibited.

**(D) Incidental uses.** Fabrication and assembly of component parts for use in a building project is permitted inside of an enclosed building on the subject property, provided such activity is of an incidental nature.

**(E) Location of use areas.** Outdoor storage areas and other activity areas related to this use may not be located (1) in the front-yard building setback area; (2) within 30 feet of a side or rear lot line when the adjoining property is located in a residential zoning district or a planned development district that allows residential uses; (3) within 20 feet of a side or rear lot line when the adjoining property is located in a commercial zoning district; and (4) 10 feet from a side or rear lot line when the adjoining property is located in any other zoning district. Employee parking areas must be located in those areas otherwise allowed in the zoning code.

**(F) Fencing.** Depending on the scale and nature of the contractor yard, the Plan Commission may on a case-by-case basis require a solid fence and/or other screening, as approved by the Plan Commission, in those areas where screening is needed in the judgment of the Plan Commission to mitigate potential impacts to adjoining properties.

**(G) Gated access.** If the facility has a gated access, the gate must comply with the standards in § 50-      .

**(H) Fugitive dust.** If gravel or similar material is used for an outdoor storage area or other activity area, the control of fugitive dust must be addressed as part of the site plan review process.

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### 10.05 Data center

**Description:** A facility that houses computing and networking equipment, along with storage and management systems, to support the storage, processing, and distribution of digital data and applications. A data center typically features high performance servers, storage arrays, networking equipment, cooling systems, and power backup solutions to ensure uninterrupted operation.

**Supplemental Standards:**

**(A) Coordination with utility services.** Prior to the issuance of a building permit, the property owner must provide documentation to the Zoning Administrator demonstrating that the electric utility has sufficient capacity and infrastructure to serve the proposed facility.

**(B) Reserved**

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### 10.06 General repair

**Description:** A place where consumer goods such as shoes, bicycles, furniture, appliances, and business equipment are repaired. The term does not include repair of motor vehicles or industrial equipment.

**Supplemental Standards:**

**(A) Work area limited.** All activities related to this use must occur within an enclosed building, except when the subject property is located in an industrial zoning district (if otherwise allowed there).

**(B) Reserved**



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### 10.07 Makers space

**Description:** A facility designed and equipped to support activities related to small-scale manufacturing, fabrication, and prototyping. There may be a single user or multiple users who may share work areas, tools, and equipment for activities such as woodworking, metalworking, electronics, textiles, 3D printing, and digital fabrication.

Note: While a business incubator has some similar characteristics, a makers space is entirely manufacturing.

**Supplemental Standards:**

**(A) Legislative findings.** The regulations in this part are intended to create opportunities for small-scale manufacturing to occur outside of typical industrial districts while protecting the public health, safety, and welfare.

**(B) General standards.** When located in a commercial zoning district, all uses must be conducted entirely within an enclosed building unless otherwise approved by the Plan Commission as part of the site plan review process.

**(C) Floor area.** When located in a commercial zoning district, the floor area is limited to 5,000 square feet.

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### 10.08 Manufacturing

**Description:** A place where products or goods are produced within an enclosed building and any smoke, dust, noise, or odor related to such activities are confined within the building. This use may include administrative offices and storage of raw materials and finished goods as a subordinate use. The term includes a tool and die maker, furniture production, metal fabrication, apparel manufacturing, printing, and publishing.



**Supplemental Standards:**

**(A) Restriction on location of manufacturing processes.** All manufacturing processes must be conducted entirely within an enclosed building.

**(B) Location of outdoor activity areas.** Outdoor activity areas must be located at least 100 feet from a property in a residential zoning district or a planned development district that allows residential uses.

**(C) Material storage.** Materials may be stored outdoors, provided such areas are screened as determined by the Plan Commission.

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### 10.09 Multi-tenant outdoor storage yard

**Description:** A commercial facility providing individually leased spaces for the outdoor storage of vehicles, trailers, equipment, or materials. Typical tenants include contractors, landscapers, tradespeople, and other small businesses that require secure off-site storage of work-related equipment and supplies. Leased areas may be of a fixed size or may vary in size through the use of movable internal fencing.

Note: This use is distinguished from general outdoor storage by its multi-tenant leasing structure and its emphasis on enhanced security and controlled tenant access.

**Supplemental Standards:**

**(A) Legislative findings.** The Village Board finds as follows:

- (1) Small businesses, including contractors, landscapers, and tradespeople, provide essential services to the community and may require secure and accessible space to store vehicles, equipment, and materials.
- (2) Without designated facilities, these storage needs are often met in unauthorized areas of the village causing neighborhood conflicts, visual clutter, safety hazards, and potentially blighting impacts.
- (3) A multi-tenant outdoor storage yard allows tenants to establish or expand a business without the significant financial burden of purchasing land for their storage needs and provides flexibility for leased areas to grow or shrink in response to changing business needs.
- (4) A multi-tenant outdoor storage yard supports economic development by accommodating local businesses, while protecting surrounding properties through requirements for setbacks, fencing, lighting, circulation, security measures, and other matters.

**(B) Required setback.** Outdoor storage areas must comply with the principal building setback standards of the zoning district in which the use is located.

**(C) Gated access.** The site must be secured with a gated access that complies with the standards in § 50-    .

**(D) Security fence.** A perimeter fence, as approved by the Plan Commission, must be installed around all outdoor storage areas and internal access drives.

**(E) Paved internal access drives.** Internal access drives must be surfaced with concrete, asphalt, or another all-weather pavement approved by the Zoning Administrator.

**(F) Internal circulation.** Internal access drives must either provide a continuous loop or include a turnaround approved by the Zoning Administrator.

**(G) Outdoor lighting.** The operator must provide on-site lighting consistent with an approved outdoor lighting plan.

**(H) Security cameras.** The operator must install and maintain security cameras intended to provide surveillance of all areas within the perimeter fence.

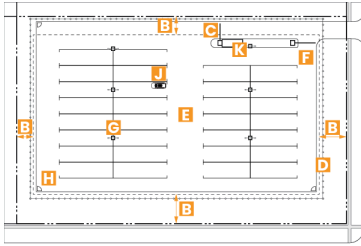
**(I) Height of stored materials.** Items stored within a tenant space may not exceed 20 feet in height above the ground surface.

**(J) Parking.** If a tenant or visitor parks a personal vehicle while removing a work vehicle from the site, the personal vehicle must be stored within the tenant's leased area or in a designated parking area located inside or outside of the perimeter fence. Parking is prohibited on or along internal access drives.

**(K) Buildings.** The operator may establish an administrative office near the gated entry with a floor area not to exceed 600 square feet. Permanent buildings within tenant spaces are prohibited.

Figure: Plan view

Note: The letters in the illustration correspond to the paragraphs listed above.



### 10.10 Recycling center

**Description:** A place where recoverable materials, which have been removed from the waste stream, may be stored prior to shipment to others who use those materials to manufacture new products. Typical recoverable materials include glass, paper, metal, and plastic. The term does not include salvage yards.

**Supplemental Standards:**

- (A) **Compliance with other requirements.** In addition to meeting the requirements in this part, a recycling center must comply with all county, state, and federal regulations that may apply.
- (B) **Location of materials and activities.** All materials and activities, including unloading of materials, must be conducted entirely within an enclosed building.



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### 10.11 Solid waste transfer station

**Description:** A place where solid waste may be temporarily stored prior to transport to a processing plant or final disposal.

**Supplemental Standards:**

- (A) **Compliance with other requirements.** In addition to meeting the requirements in this part, a solid waste transfer station must comply with all county, state, and federal regulations that may apply.
- (B) **Location of materials and activities.** All materials and activities, except loading and unloading of materials, must be conducted entirely within an enclosed building.
- (C) **Distance to specified features.** A solid waste transfer station may not be located within 600 feet of a residential zoning district or a planned development district that allows residential uses, an educational facility, a worship facility, or any other place where the public congregates.

### 10.12 Truck terminal

**Description:** A place where goods primarily carried by motor transport are received and temporarily stored until transferred to another truck for delivery and/or a place where a company stores its fleet of trucks. This use may include the following provided they are individually and collectively incidental and subordinate: repair, washing, refueling, and maintenance facilities for trucks using the terminal; and administrative offices for the terminal.

Note: Also known as motor freight terminal

**Supplemental Standards:**

- (A) **Setback of outdoor storage area.** Outdoor storage areas and other activity areas must be located at least 500 feet from a property in a residential zoning district or a planned development district that allows residential uses.
- (B) **Control of fugitive dust.** As part of the site plan review process, the control of fugitive dust generated by this use must be addressed.



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### 10.13 Vehicle storage yard

**Description:** A place where impounded motor vehicles are temporarily stored or where damaged motor vehicles are temporarily stored before being taken to a repair shop or while waiting for an insurance adjustment to occur. The salvaging of motor vehicle parts or the repair of motor vehicles are prohibited.

**Supplemental Standards:**

- (A) **Security.** A vehicle storage yard must include an 8-foot security fence with controlled access around the perimeter of the area used for vehicle storage.
- (B) Reserved

## 11 Telecommunications & Utilities

### 11.01 Battery energy storage system

**Description:** A facility designed to store and distribute electrical energy using a network of rechargeable batteries which are connected to the electrical grid, renewable energy sources, or other power generation facilities.

Note: Battery energy storage systems may serve multiple purposes, including providing backup power during periods of high demand or grid instability, storing excess energy generated during off-peak hours for use during peak times, and integrating intermittent renewable energy sources into the grid by storing surplus energy for later use.

**Supplemental Standards:**

**(A) Coordination with utility services.** Prior to the issuance of a building permit, the property owner must provide documentation to the Zoning Administrator demonstrating that the electric utility has sufficient capacity and infrastructure to serve the proposed facility.

**(B) Reserved**

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## 11.02 Communications exchange

**Description:** An enclosed building where (1) phone calls are switched to and from major feeder lines, (2) internet service providers route internet traffic between their networks, or (3) some other form of electronic communication exchanges occur. The term does not include a telecommunication tower, antenna, or a base for business operations.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.

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## 11.03 Public utility office and yard

**Description:** A place where a public or private entity maintains administrative offices, equipment, and supplies necessary for maintaining the infrastructure it provides.

**Supplemental Standards:**

**(A) Outdoor storage.** Outdoor storage areas and other activity areas must be located at least 100 feet from a property in a residential zoning district or a planned development district that allows residential uses and 20 feet from a property in a commercial zoning district.

**(B) Control of fugitive dust.** If gravel or similar material is used in an outdoor storage area or other activity area, the control of fugitive dust must be addressed as part of the site plan review process.

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## 11.04 Solar power generating facility

**Description:** A utility-scale commercial facility that converts sunlight into electricity with the primary purpose of wholesale or retail sales of generated electricity.



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**Supplemental Standards:**

**(A) Minimum lot area.** The minimum lot area for a solar power plant is 2 acres.

**(B) Setbacks.** Solar panels and other related structures must comply with the principal building setback requirements of the zoning district in which the use is located. Additional setbacks may be required to mitigate noise and glare impacts, as identified through the site plan review process.

**(C) Security fencing.** With approval of the Plan Commission, a security fence (height and material to be established through the site plan review process) may be placed around the perimeter of the solar power plant. If a security fence is installed, Knox boxes and keys must be provided at locked entrances for emergency personnel access.

**(D) Identification sign.** An identification sign, no larger than 18 inches by 24 inches, must be placed in a visible location near the primary entrance of the site that lists (1) the name of the facility owner/operator, (2) a telephone number to contact in case of an emergency, and (3) information relating to potential voltage hazards.

**(E) Warning signs.** Appropriate warning signage may be placed at the entrance and around the perimeter of the solar power plant project as approved through the site plan review process.

**(F) Electric power lines.** Power lines within a solar power plant must be placed underground, except that power lines that leave the project site may be overhead.

**(G) Approval by electric utility company.** The owner/operator must submit documentation acceptable to the Zoning Administrator indicating that the system meets all applicable regulations and requirements of the affected electric utility company.

**(H) Landscaping.** As part of the site plan review process the Plan Commission may require appropriate landscaping and/or other screening materials to help screen the solar power plant from public right-of-ways and neighboring residences. After reviewing the location of the facility and the visibility of the facility from public right-of-ways and adjoining properties, the Plan Commission may waive or defer this landscape requirement to a later date.

**(I) Outdoor lighting.** Lighting of the solar power plant and accessory structures is limited to the minimum necessary for site security.

**(J) Lease agreement.** If the operator of the solar power plant does not own the land where the facility is located, the property owner and the operator must execute a lease agreement prior to any land-disturbing activity to address the rights and responsibilities of each party with respect to subs. (L) and (M) of this part.

**(K) Ongoing maintenance.** The solar power plant must be properly maintained and kept in a good condition, so as not to become a nuisance. Proper maintenance includes regular lawn and landscaping care, and painting and regular care of building(s), fences, and other improvements. Additionally, the site must be kept clear of junk and debris.

**(L) Termination of approval.** If the Zoning Administrator determines that the solar power plant is unsafe or otherwise defective or that the site has not produced any electricity for a continuous period of 12 months, the administrator must follow the procedure outlined in Article 5 relating to termination of the approval. Within 90 days after termination, the property owner must remove the solar power plant and all related equipment and improvements and restore the site to the satisfaction of the Zoning Administrator. In the event such work is not done within the 90-day period, the Village has the right to use the financial guarantee to pay for such work.

**(M) Financial guarantee.** Prior to the issuance of a building permit authorizing construction of a solar power plant, the applicant must submit a financial guarantee to the Village pursuant to the requirements in Article 4. The amount of the financial guarantee is based on one or more cost estimates prepared by a qualified contractor as submitted by the property owner or obtained by the Village to remove all of the equipment and related site improvements and restore the site to the satisfaction of the Zoning Administrator. The financial guarantee will be held until the solar power plant and related improvements are removed and the site restored to the satisfaction of the Zoning Administrator.

## 11.05 Stormwater management facility

**Description:** Any manmade feature intended to affect the direction, rate and/or volume of stormwater runoff, snowmelt and/or channelized flows across, within and/or away from a site. Examples include raingardens, swales, ditches, culverts, drains, tiles, gutters, levees, basins, and detention and retention facilities, but not including impoundments and dams.

### Supplemental Standards:

**(A) Design requirements.** A stormwater facility must be designed to meet any requirements in the Village's municipal code.

**(B) Maintenance.** A stormwater facility located on private property must be maintained by the property owner consistent with the adopted maintenance agreement.



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## 11.06 Telecommunication, Class 1 collocation and new tower

**Description:** A free-standing tower with or without an equipment compound that is intended for the placement of one or more mobile service facilities or the placement of a new mobile service facility on an existing support structure which constitutes a substantial modification.

Note: This definition is based on the corresponding definitions in § 66.0404, Wis. Stats.

### Supplemental Standards:

**(A) Legislative findings.** The Village Board makes the following legislative findings with regard to telecommunication towers providing mobile telecommunication services:

(1) The state legislature passed 2013 Wisconsin Act 20 (Section 1269 (I)) that imposed limits on local municipalities with respect to regulating telecommunication facilities within their jurisdictions.

(2) The federal government adopted the Telecommunications Act of 1996 which established various requirements relating to telecommunication facilities.<sup>[1]</sup>

(3) The regulations in this part are intended to promote the public health, safety, and welfare, while at the same time not unduly restricting the development of needed telecommunications facilities.

(4) The regulations in this part are intended to accomplish the following purposes, to the fullest extent permitted by law: (i) protect the visual character of the Village from the potential adverse effects of telecommunication facilities; (ii) ensure that a competitive and broad range of telecommunications services and high quality telecommunications infrastructure are provided; (iii) create and preserve telecommunication facilities that will serve as an important and effective part of the Village's emergency response network; (iv) minimize the number of towers by requiring collocation; and (v) avoid damage to adjoining properties by establishing setback standards.

**(B) Federal requirements.** A telecommunication tower must comply with all applicable requirements of the Federal Communications Commission, the Federal Aviation Administration, and any other federal agency with authority to regulate telecommunication facilities. In the event of a conflict between federal law and this part, federal law shall prevail.

**(C) Single parcel.** The fall zone and all structures related to the telecommunication facility must be located on a single parcel, including the tower, equipment compound, and anchor points for a guyed tower.

**(D) Setbacks.** The center of the tower may not be located closer to a property boundary line than the height of the tower. If the lot hosting the proposed tower is not located adjacent to a parcel where a single-family residence may be located and the applicant submits an engineering certification with the application that show the fall zone is smaller than this distance, the fall zone must be the smaller calculated area, unless the Village provides the applicant with substantial evidence that the engineering certification is flawed.<sup>[2]</sup> The fence around anchor points for a guyed tower must be located at least 25 feet from a property boundary line.

**(E) Height limitations.** There are no limits on the height of a tower. (Verify)

**(F) Security fencing.** A tower and related equipment compound consisting of equipment buildings, shelters, and cabinets, must be enclosed by a security fence (height and material to be established through the site plan review process). If the tower is a guyed tower, each of the anchor points must be enclosed by a security fence.

**(G) Lighting.** A tower or any attachment may not be artificially lighted, except when specifically required by a state agency, the Federal Aviation Administration (FAA), or another federal authority. Such required lighting must be the least obtrusive to the surrounding views.

**(H) Aesthetic requirements.** All users of the Village right-of-way must comply with the following aesthetic standards:

(1) In areas where facilities are currently nonexistent or underground, undergrounding is required.

(2) No new above-ground structures, including co-locations on existing structures, may be placed within 500 feet of historic structures or historic districts designated by the National Register of Historic Places in Wisconsin or listed on the State Register of Historic Places. The 500-foot separation is waived for installations that are completely concealed from view, or are not visible from locations where the historic structure can be observed.

(3) Attachments to existing structures must be designed to be flush with the existing structure as much as can reasonably be done, must be a color that matches the existing structure and must be the smallest size possible to reasonably accommodate the intended purpose. If the structure to which the attachment is made changes color due to repainting, resurfacing or other means, the attachment must be modified to match the new color.

(4) Any party objecting to the requirements of this subsection has the opportunity to demonstrate that the requirement constitutes an effective prohibition in violation of State or Federal law as set forth in § \_\_\_\_.

**(I) Equipment buildings.** The exterior of equipment buildings, shelters, and cabinets exceeding 1,500 cubic feet must be covered with building materials typically used on buildings found in the area.

**(J) Emergency power system.** A backup generator may be placed within the equipment compound.<sup>[3]</sup>

**(K) Identification sign.** An identification sign, no larger than 18 inches by 24 inches, must be placed in a visible location near the base of the tower that lists (1) the name of the tower owner, (2) the Federal Communications Commission identification number, and (3) a telephone number to contact in case of an emergency.

**(L) Accommodation of other users on new towers (collocation).** A tower over 150 feet in height, along with the tower site and all support facilities and appurtenances, must accommodate at least two additional users, unless the Zoning Administrator determines that evidence presented by the tower operator demonstrates it is not technically feasible to do so. Further, the tower operator and their successors in interest must allow other users to use the tower, the tower site, support facilities, and appurtenances at fair market rates as negotiated by those parties. If the Plan Commission determines the tower operator has made access to the tower and tower site unfeasible, the Zoning Administrator must notify the tower operator via registered mail of such determination. If the tower operator does not take corrective action within 45 days of such determination, the permit for that tower is null and void and the tower must be removed and the site restored within 90 days of such determination.



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**(M) Requirement for collocation.** A new tower may only be permitted if the applicant demonstrates with a sworn statement that collocation on an existing or planned tower within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.<sup>[1]</sup> If the applicant does not provide such analysis and sworn statement, the application for a new tower must be denied.<sup>[5]</sup>

**(N) Landscaping.** Landscaping must be placed around the equipment enclosure and anchor points for guyed towers consistent with a landscaping plan as approved by the Plan Commission. After reviewing the location of the facility and the visibility of the facility from public right-of-ways and adjoining properties, the Plan Commission may waive this landscape requirement or defer the requirement to a later date.

**(O) Lease agreement.** If the operator of the telecommunication tower does not own the land where the facility is to be located, the property owner and the operator must execute a lease agreement prior to any land-disturbing activity. Such agreement must be binding on future property owners and future operators and address the rights and responsibilities of each party with respect to subs. (Q) and (R) of this part.

**(P) Ongoing maintenance.** The subject property must be maintained and kept in a good condition, so as not to become a nuisance as determined by the Plan Commission. Proper maintenance includes regular lawn and landscaping care, and painting and regular care of building(s), fences, towers, and other improvements. Additionally, the site must be kept clear of junk and debris.

**(Q) Termination of approval.** If the Zoning Administrator determines that the tower is unsafe or otherwise defective or that the tower has not hosted an operational antenna for a continuous period of 12 months, the administrator will then follow the procedure outlined in Article 5 (Specific Procedural Requirements) relating to termination of the approval. Within 90 days after the date of termination, the property owner must remove the tower, equipment cabinets, and all related equipment and improvements that are part of its communication facilities and restore the site to the satisfaction of the Zoning Administrator. In the event such work is not done within the specified period, the Village has the right to use the financial guarantee as required by this part to pay for such work.

**(R) Financial guarantee.** Prior to the issuance of a building permit authorizing construction of a tower, the applicant must submit a financial guarantee to the Village subject to the requirements in Article 4 (General Procedural Requirements). The amount of the financial guarantee is based on one or more cost estimates prepared by a qualified contractor as submitted by the property owner or obtained by the Village to remove the tower, equipment compound, and related site improvements and restore the site to the satisfaction of the Zoning Administrator.<sup>[6]</sup> The financial guarantee will be held until the tower, equipment compound, and related site improvements are removed and the site is restored to the satisfaction of the Zoning Administrator.

**(S) Third-party consultant.** The Zoning Administrator may, at the applicant's expense, hire a third-party consultant to conduct an objective analysis of the submitted materials including the application, calculation of the fall zone, and certification that collocation is not possible. The third-party consultant may not charge the applicant for any travel expenses incurred in such review.<sup>[7]</sup>

**(T) Duration of approval.** The approval runs with the land and is binding on successors in interest.<sup>[8]</sup>

[1] See § 704 of the act in particular.

[2] See § 66.0404 (2)(g), Wis. Stats.

[3] See § 66.0404 (4)(j), Wis. Stats.

[4] See § 66.0404 (2)(b)6, Wis. Stats.

[5] See § 66.0404 (2)(e), Wis. Stats.

[6] See § 66.0404 (4)(f), Wis. Stats.

[7] See § 66.0404 (4)(f), Wis. Stats.

[8] See § 66.0404 (4)(n), Wis. Stats.

## 11.07 Telecommunication, Class 2 collocation

**Description:** The placement of a new mobile service facility on an existing support structure which does not constitute a substantial modification.

Note: This definition is based on the corresponding definition in § 66.0404, Wis. Stats.

### Supplemental Standards:

There are no supplemental standards that apply to this specific land use.



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## 11.08 Utility installation, major

**Description:** A place, building and/or structure, or portion thereof, whether public or private, used or is intended for providing basic infrastructure or utility services and which could potentially have a moderate to high impact on neighboring property. The term includes pipeline pumping stations, sewage treatment plants, electric substations, water towers, electric transmission lines with a design capacity of 110kV or more, and underground pipelines.

### Supplemental Standards:

**(A) Building materials.** If a major utility installation involves a building of any type and is located in a residential zoning district or a planned development district that allows residential uses, the building must be compatible with residential buildings in regard to design and exterior materials.

**(B) Reserved**



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## 11.09 Utility installation, minor

**Description:** A utility installation generally having a low impact on neighboring property. The term includes public water system wells, without a tower; below ground sewer lift stations; and stormwater pumping stations.

### Supplemental Standards:

**(A) Building materials.** If a minor utility installation involves a building of any type and is located in a residential zoning district or a planned development district that allows residential uses, the building must be compatible with residential buildings in regard to design and exterior materials.

**(B) Reserved**



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**12.01 General cultivation**

**Description:** A place where nursery stock, trees, sod, fruit, vegetables, flowers, agricultural crops and forage, and other plants typically grown by agricultural operations in the region are grown. The term does not include domestic gardens.

**Supplemental Standards:**

- (A) **Location.** The raising of crops may occur within building setback areas.
- (B) **Buildings.** A building related to the raising of crops is not allowed.
- (C) **Minimum lot area.** The minimum lot area for raising of crops is 4 acres.



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**12.02 Open land**

**Description:** Undeveloped land that is kept and managed in a natural state for the purpose of forest management; game management; protection of habitat, environmental features, scenic qualities, and landforms; biodiversity; and protection of flora and fauna. Such lands may include greenbelts, natural drainageways, forests, woodlots, prairies, natural grasslands, and wetlands.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



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## 13 Accessory Uses for All Principal Uses

**13.01 Air conditioning (AC) compressor**

**Description:** A mechanical unit typically located next to a building where the heat from a circulating refrigerant is released outdoors. The compressor is one part of the air conditioning unit.

**Supplemental Standards:**

- (A) **Location.** An air conditioner compressor is only allowed in the side yard and rear yard.
- (B) **Setback.** The air conditioner compressor must comply with the principal building setback requirements of the zoning district in which the use is located.



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**13.02 Amateur radio tower**

**Description:** An antenna and related support structure used to send and receive telecommunications for noncommercial purposes.

**Supplemental Standards:**

- (A) **Legislative findings.** The standards in this part are intended to recognize and accommodate the federal and state declared interest in promoting and preserving amateur radio operations while protecting the legitimate interests of the general public including: (1) minimizing the unnecessary detriment to the aesthetic quality of the Village and its landscape; (2) preserving the character of various neighborhoods within the Village; (3) preserving the values of properties within the Village; (4) providing for adequate review of designs and installation of facilities that may pose substantial risk of collapse if improperly designed, installed, or maintained; (5) protecting the owner and operator of an amateur radio antenna and neighboring property owners and the public in general from unreasonable risks of injury or property damage from the collapse of a communications tower or communications antenna or from electrical charges generated or conducted by such facilities; and (6) assuring that all amateur radio operators have a reasonable opportunity to construct and maintain the equipment and facilities necessary to effectively participate in amateur radio operations.
- (B) **FCC compliance.** The amateur radio tower and the operation of the amateur radio service using the antenna must at all times be maintained in compliance with the applicable regulations and permit conditions issued by the Federal Communications Commission (FCC).
- (C) **Number.** Not more than one support structure is allowed.
- (D) **Height.** The antenna may not exceed 35 feet in height above grade measured at the center point of the highest part of the antenna or mast.
- (E) **Location.** An amateur radio tower, including its antenna and support structure, that is designed, engineered, and constructed to fall within the boundaries of the parcel upon which it is sited, including those attached to the principal building, must comply with the side yard and rear yard setbacks for the zoning district within which it is located. All other amateur radio towers, including associated antenna and support structures, must be setback a distance equal to 100 percent of its total height from (1) any public road right-of-way, unless written permission is granted by the governmental entity with jurisdiction over the road; (2) any overhead utility lines, unless written permission is granted by the affected utility; and (3) any property lines, unless written permission is granted from the affected landowner. The amateur radio tower, including its antenna and support structure, must be located within the rear yard or secondary street yard on a double-frontage lot and may not be located within any required building setback.
- (F) **Ground equipment.** Ground-mounted electrical and control equipment must be labeled or secured to prevent unauthorized access.
- (G) **Wiring.** All electrical wires associated with the amateur radio tower and its antenna and support structure must be located underground.
- (H) **Anti-climbing.** Anti-climbing measures must be incorporated into the amateur radio tower and its antenna and support structure as needed, to reduce potential for trespass and injury.
- (I) **Lighting.** The amateur radio tower and its antenna and support structure may not be artificially lighted unless the lighting is required by the Federal Aviation Administration.
- (J) **Appearance, color, and finish.** The amateur radio tower and its antenna and support structure must remain painted or finished the color or finish that was originally applied by the manufacturer, unless approved in the building permit.
- (K) **Modification of certain standards.** Upon petition, the Plan Commission may allow a tower to exceed the maximum height as a special exception, but not more than 50 feet, based on a finding that effective communications cannot be obtained due to compliance with the height standard. In addition, the Plan Commission may modify setback requirements in this part as a special exception, based on a finding that effective communications cannot be obtained due to compliance with a setback standard. Such determination must be based on a report from a licensed professional engineer familiar with amateur radio operations, or an Extra Class licensed amateur radio operator, other than the owner, that effective communications cannot be obtained by facilities in compliance with the standard.

### 13.03 Exterior communications device

**Description:** An antenna used to capture wireless telecommunication signals.

**Supplemental Standards:**

- (A) **Height.** A ground-mounted radio/television antenna may not exceed a height of 25 feet as measured from the ground surface. A building-mounted radio/television may not extend more than 10 feet above the roofline.
- (B) Reserved



### 13.04 Fence

**Description:** A linear structure constructed for aesthetics, as a visual barrier, and/or to control entry or exit into an area.

**Supplemental Standards:**

- (A) **Permit required.** A permit must be obtained for any fence greater than 36 inches in height when measured from grade.
- (B) **Orientation.** If a fence has only one finished or decorative side, the finished or decorative side must face outward.
- (C) **Height.** The maximum height of a fence in a side yard or rear yard is 6 feet and 42 inches in the front yard. (Note: A maximum height variance of 6 inches is permitted to allow for variations in topography.)
- (D) **Depth.** With the exception of vertical supports, the depth of a fence may not exceed 12 inches. A vertical support, such as a post or column, may not exceed 16 inches in depth.
- (E) **Opacity.** A fence located in a side or rear yard may be solid. A fence located in the front yard must have a minimum opacity of 50 percent.
- (F) **Materials.** Fences must be constructed of durable, weatherproof materials such as wood, vinyl, chain link, or metal. Non-standard materials such as used or scrap wood, pallets, sheet metal, chicken wire, or other similar materials, as determined by the Building Inspector, are prohibited.
- (G) **Placement in utility easement.** A fence may not be located within a private or public drainage easement, 100-year floodway area, swale, or similar location used to convey stormwater.
- (H) **Compliance with vision triangle standards.** The placement of a fence must comply with the vision triangle standards in § 50-    .
- (I) **Measurement of fence height.** The height of a fence is measured from the adjoining ground surface to the top of the fence material (i.e., not the fence post, pole, or column). The grade around a fence may not be altered to increase the overall height of the fence above the natural grade.

*Temporary note: The height requirements in paragraph C above will need to be modified to account for fencing in commercial and industrial areas.*

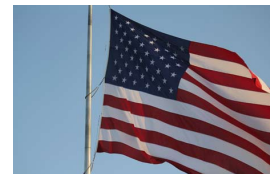


### 13.05 Flagpole

**Description:** A vertical pole designed to support a flag.

**Supplemental Standards:**

- (A) **Maximum height.** The maximum height of the pole is 25 feet in residential districts and 40 feet in commercial, industrial, and other districts.
- (B) **Setbacks.** The base of the flagpole must be at least 10 feet from all property lines and 15 feet from a building.
- (C) **Number limited.** Each subject property may have no more than one flagpole.



### 13.06 Keeping of bees

**Description:** The keeping of bees for the production of honey and pollination of plants.

**Supplemental Standards:**

- (A) **Legislative intent.** The keeping of honeybees in the Village of Jackson is consistent with the Village's desire to foster sustainable urban agriculture while addressing issues related to public health, safety, and welfare.
- (B) **Densities.** One beehive is allowed on a lot between 9,000 and 14,520 square feet. One additional beehive is allowed for each full half acre over 14,520 square feet. For example, a property with 1 acre (43,560 square feet) may have 2 beehives. A temporary beehive is allowed for no more than 4 weeks for hive separation or new swarm establishment purposes.
- (C) **Placement.** Beehives are restricted to side and rear yards, and must be located at least 20 feet from all property boundary lines and 20 feet from a principal dwelling unit, patio, swimming pool/deck, swing set or other similar play structure, or gazebo on an abutting lot. The entrance to the beehive must face the interior of the lot.
- (D) **Flyaway barrier.** When a beehive is situated closer than 25 feet to a property boundary line, a flyaway barrier must be established and maintained that is generally parallel to the property line. The flyaway barrier must be at least 5 feet in height and 6 feet in either direction. The barrier may consist of a wall, a solid fence, dense vegetation, or combination thereof.
- (E) **Water.** The property owner must provide a source of clean water specifically for the beehive.
- (F) **Behavior and swarming.** Adequate space must be maintained in the beehive to prevent overcrowding and swarming. Colonies must be re-queened if colonies exhibit aggressive behavior. One (1) additional temporary beehive is allowed for hive separation or new swarm establishment purposes. Such temporary beehive must be removed from the property within 2 weeks.
- (G) **Compliance with state law.** The property owner must comply with all laws relating to beekeeping as may be adopted by the state of Wisconsin, including § 94.76, Wis. Stats.
- (H) **Sale of honey.** The property owner or tenant may sell honey and packaged honeycombs produced by the beehives on the property, provided all other applicable law are satisfied. For the purposes of the Village's zoning regulations, the sale of honey is not considered a commercial use or a home occupation.
- (I) **Predators.** The property owner must adequately protect the beehives from predators.
- (J) **Additional regulations.** Aside from meeting the standards in this part, the keeping of bees may also be subject to other regulations in the municipal code. *Any existing regs?*



### 13.07 Little free library

**Description:** A small structure used to house reading materials offered to the public without charge.

**Supplemental Standards:**

- (A) **Location.** A little free library may be located in the front yard but not closer than 10 feet to a side lot line.
- (B) **Size limitation.** The maximum size of a little free library is 2 cubic feet.



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### 13.08 Rain barrel

**Description:** A container designed to hold rainwater that falls on a rooftop to be used for watering plants.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



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### 13.09 Rain garden

**Description:** An excavated depression that is backfilled with a prepared or amended soil mixture, optionally covered with mulch, and planted with herbaceous and/or woody vegetation. It is designed to receive and treat stormwater runoff through processes such as infiltration, filtration, and evapotranspiration.

**Supplemental Standards:**

- (A) **Guidance for residential properties.** A rain garden on a residential lot should follow the guidelines in *Rain Gardens: A Guide for Homeowners and Landscapers* as published by the Wisconsin Standards Oversight Council and the Wisconsin Department of Natural Resources (DNR Publication PUB-WT-776 2018). A copy of this document is available online or from the Zoning Administrator.
- (B) **Guidance for commercial and other non-residential properties.** A rain garden on a commercial and other non-residential lot should follow the technical standards in DNR Conservation Practice Standard 1009.

### 13.10 Retaining wall, major

**Description:** A nearly vertical wall intended to hold back earth materials that is 4 feet or more in height.

**Supplemental Standards:**

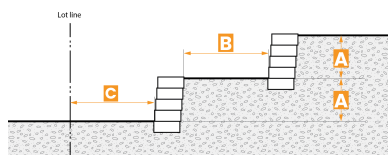
- (A) **Maximum height.** The maximum height of a retaining wall is 6 feet, measured from the surrounding grade to the top of the wall.
- (B) **Terrace separation.** If multiple retaining walls are used, the minimum distance for the space (i.e., terrace) between the walls is 3 feet, measured from the back of the top course to the face of the lowest course above grade.
- (C) **Distance to front lot line.** The minimum setback from the front lot line is 3 feet, measured from the lot line to the face of the lowest course above grade.
- (D) **Distance to side and rear lot lines.** The minimum setback from the side and rear lot lines is one foot for each vertical foot in height, up to the maximum height established in this part.



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Figure: Side view of a retaining wall

Note: The letters in the illustration refer to the paragraphs listed above.



### 13.11 Retaining wall, minor

**Description:** A nearly vertical wall intended to hold back earth materials that is less than 4 feet in height.

**Supplemental Standards:**

- (A) **Distance to front lot line.** The minimum setback from the front lot line is 3 feet, measured from the lot line to the face of the lowest course above grade.
- (B) **Distance to side and rear lot lines.** The minimum setback from the side and rear lot lines is one foot for each vertical foot in height, up to the maximum height established in this part.



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### 13.12 Solar energy system, ground-mounted

**Description:** An installation that is mounted on the ground and uses sunlight to produce electricity or provide heat or hot water for a building on the property where it is located.

**Supplemental Standards:**

- (A) **Surface area.** For residential lots less than 30,000 square feet, the maximum area of a ground-mounted solar energy system is 120 square feet. The surface area of a ground-mounted solar energy system on all other lots may not exceed the area needed



to accommodate 120 percent of the site's anticipated power demand.

**(B) Maximum height.** A ground-mounted solar energy system must not exceed 15 feet in height as measured from the surrounding grade.

**(C) Setback.** A ground-mounted solar energy system in any position must not extend into the setback of a front yard, side yard, shore yard, or rear yard as established for the zoning district in which the parcel is located. Pursuant to the procedures and requirements in Article 5, the Plan Commission may approve a special exception to allow a ground-mounted solar energy system to extend into a setback, offset, or buffer yard when no other location on the parcel is acceptable, and the encroachment is the least necessary to allow the system to operate.

**(D) Placement in yards.** A ground-mounted solar energy system located in a residential or commercial zoning district shall only be located in the rear or side yard. Pursuant to the procedures and requirements in Article 5, the Plan Commission may approve a special exception to allow a ground-mounted solar energy system in the front yard when no other location on the parcel is acceptable, and the encroachment is the least necessary to allow the system to operate. A solar panel in an industrial zoning district may be located in any yard area.

**(E) Certification.** A ground-mounted solar energy system must be certified by (1) Underwriters Laboratories, Inc.; (2) National Renewable Energy Laboratory; (3) Solar Rating and Certification Corporation; or (4) another recognized body as approved by the Zoning Administrator. The building inspector may approve the use of a homemade panel.

**(F) Approval by electric utility company.** If the solar energy system is designed to produce electricity, the property owner must submit documentation acceptable to the building inspector indicating that the system meets all applicable regulations and requirements of the affected electric utility company.

**(G) Termination of use.** If the Zoning Administrator determines that a ground-mounted solar energy system has not been operational for a continuous period of 12 months, the administrator must follow the procedure outlined in Article 5 relating to the termination of an approval.

**(H) Compliance with state law.** The provisions in this part are intended to satisfy the requirements of § 66.0401(1m), Wis. Stats. If a restriction in this part does not comply with the authority of § 66.0401(1m), Wis. Stats., the Plan Commission may on a case-by-case basis modify or waive such restriction. In addition, the Plan Commission shall have the ability to add additional restrictions on a case-by-case basis, provided they are within the authority of the Village pursuant to § 66.0401(1m), Wis. Stats., and in particular the restriction shall satisfy one of the following conditions:

- (1) Serves to preserve or protect the public health or safety.
- (2) Does not significantly increase the cost of the system or significantly decrease its efficiency.
- (3) Allows for alternative systems of comparable cost and efficiency.

### 13.13 Solar energy system, roof-mounted

**Description:** An installation that is mounted on the roof of a building and uses sunlight to produce electricity or provide heat or hot water to a building.

**Supplemental Standards:**

**(A) Maximum surface area.** Solar panels may not extend beyond the roof surface.

**(B) Maximum height.** A roof-mounted solar energy system must comply with the maximum height requirements of the zoning district in which the building is located.

**(C) Mounting.** Solar panels may be either fixed or movable and may be placed at an angle to optimize efficiency of the system.

**(D) Certification.** Solar panels must be certified by one of the following: Underwriters Laboratories, Inc.; National Renewable Energy Laboratory; Solar Rating and Certification Corporation; or other recognized body as approved by the Zoning Administrator. The building inspector may approve the use of a homemade panel.

**(E) Approval by electric utility company.** If the solar energy system is designed to produce electricity, the property owner must submit documentation acceptable to the building inspector indicating that the system meets all applicable regulations and requirements of the affected electric utility company.

**(F) Termination of use.** If the Zoning Administrator determines that more than 50 percent of the solar panels (measured by total area) have not been operational for a continuous period of 12 months, the administrator must follow the procedure outlined in Article 5 relating to the termination of an approval.

**(G) Compliance with state law.** The provisions in this part are intended to satisfy the requirements of § 66.0401 (1m), Wis. Stats. If a restriction in this part does not comply with the authority of § 66.0401 (1m), Wis. Stats., the Plan Commission may on a case-by-case basis modify or waive such restriction. In addition, the Plan Commission shall have the ability to add additional restrictions on a case-by-case basis, provided they are within the authority of the Village pursuant to § 66.0401 (1m), Wis. Stats., and in particular the restriction must satisfy one of the following conditions:

- (1) Serves to preserve or protect the public health or safety.
- (2) Does not significantly increase the cost of the system or significantly decrease its efficiency.
- (3) Allows for alternative systems of comparable cost and efficiency.



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### 13.14 Wind energy system, less than one megawatt

**Description:** A wind energy system that has a nominal capacity less than one megawatt (1,000 kilowatts).

**Supplemental Standards:**

**(A) Standards.** A wind energy system must comply with the standards in Ch. PSC 128, Wis. Admin. Code.

**(B) Reserved**

### 13.15 Wind energy system, one megawatt and more

**Description:** A wind energy system that has a nominal capacity of at least one megawatt (1,000 kilowatts).

**Supplemental Standards:**

**(A) Standards.** A wind energy system must comply with the standards in Ch. PSC 128, Wis. Admin. Code.

**(B) Reserved**

## 14 Accessory Uses for Residential Uses

### 14.01 Accessory building, residential

**Description:** A detached building customarily found with a residential use as an accessory use. The term includes greenhouses, detached garages, sheds, gazebos, pool cabanas, saunas, and the like.

Note: A pergola is not considered a building and is regulated as a separate and distinct use. (Series 14.19)

**Supplemental Standards:**

**(A) Number and floor area.** The number of residential accessory buildings and the floor area must comply with standards in Appendix C.

**(B) Location.** A residential accessory building is only allowed in the side and rear yards.

**(C) Exterior materials.** Exterior materials for a residential accessory building with a floor area of more than 150 square feet (but not greenhouses) must be the same as, substantially the same as, or complement those materials used on the principal building.

**(D) Prohibition on specific materials.** Soft-sided structures and canopies are specifically prohibited, except a greenhouse may be covered with exterior materials typically used for greenhouses.

**(E) Rooflines.** The roof lines of a residential accessory building with a floor area of more than 150 square feet (but not greenhouses) must match the roof lines of the principal building to the greatest practical extent.

**(F) Plumbing fixtures.** A residential accessory building may include a single compartment bar sink and a half bath (e.g., sink and toilet). A pool house may include a stand-up shower provided access to the shower is via an exterior door.



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## 14.02 Accessory dwelling unit (ADU)

**Description:** A dwelling unit that is located on the same lot as a principal residential building to which it is accessory, and that is subordinate in area to the principal dwelling. The term does not include in-family suites.

**Supplemental Standards:**

**(A) Legislative intent.** Allowing accessory dwelling units in the Village is a way to increase the housing stock and promote housing choice and affordability. Accessory dwelling units must be compatible with the surrounding area and must be clearly subordinate to the principal dwelling unit.

**(B) Principal land use.** An accessory dwelling unit is only allowed as an accessory use in connection with a single-family dwelling as the principal use.

**(C) Location.** An accessory dwelling unit may be in a detached accessory building or on the upper floor of an attached garage or a detached garage that is located in the rear yard and complies with all setback standards for the zoning district where the lot is located. If a variance is granted allowing construction of the garage closer to a property boundary line than what is otherwise allowed in the zoning district, such garage is not eligible to also include an accessory dwelling unit.

**(D) Lot area.** The lot containing an accessory dwelling unit must be at least 2,500 square feet greater than the minimum lot area for the zoning district where the lot is located.

**(E) Character of building.** The building with the accessory dwelling unit must have exterior building materials that are similar to those on the principal dwelling and be architecturally compatible with the principal dwelling.

**(F) Primary access.** The accessory dwelling unit must have a separate outdoor access. External stairs serving as the primary access are prohibited.

**(G) Maximum floor area.** The floor area of the accessory dwelling unit may not be more than 65 percent of the living area of the principal dwelling unit up to a maximum of 650 square feet.

**(H) Number.** There shall be no more than one accessory dwelling unit on the subject property.

**(I) Owner occupancy required.** The property owner must occupy either the principal dwelling unit or the accessory dwelling unit.

**(J) Utilities.** If the accessory dwelling unit is located in a detached building, it must be served by separate water and sanitary sewer lines.

**(K) Short-term rental.** If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 16.09 (Temporary Uses).



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## 14.03 Backyard chickens

**Description:** A place where chickens are kept for the use and enjoyment of those living on the premises as further described, regulated, and licensed in Chapter 6 of the municipal code.

Note: Also see household livestock, which is considered a separate and distinct accessory use.

**Supplemental Standards:**

**(A) Legislative intent.** The keeping of backyard chickens in the Village of Jackson is consistent with the Village's desire to foster sustainable urban agriculture while addressing issues related to public health, safety, and welfare.

**(B) Principal land use.** The keeping of backyard chickens is only allowed as an accessory use in connection with a single-family dwelling as the principal use.

**(C) Additional regulations.** The keeping of backyard chickens is subject to the requirements in Chapter 6 of the municipal code.



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## 14.04 Bed and breakfast

**Description:** A single-family residence that offers overnight accommodations for a daily charge and that also serves as the primary residence of the operator or owner.

**Supplemental Standards:**

**(A) Legislative findings.** The Village Board finds that bed and breakfasts, as allowed in this part, can create benefits for the broader community and individual property owner as listed below.

(1) Bed and breakfasts provide homeowners with an additional source of income, helping to cover mortgage payments and property maintenance.

(2) Bed and breakfasts encourage tourism and support local businesses, such as restaurants, shops, and attractions, by bringing in visitors who spend money in the area.

(3) Bed and breakfasts often operate in historic or architecturally significant homes, helping preserve these properties by making them financially viable.

(4) Bed and breakfasts provide visitors with a more personalized, local experience compared to traditional hotels.

(5) Bed and breakfasts encourage interaction between visitors and residents, fostering cultural exchange and community engagement.

(6) Unlike short-term rentals, bed and breakfasts are required to have on-site owners, ensuring better oversight and minimizing disturbances to neighbors.



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- (B) State permit.** Before establishing a bed and breakfast, the operator must obtain a permit from the Wisconsin Department of Health Services, or the department's authorized agent. This permit must be maintained in good standing for the life of the use or until the permit is no longer required.
- (C) Display of permit.** The operator must display the current bed and breakfast permit in a conspicuous location inside the bed and breakfast.
- (D) Local room tax.** The operator of the bed and breakfast must comply with Chapter 40 of the municipal code.
- (E) Registry.** The operator of the bed and breakfast must keep an accurate register showing the names of all guests. This registry must be kept on file for a period of one year and must be available for inspection by Village officials at any time upon request.
- (F) Compliance with applicable building codes.** Prior to the establishment of a bed and breakfast or the expansion of an existing bed and breakfast, the building inspector must certify that the dwelling meets all applicable building code requirements.<sup>[1]</sup>
- (G) Type of dwelling.** A bed and breakfast may only occur within a single-family dwelling.
- (H) Exterior character of the dwelling unit.** The exterior appearance of the building may not be altered from its single-family appearance.
- (I) Residency requirement.** The operator of a bed and breakfast must reside in the single-family dwelling during those times when one or more of the guest rooms are occupied (i.e., rented).
- (J) Number of allowable guest rooms.** The maximum number of guest rooms is 4.
- (K) Number of guests.** The maximum number of overnight guests at any one time is 12.
- (L) Food preparation.** Food preparation and cooking within guest rooms is prohibited.
- (M) Meals.** Meals may only be offered to overnight guests.
- (N) Maximum stay.** The maximum stay for any guest is 14 consecutive days in any 30-day period.

[1] Bed and breakfasts must comply with the residential building code requirements; the commercial building code does not apply because the dwelling is the operator's residence, and the operator is residing in the residence when guests are present.

## 14.05 Family day care home

**Description:** A private residence licensed as a day care center by the state where care is provided for 4 to 8 children.

Note: See § 66.1017, Wis. Stats. A group day care (9 or more children) is considered a principal use and is listed as Series 4. ■■.

### Supplemental Standards:

- (A) State license.** Before establishing a family day care home, the operator must obtain a license from the State of Wisconsin as may be required under state law. This license must be maintained in good standing for the life of the use or until the license is no longer required.
- (B) Reserved**

## 14.06 Firewood storage

**Description:** Storage of firewood outdoors for use on the premises.

### Supplemental Standards:

- (A) Location.** Storage of firewood in the front yard on residentially zoned property is prohibited, except that firewood may be temporarily stored in the front yard for a period of 7 days from the date of its delivery.
- (B) Stacking.** Firewood should be neatly stacked and may not be stacked closer than 2 feet to any lot line and not higher than 6 feet from grade, except adjacent to a fence where firewood can be stacked against the fence as high as the fence. Fences as used in this part do not include hedges and other vegetation.
- (C) Debris.** All brush, debris, and refuse from processing of firewood must be promptly removed from the premises.
- (D) Nuisances.** Woodpiles containing diseased wood capable of transmitting disease to healthy trees, or woodpiles that harbor, are infested by, or inhabited by rats or other vermin, are public nuisances and may be abated pursuant to the municipal code.
- (E) Limitations.** Not more than 5 percent of the side and rear yard may be used for storage of firewood at any one time.



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## 14.07 Gardening

**Description:** The cultivation of food or ornamental crops.

### Supplemental Standards:

- (A) Location.** A garden may be located in any yard, but not closer than 3 feet to the front lot line.
- (B) Cold frames.** Cold frames and other similar structures are permitted in the rear and side yard, provided they are at least 3 feet from all property lines and do not exceed 3 feet in height as measured from the ground surface.
- (C) Support structures.** A structure used to support plants may not exceed 6 feet in height as measured from the ground surface.
- (D) Vacant lots.** A garden may be located on a vacant lot.



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## 14.08 Home occupation

**Description:** An occupation, profession, enterprise, or similar commercial activity that is conducted by a person residing on the premises, and which by their nature, appearance, and inherent operational activities and characteristics, are compatible in a residential setting. Examples of home occupations include artists; authors and composers; direct sale product distribution (e.g., Amway, Avon); dressmaking, sewing and tailoring; home crafts for sale off-site; individual tutoring; and home office. The following are businesses, by way of example, that do not constitute a home occupation: ambulance service; beauty salons and barbershops; carpentry and cabinet makers; lawn and landscaping services; limousine or taxi services; medical or dental offices; photographic studios; massage services, retail sales; tow truck services; tree services; vehicle and motor repair; and vehicle parts sales, upholstery, or detailing.

### Supplemental Standards:

- (A) Legislative findings.** The Village Board finds that home occupations, as allowed in this part, can create benefits for the broader community and the individual property owner as listed below.

(1) Home occupations enable individuals to generate income without needing to lease commercial space, supporting entrepreneurship and financial self-sufficiency.

- (2) Many people, including stay-at-home parents, retirees, and individuals with disabilities, benefit from the ability to work from home.
- (3) Home occupations can help decrease traffic congestion and reduce carbon emissions associated with commuting.
- (4) Home occupations allow for productive use of residential properties without the need for additional commercial developments, helping to preserve land for housing and green spaces.
- (5) Home occupations often serve as incubators for new ideas and startups, fostering innovation and economic diversity within the community.
- (6) As remote work and freelance opportunities continue to grow, home occupations align with modern work trends and support workforce flexibility.
- (7) Certain home occupations can enhance neighborhood connections and provide valuable services to local residents.

- (B) Validity of use.** The individual primarily responsible for operating the home occupation must reside in the dwelling unit on the parcel.
- (C) Location and space limitation.** The floor area devoted to a home occupation may not exceed 25 percent of the gross floor area of the residence. For the purpose of this part, gross floor area includes the basement and any physically attached garage;
- (D) Exterior character of building.** The exterior character of the building housing the home occupation must not be altered to accommodate such use.
- (E) Storage of materials.** All business inventory and equipment must be kept inside of the principal building. Flammable, combustible, or explosive materials that exceed levels normally found on a residential property are strictly prohibited.
- (F) Limitation on number of on-site workers.** The number of individuals working on-site is limited to those individuals living in the dwelling unit.
- (G) Retail sales.** On-site retail sales of merchandise are prohibited.
- (H) Limitation on customer traffic.** A home occupation may not generate more than 6 customer trips per business day, which is determined to be an acceptable level of non-residential traffic in residential neighborhoods.
- (I) Nuisance.** A home occupation may not create any smoke, odor, glare, noise, dust, vibration, fire hazard, or small electrical interference not normally associated with typical residential uses in the zoning district.
- (J) Multiple home occupations.** More than one home occupation may be permitted on a single lot provided all of the general requirements in this part can be met based on an accumulation of activities.

#### 14.09 Hot tub

**Description:** A large container for holding heated water for the purpose of relaxation, hydrotherapy, or socialization. They are equipped with built-in heating systems, jets, and filtration systems to maintain water temperature, cleanliness, and hygiene.

**Supplemental Standards:**

- (A) Principal land use.** A hot tub is only allowed as an accessory use in connection with a single-family dwelling or a multi-family building as the principal use.
- (B) Location.** A hot tub must comply with the yard requirements for principal buildings in the zoning district in which they are located.
- (C) Fencing.** A hot tub must be surrounded by a fence not less than 4 feet or more than 6 feet in height with a self-latching gate. A tightly closed cover may be used in lieu of fencing with a gate.
- (D) Draining of water.** Water that is drained out of a hot tub may not flow onto an adjoining property, into a wetland or any body of water, or into a sanitary sewer without the approval of the public works director or equivalent.

#### 14.10 Household backup generator

**Description:** A power generation device, with a rated capacity not more than 50 kilowatts, designed to provide electricity to a single-family residence during periods of power outage or when the main power supply is unavailable. It serves as a secondary source of electrical power, often fueled by diesel, natural gas, propane, or gasoline, and is typically installed to ensure continuity of essential services or operations during emergencies.

**Supplemental Standards:**

- (A) Placement.** A household backup generator must be located in the side or rear yard next to the principal building provided the location complies with the principal building setback requirements of the zoning district in which the use is located.
- (B) Reserved**

#### 14.11 Household compost bin

**Description:** An enclosure where organic waste generated in a household is allowed to naturally decompose into nutrient-rich compost.



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**Supplemental Standards:**

- (A) Principal land use.** A compost bin is only allowed as an accessory use in connection with a single-family dwelling or a multi-family building as the principal use.
- (B) Limitation on size.** A compost bin may not exceed 30 cubic feet.
- (C) Source of composted materials.** Composting is limited to materials generated on the subject property.
- (D) Prohibited materials.** Composting of meat and dairy products is specifically prohibited.
- (E) Location.** The compost bin may only be located in the side yard or rear yard. The enclosure must be located at least 3 feet from all lot lines.
- (F) Pests.** The compost bin must be designed and maintained to exclude rodents and other pests.

#### 14.12 Household livestock

**Description:** A place where livestock are kept primarily for the use and enjoyment of those living on the premises and occasional commercial purposes.

Note: Also see backyard chickens, which is considered a separate and distinct accessory use.



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**Supplemental Standards:**

- (A) Minimum lot size.** The minimum lot area for household livestock is 3 acres.
- (B) Not in a subdivision.** The parcel with this use may not be located in a platted subdivision.
- (C) Number of animals.** The number of animals is limited to one head of livestock for each full acre.
- (D) Buildings.** Buildings for the keeping of household livestock, such as barns, stables, riding arenas, and sheds, are allowed subject to compliance with all other

zoning requirements.

**(E) Location of buildings.** A building that houses livestock must be located at least 50 feet from any lot line.

**(F) Manure management plan.** The property owner must submit a manure management plan to the Plan Commission for review and obtain approval of the same, if so requested by the Plan Commission.

### 14.13 Household pets

**Description:** The keeping of household pets (not more than three dogs and two cats over the age of five months) as further described, regulated, and licensed in Chapter 6 of the municipal code.

**Supplemental Standards:**

**(A) Principal land use.** The keeping of household pets is only allowed as an accessory use in connection with a residential dwelling as the principal use.

**(B) Compliance with municipal code.** The keeping of household pets is subject to the requirements in Chapter 6 of the municipal code.

**(C) Status as a building.** A free-standing dog enclosure with a roof area of 28 square feet or less does not count toward the limit on accessory buildings for a property.



### 14.14 In-family suite

**Description:** An arrangement and use of rooms within a single-family dwelling that allows for one or two family members to reside separately from the single housekeeping entity while remaining part of and having nonlockable direct interior access to the entire single-family dwelling. The arrangement of rooms may contain a kitchenette with associated living areas, bedrooms, and a bathroom.

Note: Also known as in-law dwelling unit, granny flat, or secondary suite

**Supplemental Standards:**

**(A) Type of dwelling.** An in-family suite may only occur within a single-family dwelling.

**(B) Interior access.** The in-family suite must have non-lockable direct interior access to the living area of the entire dwelling. This required connection may not occur through an attic, basement, garage, porch, or other non-living area.

**(C) Limitation on bedrooms.** No more than two bedrooms are allowed in the in-family suite.

**(D) Exterior access.** Exterior doors are allowed but only at ground level and on the side or rear of the building.

**(E) Utility connections.** The single-family dwelling and the in-family suite must share common water, sanitary sewer, and electric connections.

**(F) Occupancy.** The in-family suite may not be occupied by a non-family member.

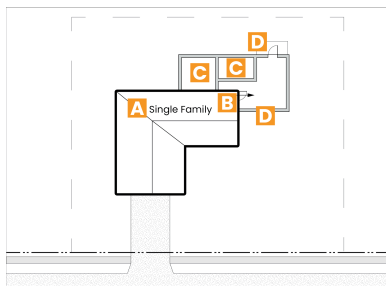
**(G) General appearance.** The principal dwelling unit and the in-family suite must together appear as a single-family dwelling.

**(H) Physical mailing address.** The property owner, or any other, may not establish a different address for the in-family suite.

**(I) Deed restriction required.** Prior to the issuance of a building permit related to the in-family suite, the property owner must record a deed restriction with the Washington County Register of Deeds office, as approved by the Zoning Administrator. The deed restriction must state that the in-family suite may not be rented or otherwise used as a second dwelling unit and include any other provisions deemed appropriate by the Zoning Administrator.

Figure: Plan view

Note: The letters in the illustration correspond to the paragraphs listed above.



### 14.15 Outdoor fire pit

**Description:** A permanent or portable structure located outdoors for burning wood, typically as a recreational use.

**Supplemental Standards:**

**(A) Principal land use.** An outdoor fire pit is only allowed as an accessory use in connection with a single-family dwelling or a multi-family building as the principal use.

**(B) Generally.** An outdoor fire pit must comply with the standards in § 16-190 of the municipal code.

### 14.16 Outdoor fireplace

**Description:** A free-standing fireplace with a chimney that is located outdoors. An outdoor fireplace may be located within or next to a deck or patio.

**Supplemental Standards:**

**(A) Principal land use.** An outdoor fireplace is only allowed as an accessory use in connection with a single-family dwelling or multi-family as the principal use.

**(B) Location.** An outdoor fireplace may not be located in the front yard or closer than 10 feet to a side or rear lot line.



(C) **Principal land use.** An outdoor fireplace is only allowed as an accessory use in connection with a single-family dwelling or multi-family dwelling as the principal use.

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### 14.17 Outdoor kitchen

**Description:** An outdoor space with non-movable structures or fixtures attached above grade or countertop level, used for cooking or food preparation. This does not include areas used for cooking and eating that consist solely of a portable grill, picnic tables, yard furniture or other similar, portable devices.

**Supplemental Standards:**

(A) **Principal land use.** An outdoor kitchen is only allowed as an accessory use in connection with a single-family dwelling or multi-family as the principal use.

(B) **Location.** An outdoor kitchen may be located in the side and rear yard.

(C) **Setbacks.** Any fixed improvement that constitutes a structure must comply with the principal building setback requirements of the zoning district in which the use is located.

### 14.18 Patio

**Description:** A hard-surfaced area used for outdoor living such as dining and lounging.

**Supplemental Standards:**

(A) **Location.** A patio must be at least 3 feet from a lot line.

(B) Reserved



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### 14.19 Pergola

**Description:** A structure with columns that support a grid of beams and perpendicular rafters (i.e., dimensional lumber placed on edge). A pergola may be free-standing or attached to an exterior wall of a building. By definition, a pergola does not have a roof and is therefore not a building.

**Supplemental Standards:**

(A) **Location.** A free-standing pergola may not be located in the front yard or placed any closer than 6 feet to the side and rear lot lines. A pergola that is attached to a building must comply with the principal building setback requirements of the zoning district in which the use is located.

(B) Reserved



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### 14.20 Play structure

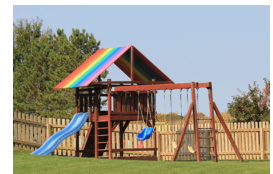
**Description:** A playhouse and recreational equipment, such as swings, slides, basketball hoops, trampolines, and jungle gyms, normally found in a residential setting.

**Supplemental Standards:**

(A) **Principal land use.** A play structure is only allowed as an accessory use in connection with a single-family dwelling or multi-family as the principal use.

(B) **Location.** A play structure must comply with the setback standards for accessory buildings standards for the zoning district in which the use is located.

(C) **Status as a building.** A play structure with a roofed area of 64 square feet or less does not count toward the limit on accessory buildings for a property.



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### 14.21 Sale of vehicles and recreational vehicles

**Description:** The intermittent sale of automobiles, trucks, vans, motorcycles, boats, snowmobiles, personal watercraft, self-contained motorized campers, and camping trailers as an accessory use to a principal use. The sale of such items is limited to those that have been titled and registered to an individual living on the property and had been operated for personal use.

**Supplemental Standards:**

(A) **Principal land use.** The sale of vehicles and recreational vehicles is only allowed as an accessory use in connection with a single-family dwelling or multi-family as the principal use.

(B) **Limits on what can be offered.** All items posted for sale must be owned and, where applicable, licensed or titled to one or more of the members of the household owning and/or occupying the property from which such items are for sale.

(C) **Number of items.** No more than 2 items may be available and advertised for sale at any one time.

(D) **Placement.** All items that are available and advertised for sale must be located outside of all public street or highway rights-of-way and not closer than 10 feet from the perimeter boundaries of the subject property.

(E) **Time limits.** The time period during which a particular item is available and advertised for sale may not exceed 20 consecutive days and not more than 3 such periods per year.



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**Advisory notes:**

1. Individuals may sell up to 5 of their own vehicles each year without a dealer license from the Wisconsin Department of Transportation.

### 14.22 Sport court

**Description:** A hard-surfaced area located outdoors used exclusively for basketball, pickleball, tennis, or other similar sports-related activity. This term does not include any portion of a private driveway that is also used for a sport-related use.

**Supplemental Standards:**

**(A) Principal land use.** A sport court is only allowed as an accessory use in connection with a single-family dwelling or multi-family as the principal use.

**(B) Use.** Those using the sport court are limited to those people living on the subject property and their invited guests. In this regard, advertising the use of the sport court by others is strictly prohibited.

**(C) Location.** A sport court may not be located in the front yard. A sport court must comply with the setback standards for principal buildings for the zoning district in which the use is located.

**(D) Outdoor lighting.** Outdoor lighting for a sport court must comply with the standards in Article 22.

**(E) Fencing.** A sport court may include a fence on one or more sides as follows:

- (1) A fence for a sport court may not be placed in the front yard or the side- or rear-yard building setback.
- (2) A sport court fence may not exceed 12 feet in height.
- (3) Fence materials above 6 feet in height must be an open woven wire (e.g., chain-link fence).



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**14.23 Swimming poolAdditi**

**Description:** An outdoor structure placed on the ground or below ground that is filled with water for swimming. The term does not include those pools with a maximum diameter of 15 feet and a maximum wall height of 24 inches and which are taken down and stored in the off-season.

**Supplemental Standards:**

**(A) Principal land use.** A swimming pool is only allowed as an accessory use in connection with a single-family dwelling or multi-family building as the principal use.

**(B) Use.** Those using the swimming pool are limited to the occupants of the subject property and their invited guests. In this regard, advertising the use of the swimming pool by others is strictly prohibited.

**(C) Additional standards.** A swimming pool must comply with the standards in § 8-129 of the municipal code.



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**15 Accessory Uses for Non-Residential Uses**

**15.01 Accessory building, non-residential**

**Description:** An accessory building intended to house motor vehicles, yard equipment, and/or items related to the principal use of the premises. The term includes detached garages, storage sheds, gazebos, greenhouses, and the like.

**Supplemental Standards:**

**(A) Number and floor area.** The number of non-residential accessory buildings and the floor area must comply with standards in Appendix C.

**(B) Exterior materials.** Exterior materials for a non-residential accessory building with a floor area of more than 150 square feet (but not greenhouses) must be the same as, substantially the same as, or complement those materials used on the principal building.

**(C) Prohibition on specific materials.** Soft-sided structures and canopies are specifically prohibited, except a greenhouse may be covered with exterior materials typically used for greenhouses.

**(D) Rooflines.** The roof lines of a non-residential accessory building with a floor area of more than 150 square feet (but not greenhouses) must match the roof lines of the principal building to the greatest practical extent.

**(E) Site plan.** The location of the non-residential accessory building must be depicted on an approved site plan.

**15.02 Commercial-grade backup generator**

**Description:** A power generation device, with a rated capacity of more than 50 kilowatts, designed to provide electricity to a business during periods of power outage or when the main power supply is unavailable. It serves as a secondary source of electrical power, often fueled by diesel, natural gas, propane, or gasoline, and is typically installed to ensure continuity of essential services or operations during emergencies.

**Supplemental Standards:**

**(A) Location.** A backup generator must be located at least 50 feet from a lot line if the adjoining lot is residential.

**(B) Site plan.** The location of the backup generator must be depicted on an approved site plan.



**15.03 Donation drop box**

**Description:** A fully enclosed receptacle located outside of an enclosed building where household items may be placed for pickup by the entity receiving the donation.

Note: Also known as donation collection bin

**Supplemental Standards:**

**(A) Limitation on donations.** Donations are limited to those that can fit inside of the drop box.

**(B) Location.** The location of the drop box may not impede the flow of traffic on the site or be located less than 50 feet from a parcel in a residential zoning district or a planned development district that allows residential uses.

**(C) Site plan.** The location of the drop box must be depicted on an approved site plan.

**(D) Hard surfacing.** The area in front of a drop box must be hard-surfaced with concrete, asphalt, pavers, or other durable, all-weather pavement material approved by the Zoning Administrator.



**15.04 Drive-through window**

**Description:** An opening in a building through which patrons are served while remaining in a motor vehicle.

**Supplemental Standards:**

**(A) Location.** A drive-up service window may only be located to the side or rear of the building in which it is located and at least 60 feet from a property in a residential zoning district or a planned development district that allows residential uses.

**(B) Crosswalks.** A pedestrian crosswalk must be marked on the pavement when the lane for a drive-up service window is situated between on-site parking and a building entrance.

**(C) Vehicle stacking.** The approved site plan must show a stacking area to accommodate at least 4 vehicles per lane for a pharmacy, 2 vehicles per lane for a financial institution, and 6 vehicles per order box for a restaurant although more may be required as part of the site plan review based on the nature of the service being provided.

**(D) Noise.** Noise associated with an intercom or speaker must not be audible at any lot line.

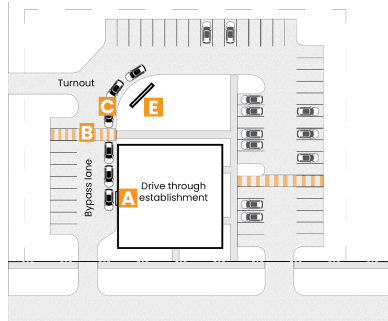
**(E) Menu board.** A restaurant may incorporate a menu board consistent with the sign regulations.

**(F) Site plan.** The location of the drive-through window must be depicted on an approved site plan.



Figure: Plan view

Note: The letters in the illustration correspond to the paragraphs listed above.



**15.05 Incidental EV charging stations**

**Description:** Parking spaces, but not more than 5, in a surface parking lot associated with a commercial, institutional, industrial, or multi-family use that are served by a dedicated electric vehicle charger. These charging stations are offered for the convenience of residents, customers, and employees that otherwise come to the site. The term does not include a public EV charging facility which is a separate and distinct use (Series 3.28).



**Supplemental Standards:**

**(A) Integration into overall parking lot layout.** Electric vehicle charging stations must be integrated into and made part of the overall parking lot layout for the site.

**(B) Status as a parking space.** A parking space with an electric vehicle charging station space is counted toward satisfying any minimum on-site parking requirements only if the space is not advertised to the traveling public or is located on the lot to encourage public use.

**(C) Placement near sidewalks.** Electric vehicle charging stations near sidewalks or other walkways must be located and designed to not impede pedestrian travel or create tripping hazards.

**(D) Collection of fees.** The property owner, or the operator of the electric vehicle charging station, may collect a service fee to charge an electric vehicle.

**(E) Contact information.** Contact information should be posted either on the charging station or in a central location by multiple stations for reporting when the equipment is not functioning or if other problems are encountered.

**(F) Outdoor lighting.** Electric vehicle charging stations must be adequately lit to ensure safety. A lighting level of 1.5 footcandles over 75 percent of the parking space is sufficient. Regardless of this requirement, outdoor lighting must comply with the general outdoor lighting standards in Article 24.

**(G) Signage.** Signage on the face of the charging station equipment is exempt from signage standards, if the sign area is less than 2 square feet.

**Advisory notes:**

1. Because electric vehicles and charging technology are relatively new and evolving, it is anticipated that this part and other provisions in the zoning code relating to vehicle charging as a land use will be revised to adapt.

**15.06 Onsite power generating facility**

**Description:** A facility located on the same lot or parcel as the principal use, designed to generate electricity primarily for on-site consumption using technologies other than wind or solar energy. Examples include microturbines, fuel cells, and combined heat and power (CHP) systems. Limited excess electricity may be transferred to the public utility grid, subject to applicable regulations.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.

**15.07 Outdoor food and beverage service**

**Description:** An outdoor area with tables and chairs located on the same lot as a brewpub, restaurant, or tavern where customers may eat, drink, and socialize.



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**Supplemental Standards:**

**(A) Maximum size of service area.** The size of the outdoor service area must not be more than 50 percent of the service area of the brewpub, restaurant, or tavern.

**(B) Location of service area.** The outdoor service area must be located on the same parcel of land as the brewpub, restaurant,

or tavern or on an adjoining parcel. The outdoor service area must not be located in a public right-of-way, a required landscape area, or the setback of a front yard, side yard, shore yard, or rear yard.

**(C) Consistency with alcohol license.** Alcohol may not be served or consumed within the outdoor service area unless the alcohol license issued by the Village explicitly states that consumption is permitted within the outdoor service area.

**(D) Entrance to service area if alcohol is served.** If alcohol is served, and upon recommendation of the police chief, the entrance or entrances to the outdoor service area must be exclusively through the brewpub, restaurant, or tavern, and a barrier such as a rope or fence must be erected to prevent entry to the outdoor service area by any other means. An emergency access gate may be provided if required by state law.

**(E) Restroom requirements.** The restroom facilities in the brewpub, restaurant, or tavern must be of sufficient capacity to serve both the indoor and outdoor patrons. Temporary toilet facilities are not permitted.

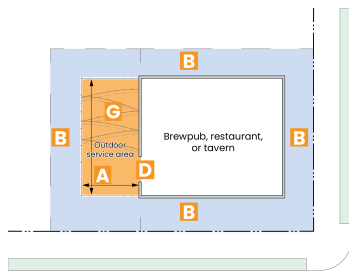
**(F) Hours of operation.** The outdoor service area may not remain open after the brewpub, restaurant, or tavern closes.

**(G) Outdoor lighting.** Festoon lighting (i.e., lamps wired to a flexible cable) may be placed above the approved outdoor service area, provided (1) the lighting is only used when the outdoor service area can be used, (2) each bulb does not produce more than 200 lumens, and (3) the lighting levels at the property boundary line comply with the levels established in Article 22.

**(H) Site plan.** The location of the outdoor service area must be depicted on an approved site plan.

Figure: Plan view

Note: The letters in the illustration correspond to the paragraphs listed above.



## 15.08 Outdoor recreation/play area

**Description:** An outdoor area on the same lot as a brewpub, restaurant, or tavern where customers can participate in outdoor games including cornhole, horseshoes, basketball, volleyball, dodgeball, and the like.

### Supplemental Standards:

**(A) Nature of use.** The outdoor recreation/play area may be used for pickup games, league play, and tournaments of a local nature.

**(B) Location of play area.** The outdoor recreation/play area must be located on the same parcel of land as the brewpub, restaurant, or tavern or on an adjoining parcel in the same ownership.

**(C) Setbacks.** The outdoor recreation/play area must comply with the principal building setback requirements of the zoning district in which the use is located. An outdoor recreation/play area may not be located in the front yard.

**(D) Consistency with alcohol license.** Alcohol may not be served or consumed within the outdoor recreation/play area unless the alcohol license issued by the Village, explicitly states that consumption is permitted within the outdoor recreation/play area.

**(E) Entrance to play area if alcohol is served.** If alcohol is served, and upon recommendation of the police chief, the entrance or entrances to the outdoor recreation/play area must be exclusively through the brewpub, restaurant, or tavern, and a barrier such as a rope or fence must be erected to prevent entry to the outdoor recreation/play area by any other means. An emergency access gate may be provided if required by state law.

**(F) Hours of operation.** The outdoor recreation/play area may not remain open after the close of the brewpub, restaurant, or tavern, or 30 minutes past dusk, whichever occurs first, unless the Plan Commission determines a later time is acceptable given the nature of the use and the potential effects on surrounding properties.

**(G) Fence.** An outdoor recreation/play area may include a (sport court) fence on one or more sides as specified in Appendix A and B.

**(H) Outdoor lighting.** Outdoor lighting for an outdoor recreation/play area must comply with any standards adopted by the Village.

**(I) Parking for league play and tournaments.** The outdoor recreation/play area may not be used for league play or tournaments when demand for parking is greater than what can be accommodated on site or with on-street parking in front of the subject property, if otherwise allowed.

**(J) Site plan.** The outdoor recreation/play area must be depicted on an approved site plan.

**(K) Special standards for pickleball.** A pickleball court must be located at least 350 feet from a property in a residential zoning district or a planned development district that allows residential uses.

## 15.09 Rooftop greenhouse

**Description:** A greenhouse on the uppermost level of a multi-family, commercial, or industrial building.

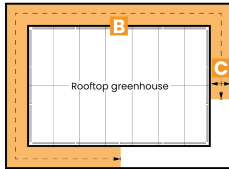
### Supplemental Standards:

**(A) Legislative intent.** Allowing a commercial greenhouse on the flat rooftop of a commercial or industrial building is consistent with the Village's desire to foster sustainable urban agriculture. Commercial rooftop greenhouses (1) use a space that is otherwise not particularly useful, (2) increase access to locally grown, fresh food; (3) reduce transportation costs (e.g., food miles) by producing food closer to its point of consumption; (4) provide an additional source of income for property owners while contributing to a more sustainable urban environment; and (5) create jobs in urban farming, horticulture, and sustainable technology sectors.

- (B) **Light shades.** When a greenhouse uses supplemental lighting for growing purposes, shades must be used from sundown to sunrise to prevent sky glow.
- (C) **Perimeter walk.** A walkway at least 5 feet wide must be located around 75 percent of the greenhouse perimeter.
- (D) **Building height bonus.** For the purpose of measuring building height, the measurement is taken from the surrounding grade to the midpoint of the greenhouse extending above the parapet walls.

Figure: Plan view

Note: The letters in the illustration correspond to the paragraphs listed above.



## 16 Temporary Uses

### 16.01 Construction office

**Description:** A portable building or enclosed trailer temporarily placed on a construction site for use by the contractor as a field office.

**Supplemental Standards:**

- (A) **Generally.** A contractor's office may be established for commercial and industrial construction projects, and townhomes and multi-family residential projects with 15 or more dwelling units.
- (B) **Duration of use.** A contractor's office must be removed within 10 days after the date of issuance of the last occupancy permit for the building under construction.
- (C) **Location.** A contractor's office must be placed in a location with the least impact to adjoining property owners.
- (D) **Limitation on use.** The use of a contractor's office is limited to construction management activities related to the construction project on the parcel of land on which it is located.



### 16.02 Farmers market

**Description:** An outdoor area where agricultural producers and artisans gather on a regular basis to offer their products directly to retail consumers. The term does not include indoor markets or those held at a public park.

**Supplemental Standards:**

- (A) **Hours of operation.** The display of products and sales may only occur between 7:00 am and 30 minutes past sunset.
- (B) **Removal and clean up.** All features solely associated with the farmers market must be removed and all trash and debris must be removed within 24 hours following the close of the farmers market.



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### 16.03 Mobile food establishment

**Description:** A motorized vehicle, moveable trailer, or a moveable, nonmotorized pushcart from which ready-to-eat food and drink are prepared and sold at retail on a private property (i.e., not in the public right-of-way). The term does not include a bicycle (two- or three-wheel) food cart.

**Supplemental Standards:**

- (A) **Placement.** A mobile food establishment must be located on or next to an existing parking lot.
- (B) **Proximity to existing restaurant.** A mobile food establishment may be located on a property with an existing restaurant. A mobile food establishment must be located more than 300 feet from the primary customer entrance of an existing restaurant on another lot.
- (C) **Vehicle type.** The motor vehicle must be licensed by the state of Wisconsin and may be either self-propelled or towed by another vehicle.
- (D) **Pushcart specifications.** A pushcart must comply with current NSF/ANSI 59 standards.<sup>[1]</sup>
- (E) **Licensing.** The business operation must comply with all food licensing requirements established by Washington County and the state of Wisconsin.
- (F) **Signage.** Signage is not allowed aside from signage that is part of the motor vehicle, trailer, or pushcart. Flags, pennants, and banners are specifically prohibited.
- (G) **Seating.** On-site seating for patrons is not allowed.
- (H) **Overnight storage.** A motor vehicle, trailer, or pushcart may not be kept overnight on the same property where it is operated during the day.



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[1] NSF/ANSI 59 is a code published by the American National Standards Institute.

### 16.04 Model home

**Description:** A residential dwelling in a residential development temporarily used as a sales office for other on-site and off-site residential dwellings and properties.

**Supplemental Standards:**

- (A) **Generally.** A model home may only be established when the residential project in which it is located is developed by a single developer and the project will have 6 or more dwelling units.
- (B) **On-street parking required.** A model home may only be established when on-street parking is permitted on the street directly



in front of the model home.

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**(C) Appearance.** The dwelling unit used as a model home must be of the same type and character as the dwelling units being offered for sale within the development.

**(D) Duration of use.** The model home may operate for no more than 3 years. Prior to the expiration of this time period, the model home must be closed when 80 percent of the dwelling units within the entire development have been sold.

**(E) Limitation on use.** The model home is intended to facilitate the sale of residential housing units in the development in which it occurs, and off-site sales activity must be clearly incidental. The model home may be furnished but may not be occupied as a residence.

**(F) Hours of operation.** The model home may not be open between 8:00 pm and 8:00 am, except by appointment.

**(G) Permanent conversion.** Upon cessation as a model home, the property owner must take all necessary actions to convert the building into a dwelling unit.

### 16.05 Off-site construction yard

**Description:** An outdoor area where construction materials and equipment may be stored, prepped, or staged for an off-site construction project (e.g., highway reconstruction project or construction of an electric transmission line or pipeline).

**Supplemental Standards:**

**(A) Setback requirements.** Outdoor storage areas and other activity areas must be located at least 40 feet from a property in a residential zoning district or a planned development district that allows residential uses and 20 feet from a property in a commercial zoning district.

**(B) Site restoration.** As part of the review process, the applicant must prepare and submit a restoration plan and obtain the approval of the same. The restoration plan must identify those areas of the parcel that will be disturbed and how those areas will be restored following the cessation of this temporary use.

**(C) Financial guarantee.** Prior to the establishment of an off-site construction yard, the property owner must submit a financial guarantee to the Village pursuant to the requirements in Article 4 in an amount equal to 110 percent of the estimated cost of site restoration identified in the restoration plan that is approved for the project.



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### 16.06 Party tent

**Description:** A nonpermanent tent that is associated with a temporary event that is permitted under the zoning code.

**Supplemental Standards:**

**(A) Duration.** A party tent may not be erected for more than 7 consecutive days or more than 14 days in a calendar year.

**(B) Status as a building.** A party tent permitted under this part does not count toward the limit on accessory buildings for a property.



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### 16.07 Rummage sale

**Description:** A temporary event where used household items are offered for retail sale. A flea market is not a yard sale.

Note: Also known as garage sale or yard sale

**Supplemental Standards:**

**(A) Duration.** A rummage sale may not exceed 4 consecutive days in length and may not be conducted more often than three times per calendar year.

**(B) Reserved**



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### 16.08 Seasonal retail sales

**Description:** Retail sales of products, including but not limited to Christmas trees, nursery products, or agricultural produce, or special event celebrations.

**Supplemental Standards:**

**(A) Duration.** The retail sales must not exceed the number of days specified in the temporary use permit.

**(B) Location.** The display of products need not comply with the setback standards established for the zoning district, provided that no display is located within a right-of-way or restrict the vision clearance requirements in § 50-    .

**(C) Sale of consumer fireworks.** The sale of consumer fireworks is subject to the requirements in § 18-96 of the municipal code.



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### 16.09 Short-term rental

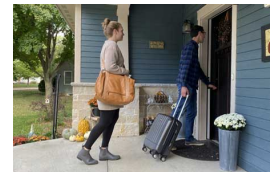
**Description:** A residential dwelling unit, or a portion of a dwelling unit, in which sleeping accommodations are offered for pay to tourists or transients. The term includes tourist cabins and cottages, but does not include hotels, motels, boarding or rooming houses that do not accommodate tourists or transients, or bed-and-breakfast establishments.

Note: Also known as tourist rooming house

**Supplemental Standards:**

**(A) Principal land use.** A short-term rental is only allowed as a temporary use in connection with a legally established dwelling unit.

**(B) Additional standards.** A short-term rental must comply with any licensing requirements and related standards as may be established by the Village Board.



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### 16.10 Sidewalk café

**Description:** An outdoor dining area located on public property, typically a sidewalk, and operated as an integral part of an adjacent restaurant where food and beverages are sold or served primarily for consumption on the premises.

**Supplemental Standards:**

**(A) Legislative findings.** The Village Board makes the following legislative findings relating to sidewalk cafes:

(1) When properly designed and operated, sidewalk cafes can enhance the pedestrian ambiance of the Village by promoting additional activity on Village sidewalks and visual interest; enhance the appropriate use of existing public spaces; and increase economic activity in the area.

(2) The establishment of general standards is necessary to protect the public health, safety, and welfare.

(3) The imposition of permit conditions may be also necessary to protect the public health, safety, and welfare.

**(B) General location.** A sidewalk café may only be located along the frontage of the restaurant (see exhibit) but may not interfere with fire escapes, drop ladders, building access points, and other points of normal or emergency access. No portion of a sidewalk café may be located within 5 feet of a curb-cut or a marked pedestrian crosswalk.

**(C) Unobstructed sidewalk.** The area dedicated or used for the sidewalk cafe must maintain an unobstructed sidewalk of at least 4 feet. (See exhibit)

**(D) Signage.** Signs are not allowed in the sidewalk café except as otherwise allowed by the zoning regulations. Table-top menus are not considered signs for the purpose of this part.

**(E) Furnishings.** The operator must use, and maintain in good repair, safe and sturdy furniture, furnishings, and equipment which enhance the aesthetics of the surrounding area. Umbrellas and a floor covering are not allowed.

**(F) Hours.** A sidewalk café may only be open during the hours of the principal restaurant, but in no case may the sidewalk café be open from 10:00 pm to 7:00 am.

**(G) Music/noise.** The sidewalk café area may not have music directed to it from speakers nor may live music take place at the sidewalk café.

**(H) Trash removal.** The operator must remove all trash from the sidewalk café on a regular basis during business hours and keep the sidewalk café area in a clean, orderly, litter-free and hazard-free condition. The operator must remove litter from the abutting properties that may have come from the sidewalk café. The operator may provide covered trash containers for the customer. The operator may not place trash in any Village trash containers.

**(I) Restroom facilities.** Facilities within the restaurant must be sufficient to adequately serve the additional seating and capacity provided by the sidewalk café as required by the State of Wisconsin Commercial Building Code.

**(J) Non-smoking.** Smoking in a sidewalk cafe is prohibited, pursuant to the authority in § 101.123 (4m), Wis. Stats, and § [redacted], municipal code.

**(K) Alcohol.** The operator may sell and serve alcohol in a sidewalk café (**verify**) consistent with the following conditions:

(1) The operator has a valid and appropriate alcohol license for the principal premises.

(2) The alcohol license includes the sidewalk café area in the description of the licensed premises.

(3) The alcohol license permits the sale of the type of alcohol to be served at the sidewalk café.

(4) Alcohol is only sold and served to seated customers of the sidewalk café and are served by the licensee or licensee’s employees in compliance with all applicable laws, ordinances, and regulations.

(5) Alcohol may only be served when food service is available through the principal restaurant.

(6) The operator is responsible for policing the sidewalk café area to prevent underage persons from entering or remaining in the sidewalk café, except when underage persons are allowed to be present on the licenses premises under applicable laws.

(7) The operator may not allow patrons of the sidewalk café to bring alcohol from another location, carry open containers of alcohol about in the sidewalk café area, or leave the sidewalk café area with open containers of alcohol.

(8) The bar from which the alcohol is dispensed must be located indoors (i.e., not located in the sidewalk café area).

(9) Alcohol is not allowed between 10:00 pm and 7:00 am.

**(L) Insurance.** If the sidewalk is within a Village right-of-way, the operator must provide and maintain insurance for the sidewalk café as follows:

(1) Commercial General Liability: \$1,000,000 per occurrence/general aggregate.

(2) Workers Compensation: statutory.

(3) Employers Liability: \$300,000 disease policy limit; \$100,000 per employee.

The operator must provide, upon request, policies and endorsements. The policies shall be endorsed to name the Village as an additional insured, and shall provide that the policies of insurance shall not be canceled or altered without 30 days prior written notice to the Village. The insurance requirements are not intended to waive any immunity or statutory procedures that the Village may have or be entitled to under provisions of law.

**(M) Indemnification.** The operator must sign an indemnification agreement provided by the village attorney prior to operation of the sidewalk café.

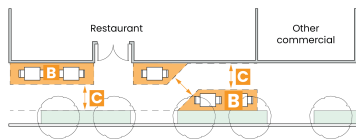
**(N) State or county approvals.** If a sidewalk café is located in a state or county right-of-way, the operator must also obtain the approval of such jurisdictions as appropriate and comply with any terms and conditions of that approval.



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Figure: Plan view

Note: The letters in the illustration correspond to the paragraphs listed above.



**16.11 Temporary portable storage container**

**Description:** An enclosed container that is used to temporarily store household items and similar goods.

**Supplemental Standards:**

**(A) Number.** There shall be no more than one portable storage structure per property.

**(B) Size limitation.** The portable storage container may not be larger than 8 feet wide, 20 feet long, and 10 feet high.

**(C) Duration.** The portable storage container may not remain at a property for more than 90 days.



(D) **Location.** The portable storage container must be at least 5 feet from all property lines and not located within a public right of way. © Civic Webware

(E) **Separation to building.** The portable storage container must be at least 5 feet from the nearest wall of a building.

(F) **Pad required.** The portable storage container must be placed on a paved or gravel surface.

(G) **With construction project.** A portable storage container associated with a site where a building permit has been issued, is permitted for the duration of construction and must be removed from the site within 14 days of the end of construction. A portable storage container associated with construction is exempt from the aforementioned conditions.

## 16.12 Temporary shipping container

**Description:** An enclosed metal container used to temporarily store material specifically related to the operating business.

Note: A storage container is only allowed when associated with a retail store on the property.

**Supplemental Standards:**

(A) **Location.** A shipping container may only be located in a rear yard, but not within a building setback or in a parking area required by the zoning code.

(B) **Stacking prohibited.** A shipping container may not be stacked one on top of another.

(C) **Character.** A shipping container must be structurally sound and in good repair as determined by the building inspector.

(D) **Limitation.** The total floor area of all shipping containers may not exceed 700 square feet, measured on the exterior.<sup>[1]</sup>

(E) **Site plan.** The area used for shipping containers must be depicted on an approved site plan if a container is kept for more than 30 days in a calendar year.



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[1] Shipping containers are 8 feet wide and typically 20 feet long or 40 feet.

## 16.13 Wind test tower

**Description:** A tower on which equipment is attached that measures parameters needed to assess the site's suitability for a wind energy system.

**Supplemental Standards:**

Pursuant to § 66.0401 (3), Wis. Stats., there are no standards or requirements for the establishment of a wind test tower or similar testing facility. However, if the Plan Commission and/or Village Board determines that the anticipated or actual testing is detrimental to the public health, safety, or welfare, such bodies may, individually or jointly, submit a written petition to the Public Service Commission requesting the imposition of reasonable restrictions on such use.

17 Msc.

## 17.01 Common area amenity

**Description:** A building or other structure located within an outlot of a residential subdivision as approved by the Village as part of the land division process or within a multi-family development project as approved by the Village as part of the site plan process. Examples of such common amenities include clubhouse, picnic shelter, and swimming pool and pool cabana.

**Supplemental Standards:**

There are no supplemental standards that apply to this specific land use.



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## Draft Zoning Map (02-06-2026)

The image of the draft zoning map included below was derived from the online version.

<https://villageofjacksonwi.zoninghub.com/zoningmap.aspx>

or

<https://villageofjacksonwi.zoninghub.com/GrantAccess.aspx?token=592c1569-e801-4f97-b4b6-195d5efc166c>

