



**VILLAGE OF JACKSON
PLAN COMMISSION MEETING AGENDA
Thursday, March 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 February 19, 2026
3. Concept Plan - Parcel V3_000800C - MK Service and Repair, LLC - Matthew Kearns - Discussion Only
4. Conditional Use and Site Plan Review — N160W19170 Sherman Road — Elite Energy Distribution — David Strange
5. Resolution #26-10 - Proposed Amendment to Village of Jackson Comprehensive Plan - Parcel V3_053300D - Richard Knabe
6. Resolution #26-11 - Proposed Amendments to Village of Jackson Comprehensive Plan - Various Parcels - Village of Jackson
7. Citizens/Village Staff to Address the Plan Commission
8. Adjourn

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

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

VILLAGE OF JACKSON

PLAN COMMISSION MEETING

Thursday, February 19, 2026 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, Duane Hafemeister, Dan Reik, and Matt Van Eperen

Members Excused: None

Members Absent: None

Staff Present: Inspections and Zoning Director Collin Johnson and Clerk Jackie Schuh

2. Approval of Minutes for the Plan Commission Meeting of December 18, 2025

The motion to approve Minutes for the Plan Commission Meeting of December 18, 2025 was made by J. Molkentin and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried.

3. Review of Extra-Territorial Two-Lot Certified Survey Map - Parcels: T7_0736 and T7_073600A - Jeffrey and Ruth Smith

The motion to recommend the Village Board approve the Certified Survey Map for properties identified as Parcels T7_0736 and T7_073600A was made by Tr. Emmrich and seconded by M. Van Eperen.

Vote: 7 ayes, 0 nays. Motion carried.

4. Conditional Use and Site Plan Review — W209N17391 Industrial Drive — RAD Investments, LLC, DBA UEMSI/HTV — Rick Dresang

The 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 was made by M. Van Eperen and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

5. Conditional Use and Site Plan Review - W208N16945 N. Center Street - Commercial Laundry - Riley Hansen

The motion to recommend the Village Board approve the conditional use request from Riley Hansen to operate an industrial laundry facility as submitted, was made by D. Hafemeister and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

6. Review and Discussion of Revised Zoning Code Updates — Appendix A with Base District Use Table and Appendix B (Rev. 2/6/2026) (*DRAFT*)

Tim Schwecke, of CiviTek, demonstrated how the easy-to-use table format of Appendix A and the detailed descriptions in Appendix B, combined with the proposed interactive zoning map would provide valuable information for the public seeking information on land use in the Village of Jackson. He navigated the system to provide an overview of its use and answered the Board's questions, indicating the public would have access to the online map to have the ability to provide feedback.

7. Review and Discussion of Revised Zoning Code Updates - Zoning Map (*DRAFT*)

Tim Schwecke, of CiviTek, advised the Commission that item 7. on the agenda was discussed in conjunction with item 6. No further discussion occurred.

8. Citizens/Village Staff to Address the Plan Commission

None.

9. Adjourn

The motion to adjourn the meeting was made by B. Emmrich and seconded by M. Van Eperen.

Vote: 7 ayes, 0 nays. Motion carried. The meeting adjourned at 7:33 PM.

Respectfully Submitted,

Jacqueline Schuh
Village Clerk
Village of Jackson

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: March 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: Concept Plan – Parcel V3_00800C – MK Service & Repair, LLC – Matthew Kearns (*Discussion Only*)

Background and Analysis:

Matthew Kearns is seeking Village feedback on his proposed plan to build an auto repair shop on a vacant parcel located on Main Street immediately east of Jackson Family Dental. The building would be constructed with a two-tone ribbed metal exterior and stand 10 feet off the east and north property lines. It would contain seven service bays and an office/waiting room area at the east end of the building. Overall, the parcel is 190' wide by 175' in depth (33,250 sf.). The proposed building would be 45' x 128' (5,760 sf.) in area with a concrete pad approximately 1,170 sf. in size located at the west end of the building which will be fully screened. A 16' x 22' screened dumpster enclosure is also proposed at the west end of the building. The main parking lot would be roughly 105' x 171' (17,859 sf.) in area containing 21 parking spaces including two ADA stalls. The total impervious area would be approximately 24,979 sf. with approximately 8,271 sf. in pervious area or roughly 25% of the total lot area.

A digital monument style sign is planned for the southeast corner of the parcel.

The business would operate from 8:30am to 6:00pm Monday through Friday

Comprehensive Plan & 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. The parcel could be rezoned at a future date to reflect the proposed use as a use by right rather than the typical conditional use granted by the Village.

Site Plan:

See attached location map and site plan

Additional Staff Comments:

Review Procedures:

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

Notice Requirements:

- Posting on the agenda

Potential Action:

No Motion – Discussion Only

Attachments:

1. Staff Memo
2. Plan Commission Application
3. Location Map
4. Site Plan with Building Elevations

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: _____ Unit: _____ Jackson, WI

Parcel #: 000800C Lot Size: 33,299.25 sq. ft. Building Area: 5,760 sq. ft.

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

APPLICANT INFORMATION

Name(s): Matthew Kearns

Mailing Address: _____ State WI Zip 53012

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

Email: _____

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: MK Service & Repair LLC

D/B/A: _____ FEIN #: 33 - 2365176

Mailing Address: _____ State WI Zip 53012

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

Email: _____

Website: N/A

PROPERTY OWNER INFORMATION

Name(s): SW Charmel Properties LLC

Address: _____ State WI Zip 53024

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

Email: _____

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

Firm Name: _____

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

MK Service & Repair LLC

Parcel ID: V3 000800C – State Trunk Highway 60, Jackson, Wisconsin

1. Request for Review

Concept Plan review for construction of a new 5,760 square foot automotive repair facility including parking, driveway access, landscaping, and associated site improvements.

2. Proposed Use

Full-service automotive diagnostics, maintenance, alignment, and mechanical repair for passenger vehicles and light-duty trucks. The building includes seven service bays and approximately 720 square feet dedicated to office and customer waiting area space.

3. Hours of Operation

Monday through Friday, 8:30 AM to 6:00 PM.

4. Daily Operations & Circulation

Business operations begin at 8:30 AM. The majority of customers will drop off vehicles in the morning and check in at the front office. Limited same-day drive-up appointments may occur, but operations are primarily scheduled in advance.

Throughout the day, vehicles remain inside the service bays while repairs are performed. Customer presence on-site during the workday is minimal, with most customers returning later in the afternoon for pickup.

Parts deliveries occur periodically during normal business hours from local automotive suppliers and are limited to standard delivery vans or small box trucks typical of commercial corridor activity.

Repaired vehicles are typically released to customers between 4:30 PM and 5:30 PM, with business operations concluding at 6:00 PM.

All vehicle maneuvering and loading activities occur entirely on-site. No backing movements into Highway 60 are required.

5. Environmental Considerations

No exterior storage of materials or equipment is proposed. All refuse, recycling, and used tire storage will be fully contained within a 16' x 22' screened dumpster enclosure located at the northwest corner of the property. The facility will utilize an engineered floor drain system with centralized collection basin and exterior holding tank in accordance with Wisconsin DNR requirements. No excessive smoke, dust, vibration, or odor beyond standard commercial automotive operations is anticipated.

6. Adjacent Properties

West: Jackson Family Dentistry (N168W20060 Main Street).

North: Park Court Condominiums.

East: Private Residence (N168W19978 Main Street).

South (across Highway 60): Main Street Market (N168W20069 Main Street).

7. Site Development

Construction of a 5,760 square foot post-frame building with 16-foot sidewalls and approximately 23.6-foot peak height. Gable roof design. Paved parking lot with 28 total stalls including 2 ADA accessible spaces. Approximately 25% of the site maintained as landscaped green space.

8. Grading & Stormwater

Final grading and stormwater management plans will be prepared during the civil engineering phase and submitted for Village review in accordance with applicable ordinances.

9. Landscaping

Native flowering plants and shrubs will be incorporated within designated green space areas, including a feature flowerbed at the front right corner of the building. A detailed landscape plan will be developed during engineering.

10. Lighting & Security

Parking lot lighting will be designed during the engineering phase to provide site security while minimizing light spillover onto adjacent properties.

11. Life Safety Systems

The building will include clearly marked exits and portable fire extinguishers in compliance with Wisconsin State Building Code requirements. A wired smoke alarm system will be installed within the office and customer waiting area. Heat-sensing alarm devices will be installed within the shop area in accordance with applicable building code standards.

12. Setbacks & Building Height

Proposed setbacks: 10 feet from north, east, and west property lines; 15 feet from the south property line along Highway 60. Building height consists of 16-foot sidewalls with approximately 23.6-foot peak height.

13. Jurisdictional Approvals

Driveway access from Highway 60 is subject to Wisconsin Department of Transportation review and approval.

14. Signage

A signage plan consistent with Village ordinance requirements will be submitted during formal site plan review.

15. Parking & Snow Storage

28 total off-street parking stalls including 2 ADA spaces located near the main entrance. Three west-side parking stalls will serve as designated snow storage area during winter months.

16. Screening & Buffering

Landscaped green space areas and the screened dumpster enclosure provide visual buffering from adjacent residential and commercial properties.

17. Refuse & Recycling

All refuse, recycling, and used tire storage will be contained within the screened dumpster enclosure. No additional outdoor storage is proposed.

18. Projected Sewer/Wastewater Usage

Approximately 12,000 gallons per year. Wastewater primarily generated from sanitary fixtures and limited shop floor drainage collected through the engineered floor drain system and routed to the approved exterior holding tank.

19. Projected Water Usage

Approximately 30,000 gallons per year. Water use consists primarily of sanitary fixtures and service-related operations, including coolant/antifreeze mixing, with incidental drainage directed to the holding tank system.

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): Matthew Kearns

Applicant Signature: Matthew Kearns

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 2/27/26

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY	
Acct. #: 100-00-45730-000-00	
Date Received:	<u>7-27-24</u>
Amount: \$	<u>50.00</u>
Payment Type:	<u>CH / CC / CASH</u>
Check/Rcpt. #:	<u>310227</u>
Received By:	<u>[Signature]</u>

VILLAGE OF JACKSON

N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 310227
Date: 2/26/2026
Cash

RECEIVED FROM KEARNS

\$50.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Received on account 100-00-45730-000-000 PLANNING / ZONING FEES COMMERCIAL CONCEPT PLAN/SW CHARMOLI	50.00

TOTAL RECEIVED 50.00

Receipt Memo: COMMERSIAL CONCEPT PLAN/CASH

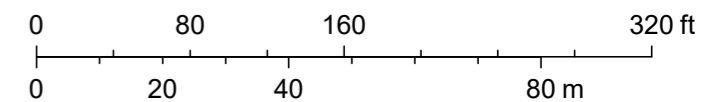
Parcel 000800C



2/27/2026, 4:36:32 PM

1:1,199

- | | | | | |
|--------------------------|-------------------------|-------------------|---|---------------|
| CurrentTaxKey | Parcel Taxkey & Acreage | Lot Number | Plat | PLSS Section |
| Address Point | Leader Lines | Landhook | Certified Survey Map | PLSS Boundary |
| Road Centerline STH, CTH | Subdivision Name | Local Road Labels | Condominium | Ortho2024 |
| State Highway | Condominium Name | Local Road | Assessor Plat; Cemetery Plat; Subdivision | Red: Red |
| Current Parcel | Certified Survey Number | Municipality | Lot | Green: Green |
| | Right-of-Way | PLSS Quarter | | Blue: Blue |



Site Plan



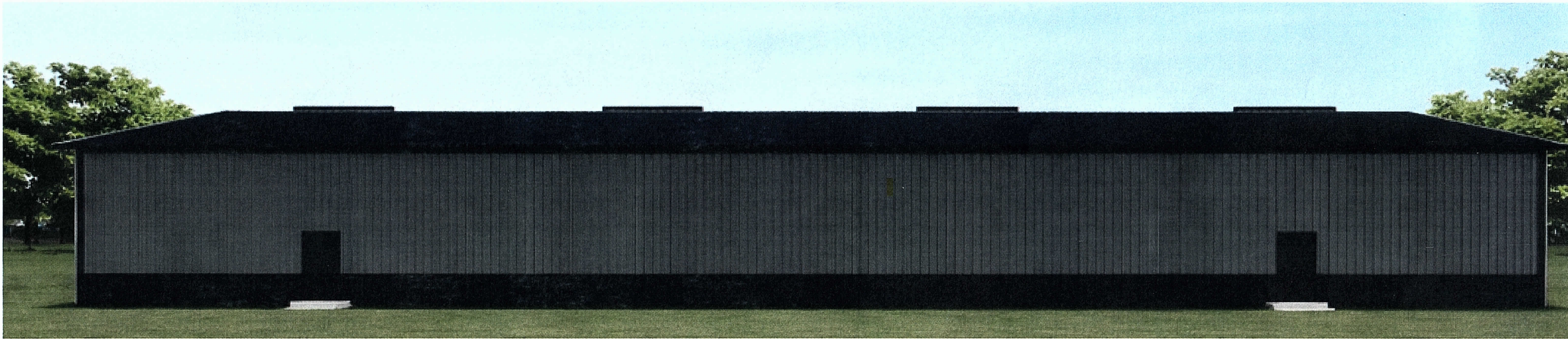
South Elevation - Daytime



South Elevation - Evening



North Elevation



East Elevation



West Elevation



STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: March 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 – N160 W19170 Sherman Road– Elite Energy Distribution – David Strange

Background and Analysis:

Factory Surplus Batteries, Inc. d/b/a Elite Energy Distribution seeks to purchase the property located at N160 W19170 Sherman Road and operate an electronics recycling and retail battery supply business at the location. Elite Energy Distribution is an EPA and WI-DNR approved professional supplier of recycling services ranging from household electronics to commercial equipment. Their primary focus is the recycling of a variety of batteries, metals, and e-scrap.

The site is comprised of nearly nine acres with an adjacent 5-acre undeveloped parcel and is bordered to the north, east, south, and west by residential development. The main site includes a 43,500 sf. manufacturing facility and a 7,086 standalone office building. Total building area is 50,586 sf. The site was previously home to Sigma Engineered Solutions, a metal casting a finishing business serving a variety of industries. Sigma closed in 2024 and the buildings have remained vacant since.

The warehouse and distribution business would operate Monday through Friday from 7:00am to 5:00pm and employ up to 20 people. Trucking operations would consist of roughly 1 to 5 trucks entering/leaving the property with approximately five retail customers visiting throughout any given day to drop off electronics for recycling or to purchase battery supplies.

There are 30 parking spaces including one ADA parking stall currently available. This is consistent with current Village code. Several site improvements are planned to include roof replacement, repainting the building exterior, a fenced refuse enclosure, and general clean up and enhancement of the overall landscaping. The existing monument sign would be reused. A fenced in outdoor yard area will also be established along the west side of the building to house eight large recycling/storage containers.

Comprehensive Plan & Zoning Impacts:

The property is designated as Industrial under the current Comprehensive Plan and currently zoned M-1 Limited Manufacturing. The M-1 District is intended to provide for manufacturing, industrial, and related uses of a limited nature and size in situations where such uses are not located in basic industrial groupings and where the relative proximity to other uses requires more restrictive regulation. 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 and Site Plan as detailed in the submittal.

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 Elite Energy Distribution, to operate an electronics recycling and retail battery supply business at N160 W19170 Sherman Road.

Attachments:

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

Village of Jackson
PLAN COMMISSION APPLICATION

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: N160W19170 + 5 Sherman Rd. Unit: _____ Jackson, WI

Parcel #: V3-055100A Lot Size: 609,404 sq. ft. Building Area: 50,676 sq. ft.

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

APPLICANT INFORMATION

Name(s): David Strange

Mailing Address: _____ State WI, Zip 53029

Office: (_____) _____ Fax: (_____) _____

Email: _____

BUSINESS INFORMATION (If New Business)

Legal Business Name: Factory Surplus Batteries, Inc.

D/B/A: ELite Energy Distribution FEIN #: 39-1921054

Mailing Address: _____ State WI, Zip 53005

Office: _____ Fax: (_____) _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Anthony M. Trajkovich

Address: _____ State WI, Zip 53114

Office: (_____) _____ Fax: (_____) _____

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One) Contractor Roof only @ this time!

Firm Name: Schranz Roofing Inc.

Primary Contact: Russell Zupan

Address: _____ State WI, Zip 53218

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:

I am writing to formally express our intent to request consideration for a zoning approval for the property located at N160W19170 Sherman Road in the Village of Jackson. Our business (Elite Energy Distribution) requires a site that is Light Industrial/Manufacturing(M1) which is ideal for warehouse storage, logistics, and distribution activities. We would be owner-occupied business.

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

The property, N160W19170 Sherman Rd, with building(s) would be home to our warehouse/distribution and the corporate offices. As a large quantity universal waste handler, approved by the US EPA and the DNR of Wisconsin we manage almost all electronics such as laptops, PCs, servers, printers and smaller devices such as cellphones which carry a BCD, battery containing device, which we manage batteries as well. These batteries could be as small as AA alkaline batteries and as big a vehicle or forklift battery and almost everything in between.

We also are a distributor of batteries; automotive, lawn & garden, boat and many more. We sell directly to businesses and directly to consumers via our retail outlets.

Hours of Operation:

Monday – Friday 7:00am to 5:00pm

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

We daily receive goods, inventory management, order picking, packaging, and shipping. Our shipping and receiving would operate forklifts. Our electronic technicians will segregate material by type and finished goods packaged in compliance with industry standards. Our battery technicians in the same way manage batteries by type and package according to industry standards. These same techs will assist in stocking and filling battery orders for our customers. We deliver our products via common carrier and our own vehicles. Administration would handle accounting, clerical tasks, scheduling and other internal and external communications.

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.:

Since we do not handle hazardous materials, our environmental impacts are very limited. The buildings contain exterior HVAC units which seem to operate normally, we have delivery vehicles and containers that will be parked outside, and, in the future, we would like to install a backup generator in case of power failure. Regarding containers outside they would be shipping containers and commercial trailers all fully closed as to not collect water and allow for no runoff. Inside the building we have electric conveyors, box tippers, washer, forklifts, pallet jacks, air compressor. There will be no noise above the normal state, with zero smoke, dust, odors, horns or loudspeakers.

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

The property adjacent to the west is vacant land, the property directly to the north is housing, the property to the east is 2 single family units. The property directly south across Sherman Road is a subdivision.

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

Parts of this property are unsightly and would need the following improvements: roof (4 sections), interior renovations to warehouse, upgrade bathrooms, demo old rooms which would open more warehouse space, clean, update and paint interior. Exterior would get a curb appeal; designate parking areas, trim trees and bushes, landscape, fix all man doors, overhead doors and make exterior of the building airtight by fixing siding, paint exterior, on northside of building open lot to accommodate outside storage of trucks and equipment.

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

We need a lot to park our trucks, equipment and turnabout for semi-trucks to access the docks. The location would be on the north side of the building away from any public Right-Of-Way (Encroachment). There will be dirt needed along the east side of the building to make ground level with building for landscaping purposes.

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

Trim existing bushes and trees to make sure they are out of right-of-way of public, pull weeds, remove overgrown/dead undergrowth from flowerbeds, mow and trim.

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

24-hour camera security both indoors and outdoors, with cloud base backup, and 3rd party monitoring service. Outside lighting would be on the building downward facing to illuminate pathways and parking area.

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

The building comes with an existing fire suppressant system and property has a fire hydrant directly in front of the property. Additional fire alarm system would be added and integrated with our security system.

Describe the projected traffic circulation and impacts:

Traffic would include our employee and customer parking (10-20 vehicles), trucks coming in and out daily (1-5). All vehicles would approach from either the east or west on Sherman Road. No trucks would park or idle on Sherman Road as the property has plenty of room to accommodate staging. Consumers will have daily access to drop off electronics. Currently we average 1-5 customers daily.

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

Warehouse setback is 87.51' from Sherman Road directly south and 182.37' from west property line and 649.02' to north property line. Office setback is 48.90' from Sherman Road directly south. Building height at peak is 25' and less. Height restrictions for the east side of the property due to high tension power lines but there is a 125' easement so no buildings will be built under that.

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

US EPA site ID will be needed once occupancy permit is obtained. We currently have one at all our locations.

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

NO

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

Monument sign, 5' height x 6.5' length x 1' width (reuse of existing sign on property) Location of sign is southwest of the office, in between the office and the road. See sign picture.

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

The exterior façade is made up of metal and concrete. Renovations to the exterior; replacement of some of the metal panels, where needed and replace all exit doors, where needed. Paint the metal exterior gray, see paint sample. The office building has textured block, and the newer warehouse is Spancrete (concrete) so there is no need for paint. This will blend nicely with (Battleship) grey.

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

None

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

30 parking spaces for employees and visitors with 1-dedicated Handi-cap parking space. See parking plan.

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

There is an existing mound around the northwest and north side of the property line. The other half of the north boundary borders woods. The west side of the property line is bordered by bushes. The south side of the property is on Sherman Road.

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

Our 8-yard containers will be placed in a containment area shielded by a fence and will be readily and easily accessible to the waste company.

Projected Sewer/Wastewater Usage: 125K gal/year


Projected Water Usage: 95K 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): David Strange

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 2/26/26

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY	
Acct. #: 100-00-45730-000-00	
Date Received:	<u>2-27-26</u>
Amount: \$	<u>175</u>
Payment Type:	<u>CH / CC / CASH</u>
Check/Rcpt. #:	<u>5040</u>
Received By:	<u>[Signature]</u>

Letter of Intent

To whom it may concern,

I am writing on behalf of Factory Surplus Batteries, Inc., doing business as Elite Energy Distribution, to request consideration for zoning approval for the property located at N160 W19170 Sherman Road in the Village of Jackson. Our business requires light Industrial/manufacturing (M1) site, suitable for operations such as warehousing, logistics, and distribution. Elite Energy Distribution is a registered E-cycle Collector with the Wisconsin DNR and holds multiple certifications including ISO:45001, ISO:14001, and R2V3. We manage a wide range of electronics, including laptops, PCs, servers, printers, and smaller devices such as cellphones. Additionally, we manage batteries from household alkaline to automotive types. Our distribution includes the sale of automotive, lawn and garden, and marine batteries, serving both businesses and individual consumers. Our client base includes auto-part stores and boat dealerships across the region.

We kindly request that this proposal be added to the agenda for the next Plan Commission meeting. I would greatly appreciate the opportunity to present our plans and answer any questions.

Thank you for your time and consideration.

Sincerely,
David Strange
President/CEO
Factory Surplus Batteries, Inc. (Elite Energy Distribution)

[REDACTED]

[REDACTED]

[REDACTED]

Washington County

Owner (s):
T & T ENTERPRISES LLC

Location:
SE-SE,Sect. 20, T10N,R20E

Mailing Address:
**T & T ENTERPRISES LLC
 C/O AVALON PRECISION CASTINGS
 109 BADGER PKWY
 DARIEN, WI 53114-1591**

School District:
6307 - WEST BEND SCHOOL

Request Mailing Address Change

Tax Parcel ID Number: Tax District: Status:
055100A V3-VILLAGE OF JACKSON Active

Alternate Tax Parcel Number: Government Owned: Acres:
5.0000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
PT OF SE SE DOC 1187865

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)
SHERMAN RD

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2025	<input type="checkbox"/>	\$1,809.31	\$0.00	\$1,809.31	\$18.09	\$9.05	\$0.00	\$1,836.45
2024	<input type="checkbox"/>	\$1,745.48	\$1,745.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	<input type="checkbox"/>	\$2,046.76	\$2,046.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	<input type="checkbox"/>	\$2,166.42	\$2,166.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	<input type="checkbox"/>	\$2,332.02	\$2,332.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	<input type="checkbox"/>	\$2,106.06	\$2,106.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	<input type="checkbox"/>	\$2,023.35	\$2,023.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	<input type="checkbox"/>	\$1,954.72	\$1,954.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	<input type="checkbox"/>	\$1,960.26	\$1,960.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	<input type="checkbox"/>	\$2,155.31	\$2,155.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	<input type="checkbox"/>	\$2,111.59	\$2,111.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	<input type="checkbox"/>	\$2,079.38	\$2,079.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	<input type="checkbox"/>	\$2,255.77	\$2,255.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	<input type="checkbox"/>	\$2,435.86	\$2,435.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	<input type="checkbox"/>	\$2,469.83	\$2,469.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	<input type="checkbox"/>	\$2,468.82	\$2,468.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total								\$1,836.45

VILLAGE OF JACKSON

N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 310290
Date: 3/03/2026
Check

RECEIVED FROM EED

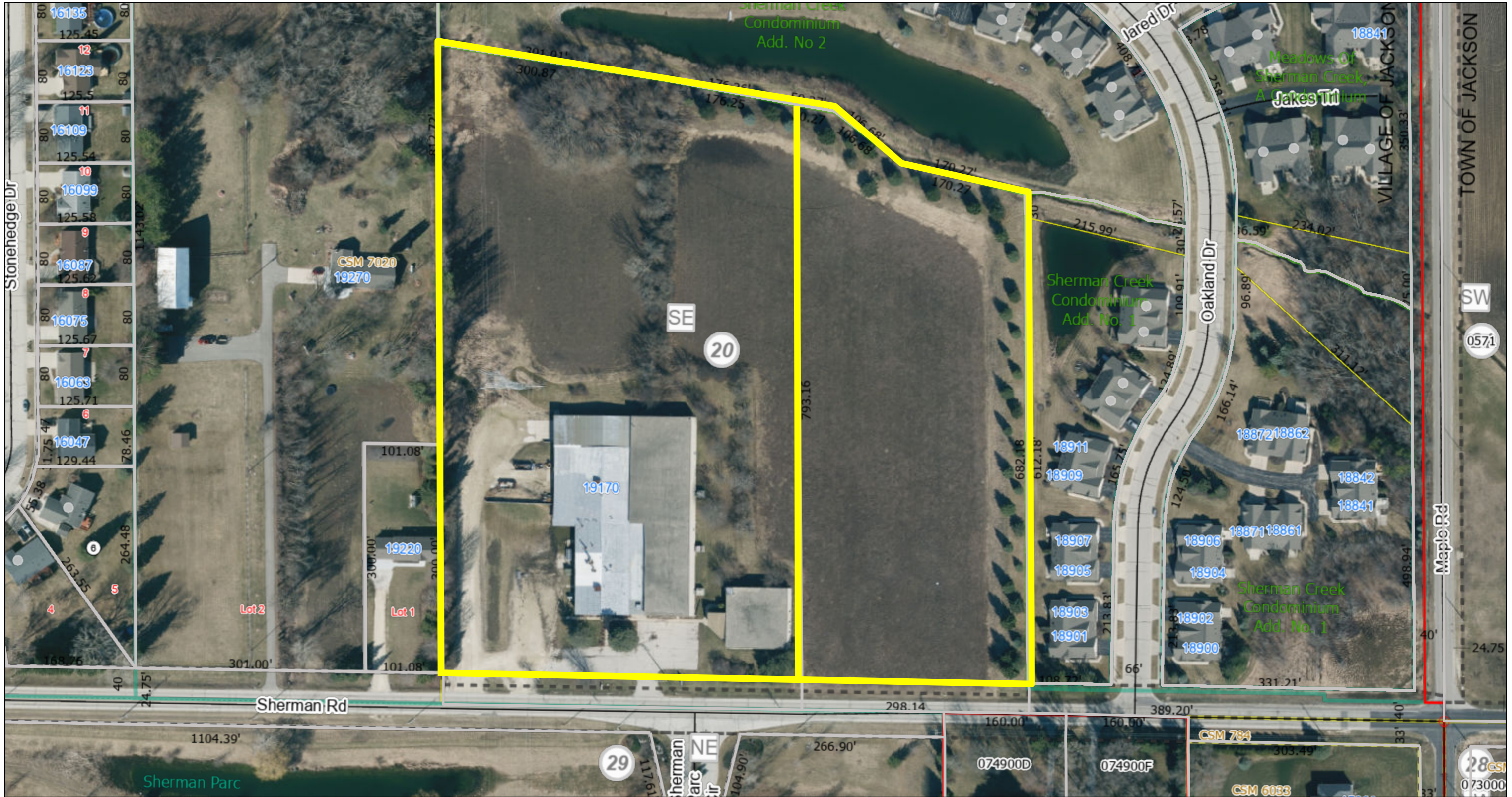
\$175.00

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

TOTAL RECEIVED 175.00

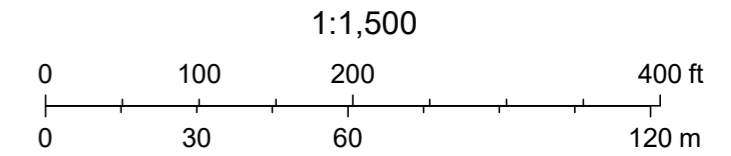
Receipt Memo: ELITE ENERGY DIST/COND USE/CK#5040

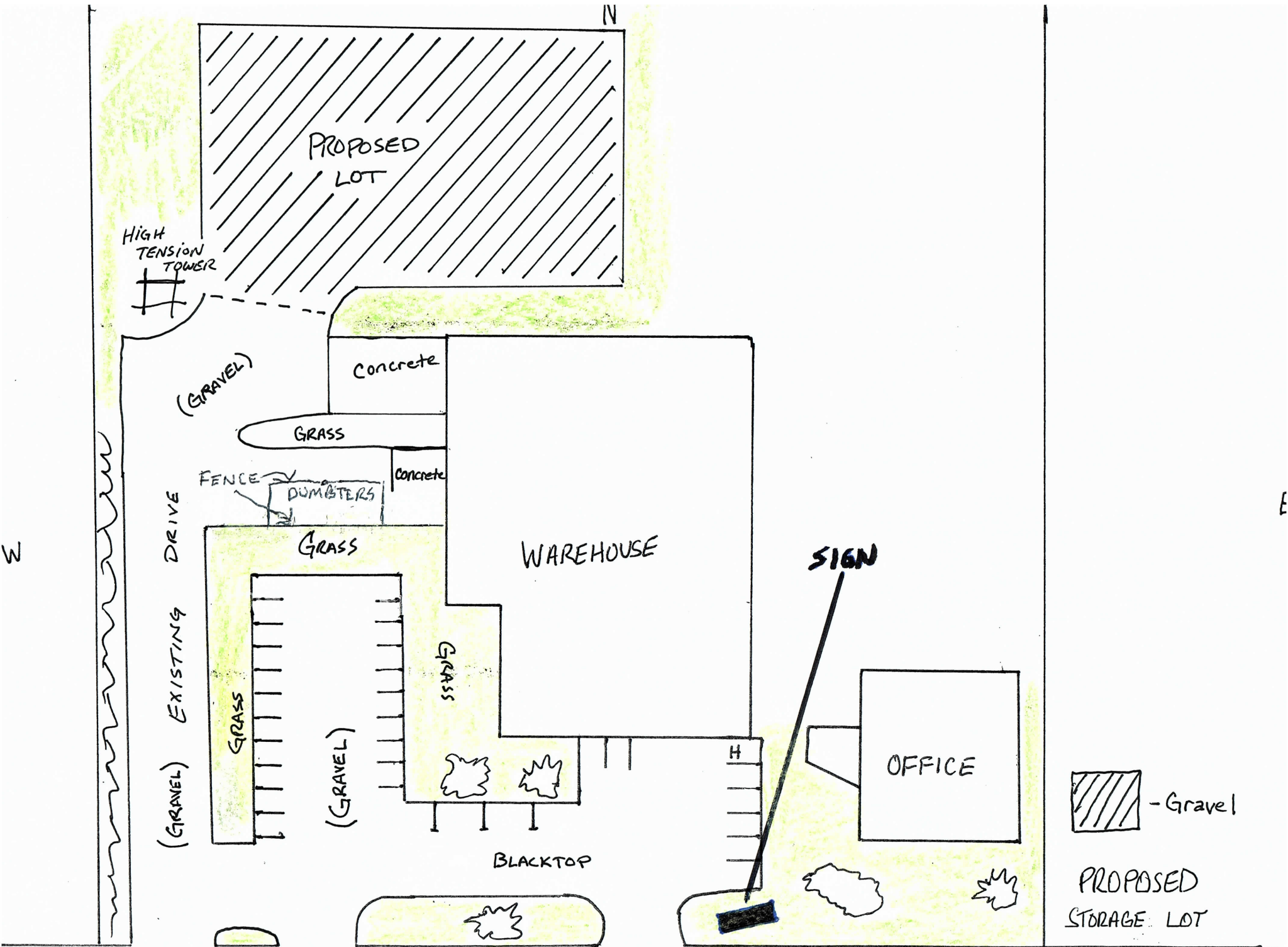
N160 W19170 Sherman Road



2/27/2026, 5:06:01 PM

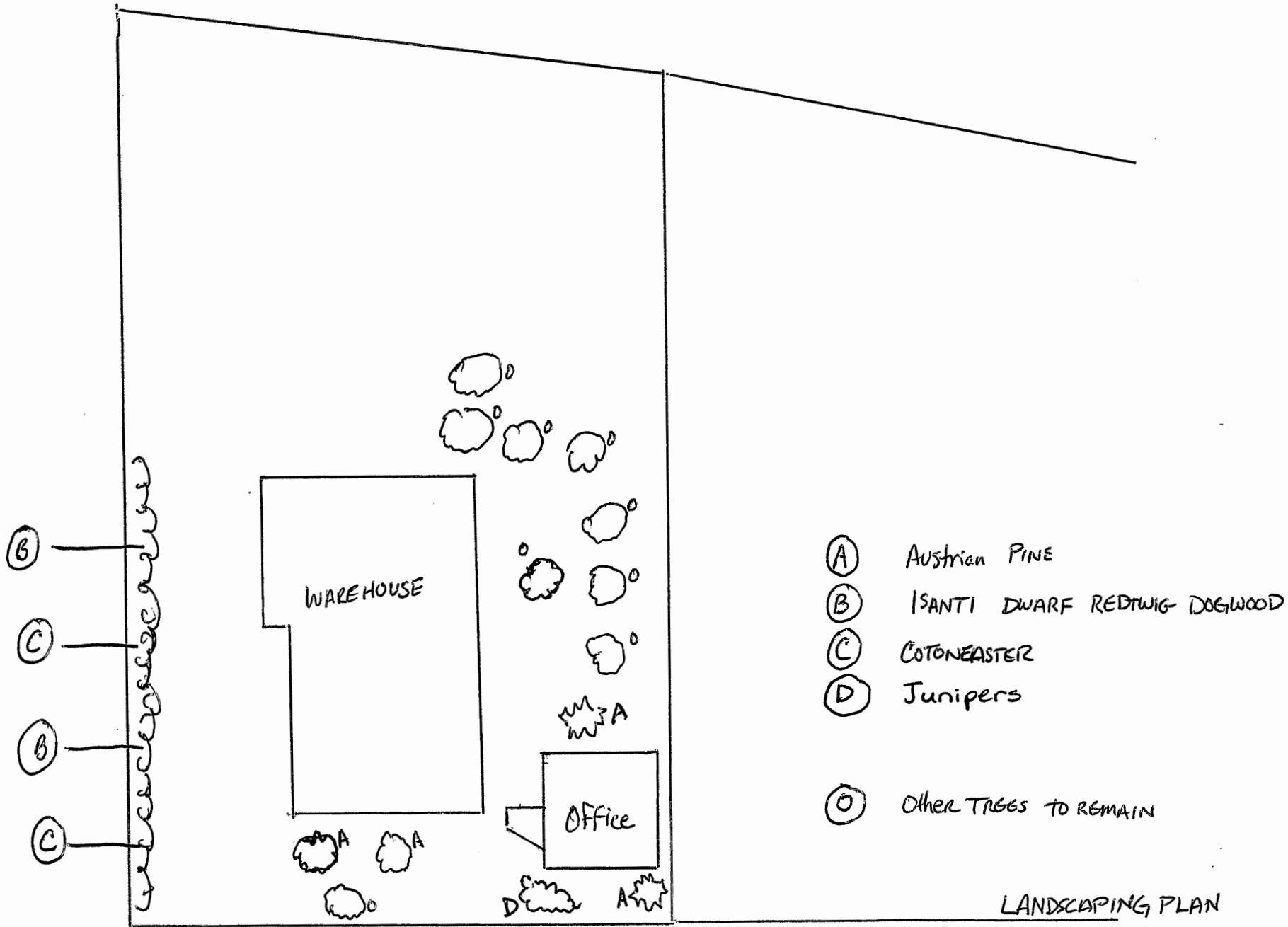
- | | | | |
|-------------------------|-------------------------|---|---------------------|
| ● Address Point | Certified Survey Number | --- Right-of-Way | □ PLSS Section |
| □ Current Parcel | Lot Number | Plat | ----- PLSS Boundary |
| Parcel Taxkey & Acreage | — Meander Line | ▭ Certified Survey Map | Ortho2024 |
| Leader Lines | ⊕ PLSS Monument | ▭ Condominium | ■ Red: Red |
| Subdivision Name | — Local Road | ▭ Assessor Plat; Cemetery Plat; Subdivision | ■ Green: Green |
| Condominium Name | — Municipality | ▭ Lot | ■ Blue: Blue |
| | | --- PLSS Quarter | |





 - Gravel

PROPOSED
 STORAGE LOT



LANDSCAPING PLAN

- Edge
- Trim
- Weed & Feed
- Mow

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: March 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 & Zoning

Subject: Resolution #26-10 - Proposed Amendment to Village of Jackson
Comprehensive Plan - Parcel V3_053300D - Richard Knabe

Background and Analysis:

Mr. Knabe is proposing to construct four, two-family dwellings on the above parcel located on Spruce Street. In order to proceed with the proposed development, an amendment to the existing 2050 Comprehensive Plan Map for the Village of Jackson is required. Amending the parcel designation from General Commercial to Medium-Density Residential would allow for the proposed development. This designation is synonymous with the nearby Oaks of Jackson residential subdivision.

The proposed resolution identifies the property to be reclassified. By way of reference, below are the various land use categories referenced above.

General Commercial

Areas classified as General Commercial consist primarily of individual and small groups of retail and customer service establishments. General commercial development is generally located outside of a traditional central business district and provides amenities such as open space, off-street parking, and loading areas.

Medium-Density Residential

The Medium-Density Residential land use category encompasses more acreage than any of the Village's other land use plan categories. Medium-density residential development consists primarily of single-family residential development at a density of up to 5.4 dwelling units per net acre on lots of at least 8,000 square feet.

Comprehensive Plan & Zoning Impacts:

The proposed changes bring the Comprehensive Plan Map in line with the anticipated future zoning/use. The parcel is currently zoned Planned Unit Development. Zoning may remain as PUD provided specific PUD zoning is established for the proposed development. Alternatively, a potential rezoning to R-6 Two-Family Residential would also be appropriate for the development as a use-by-right.

Site Plan:

See attached map exhibits for general location of subject parcel.

Signage:

Not Applicable

Additional Staff Comments:

Building Inspection/Zoning

Staff recommend approval of the proposed Comprehensive Plan Map Amendment.

Review Procedures:

The Plan Commission is approving body for this Resolution; Village Board approval will occur through an ordinance adoption following a public hearing.

Notice Requirements:

- Posting on the agenda
- Publishing a Class I Notice is required at least 30-days prior to the Village Board Public Hearing

Potential Motion:

Motion to adopt Resolution #26-10 amending the Village of Jackson Comprehensive Plan: Map 1 – Future Land Use Plan 2050.

Attachments:

1. PC Application
2. Location Map (Parcel V3_053300D)
3. Proposed Site Plan
4. 2050 Comprehensive Plan Map
5. Resolution #26-10

Village of Jackson
PLAN COMMISSION APPLICATION

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: Lot 2 map# 6937 Unit: _____ Jackson, WI

Parcel #: Lot 2 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): Richard D. Knabe

Mailing Address: _____ State WI Zip 53095

Office: (_____) _____ Fax: (_____) _____

Email: _____

BUSINESS INFORMATION (If New Business)

Legal Business Name: Ny St

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

Mailing Address: _____ State _____ Zip _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): same as Applicant

Address: _____ State _____ Zip _____

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

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Ny Structures, Inc.

Primary Contact: Richard Knabe

Address: _____ State WI Zip 53076

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: we want to Build
(4) duplexes (multi family) 8 units total for my children as
investment properties, they might also become condos

Provide a brief overview of proposed use(s) of entire property and/or lease space: (4) duplex's
with a total of 2 units in each

Hours of Operation: Residential

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

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

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

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: Construction of (4) duplexes or Condo units 8 units total

Describe any proposed grading, and/or stormwater management plan: Not needed as we are
disturbing less than 1 acre

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: we will have a common driveway that will serve all
of the units standard landscaping as needed to meet code

Describe any proposed on-site security measures including site lighting: light on small poles
at entrance to all drive ways

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): there is a fire hydrant on the same side as the
proposed development next to the driveway (new)

Describe the projected traffic circulation and impacts: None, as all units will be accessed from a private drive.

List all setbacks from rights-of-way and property lines and height limitations: None as all are single story buildings with basements.

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: None at this time

If construction is proposed, describe proposed exterior building materials (type, color, etc.):
Similar materials as other homes in the area, LP Siding
Shingled Roofs

Describe any site-specific features/constraints, etc.: None

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: Not needed as private driver

Describe all proposed screening/buffering from adjacent properties (where required by ordinance):
most of that is already in place to South and West.
we could add planting (evergreens) to East.

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: all of this is onsite in individual units

Projected Sewer/Wastewater Usage: ? residential gal/year

Projected Water Usage: ? residential 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): Richard D. Knabe

Applicant Signature: Richard D. Knabe

Co-Applicant Name (Print): Miranda Knabe

CO-Applicant Signature: _____

Date of Application: _____

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

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

QUESTIONS?

Zoning Director: For questions concerning **application submittal, zoning, or technical questions.**
 Phone: (262) 677-9696 x810
 Email: collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

VILLAGE OF JACKSON

N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 310291
Date: 3/03/2026
Check

RECEIVED
FROM KNABE

\$400.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Received on account 100-00-45730-000-000 PLANNING / ZONING FEES COMP PLAN AMEND/PARCEL 053300D	400.00

TOTAL RECEIVED 400.00

Receipt Memo: COMP PLAN AMEND/PARCEL 053300D/CK#2511

Statement Of Intent

Parcel V3_053300D (Map#6937) Spruce Street, Jackson, WI

Our intended use of the property is to construct multi family dwellings. 4 Buildings with two units in each building (Duplexes) for a total of 8 units.

Each unit will be single story, single-family house with two car garages and full basements.

All units will be accessed by a private road coming off Spruce Street and then the (8) driveways coming off the private road.

Private road will have a "T" turnaround at the South end.

Sewer and water will be brought in from the utilities along Spruce street. Gas and electric will also be installed underground from nearby utilities along Spruce St.

Four buildings will be constructed over a 2-year period so excessive construction will be kept to a minimum.

Private road will be constructed first so no construction activities will take place on Spruce Street except for the connections to the Jackson utilities.

Richard Knabe (Owner)

Impact Statement

Location Lot 2 (Map#6937) Spruce Street, Jackson, WI

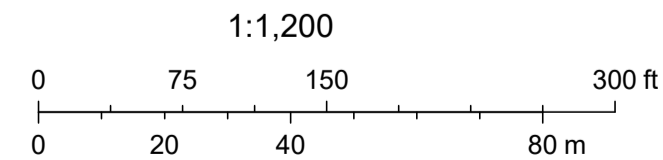
Our impact to the area would be minimal as we would be constructing multifamily units (four duplexes) over a two-year period. They will be accessed via a private road coming off Spruce Street. We would have an impact when we tie into the existing Jackson Utilities along Spruce Street. All construction activities will take place after the private road is installed. The near by areas already have similar residential type buildings.

Parcel V3_053300D



2/27/2026, 9:05:58 AM

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



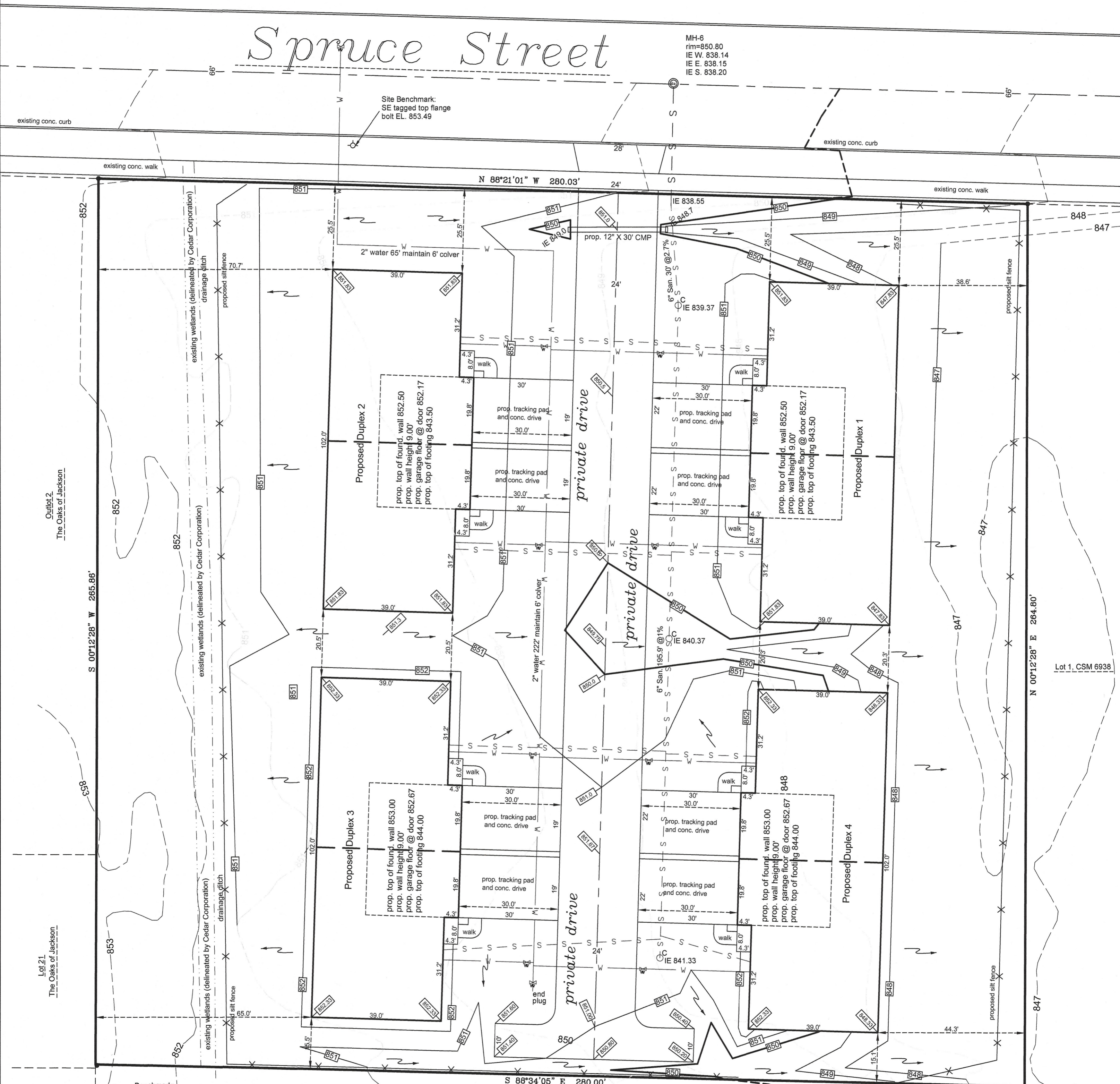
Site, Grading & Utility Plan for Richard Knabe & Kathleen Crowbridge

Lot 2 of Certified Survey Map No. 6937, recorded January 15, 2020 in the Washington County Register of Deeds office as Document No. 1488524, being a division of the North 907.50 feet of the West 280.00 feet of the part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

Outlot 1, CSM 6937

Outlot 2, CSM 6938

Spruce Street



MH-6
rim=850.80
IE W. 838.14
IE E. 838.15
IE S. 838.20

Site Benchmark:
SE tagged top flange
bolt EL. 853.49

Lot 21
The Oaks of Jackson
S 00°12'28" W 265.66'

Lot 1, CSM 6938
N 00°12'28" E 264.80'

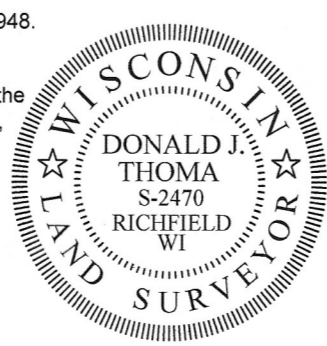
Benchmark 1 is a conc./mon. with a brass cap found marking the North Quarter corner for the Center of Section 20-10-20, which has a published elevation of 850.03 (NGVD 1929) datum. 853.

Diggers Hotline should be contacted to remark before any digging takes place at 1-800-242-8511. The utilities shown have been marked by Diggeres Hotline per ticket No. 20154206948.

I certify that I have surveyed the above described (Property), and the above map is a true representation thereof and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, and roadways, to the best of my knowledge and belief.
This survey is made for the exclusive use of the present owners of the Property, for one (1) year from date hereof.

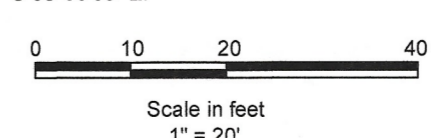
Dated this 29th day of January, 2026.

Donald J. Thoma
Professional Land Surveyor



- Pheasant Run Condominiums
- W - indicates water main.
 - S - S - indicates sanitary sewer.
 - - indicates sanitary sewer cleanout.
 - ⊕ - indicates existing/prop. water valve.
 - ⊕ - indicates existing fire hydrant.
 - ⊕ - indicates existing sanitary manhole.
 - - direction of proposed water drainage
 - - - 849 - indicates existing contour line.
 - - - 999.9 - indicates a proposed elevation or contour line.
- Existing Lot Area 1.705 acres (74,275 square feet) more or less.
Proposed impervious area 38% of Lot (28,292 square feet).

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, Washington County. The north line of the NE 1/4 of Sec. 20-10-20 has a grid bearing of S 88°35'05" E.



Title Policy or Title Search was provided, recorded easements and exception are shown per Title Commitment No. F-300724 and dated 11-29-2011 provided by owners.

Accurate

Surveying & Engineering L.P.

Land Surveying, Consulting, Developing

2911 Wildlife Lane
Richfield, WI 53076

262.677-2120

RESOLUTION #26-10

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

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

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

WHEREAS, the Plan Commission desires to revise Exhibit 8.11 titled "Projected Land Use: 2050" in the adopted comprehensive plan; and

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

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

NOW THEREFORE, by a majority vote of the entire commission recorded in its official minutes on March 19, 2026, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as set forth herein.

PART 1. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for Parcel #: V3_053300D from *General Commercial District* to *Medium-Density Residential*.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an ordinance adopting a Comprehensive Plan Amendment.

Adopted by the Village of Jackson Plan Commission this 19th day of March, 2026.

_____ Seconded by: _____

Introduced by: _____

Vote: _____ Ayes _____ Nays

Passed and Approved: _____

Brian J. Heckendorf – Village President

Attest: _____
Pamela Wolf – Interim Clerk/Deputy Clerk

Proof of Posting:

I, the undersigned, certify that I posted this Resolution on posting boards at the Jackson Municipal Complex, Post Office, and one other location in the Village.

Village Official

Date

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: March 19, 2026

Agenda Item: Item #6

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

From: Collin Johnson, Director of Inspections & Zoning

Subject: Resolution #26-11 - Proposed Amendments to Village of Jackson
Comprehensive Plan – Various Parcels – Village of Jackson

Description:

In 2025, The Village began the arduous task of expanding our sanitary sewer service area in order to promote future development. Working with the Southeast Regional Planning Commission (SEWRPC), the Village identified five areas to include in the expanded sewer service area. These areas are indicated by the white outline on the attached Map 1 - DRAFT Future Land Use Plan for the Village of Jackson: 2050. A separate, unmarked Land Use Map is also provided. A total of 62 separate parcels are included in the plan.

As one of the many steps in effectuating these changes, the Village must identify and approve future land uses for each of those parcels prior to actual approval of the expanded sanitary sewer service area. A table is included in the accompanying documents that details the proposed future land use for each parcel

In addition to the several parcels referenced above, staff are recommending additional changes to three additional parcels to better align with expected future land use. The parcels are located on Jackson Drive across from the future Jackson Elementary School and are further identified as parcels V3_009600A, V3_0100, and V3_0099 on the table. Each parcel will be reclassified to General Commercial, better aligning them with the proposed zoning for the nearby Main Street Mixed Use Corridor and Community Business District under the Zoning Code Update.

Comprehensive Plan & Zoning Impacts:

The proposed changes will update the existing Comprehensive Plan Map by establishing future land uses for each parcel listed in the table

Site Plan:

Not Applicable

Signage:

Not Applicable

Additional Staff Comments:

Building Inspection/Zoning

Staff recommend approval of the proposed changes to Map 1- Future Land Use Plan for the Village of Jackson: 2050

Review Procedures:

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

Notice Requirements:

- Posting on the agenda
- Publishing a Class I Notice is required at least 30-days prior to the Village Board Public Hearing

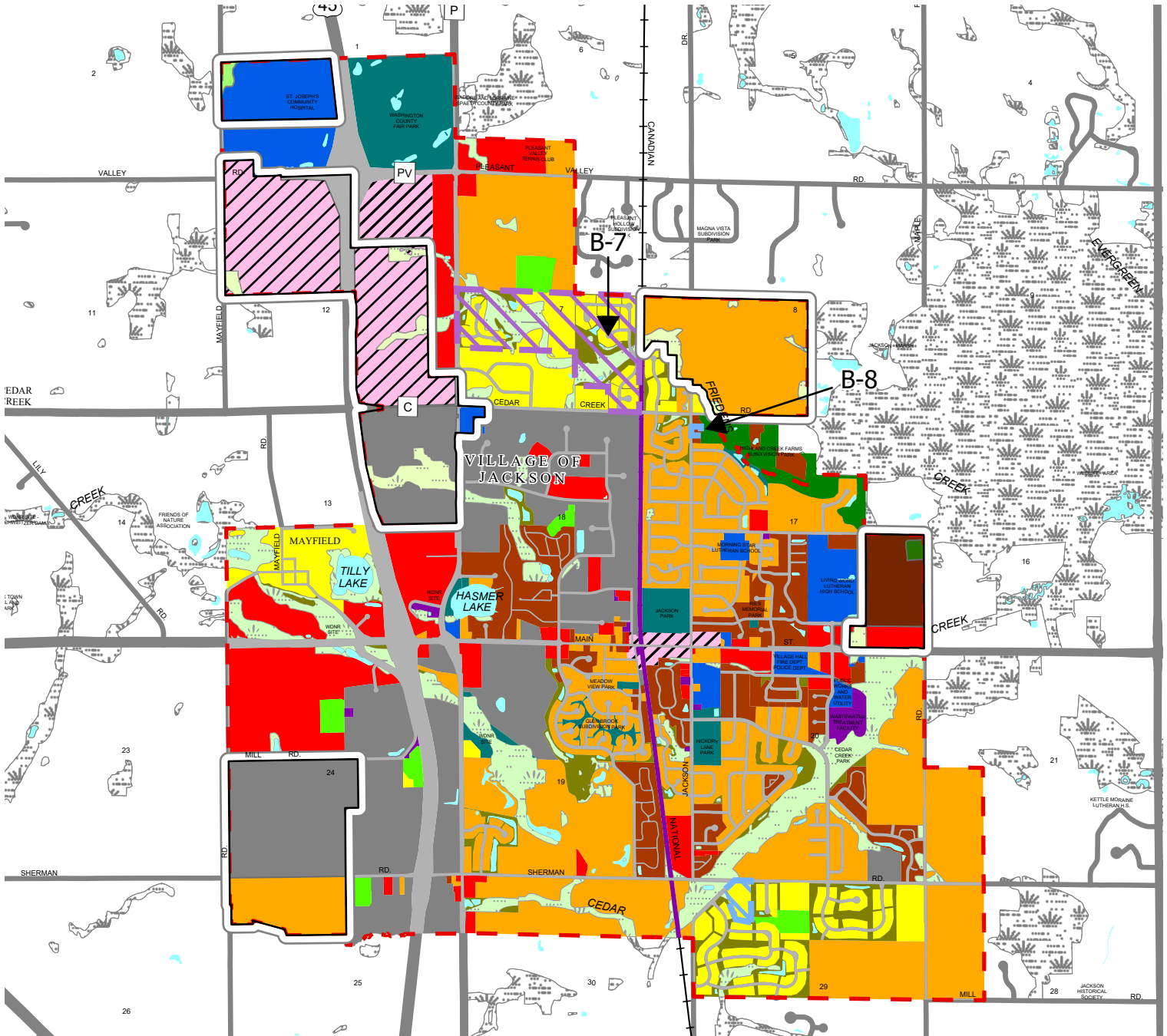
Potential Motion:

Motion to adopt Resolution #26-11 amending the Land Use Plan for the Village of Jackson: 2050 as presented.

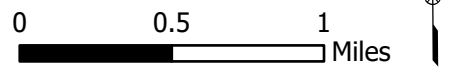
Attachments:

1. Land Use Map (*Mark Up Version*)
2. Proposed Use Table
3. Land Use Map (*Clean Version*)
4. Resolution #26-11 (*DRAFT*)

Map 1
DRAFT Land Use Plan for the Village of Jackson: 2050
Proposed Sewer Service Area Future Land Uses



- General Commercial
- Governmental and Institutional
- Industrial
- Suburban Density Residential
- Medium Density Residential
- Multi - Family / High Density Urban Residential
- Mixed Use
- Wetland Outside of PEC or INRA
- Isolated Natural Resource Area
- Primary Environmental Corridor
- Other Conservancy Lands to be Preserved
- Surface Water
- Park and Recreation
- Other Transportation and Utilities
- Streets and Highways
- Planned Sewer Service Area Boundaries (Proposed 2026)
- To be attached in 2021-2030 (B-8)
- To be attached in 2030 (B-7)
- Potential SSA Expansion Areas

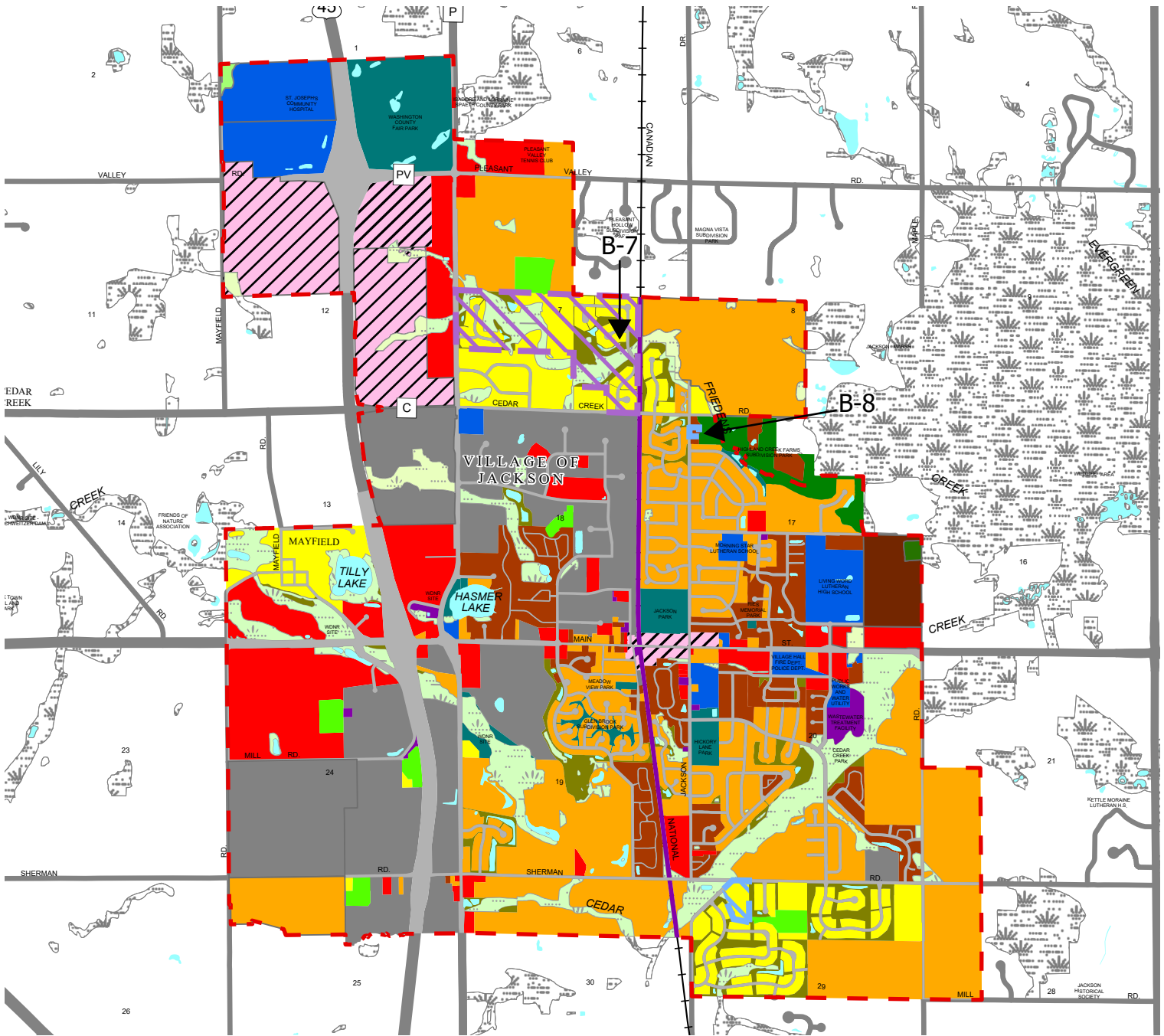


Source: Village of Jackson, Washington County, and SEWRPC
 Date Revised: 3/3/2026 11:26 AM

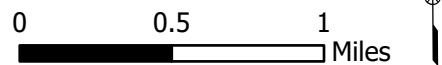
Area	Parcel	Village Current Land Use	Proposed Future Land Use
North Hospital - SSA Update	T9_0014	No Current Land Use Designation	Governmental Institutional, Isolated Natural Resource Area
	T9_0013	No Current Land Use Designation	Governmental Institutional
South of Highway - SSA Update	T9_001500A	No Current Land Use Designation	Mixed Use
	T9_047500A	No Current Land Use Designation	Mixed Use
	T9_0475	No Current Land Use Designation	Mixed Use
	T9_047400A	No Current Land Use Designation	Mixed Use
	T9_047400Z	No Current Land Use Designation	Mixed Use
	T9_047600Y	No Current Land Use Designation	Mixed Use
	T9_047600B	No Current Land Use Designation	Mixed Use, Wetland Outside of PEC or INRA
	T9_0477	No Current Land Use Designation	Mixed Use
East of Highway - SSA Update	T9_0472	No Current Land Use Designation	Mixed Use
	T9_047200A	No Current Land Use Designation	Wetland Outside of PEC or INRA
	T9_047300E	No Current Land Use Designation	Mixed Use, Wetland Outside of PEC or INRA
	T9_047300W	No Current Land Use Designation	Mixed Use
	T9_048300Z	No Current Land Use Designation	Mixed Use, Wetland Outside of PEC or INRA
	T9_0485	No Current Land Use Designation	Mixed Use, Wetland Outside of PEC or INRA
	T9_0486	No Current Land Use Designation	Mixed Use
	T9_048800Z	No Current Land Use Designation	Mixed Use
	T9_048700C	No Current Land Use Designation	Mixed Use
	T9_048700D	No Current Land Use Designation	Mixed Use
	T9_048700B	No Current Land Use Designation	Mixed Use
	T9_048900B	No Current Land Use Designation	Mixed Use
	T9_0489	No Current Land Use Designation	Mixed Use
	T9_048900C	No Current Land Use Designation	Mixed Use
East of Highway South of HWY C - SSA Update	T9_049200Z	No Current Land Use Designation	Industrial
	T9_049000Z	No Current Land Use Designation	Industrial, Wetland Outside of PEC or INRA
	T9_049100Z	No Current Land Use Designation	Industrial
	T9_049100A	No Current Land Use Designation	Industrial
	T9_049000D	No Current Land Use Designation	Industrial, Wetland Outside of PEC or INRA
	T9_049000C	No Current Land Use Designation	Industrial
	T9_049300Z	No Current Land Use Designation	Industrial, Wetland Outside of PEC or INRA
	T9_049600J	No Current Land Use Designation	Industrial, Wetland Outside of PEC or INRA

	T9_049600I	No Current Land Use Designation	Industrial
North East Village - SSA Update	T7_014700A	No Current Land Use Designation	Medium Density Residential
	T7_015200G	No Current Land Use Designation	Medium Density Residential, Wetland Outside of PEC or INRA
	T7_0147	No Current Land Use Designation	Medium Density Residential, Wetland Outside of PEC or INRA
	T7_0153	No Current Land Use Designation	Medium Density Residential, Wetland Outside of PEC or INRA
	T7_016400B	No Current Land Use Designation	Medium Density Residential
	T7_016400C	No Current Land Use Designation	Medium Density Residential, Wetland Outside of PEC or INRA
	T7_016400A	No Current Land Use Designation	Medium Density Residential
	T7_016400Z	No Current Land Use Designation	Medium Density Residential
	T7_0163	No Current Land Use Designation	Medium Density Residential, Wetland Outside of PEC or INRA, Isolated Natural Resource Area
	T7_016500B	No Current Land Use Designation	Medium Density Residential
	T7_0168	No Current Land Use Designation	Medium Density Residential, Wetland Outside of PEC or INRA
	T7_016500C	No Current Land Use Designation	Medium Density Residential
	T7_016600Z	No Current Land Use Designation	Medium Density Residential, Wetland Outside of PEC or INRA
	T7_0167	No Current Land Use Designation	Medium Density Residential
	T7_016700A	No Current Land Use Designation	Medium Density Residential
	T7_016700B	No Current Land Use Designation	Medium Density Residential
T7_016700C	No Current Land Use Designation	Medium Density Residential, Wetland Outside of PEC or INRA	
East Highway 60 - SSA Update	T7_047600A	No Current Land Use Designation	Multi-Family/High Density Urban Residential
	T7_0476	No Current Land Use Designation	Multi-Family/High Density Urban Residential, Primary Environmental Corridor
	T7_047900Z	No Current Land Use Designation	Multi-Family/High Density Urban Residential
Southwest - SSA Update	T9_0759	No Current Land Use Designation	Industrial
	T9_0758	No Current Land Use Designation	Industrial
	T9_0764	No Current Land Use Designation	Industrial
	T9_076000C	No Current Land Use Designation	Industrial
	T9_076000B	No Current Land Use Designation	Industrial
	T9_0761	No Current Land Use Designation	Industrial
	T9_077400A	No Current Land Use Designation	Medium Density Residential
	T9_0774	No Current Land Use Designation	Medium Density Residential
T9_0773	No Current Land Use Designation	Medium Density Residential	
Other Proposed Changes	V3_009600A	Industrial	General Commercial
	V3_0100	Industrial	General Commercial
	V3_0099	Medium Density Residential	General Commercial

Map 1 DRAFT Land Use Plan for the Village of Jackson: 2050



- General Commercial
- Governmental and Institutional
- Industrial
- Suburban Density Residential
- Medium Density Residential
- Multi - Family / High Density Urban Residential
- Mixed Use
- Wetland Outside of PEC or INRA
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- Other Conservancy Lands to be Preserved
- Surface Water
- Park and Recreation
- Other Transportation and Utilities
- Streets and Highways
- Planned Sewer Service Area Boundaries (Proposed 2026)
- To be attached in 2021-2030 (B-8)
- To be attached in 2030 (B-7)



Source: Village of Jackson, Washington County, and SEWRPC
Date Revised: 3/3/2026 11:23 AM

RESOLUTION #26-11

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

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

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

WHEREAS, the Village of Jackson partnered with Southeastern Wisconsin Regional Planning Commission to update the Community Assistance Planning Report No. 124 (3rd Edition) Sanitary Sewer Service Area Plan for the Village of Jackson Washington County, WI; and

WHEREAS, it is necessary for the Village of Jackson to update *A Comprehensive Plan for the Village of Jackson: 2050* prior to approving the update to the Sanitary Sewer Service Area Plan for the Village of Jackson; and

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

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

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

PART 1. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by incorporating the projected land use for the Parcels listed below to *Government and Institutional*:

Parcel: T9_0013

PART 2. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by incorporating the projected land use for the Parcels listed below to *Government and Institutional and*

Isolated Natural Resource Area:

Parcels: T9_0014

PART 3. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by incorporating the projected land use for the Parcels listed below to *Mixed Use*:

Parcels: T9_001500A, T9_047500A, T9_0475, T9_047400A, T9_047400Z, T9_047600Y, T9_0477, T9_0472, T9_047300W, T9_0486, T9_048800Z, T9_048700C, T9_048700D, T9_048700B, T9_048900B, T9_048900B, T9_0489, T9_048900C

PART 4. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by incorporating the projected land use for the Parcels listed below to *Mixed Use and Wetland Outside of Primary Environmental Corridor or Isolated Natural Resource Area*:

Parcels: T9_047600B, T9_047300E, T9_048300Z, T9_0485

PART 5. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by incorporating the projected land use for the Parcels listed below to *Wetland Outside of Primary Environmental Corridor or Isolated Natural Resource Area*:

Parcels: T9_047200A

PART 6. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by incorporating the projected land use for the Parcels listed below to *Industrial*:

Parcels: T9_049200Z, T9_049100Z, T9_049100A, T9_049000C, T9_049600I
Parcels: T9_0759, T9_0758, T9_0764, T9_076000C, T9_076000B, T9_0761

PART 7. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by incorporating the projected land use for the Parcels listed below to *Industrial and Wetland Outside of Primary Environmental Corridor or Isolated Natural Resource Area*:

Parcels: T9_049000Z, T9_049000D, T9_049300Z, T9_049600J

PART 8. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by incorporating the projected land use for the Parcels listed below to *Medium Density Residential*:

Parcels: T7_0167, T7_016700A, T7_016700B, T7_016500C, T7_016500B, T7_016400A, T7_016400Z, T7_014700A, T7_016400B
Parcels: T9_077400A, T9_0774, T9_0773

PART 9. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by incorporating the projected land use for the Parcels listed below to *Medium Density Residential and Wetland Outside of Primary Environmental Corridor or Isolated Natural Resource Area*:

Parcels: T7_015200G, T7_0147, T7_0153, T7_016400C, T7_0168, T7_016600Z, T7_016700C

PART 10. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by incorporating the projected land use for the Parcels listed below to *Medium Density Residential, Wetland Outside of Primary Environmental Corridor or Isolated Natural Resource Area, and Isolated Natural Resource Area*:

Parcels: T7_0163

PART 11. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by incorporating the projected land use for the Parcels listed below to *Multi-Family/High Density Urban Residential*:

Parcels: T7_047600A, T7_047900Z

PART 12. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by incorporating the projected land use for the Parcels listed below to *Multi-Family/High Density Urban Residential and Primary Environmental Corridor*:

Parcels: T7_0476

PART 13. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for the Parcels listed below from *Industrial* to *General Commercial*.

Parcels: V3_009600A, V3_0100

PART 14. Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for the Parcels listed below from *Medium Density Residential* to *General Commercial*.

Parcels: V3_0099

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

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

Introduced by: _____ Seconded by: _____

Vote: _____ ayes _____ nays Passed and Approved: _____

 Brian J. Heckendorf – Village President

Attest: _____
 Pamela Wolf – Interim Clerk/Deputy Clerk

Proof of Posting:

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

 Village Official

 Date