



**VILLAGE OF JACKSON
PLAN COMMISSION MEETING AGENDA**

Thursday, July 16, 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. Citizens/Village Staff to Address the Plan Commission (Please sign-in with the Clerk prior to speaking. Please note this is a business meeting, not a public hearing. People wishing to speak on an item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)
3. Approval of Minutes for the Plan Commission Meeting of June 18, 2026
4. Ordinance #26-08 - Rezoning of Parcel V3_053300D from Planned Unit Development District (PUD) to R-6 Mixed Residential District
5. Review and Discussion of Revised Zoning Code Updates including Articles 14,15,17,19,21,22,24 & 25 and Preliminary Results of Online Survey - Tim Schwecke - CivikTec
6. 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, June 18, 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, Dan Reik, and Duane Hafemeister, and Matt Van Eperen

Members Excused: Tr. Engelhardt

Members Absent: Jon Molkentin

Staff Present: Administrator Jen Heidtke, Inspections and Zoning Director Collin Johnson, and Interim Clerk Pamela Wolf

2. Citizens/Village Staff to Address the Plan Commission (Please sign-in with the Clerk prior to speaking. Please note this is a business meeting, not a public hearing. People wishing to speak on an item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)

None.

3. Approval of Minutes for the Plan Commission Meeting of April 16, 2026

The motion to approve Minutes for the Plan Commission Meeting of April 16, 2026, was made by Tr. Emmrich and seconded by M. Van Eperen.

Vote: 5 ayes, 0 nays. Motion carried.

4. Conditional Use and Site Plan Review - N168W20160 Main Street - Freedom Fellowship Church

The motion to recommend the Village Board approve the conditional use request and site plan for Freedom Fellowship Church to operate a worship facility and related uses at N168W20160 was made by M. Van Eperen and seconded by D. Hafemeister.

Vote: 5 ayes, 0 nays. Motion carried.

5. Adjourn

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

Vote: 5 ayes, 0 nays. Motion carried. The meeting adjourned at 7:03 PM.

Respectfully Submitted,

Pamela Wolf
Interim Clerk
Village of Jackson

DRAFT

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: July 16, 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 & Zoning

Subject: Ordinance #26-08 – To Rezone Parcel V3_053300D from Planned Unit Development (PUD) to R-6 Mixed Residential District - Richard Knabe

Background and Analysis:

The developer, Richard Knabe, is proposing to construct four, two-family dwellings on the 1.7-acre parcel. The development is located just east of the Oaks of Jackson subdivision and will consist of four, two-family homes on a singular lot. The homes will be accessed by a private road extending south of Spruce Street. The development has a proposed density of 4.7 dwelling units per net acre.

Each of the units will feature two bedrooms. The left side units will also contain two on-suite bathrooms and a separate half bath. Right side units will feature two bedrooms with a Jack and Jill style bathroom along with a separate half bath. Laundry areas and attached, two car garages are also planned for each unit.

The roughly 230-foot-long private roadway will be 24 feet wide with 24" curb and gutter and 5-foot-wide sidewalks connecting to Spruce Street provided on each side. A fire hydrant is planned for the south end of the private road.

Proposed landscaping includes a mix of spruce and maple trees flanking the north entrance of the property with additional plantings located along the east property line. Individual unit landscaping includes a variety of foundational plantings consistent with typical residential landscaping.

Comprehensive Plan & Zoning Impacts:

A previous amendment to the Village's 2050 Comprehensive Plan Map in May of this year reclassified the land from General Commercial to Medium-Density Residential. The proposed development and zoning designation are similar to nearby developments consisting primarily of one and two-family homes.

The requested rezoning to R-6 Mixed Residential District is the final step in the development approval process. The development standards for the R-6 Mixed Residential District are outlined below for your reference.

Sec. 48-142. R-6 Mixed Residential District.

(a) Generally. The R-6 Mixed Residential District is intended to provide for one and two-family residential development at densities not to exceed 7.2 dwelling units per net acre, served by municipal sewer and water facilities.

(b) Permitted uses. Two-family dwellings, a complex of two or more two-family dwellings on a lot, twin-home dwellings, and single-family dwellings.

(c) Permitted accessory uses. Permitted accessory uses include private garages, private carports, sheds (garden, tool, and storage) incidental to the residential use, and home occupations and professional home offices as specified in section 48-1.

(d) Conditional uses. Conditional uses include group homes, foster homes, and halfway houses provided that there shall be a minimum lot area of 1,500 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

(e) Lot area and width. Except for twin-home lots, all lots shall be a minimum of 6,000 square feet in area for each dwelling unit and shall not be less than 85 feet in width at the setback line. Twin-home lots shall be a minimum of 4,500 square feet in area for each dwelling unit and shall not be less than 40 feet in width at the setback line.

(f) Building height and area. No principal building or parts of a principal building shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height. The total minimum floor area of a one-bedroom dwelling shall be 700 square feet; the total minimum floor area of a two-bedroom dwelling shall be 1,000 square feet.

(g) Setbacks and yards. There shall be a minimum setback of 25 feet from the right-of-way of local streets. There shall be a 30-foot minimum setback from the right-of-way of all collector and arterial streets. There shall be a side yard on each side of all buildings not less than 15 feet in width and a rear yard of not less than 25 feet. Within a two-family development complex, the minimum distance between residential buildings shall be 30

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 rezoning request.

Engineering

See attached Plan Review Document

Review Procedures:

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

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Notification of all other municipalities, including non-contiguous, located within 1000 feet of the subject property

- Publishing a Class II Legal Notice is required at least 30 days prior to the Village Board Public Hearing

Potential Motion:

Motion to approve Ordinance #26-08 to rezone Parcel V3_053300D from Planned Unit Development (PUD) to R-6 Mixed Residential District, subject to the following conditions:

1. The execution of a definitive Development Agreement for the use of the subject as a residential development, which development agreement shall include such terms and conditions as determined by the Village Board, and acceptable to the Village Attorney, including adequate provisions for the inspection, acceptance, and financial security for any improvements to be dedicated to the Village.
2. Developer shall provide an/or comply with Items 1-26 as detailed on the Plan Review document dated July 7, 2026, from Cedar Corporation.

Attachments:

1. PC Application
2. Location Map
3. Construction, Site, and Civil Plans
4. Ordinance #26-08

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 Spruce St. Unit: Jackson, WI

Parcel #: 2 Lot Size: 74,440 sq. ft. Building Area: 14,000 sq. ft.

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

APPLICANT INFORMATION

Name(s): Richard Knabe Kathleen Trowbridge

Mailing Address: _____ WI Zip _____

Office: (____) _____) _____

Email: _____

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): Same as above

Address: _____ State _____ Zip _____

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

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: H+Structures, Inc.

Primary Contact: Richard A Knabe

Address: _____

Office: (____) _____

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 on the lot off of a new driveway to the homes. These are going to be investment properties for our children.

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

Hours of Operation: N/A

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

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

Describe all businesses, properties and other entities located adjacent to the proposed use: empty lot to East, Condo's to the South Residential housing to West, Vacant across Space St. to North.

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: Construct (4) homes. Duplexes. Single story w basement. ~~Or~~ Private Road to serve the driveways to homes.

Describe any proposed grading, and/or stormwater management plan: we are disturbing less than 1 acre, but can put in small holding areas at the corners of the lot.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: New access Road trees to the North and East For improvement berms to East with planting to shield development East of lot.

Describe any proposed on-site security measures including site lighting: Small lights at each drive way

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): Not needed there would be a hydrant (existing) at Road Entrance we would have a T turnabout at end of Road

Describe the projected traffic circulation and impacts: none, entrance to driveways is
off of a new private Road

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

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

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

☒ No ☐ Yes If yes, explain: _____

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

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Wood Construction
LP Siding Shingled Roofs, Concrete basement walls.

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

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

Describe all proposed screening/buffering from adjacent properties (where required by ordinance):
Possible berms with evergreens on East Side to
Screen Potential Commercial building

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

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): Richard D. Knabe
Applicant Signature: Richard D. Knabe
Co-Applicant Name (Print): Kathleen Trowbridge
CO-Applicant Signature: _____
Date of Application: 4-22-2026

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

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: 311652

Date: 4/24/2026

Check

RECEIVED
FROM KNABE, RICHARD D

\$425.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Received on account 100-00-45730-000-000	425.00
	PLANNING / ZONING FEES	
	PLAN COMM APP / CK #2516	

TOTAL RECEIVED	425.00
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Receipt Memo: PLAN COMM APP / CK #2516

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

1:1,200

0

75

150

300 ft

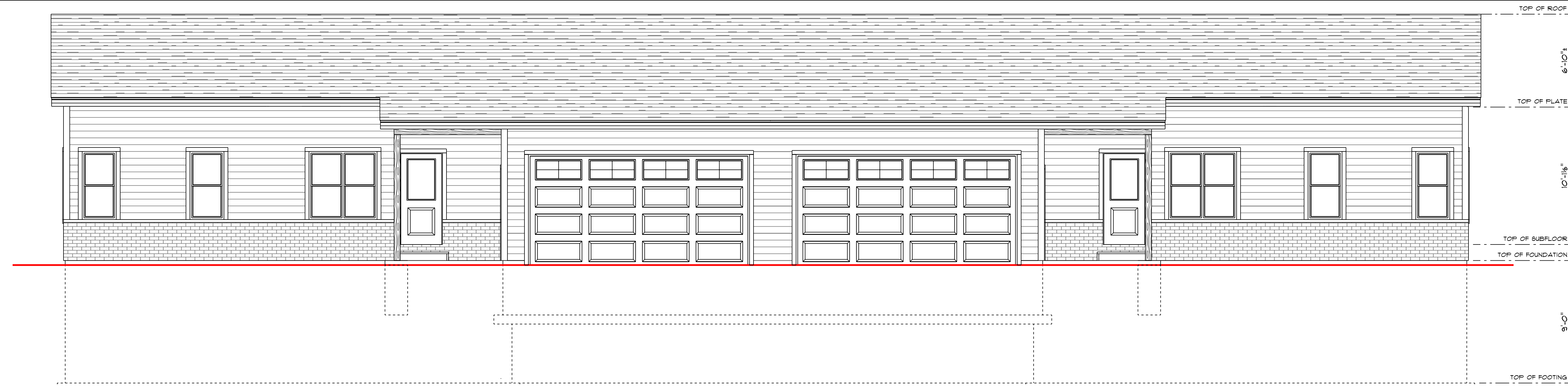
0

20

40

80 m

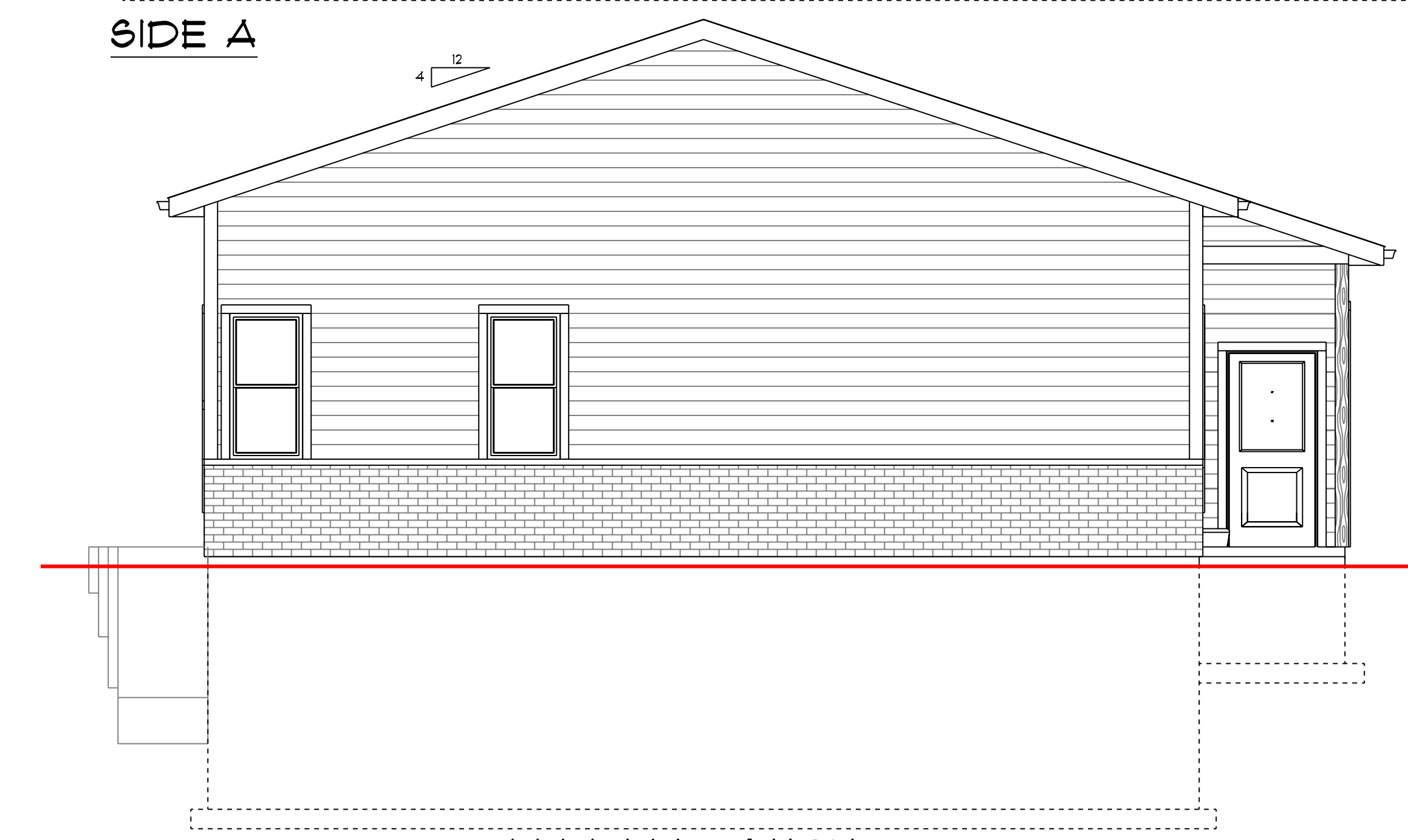
Page 13 of 81



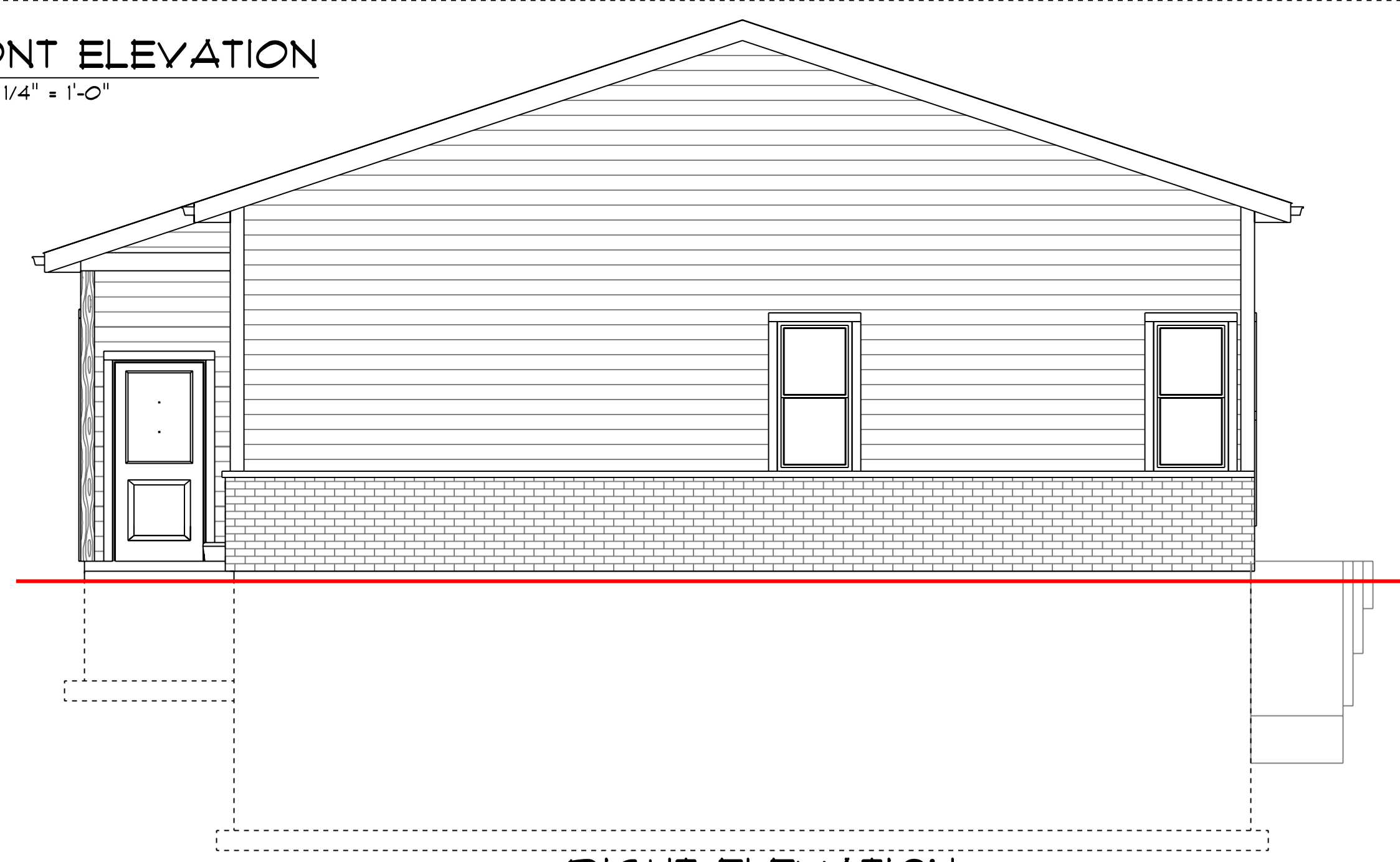
SIDE A

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

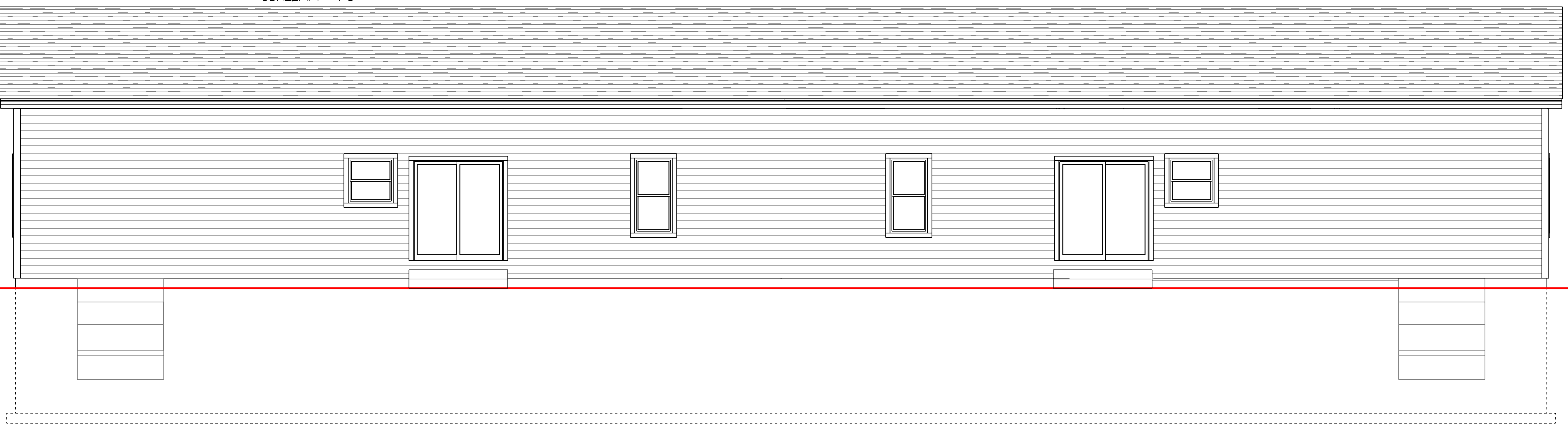
SIDE B



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THE PLANS AND CHECKING THEM FOR ACCURACY, THE OWNER/CONTRACTORS FOR THIS PROJECT MUST CHECK AND VERIFY ALL DETAILS, FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. ZUERN BUILDING PRODUCTS WILL NOT BE HELD LIABLE FOR THIS PROJECT. OWNER/CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

ALL STRUCTURAL NOTATIONS ARE FOR REFERENCE ONLY AND ARE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY ALL STRUCTURAL ENGINEERING TO MEET ALL STATE AND LOCAL CODES AND IS APPROVED BY THE STATE INSPECTOR AND STRUCTURAL ENGINEER

ALL EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY OR STUD. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD. WINDOW SIZES ARE FOR REFERENCE ONLY. OWNER/ CONTRACTOR TO VERIFY MANUFACTURER AND SIZE TO MEET ALL CODE REQUIREMENTS: INCLUDING EGRESS, LIGHT AND VENTILATION.

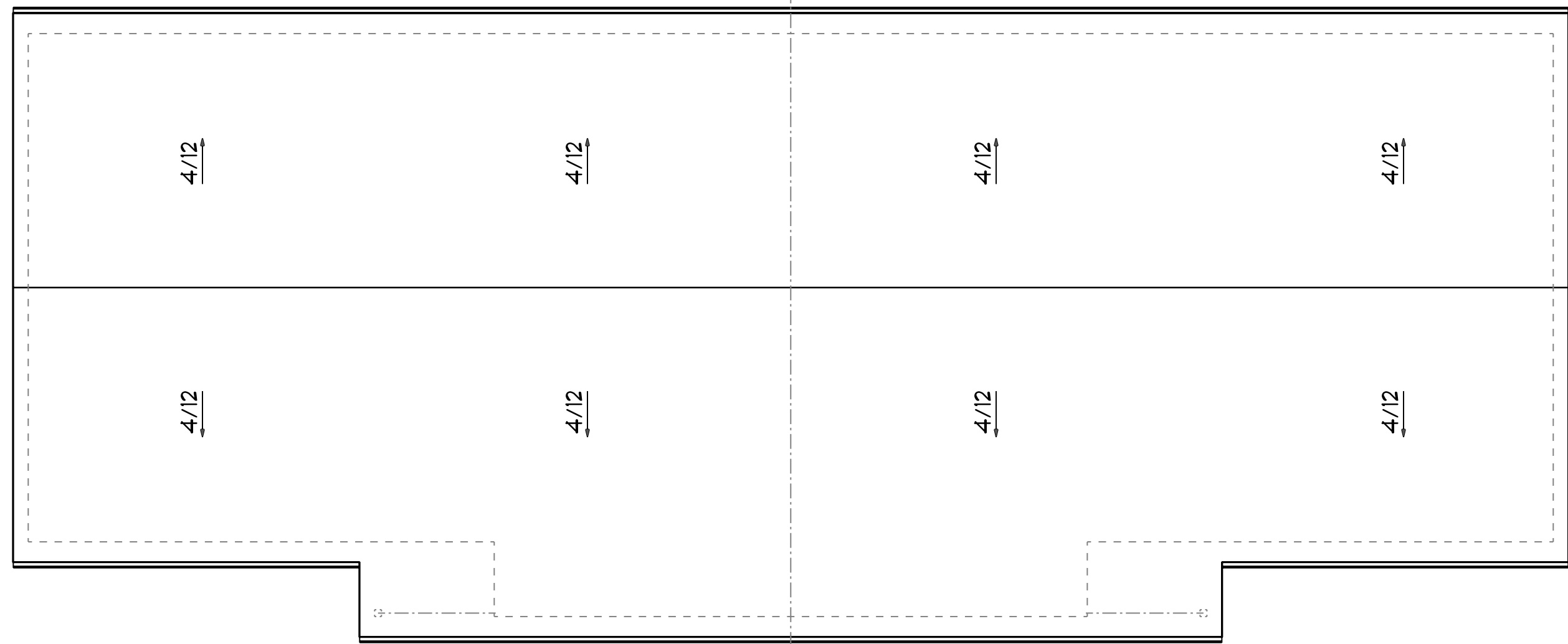
UPON FULL PAYMENT, OWNERSHIP OF THE FINAL PLAN SET, INCLUDING ALL COPYRIGHTS, TRANSFERS EXCLUSIVELY TO THE UNDERSIGNED. ZUERN BUILDING PRODUCTS & DESIGN CENTER RETAINS NO RIGHTS THEREAFTER.

DW'G BY:
RMS
DATE
11/17/2025
REVISED
01/12/2026
05/06/2026

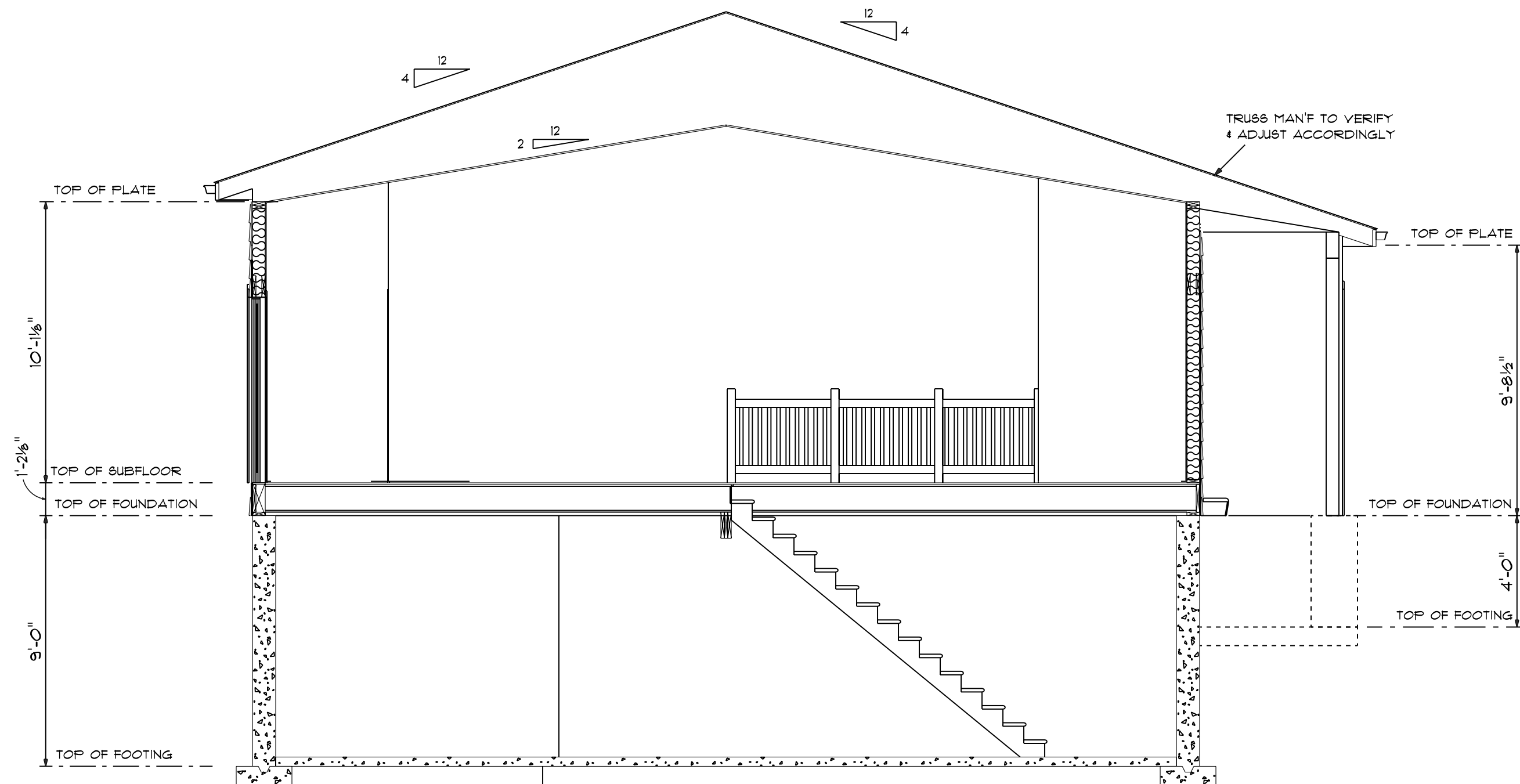


MIRANDA KNABE
JACKSON, WI

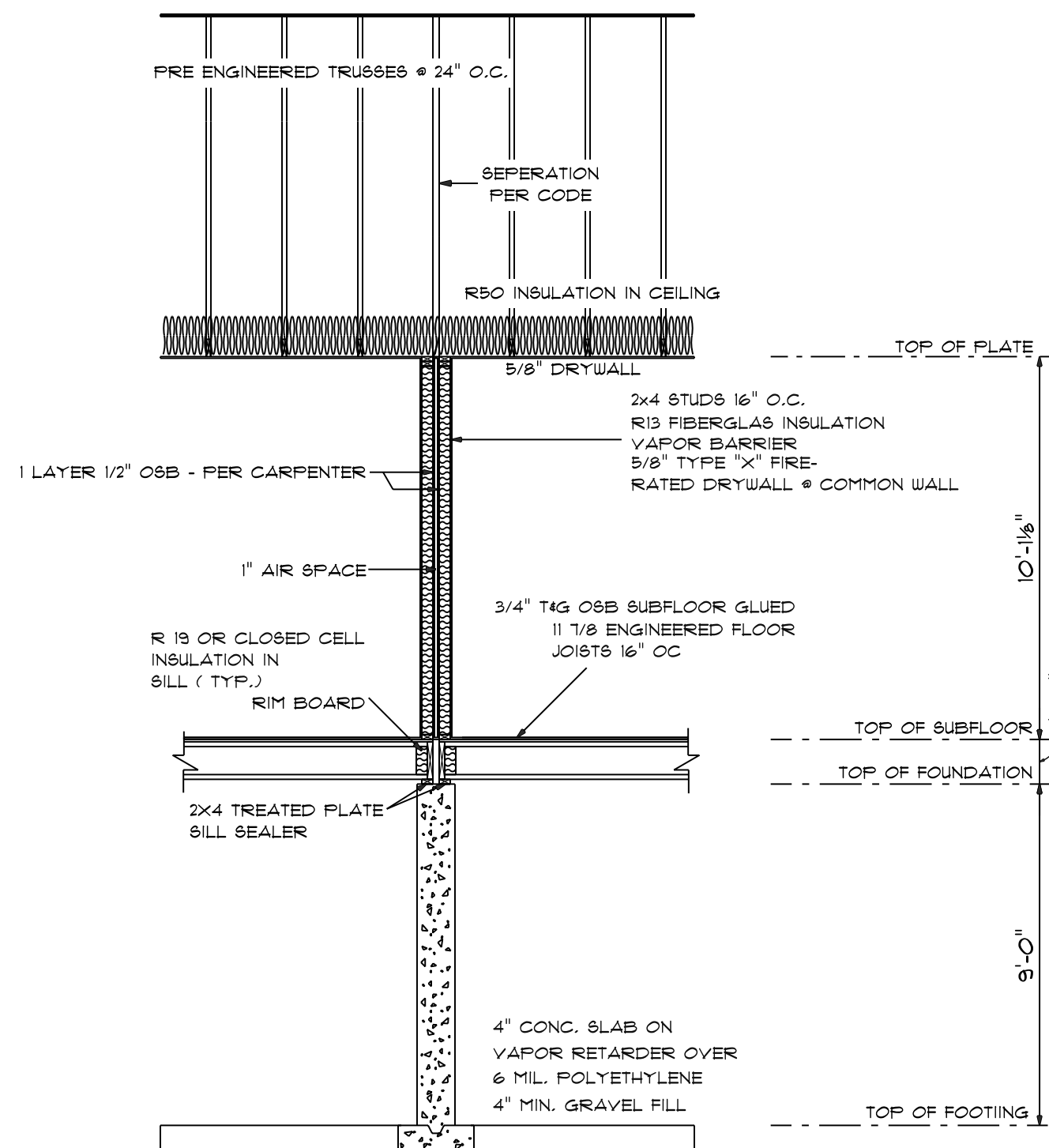
ZUERN
BUILDING PRODUCTS & DESIGN CENTER
DRAWING NUMBER
1 OF 5
JOB #5711



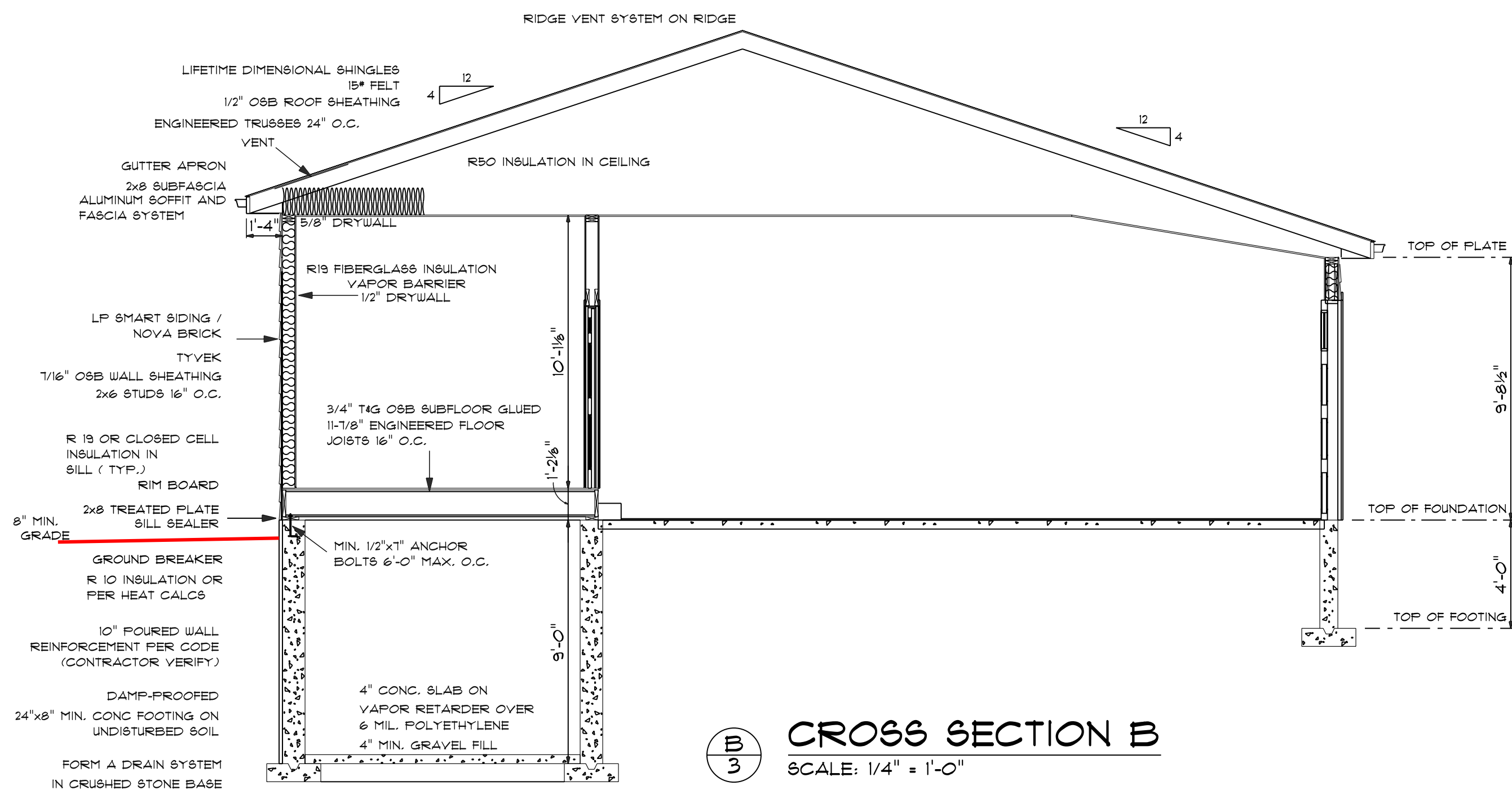
ROOF PLAN
SCALE: 1/8" = 1'-0"



CROSS SECTION A
SCALE: 1/4" = 1'-0"



PARTY WALL SECTION
SCALE: 1/4" = 1'-0"



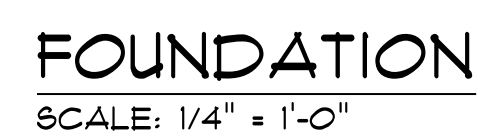
CROSS SECTION B
SCALE: 1/4" = 1'-0"

DW'G BY:
RMS
DATE
11/17/2025
REVISED
01/12/2026
05/06/2026



MIRANDA KNABE
JACKSON, WI

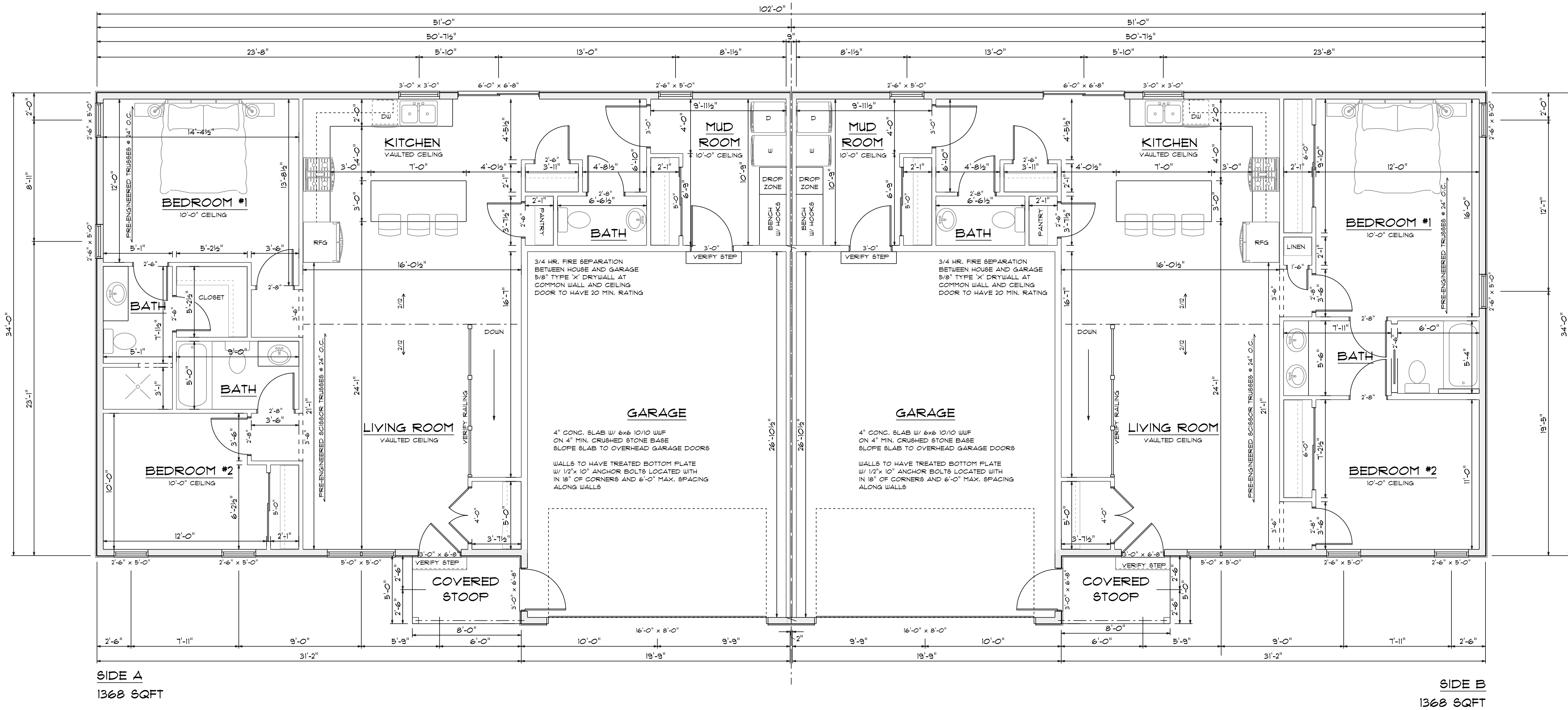
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BUILDING PRODUCTS & DESIGN CENTER
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2 OF 5
JOB #3711





MIRANDA KNABE
JACKSON, WI

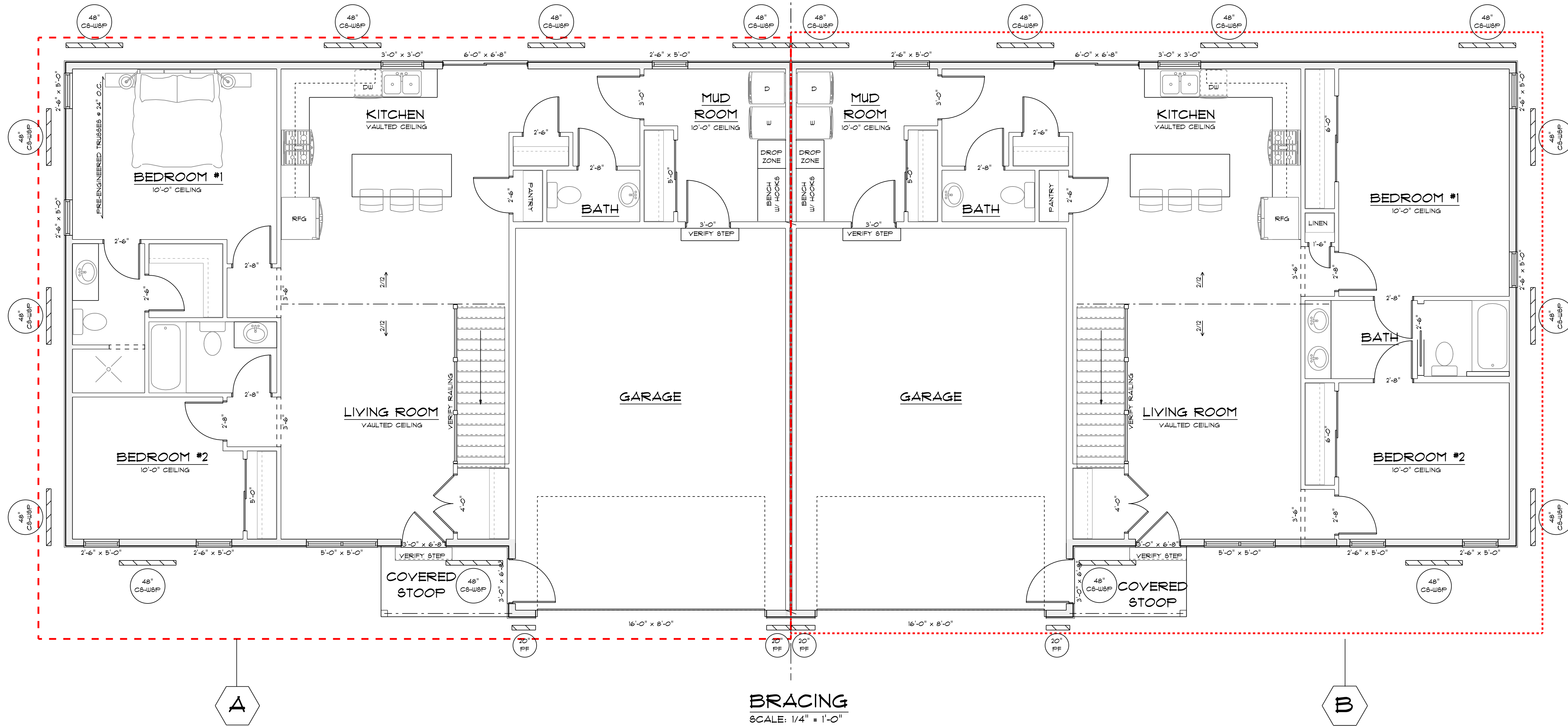
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BUILDING PRODUCTS & DESIGN CENTER
DRAWING NUMBER
4 OF 5
JOB #5711



MAIN FLOOR
SCALE: 1/4" = 1'-0"

SIDE A
1368 SQFT

SIDE B
1368 SQFT



BRACING
SCALE: 1/4" = 1'-0"

WALL BRACING COMPLIANCE WORKSHEET

INDICATE APPLICABLE WALL BRACING METHOD FOR EACH LEVEL (SEE TABLE 321.25-G), EACH LABELED RECTANGLE IF MORE THAN ONE (SEE 321.25-B/C/D), AND AMOUNT OF BRACING (* OF BRACED PANELS OR LENGTH OF BRACED WALL REQUIRED) PER THE RESPECTIVE TABLE (PROVIDE ADDITIONAL WORKSHEETS FOR ADDITIONAL RECTANGLES AS NEEDED).

RECTANGLE: A WALL HEIGHT: 10' EAVE TO RIDGE HEIGHT: 6'-10" MAX. OPENING HEIGHT: 6'-8" WIND EXP.: B

WALLS SUPPORTING:	INTERMITTENT METHOD (LIB, DUB, WSP, SFB, GB, PCP) AND * OF PANELS PER TABLE 321.25-I		CONTINUOUS METHOD (CS-WSP, CS-SFB) AND TOTAL LENGTH PER TABLE 321.25-J		PF METHOD (SEE FIG. 321.25-A) INDICATE * OF PF PANELS 16'-24" WIDE PROVIDED	
	MIN. PANEL WIDTH (TABLE 321.25-I) *		LONG: 6'-0" SHORT: 1'-5" MIN. PANEL WIDTH (TABLE 321.25-J) *		(2) 20"	
ROOF & CEILING ONLY	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE
ONE FLOOR, ROOF & CEILING			53'	35'		
TWO FLOORS, ROOF & CEILING						

INDICATE APPLICABLE WALL BRACING METHOD FOR EACH LEVEL (SEE TABLE 321.25-G), EACH LABELED RECTANGLE IF MORE THAN ONE (SEE 321.25-B/C/D), AND AMOUNT OF BRACING (* OF BRACED PANELS OR LENGTH OF BRACED WALL REQUIRED) PER THE RESPECTIVE TABLE (PROVIDE ADDITIONAL WORKSHEETS FOR ADDITIONAL RECTANGLES AS NEEDED).

RECTANGLE: B WALL HEIGHT: 10' EAVE TO RIDGE HEIGHT: 6'-10" MAX. OPENING HEIGHT: 6'-8" WIND EXP.: B

WALLS SUPPORTING:	INTERMITTENT METHOD (LIB, DUB, WSP, SFB, GB, PCP) AND * OF PANELS PER TABLE 321.25-I		CONTINUOUS METHOD (CS-WSP, CS-SFB) AND TOTAL LENGTH PER TABLE 321.25-J		PF METHOD (SEE FIG. 321.25-A) INDICATE * OF PF PANELS 16'-24" WIDE PROVIDED	
	MIN. PANEL WIDTH (TABLE 321.25-I) *		LONG: 6'-0" SHORT: 1'-5" MIN. PANEL WIDTH (TABLE 321.25-J) *		(2) 20"	
ROOF & CEILING ONLY	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE	LONG SIDE	SHORT SIDE
ONE FLOOR, ROOF & CEILING			53'	35'		
TWO FLOORS, ROOF & CEILING						

NOTE:

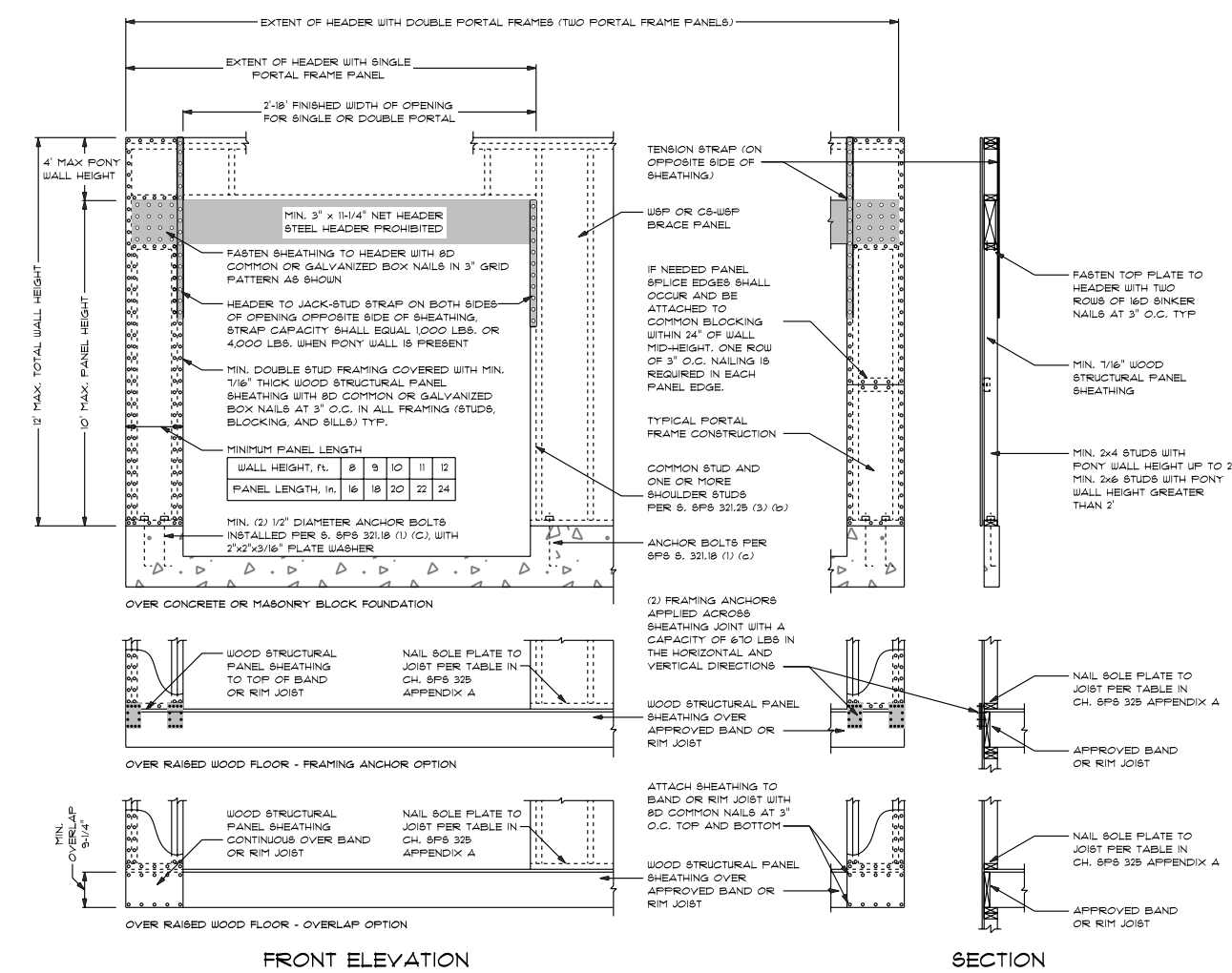
ENTIRE STRUCTURE IS TO BE CONTINUOUSLY SHEATHED. PLEASE NOTE STRUCTURAL PANEL LOCATIONS MEETS MINIMUM CODE REQUIREMENTS.

ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER, AND BE FASTENED TO COMMON BLOCKING OF A MIN. OF 1 1/2" THICKNESS

WALL TYPE ABBREVIATIONS

- CS-WSP: CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL, 1/16" APA SPAN RATED SHEATHING ALONG ENTIRE WALL LENGTH, FASTENED PER NAIL SCHEDULE
- PF: PORTAL FRAME BRACE CONSTRUCTION (SEE FIGURE 321.25-A)
- WSP: WOOD STRUCTURAL PANEL, 1/16" APA SPAN RATED SHEATHING, FASTENED PER NAIL SCHEDULE
- GB: GYPSUM BOARD INSTALLED ON BOTH SIDES OF WALL, 1/2" THICK GYPSUM, FASTENED PER NAIL SCHEDULE
- DUB: DIAGONAL WOOD BOARDS, MIN. 3/4" THICKNESS, FASTENED PER NAIL SCHEDULE
- CS-WSP-I: CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL, 1/16" APA SPAN RATED SHEATHING AND INSULATING PANEL ALONG ENTIRE WALL LENGTH, FASTENED PER NAIL SCHEDULE

FIGURE 321.25-A
METHOD PF - PORTAL FRAME BRACE CONSTRUCTION

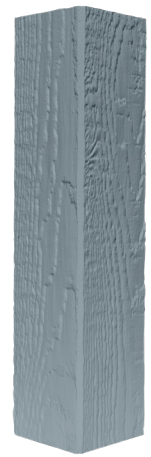


ON SITE STORAGE

- Handle prefinished LP® SmartSide® ExpertFinish® accessory products with extreme care during storage and application.
- Store off the ground, well supported, on a flat well-drained surface.
- Store products under a roof or separate waterproof covering.
- Keep products clean and dry. Inspect prior to installation.
- LP Accessory Products come in various sizes. Refer to the [LP SmartSide Catalog](#) for specific sizes.

GENERAL INFORMATION

- All wood substrate directly exposed to the weather must be sealed to prevent moisture intrusion and water build up.
 - Seal ALL exposed cuts of product.
 - Sealing can be accomplished by applying a paint or sealant according to the manufacturer's requirements. Field Spray applied coatings on cuts are not recommended.
- Cut accessory products with a sharp blade. Face prefinished surface up and cut downward. Replace blade if chipping or tearing occurs.
- Accessory products applied adjacent to surfaces such as porches, patios, balconies, or walking surfaces (including porch columns) must have a clearance of at least 1 inch (25 mm) above horizontal surface.
 - Clearance may be reduced to 3/8 inch (10 mm) for:
 - Porches, patios, balconies, or walking surfaces that slope away from the structure or the surface provides gaps that allow water to flow through so that it cannot accumulate, and is covered by a roof, not an eave or overhang; or
 - Porch columns with walking surfaces that slope away from the structure or the surface provides gaps that allow water to flow through so that it cannot accumulate.



Outside Corner Trim

Nailing Schedule

- Painting all exposed nail heads is recommended.
- **Fasteners:** Apply and correct overdriven fasteners as shown in (Figure 1a)
 - Do not overdrive nails
 - Nail head should seat snug, but not be countersunk which is considered overdriven.
- **Sealant:** Use an exterior-quality, non-hardening, paintable sealant.
 - Class 25 or higher exterior sealant meeting the ASTM C920 Standard Specification for Elastomeric Joint Sealants.
 - Follow the sealant manufacturer's instructions for application.



Mini-Split

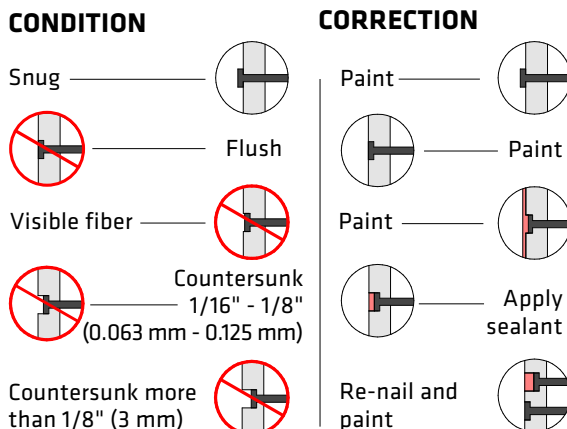


Figure 1a



J-Block



Jumbo Mounting Block

MOISTURE

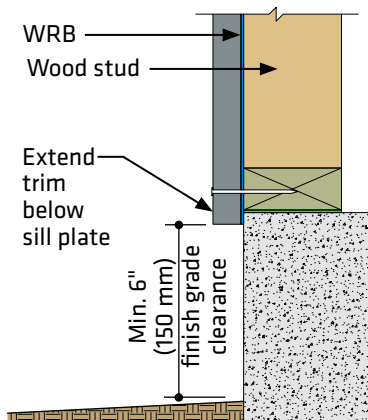
- Moisture and vapor control are critical elements of proper housing design.
 - Check your local building code for requirements for handling moisture and water vapor in your area.
 - Do not apply accessory products to a structure having excessive moisture conditions such as drying concrete, plaster or wet blown cellulose insulation.
 - If such conditions exist, building should be well ventilated to allow to dry prior to accessory product application.
 - When using wet blown cellulose insulation it must not be in direct contact with the siding, and it must be allowed to dry a min. of 24 hours or longer if specified by the insulation manufacturer.
- Accessory products must not be installed on green or crooked studs. Green studs must be allowed to equilibrate to ambient moisture conditions before accessory product is installed, and accessory product must be shimmed to maintain flatness if studs are crooked.
- Do not apply accessory products over rain-soaked or buckled sheathing.

Water-Resistive Barrier (WRB)

- A properly installed WRB is required behind accessory products, unless exempt by building code.
- LP assumes no liability for water penetration or any other issues associated with WRB.

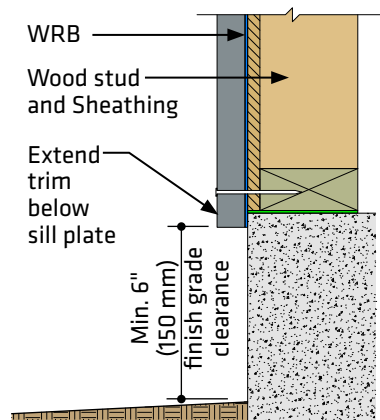
CLEARANCE & SEPARATION GUIDELINES

- Minimum 6 inch (152 mm) clearance must be maintained between accessory product and finish grade (ground cover). *[Min. 200 mm (8 inch) clearance must be maintained between cladding and finish ground when installing cladding in Canada in accordance with NBC, Section 9.27.2.4.(1) or local building code requirements.]*
- Provide separation between back of accessory and concrete or masonry foundation. Separation can be achieved using a WRB, flashing, or similar product. (Figures 2a, 2b, 2c)



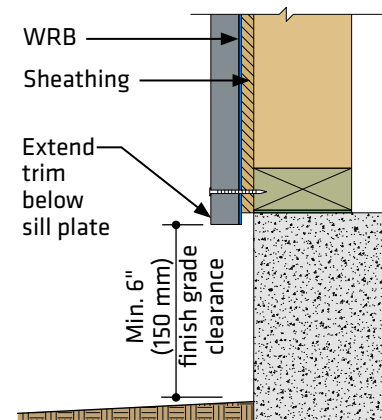
Direct to Stud Attachment

Figure 2a



Direct to Stud w/WSP Attachment

Figure 2b

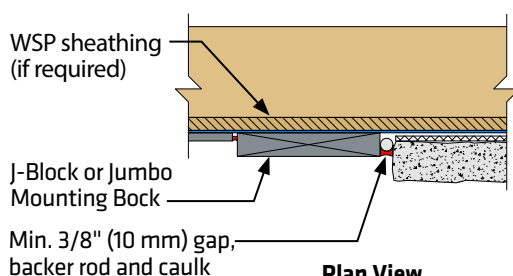


WSP Sheathing Attachment

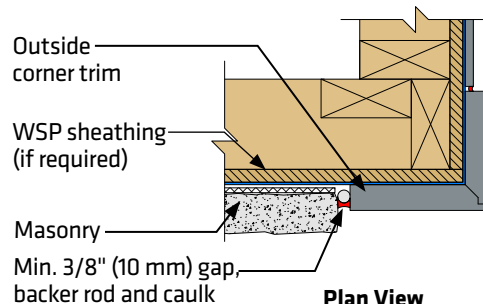
Figure 2c

TRIM OR ACCESSORY PRODUCTS ADJACENT TO STUCCO/MASONRY

- Accessory products must not be in direct contact with masonry, concrete, brick, stone, stucco or mortar.
- Where accessories are installed directly adjacent to stucco, brick, cultured stone, mortar, etc., leave a min. 3/8 inch (10 mm) gap and caulk, backer rod recommended. (Figures 2d, 2e)



Plan View
Figure 2d



Plan View
Figure 2e

GENERAL INFORMATION

J-Blocks, Jumbo Mounting Blocks & Mini-Splits

- Must be properly sealed or flashed in a manner that prevents moisture intrusion or accumulation.
- Properly integrate flashing with a WRB according to the manufacturer's instructions. Use housewrap, adhesive flashing housewrap tape or other items as needed to maintain counter-flashing principle. (Figure 3a)
- Leave a minimum 3/16 inch (5 mm) space at bottom and sides to allow for proper sealing. (Figure 3a)
- Maintain a min. 3/8 inch (10 mm) space between Z-flashing and bottom edge of siding. (Figure 3b)
 - Do not caulk between siding and Z-flashing.

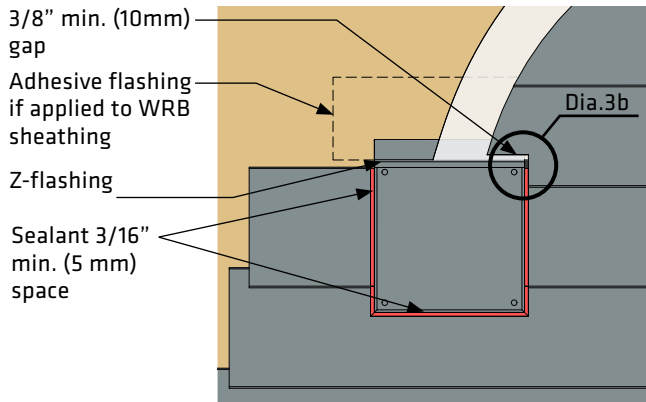


Figure 3a

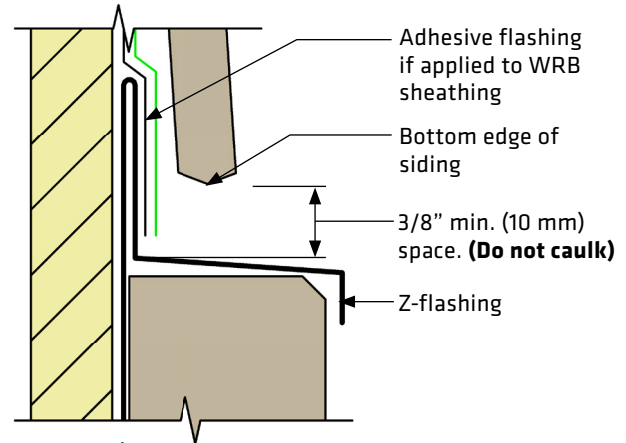


Figure 3b

- **Penetration Size:** Recommend maximum hole size of 4 inches (102 mm) for J-Blocks and Mini-Splits, and 8 inches (203 mm) for Jumbo Mounting Blocks. (Figure 3d & 3f)
- When cutting holes in J-Blocks, Jumbo Mounting Blocks, or Mini-Splits use a sharp blade. Replace blade if chipping or tearing occurs.

INSTALLATION

Fastening Instructions - Sheathing Only

- **Fastener size:** Use a minimum 0.092 inch **ring shank** diameter nail, hot-dip galvanized (ASTM A153) or equivalent.
 - Fasteners shall be corrosion resistant and capable of preventing rust, stain and deterioration under normal outdoor environmental conditions for a period of no less than 50 years.
- **Fastener length:** Long enough to fully penetrate a min. 7/16 category wood structural panel (WSP) by at least 1/4 inch (6 mm). Ensure that the ring shanks of the nail fully engage the wood structural panel.
 - WSP wall sheathing must be a min. 7/16 Category with APA Trademark Stamp that contains the consensus Standard DOC PS 1 or DOC PS 2. [In Canada in accordance with CSA O437.0]
- **Fastener placement:** 1/2 inch (13 mm) from edge at each corner.
 - J-Blocks & Jumbo Mounting Blocks require a total of 4 nails, see Figures for nail placement. (Figures 3c & 3d)
 - Mini-Splits require a total of 4 nails, see Figures for nail placement. (Figures 3e & 3f)
 - Top and bottom pieces are held together using 2 reinforcement pocket screws.
 - Recommend reinforcement pocket screws be reinstalled before attaching to wall, when possible.

J-Block & Jumbo Mounting Block

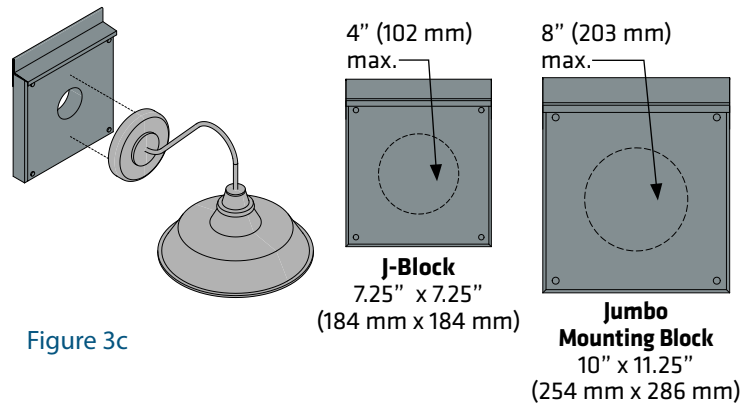


Figure 3c

Figure 3d

Mini-Split

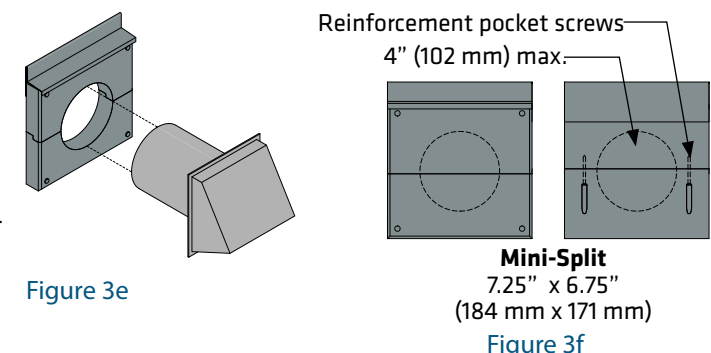


Figure 3e

Figure 3f

GENERAL INFORMATION

Outside Corner Trim

- Must be applied in a manner that will not allow moisture intrusion or water accumulation.
- Ensure siding does not extend beyond the face of the Outside Corner Trim.
- May be installed to wood structural panel wall sheathing; or directly over wood, wood composite or fiber cement siding.
- Where edges of trim meet siding material, windows, doors or other finished openings, leave a minimum 3/16 inch (5 mm) space to allow for proper sealant/caulking.

INSTALLATION

Fastening Instructions - Direct to Stud

- **Fastener size:** Use a minimum 0.092 inch shank diameter nail, hot-dip galvanized (ASTM A153) or equivalent.
 - Fasteners shall be corrosion resistant and capable of preventing rust, stain and deterioration under normal outdoor environmental conditions for a period of no less than 50 years.
- **Fastener length:** Long enough to penetrate structural framing; or wood structural panels and structural framing a minimum of 1 inch (25 mm).
- **Fastener placement:** 3/8 inch (10 mm) from ends, 1-1/2" (38 mm) from outside corner edge. (Figure 4c)
 - Do not nail into outside corner edge. (Figure 4d)
- **Fastener spacing:** Trim must be fastened with two nails at both ends, with additional fasteners spaced a maximum of 24 inches (610 mm) o.c. along the length of the board (Figure 4a); or with two nails at both ends, with additional fasteners spaced a maximum of 12 inches (305 mm) o.c. along alternate edges the length of the board. (Figure 4b)
- **Fastener quantity:** Use a minimum of 2 nails per width.
- **Horizontal joints:** When stacking outside corner trim, end joints require a 3/16" inch (5 mm) space and seal with a ASTM C920 min. Class 25 sealant. (Figure 4e)

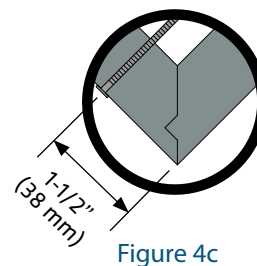
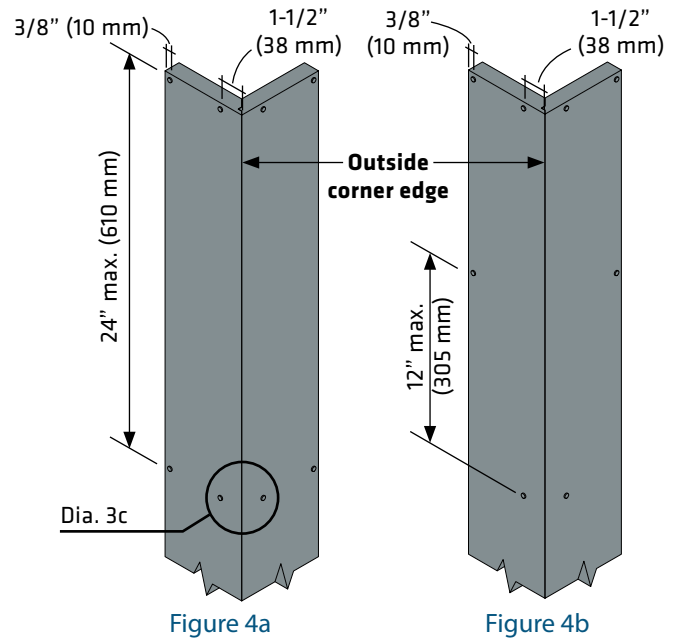


Figure 4c

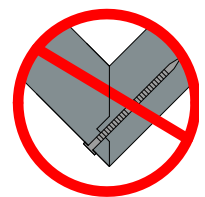


Figure 4d

ALTERNATIVE FASTENING OPTION - SHEATHING ONLY

- **Fastener size:** Use a minimum 0.092 inch **ring shank** diameter nail, hot-dip galvanized (ASTM A153) or equivalent.
 - Fasteners shall be corrosion resistant and capable of preventing rust, stain and deterioration under normal outdoor environmental conditions for a period of no less than 50 years.
- **Fastener length:** Long enough to penetrate a minimum 7/16 category wood structural panel sheathing (WSP) by at least 1/4 inch (6 mm).
 - WSP wall sheathing must be a min. 7/16 Category with APA Trademark Stamp that contains the consensus Standard DOC PS 1 or DOC PS 2. *[In Canada in accordance with CSA O437.0]*

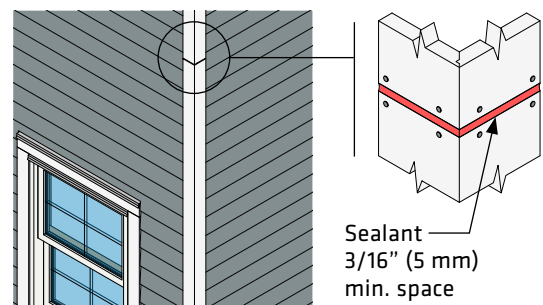


Figure 4e

FINISHING GUIDELINES

- When caulk is required, use a high-quality, non-hardening, paintable sealant meeting ASTM C920, minimum Class 25.
 - Follow sealant manufacturer's instructions for application.
- Paint all exposed surfaces, including all drip edges or where water will hang. For best results, use a high-quality 100% acrylic exterior paint specially formulated for use on wood and engineered wood substrates; oil paint is acceptable.
 - DO NOT USE stain or vinyl-based paint.
 - Apply paint as soon as possible or within 180 days.
 - Follow paint manufacturer's instructions for application.
 - Follow [LP's Care & Maintenance Instructions](#).

BRUSHED SMOOTH Accessory:

- Either flat, satin or semi-gloss coatings can be applied to brushed smooth finish accessory products.
 - Each offers different appearance & maintenance benefits.

CEDAR TEXTURE Accessory:

- For best results use semi-gloss finish.
- Touch up any damage to finish that may occur during application
- Apply touch up paint to cover scratches less than 1 inch (25 mm) in length and less than 1/16 inch (2 mm) wide, exposed nail heads and small nicks.
- Do not apply touch up paint to spots greater than 3/4 inch (19 mm) in diameter.
- Touch up paint should be used sparingly.
 - Apply touch up paint only when air, siding and paint temperature are above 50°F.
 - Store touch up paint between 40°F and 100°F.
 - Shake touch up paint for 90 seconds before every use.
 - Do not use touch up paint if you suspect it has frozen.
 - Do not apply touch up paint to wet accessory products.
 - Avoid touch up painting when condensation likely to form.
 - Avoid touch up painting when precipitation is possible.
- The touch up paint is air dried, while the factory applied coating is cured using ovens. For this reason, the touch up paint will have some minor differences initially and after time. Minimizing the use of touch up paint is the best approach to help ensure these minor differences are less noticeable.
- Use the appropriate applicator provided in the LP® SmartSide® ExpertFinish® Touch-Up Kit.
 - Nail Head Paint Applicator ([Figure 5a](#))
 - Cut End Paint Applicator ([Figure 5b](#))
- For additional touch-up paint, please call 800-334-3551.



Figure 5a



Figure 5b

LOUISIANA-PACIFIC CORPORATION PERIODICALLY UPDATES AND REVISES ITS PRODUCT INFORMATION AND APPLICATION, CARE, AND MAINTENANCE INSTRUCTIONS. WARRANTY REMEDIES ARE NOT AVAILABLE IF THESE INSTRUCTIONS ARE NOT FOLLOWED. THE INFORMATION IN THIS DOCUMENT IS SUBJECT TO CHANGE WITHOUT NOTICE.

FIND ALL LP® SMARTSIDE® PRODUCT LITERATURE AT LPCORP.COM/SMARTSIDE

LP® SmartSide® ExpertFinish® Accessories are covered under the [LP® SmartSide® and LP® SmartSide® ExpertFinish® Prorated 10-Year Limited Warranty and Arbitration Agreement – Accessories and Non-Standard Applications](#). Refer to the warranty, which is available online, for complete terms and conditions. Product must be transported, stored, handled, installed, finished, and maintained in accordance with all published application, finishing, care, and maintenance instructions, technical notes, and bulletins (collectively, "Instructions") in effect at the time of installation.

Failure to follow such Instructions will make the limited warranty inapplicable as to the products affected by such failure. No modification or exception to these Instructions and no non-published recommendations are valid unless issued in writing on a project-specific basis by LP's Sr. Director of Technology prior to application. Always check and comply with local building codes. Even where these instructions approve installation over certain substrates or incorporate requirements of building codes, LP's liability for the performance of the product is limited as expressly provided in the Limited Warranty.



Louisiana-Pacific Corporation
1610 West End Ave., Suite 200
Nashville, TN 37203
Customer Service: 800-334-3551

⚠ WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.

MECHANICALLY
FASTENED TO
THE STRUCTURE

Nova**brik**



NEW TRENDY COLOR:

YOUR HOUSE WITH A **CONTEMPORARY** LOOK AN **INTELLIGENT** SOLUTION, **BRILLANT** RESULTS!

- *NO MORTAR*
- *DURABLE material*
- *WATER resistant*
- *EXCEEDS building code standards*
- *EASY installation over RIGID INSULATION*



Smokey Mountain Gray

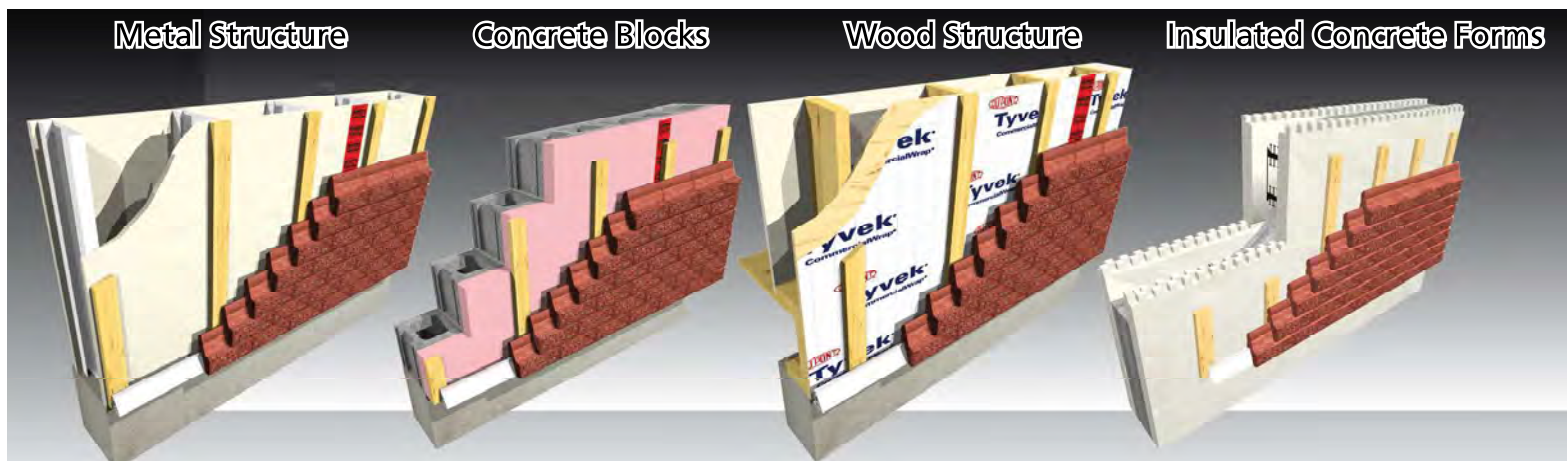
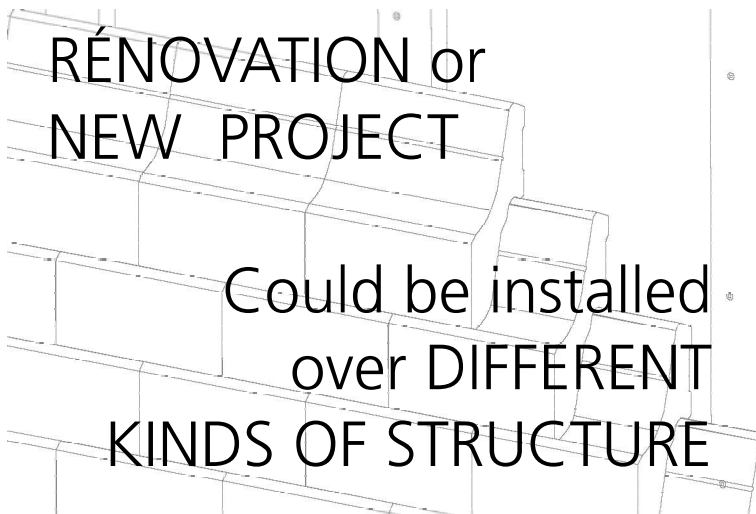




Exceptional
VERSATILITY







NOVABRIK
Split: 8"x 4"x 2½"



EXTERIOR CORNER BLOCK
Split: 4"x 4"x 6"



INTERIOR CORNER BLOCK
Split: 4"x 4"x 6"



WAINSCOT
Split: 8"x 5"x 4"



WINDOW SILL
15¾"x 4"x 2½"



**MITTERED WAINSCOT
(EXTERIOR)**
8"x 8"x 5"



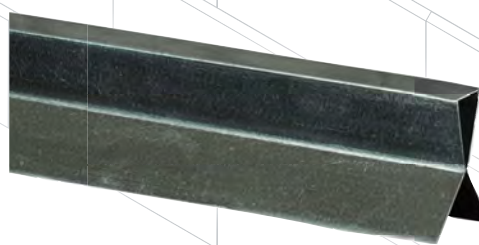
NOVABRIK

Products

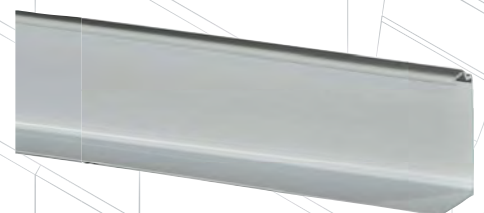
STARTER STRIP
PVC, 8'



CORNER TRACK
Galvanized Steel, 4'

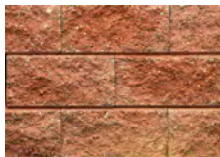


WINDOW TRIM
PVC, 8'



Color Choice

COLONIAL RED



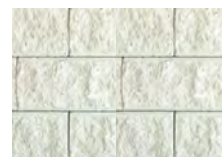
HARVEST BLEND



SMOKEY
MOUNTAIN GRAY



MARBLE WHITE



ARLINGTON BLEND



WALNUT



CHARCOAL



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SIMPLE EFFECTIVE DURABLE

- EASY Installation - NO MORTAR
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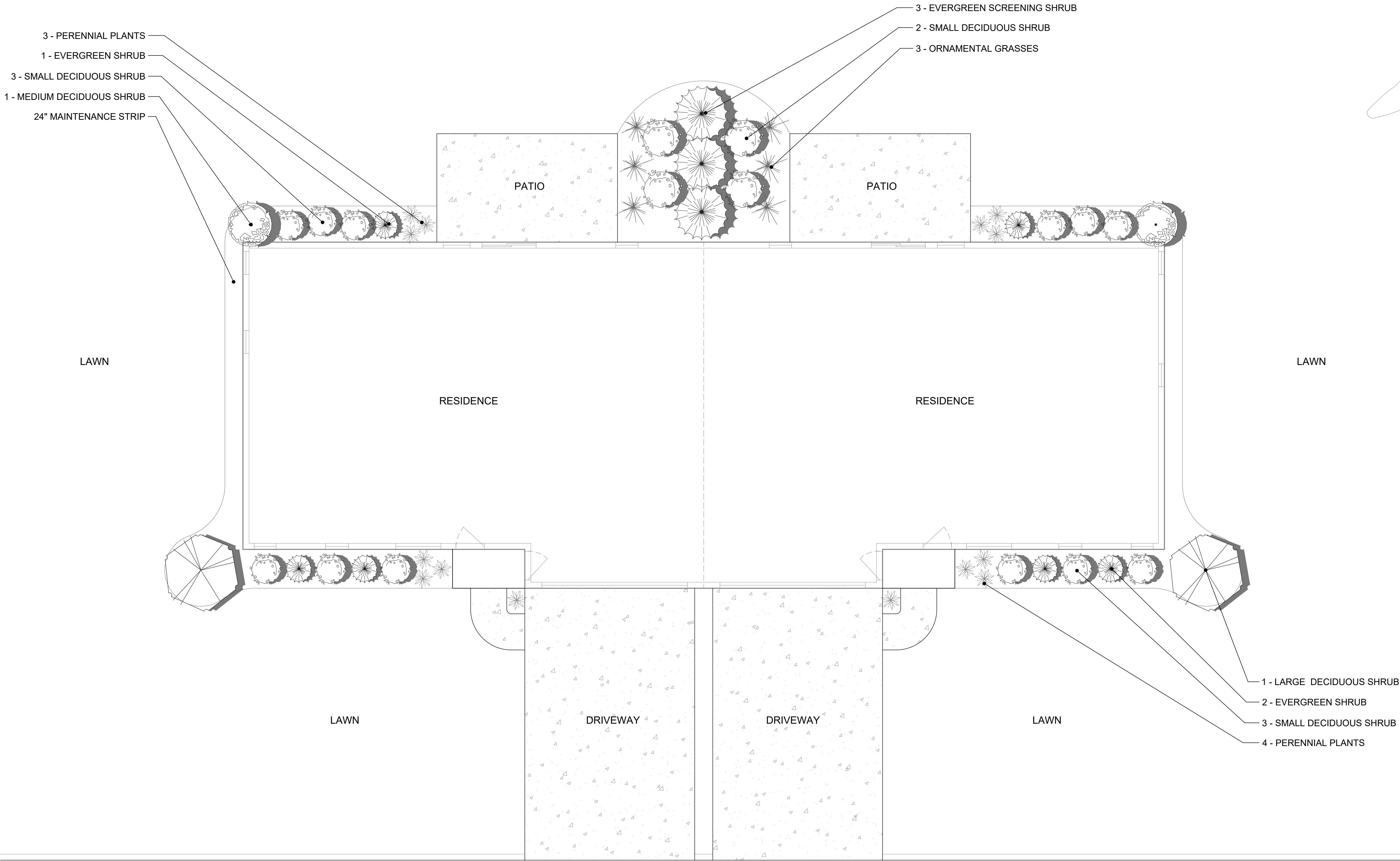
Novabrik****

FOR INFORMATION OR FREE MATERIAL QUOTE

514-354-1555 ou 1 866 678-2745

info@novabrik.com

novabrik.com



Knabe-Trowbridge
Duplex Site
Jackson, WI 53037



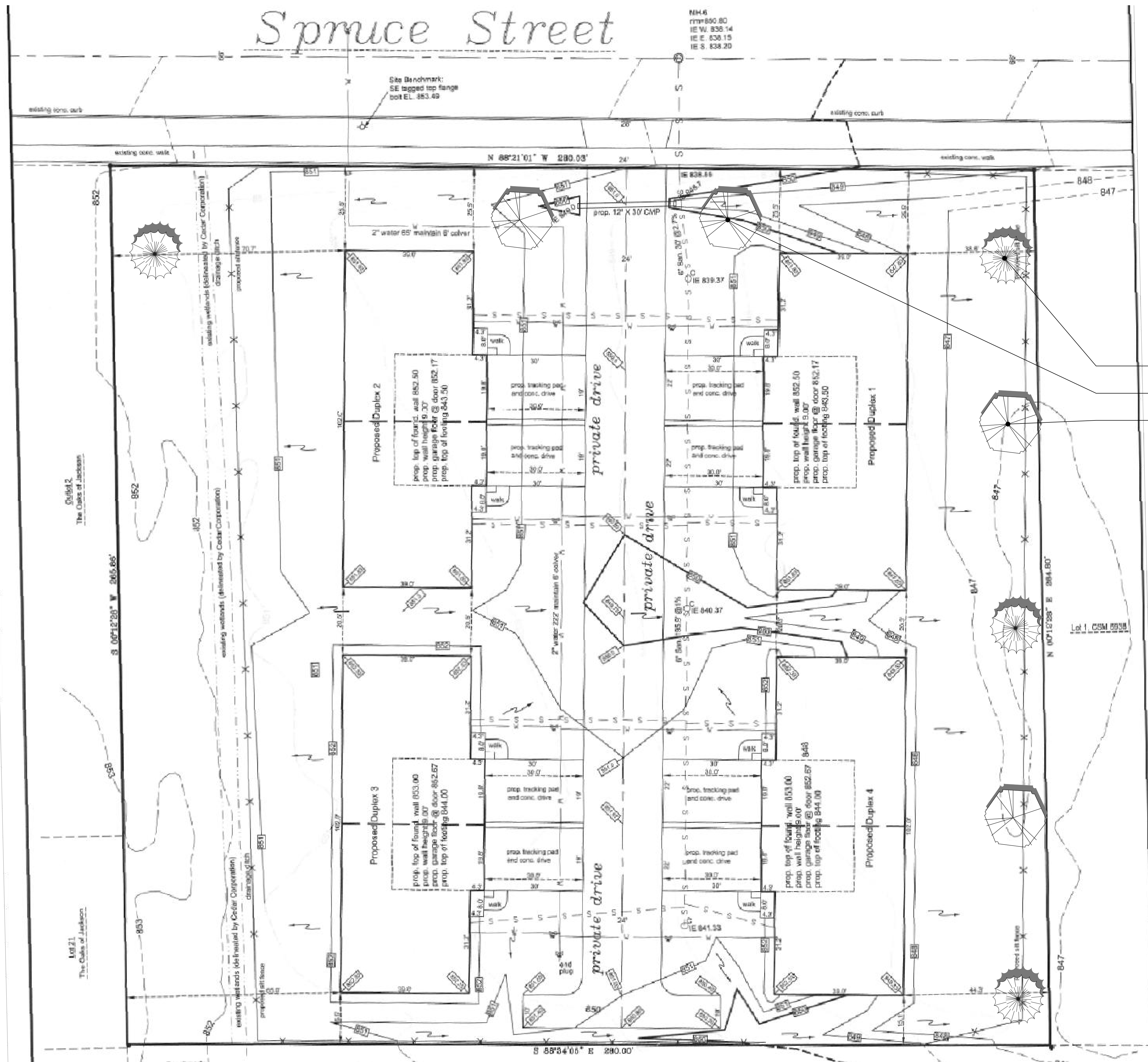
www.landworkswisconsin.com
N69W25195 Indiangrass Lane
Sussex, WI 53089
p.262.820.2501

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Building Landscape Plan

SCALE: 3/16" = 1'-0"

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- 4 - 'BLACK HILLS' SPRUCE
- 2 - 'AUTUMN BRILLIANCE' SERVICEBERRY
- 2 - 'AUTUMN BLAZE' MAPLE



Knabe-Trowbridge Duplex Site Jackson, WI 53037

04-23-26

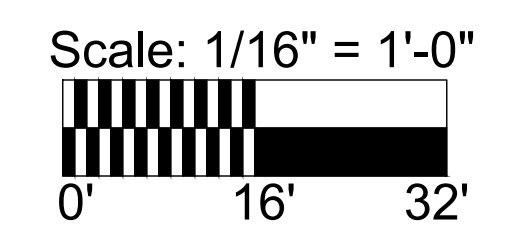


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Tree Planting Plan

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Contract Documents
VILLAGE OF JACKSON

KNABE
CONDOMINIUMS

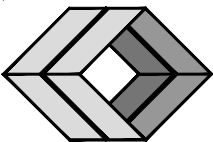
SPRUCE STREET, JACKSON, WI

Plans

For information regarding this project contact: Rick Knabe

SHEET INDEX

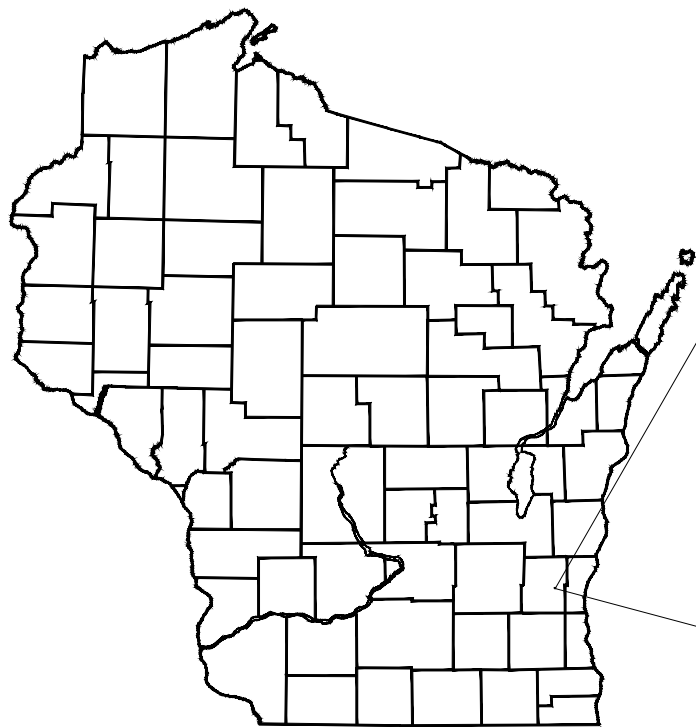
- 1 - COVER
- 2 - LOCATION MAP
- 3 - EXISTING CONDITIONS
- 4 - SITE PLAN
- 5 - GRADING AND EROSION CONTROL
- 6 - PROPOSED UTILITY PLAN
- 7 - LANDSCAPING AND LIGHTING PLAN
- 8 - EROSION CONTROL DETAILS
- 9 - CONSTRUCITON DETAILS
- 10 - UTILITY DETAILS



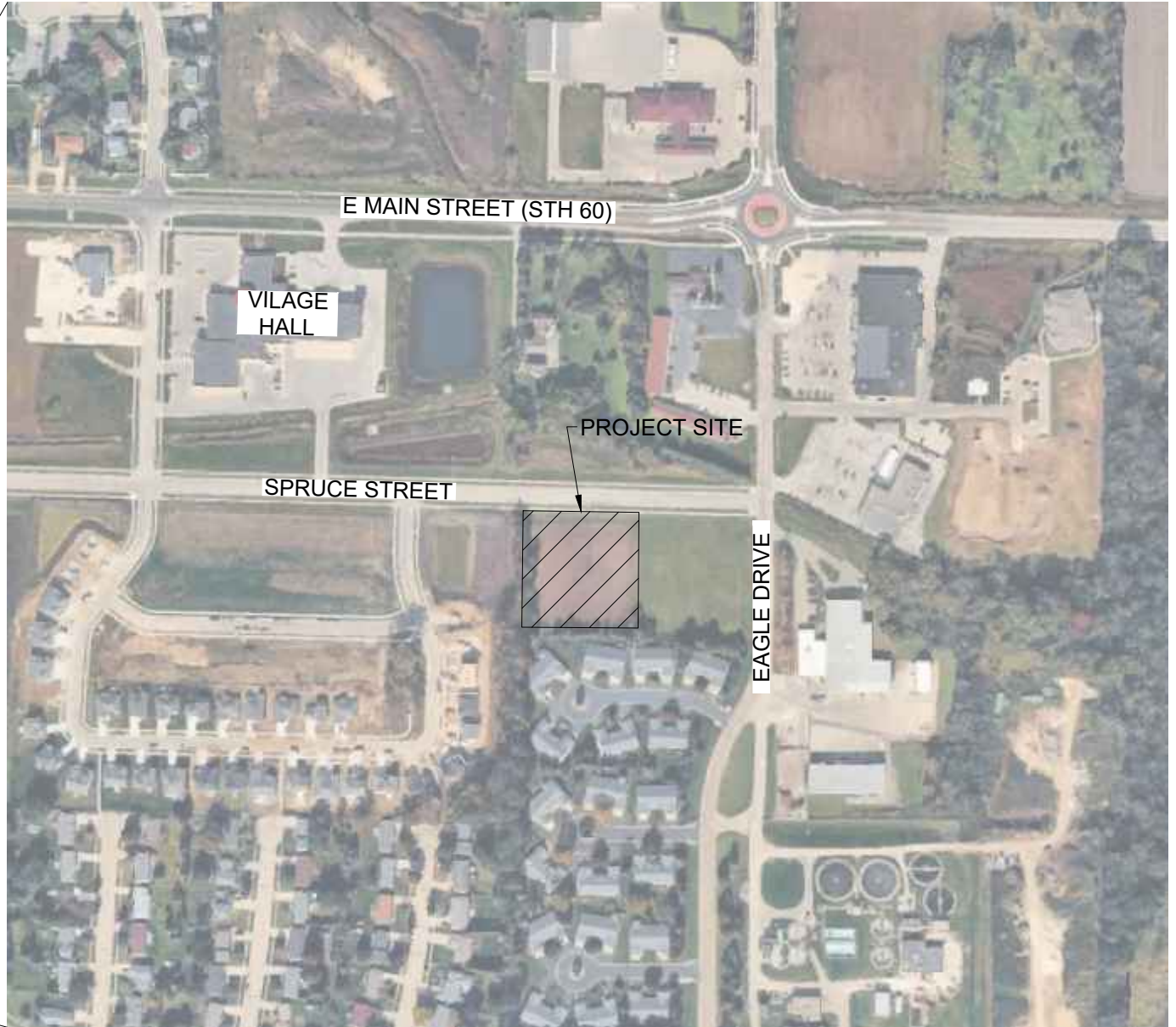
JWG DESIGN

- DESIGN
- CONSULTING
- SOILS ANALYSIS
- CONSTRUCTION MANAGEMENT





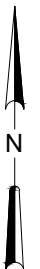
VICINITY MAP



IMAGERY DATE © 2026 GOOGLE MAPS

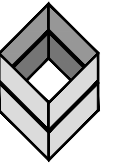
LOCATION MAP

NTS



KNABE CONDOMINIUMS
VILLAGE OF JACKSON
RICK KNABE

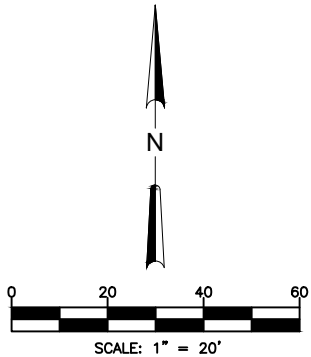
**VICINITY PLAN
AND SITE LOCATION**



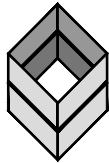
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• DESIGN
• CONSULTING
• SOILS ANALYSIS
• CONSTRUCTION MANAGEMENT

DATE	REV. NO.	REVISION

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CHECKED BY JWG	APPROVED BY
PROJECT NO. 26002	
SHEET G101	



DATE	REV. NO.	REVISION

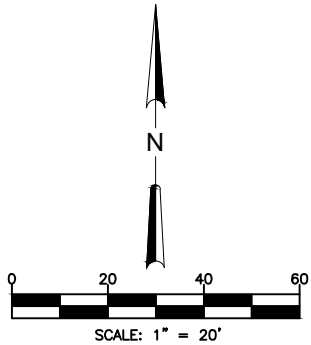
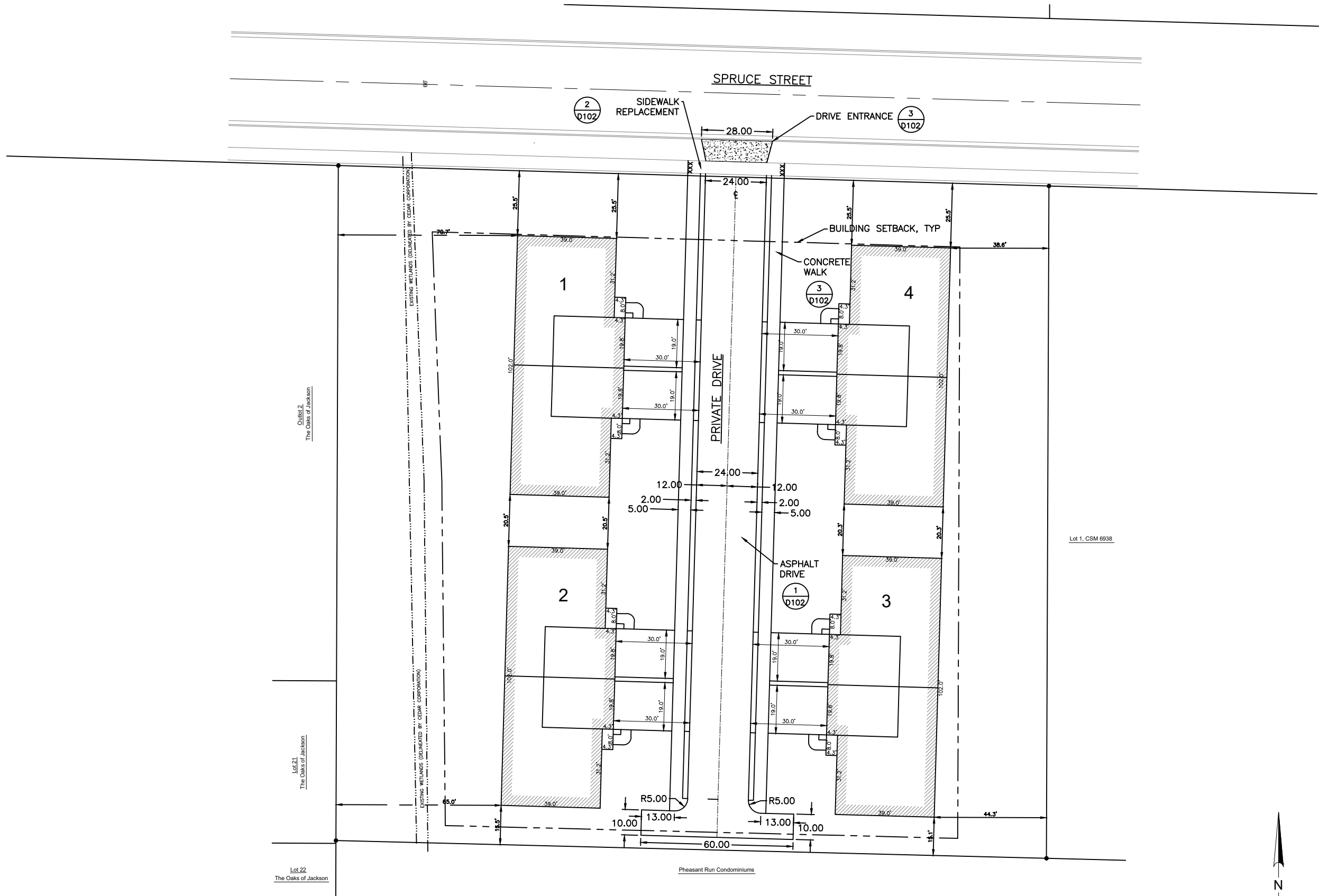


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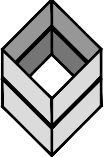
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RICK KNABE

EXISTING CONDITIONS

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CHECKED BY JWG	APPROVED BY
PROJECT NO. 26002	
SHEET C100	



REVISION	
REV. NO.	DATE



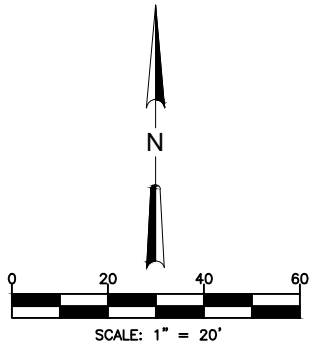
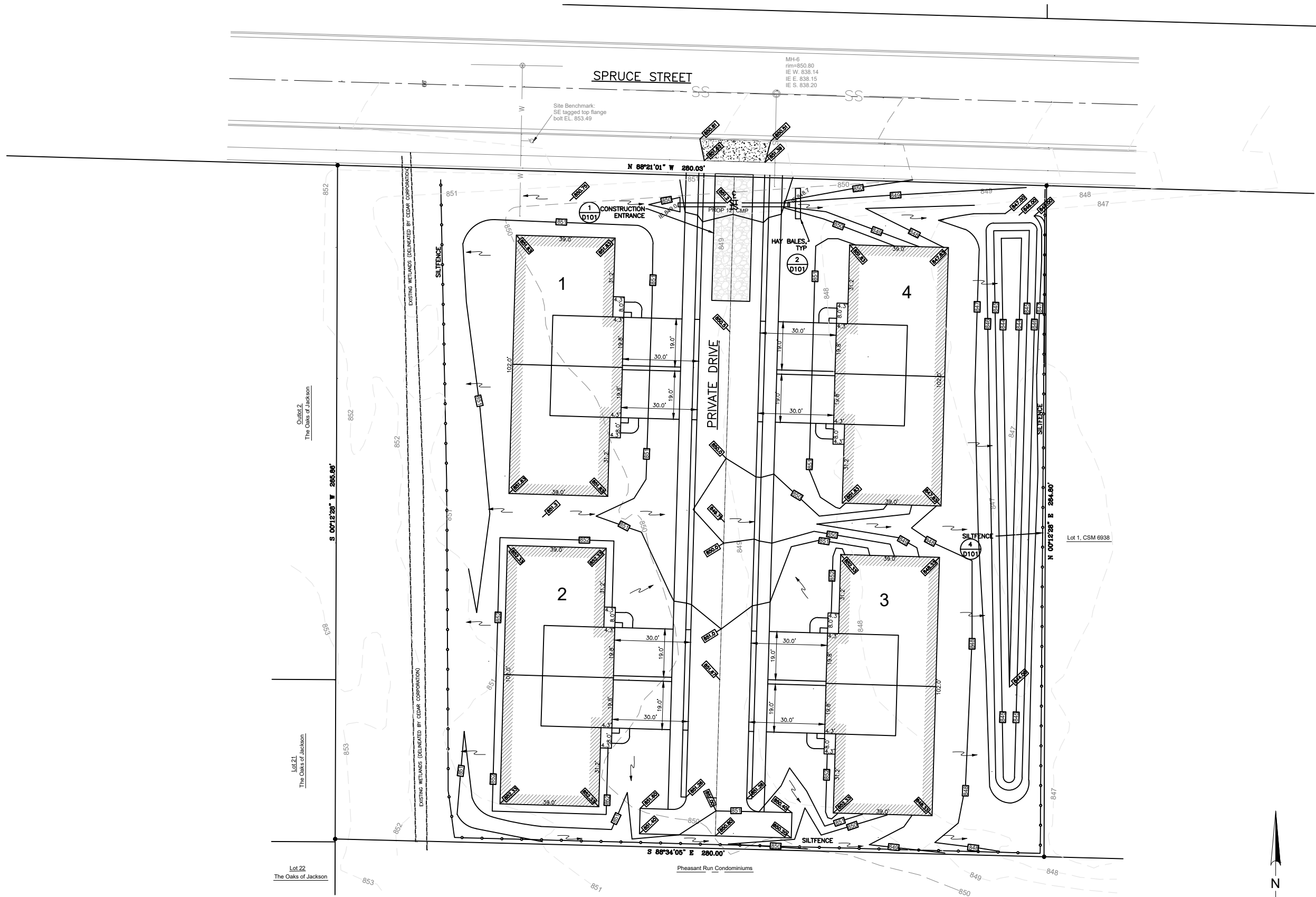
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• DESIGN
• CONSULTING
• SOILS ANALYSIS
• CONSTRUCTION MANAGEMENT

KNABE CONDOMINIUMS
VILLAGE OF JACKSON
RICK KNABE

PROPOSED SITE PLAN

DATE 06/22/26	FILE C101.DWG
DESIGNED BY JWG	DRAWN BY JWG
CHECKED BY JWG	APPROVED BY
PROJECT NO. 26002	
SHEET C101	

Page 37 of 81



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VILLAGE OF JACKSON
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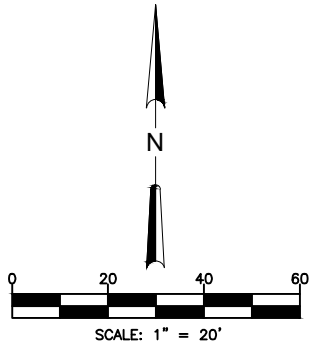
GRADING AND EROSION CONTROL PLAN

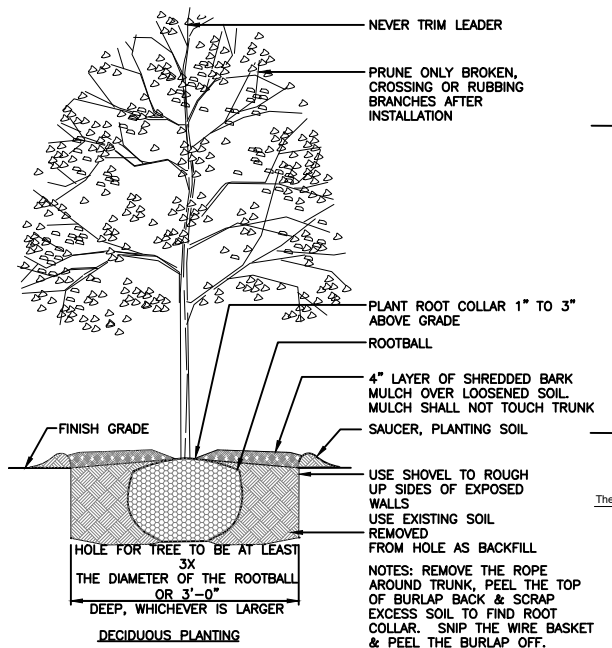
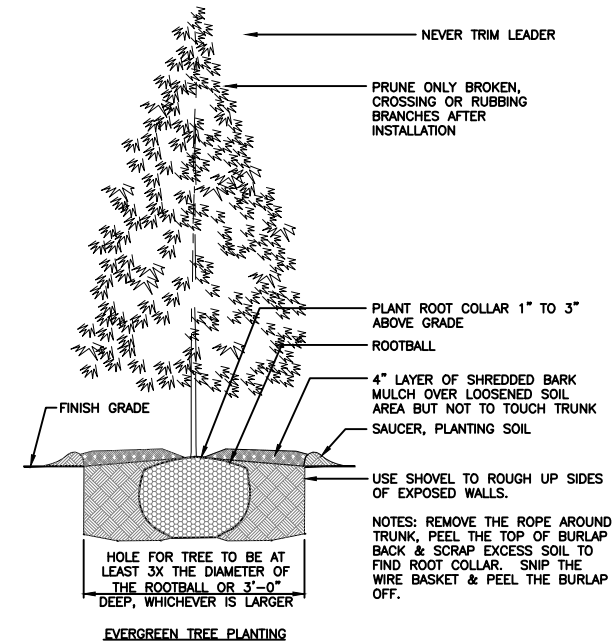


JWG DESIGN
• DESIGN
• CONSULTING
• SOILS ANALYSIS
• CONSTRUCTION MANAGEMENT

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CHECKED BY	JWG	APPROVED BY	
PROJECT NO.	26002		
SHEET	C102		

DATE	REV. NO.	REVISION

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PLANTING DETAILS

1

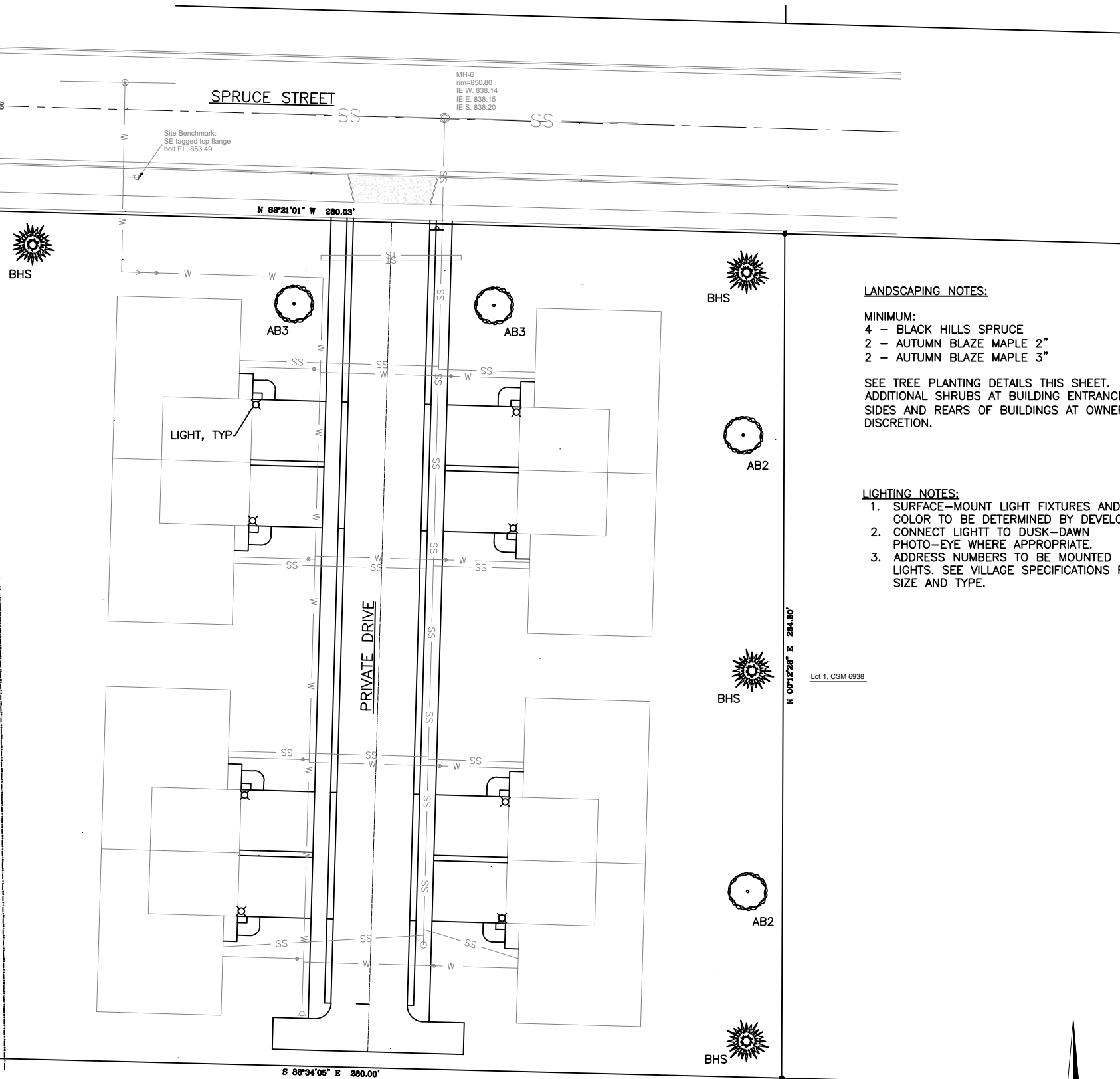
Outlot 2,
The Oaks of Jackson

Lot 21
The Oaks of Jackson

Lot 22
The Oaks of Jackson

EXISTING WETLANDS (DELINEATED BY CEDAR CORPORATION)

EXISTING WETLANDS (DELINEATED BY CEDAR CORPORATION)



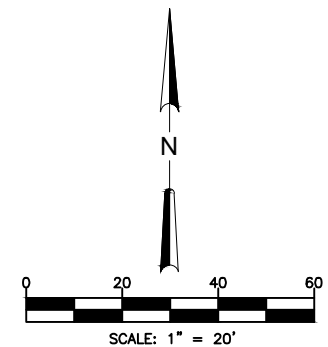
LANDSCAPING NOTES:

- MINIMUM:
4 - BLACK HILLS SPRUCE
2 - AUTUMN BLAZE MAPLE 2"
2 - AUTUMN BLAZE MAPLE 3"

SEE TREE PLANTING DETAILS THIS SHEET.
ADDITIONAL SHRUBS AT BUILDING ENTRANCES,
SIDES AND REARS OF BUILDINGS AT OWNERS'
DISCRETION.

LIGHTING NOTES:

1. SURFACE-MOUNT LIGHT FIXTURES AND COLOR TO BE DETERMINED BY DEVELOPER.
2. CONNECT LIGHT TO DUSK-DAWN PHOTO-EYE WHERE APPROPRIATE.
3. ADDRESS NUMBERS TO BE MOUNTED BELOW LIGHTS. SEE VILLAGE SPECIFICATIONS FOR SIZE AND TYPE.



JWG DESIGN
• DESIGN
• CONSULTING
• SOILS ANALYSIS
• CONSTRUCTION MANAGEMENT

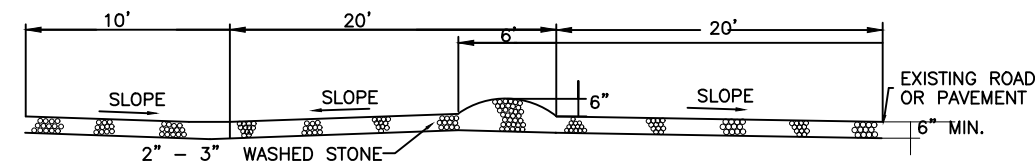


KNABE CONDOMINIUMS
VILLAGE OF JACKSON

RICK KNABE

LANDSCAPING AND SITE LIGHTING PLAN

DATE	06/22/26	FILE	L101.DWG
DESIGNED BY	JWG	DRAWN BY	JWG
CHECKED BY	JWG	APPROVED BY	
PROJECT NO.	26002		
SHEET	L101		

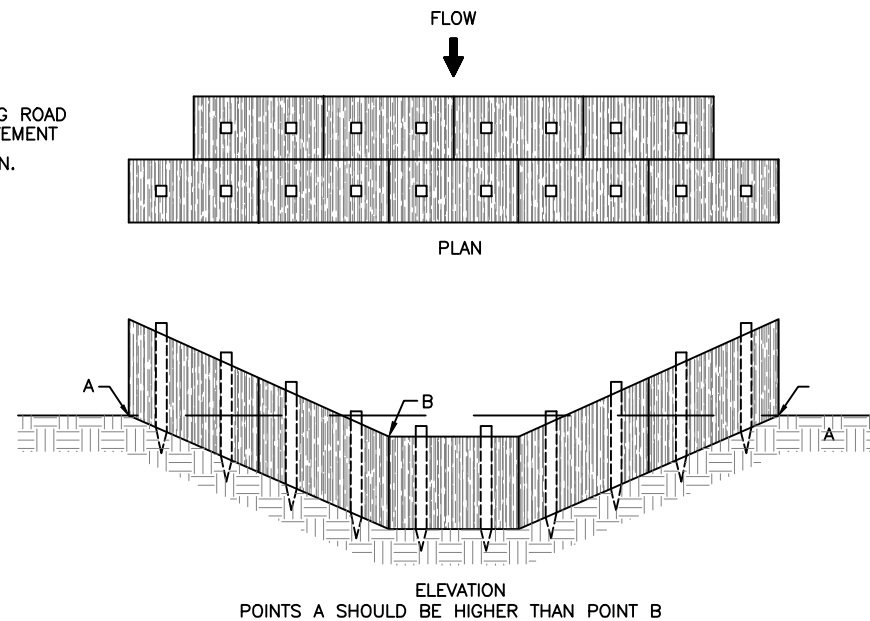


CRUSHED STONE ENTRANCE/EXIT
WIDTH - 15.0' (MIN) FLARE TO 25' AT EXISTING ROADWAY
LENGTH - 50' MIN

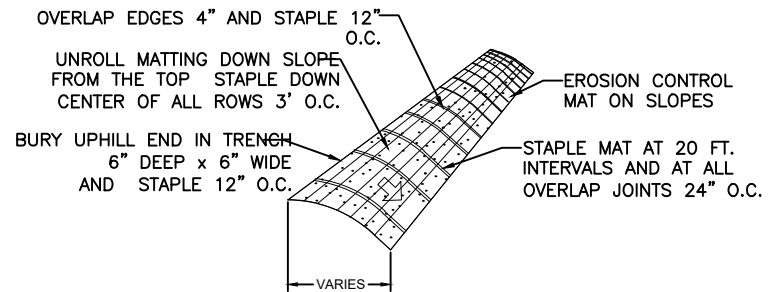
SPECIFICATIONS:

1. CLEAR THE ENTRANCE/EXIT AREA OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
2. GRADE THE ROAD FOUNDATION SO THAT THE ENTRANCE/EXIT AREA WILL DRAIN.
3. USE 2" - 3" WASHED STONE
4. PLACE STONE IN DIMENSIONS, GRADE AND ELEVATION SHOWN.

CONSTRUCTION ENTRANCE 1



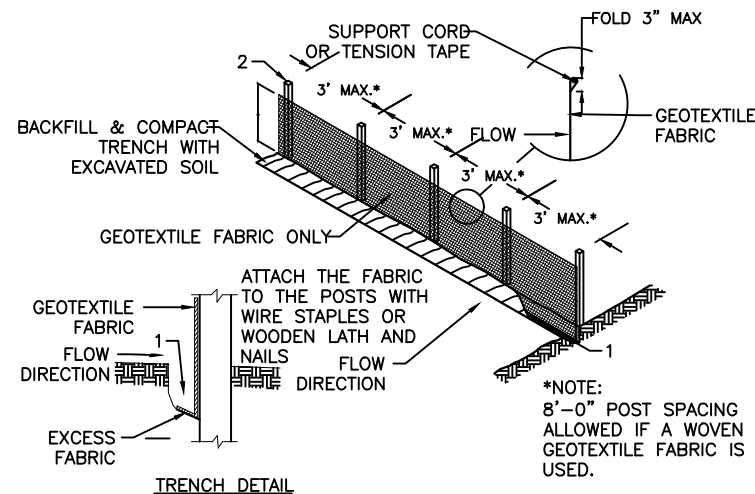
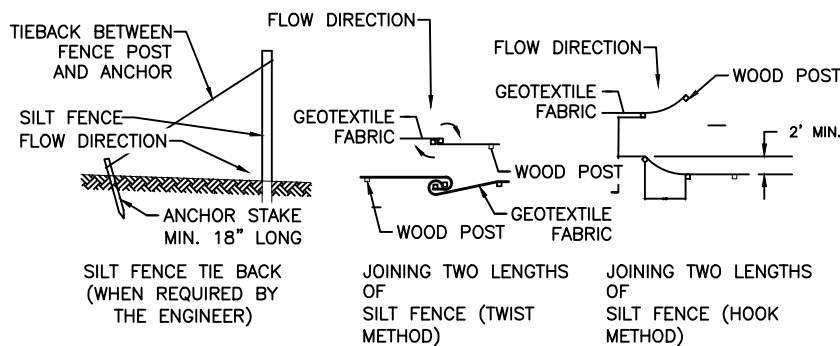
HAY BALES 2



NOTES

1. PREPARE SOIL BEFORE INSTALLING EROSION MAT INCLUDING ALL SOIL PREPARATION AND SEEDING ACCORDING TO SPECIFICATIONS.
2. BEGIN AT TOP OF SLOPE BY ANCHORING MAT IN 6" WIDE BY 6" DEEP TRENCH. BACKFILL AND COMPACT TRENCH AFTER STAPLING.
3. ROLL THE EROSION MAT DOWN THE SLOPE.
4. THE EDGES OF PARALLEL EROSION MATS SHALL BE STAPLED WITH A 4" OVERLAP. USE ONLY BIODEGRADABLE STAPLES UNLESS SPECIFIED OTHERWISE.
5. WHEN EROSION MAT MUST BE SPLICED DOWN THE SLOPE, PLACE EROSION MAT END OVER END (SHINGLE STYLE) WITH 6" OVERLAY, STAPLE APPROX. 12" APART.
6. ALL EROSION MATS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
7. SEE EROSION CONTROL PLANS FOR CLASS AND TYPES OF EROSION MAT.

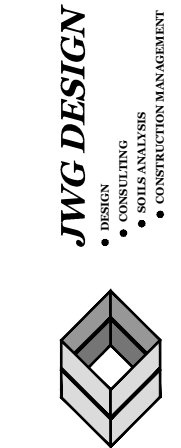
EROSION CONTROL MATTING 3



SILT FENCE 4

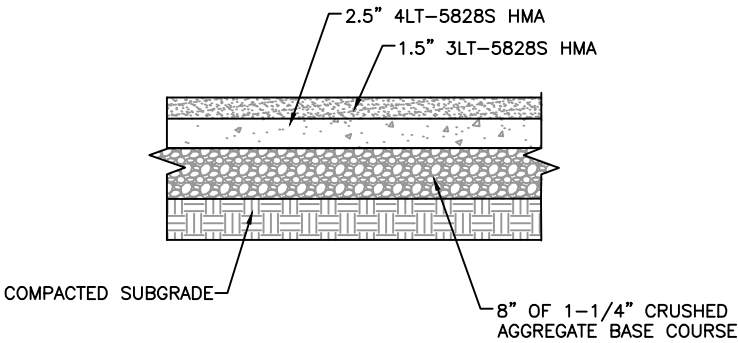
GENERAL NOTES:

1. FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 3' LENGTH OF OAK OR HICKORY.
3. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.
4. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE SPECIFICATIONS.
5. 8" OF FENCE FABRIC REQUIRED BELOW GRADE IN TRENCH PER DNR TECH STD. 1056.
6. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISDOT PRODUCT ACCEPTABILITY LIST (PAL) MAY BE SUBSTITUTED.
7. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
8. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4".
9. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNr TECHNICAL STANDARD AND TECHNICAL SPECIFICATIONS.
10. CROSS BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
11. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
12. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B).
13. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
14. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LIN. FT. (WITHOUT ANCHOR) FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
15. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B.) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.



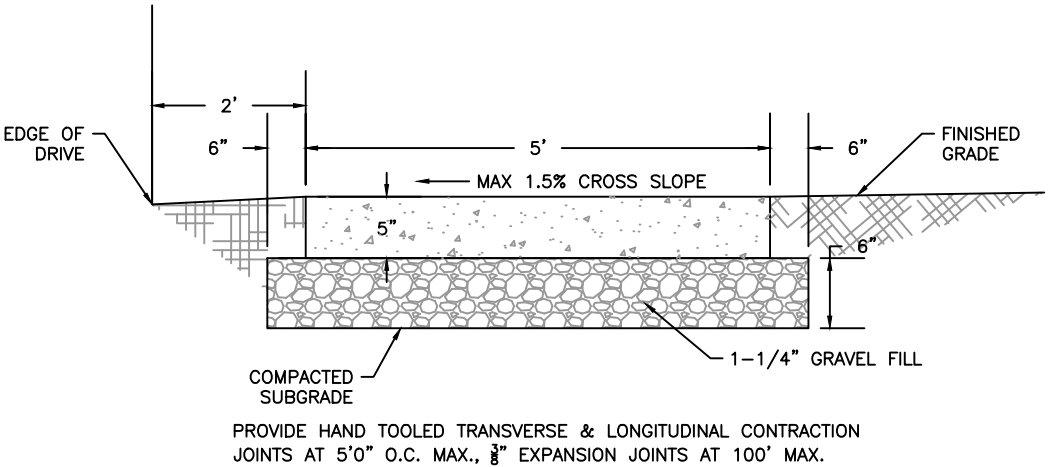
KNABE CONDOMINIUMS
VILLAGE OF JACKSON
RICK KNABE
EROSION CONTROL DETAILS

DATE	FILE
06/22/26	D101.DWG
DESIGNED BY	DRAWN BY
JWG	JWG
CHECKED BY	APPROVED BY
JWG	
PROJECT NO.	26002
SHEET	D101



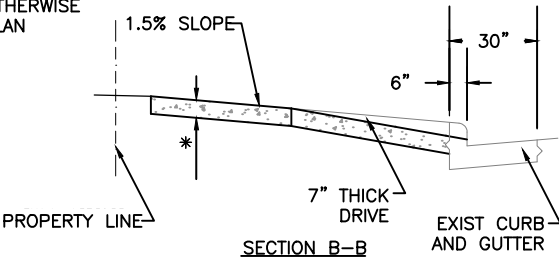
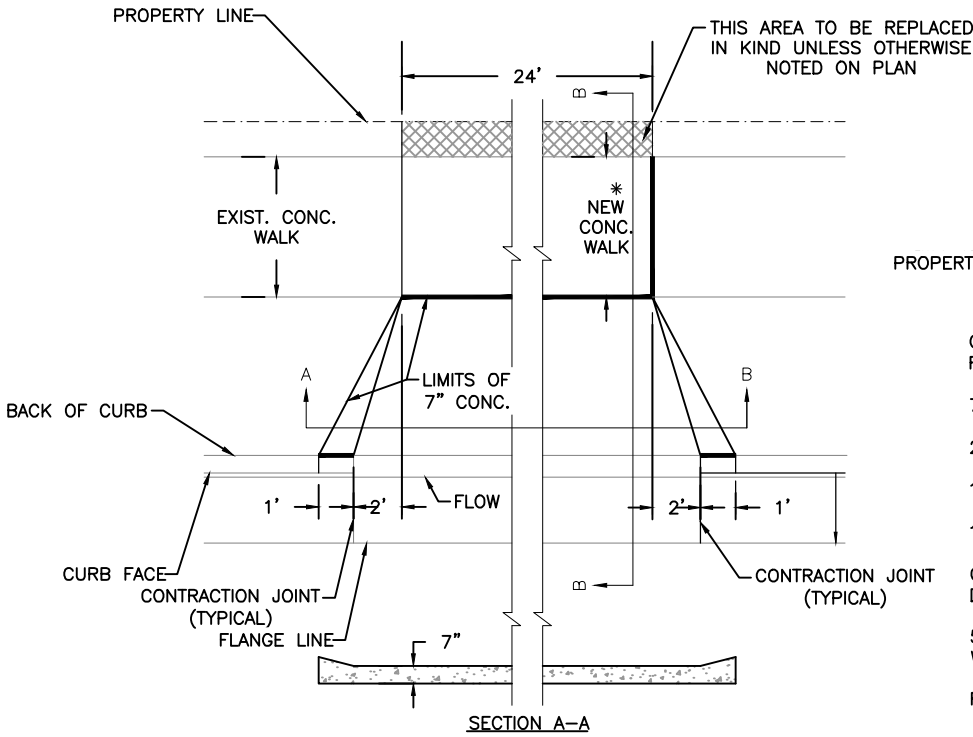
- NOTES:
1. CONTRACTOR SHALL MAINTAIN POSITIVE SLOPE AND CROWN THE DRIVE MAX 2.0%

PRIVATE DRIVE CROSS-SECTION 1



PROVIDE HAND TOOLED TRANSVERSE & LONGITUDINAL CONTRACTION JOINTS AT 5'0" O.C. MAX., 3/8" EXPANSION JOINTS AT 100' MAX.

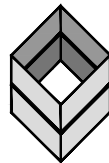
CONCRETE SIDEWALK SECTION 2



- CURB AND GUTTER MUST BE COMPLETELY REMOVED AND REPLACED. ANY SECTION LESS THAN 6.0' MUST BE REMOVED.
- 7" THICK CONCRETE DRIVE APRON.
- 24" MAX FLARE, 12" MIN FLARE EACH SIDE.
- 1" FELT EXPANSION JOINT AT BACK OF CURB AT FLOW LINE
- 1/2" FELT EXPANSION JOINT AT FACE OF WALK.
- CONTRACTOR SHALL CONTACT ENGINEERING / INSPECTION DEPT FOR INSPECTION PRIOR TO INSTALLATION.
- 5' MIN CONTRACTION JOINTS ON ALL REPLACED SIDEWALK WHERE POSSIBLE.
- REPLACED SIDEWALK SHALL BE MIN 4" THICK.

STANDARD DRIVEWAY APPROACH 3

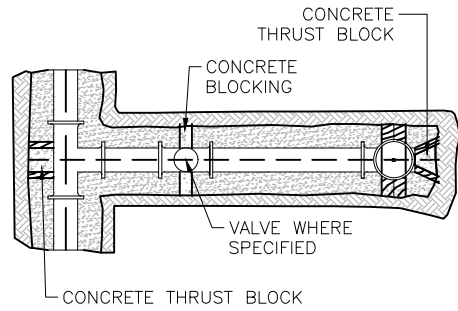
JWG DESIGN
• DESIGN
• CONSULTING
• SOILS ANALYSIS
• CONSTRUCTION MANAGEMENT



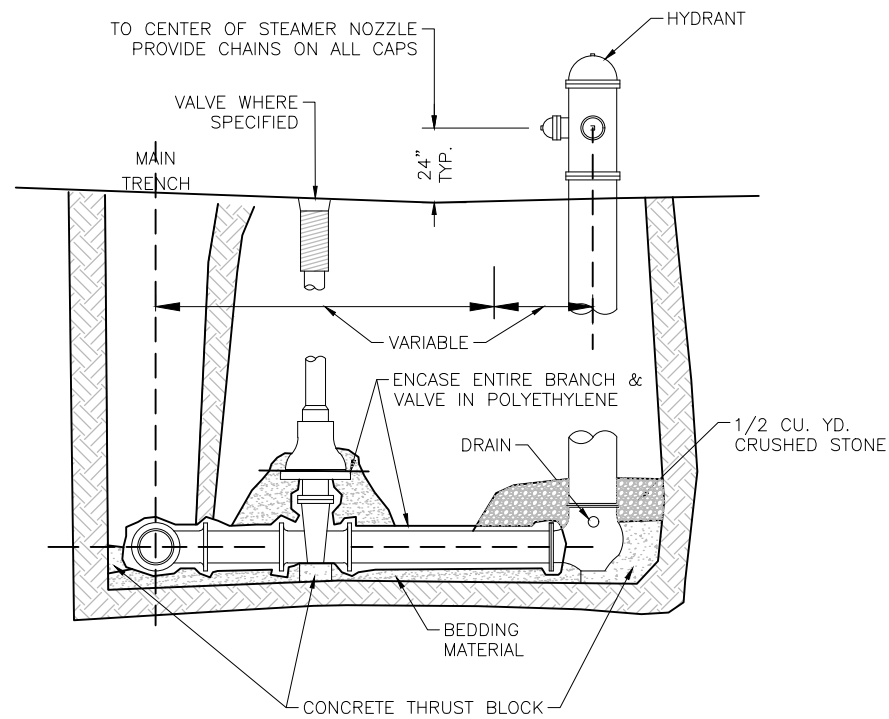
KNABE CONDOMINIUMS
VILLAGE OF JACKSON
RICK KNABE

CONSTRUCTION DETAILS

DATE	FILE
06/22/26	D102.DWG
DESIGNED BY	DRAWN BY
JWG	JWG
CHECKED BY	APPROVED BY
JWG	
PROJECT NO.	26002
SHEET	D102

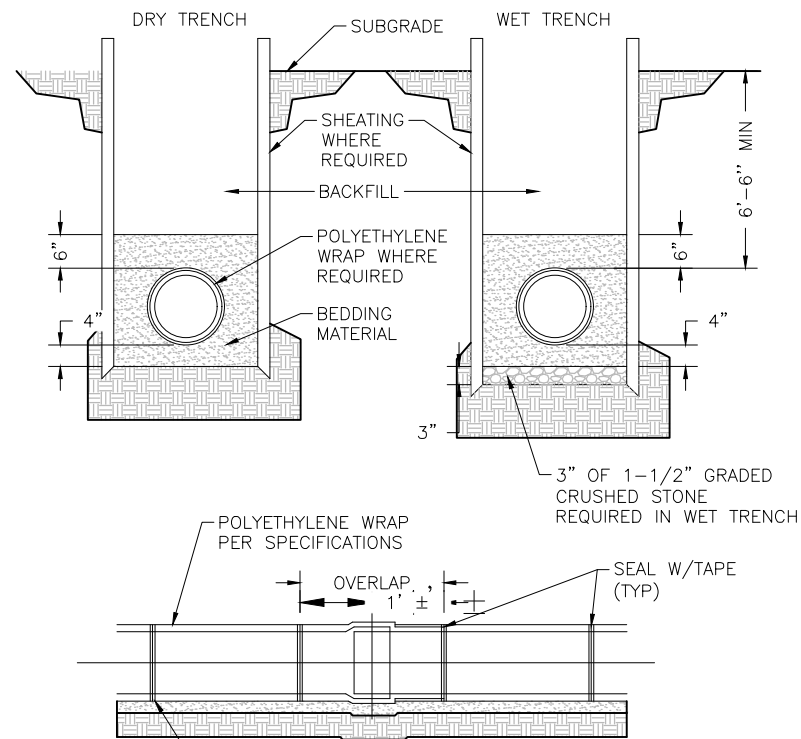


NOTE:
ALL CONNECTIONS SHALL BE RESTRAINED
USING MECHANICAL JOINT RESTRAINTS



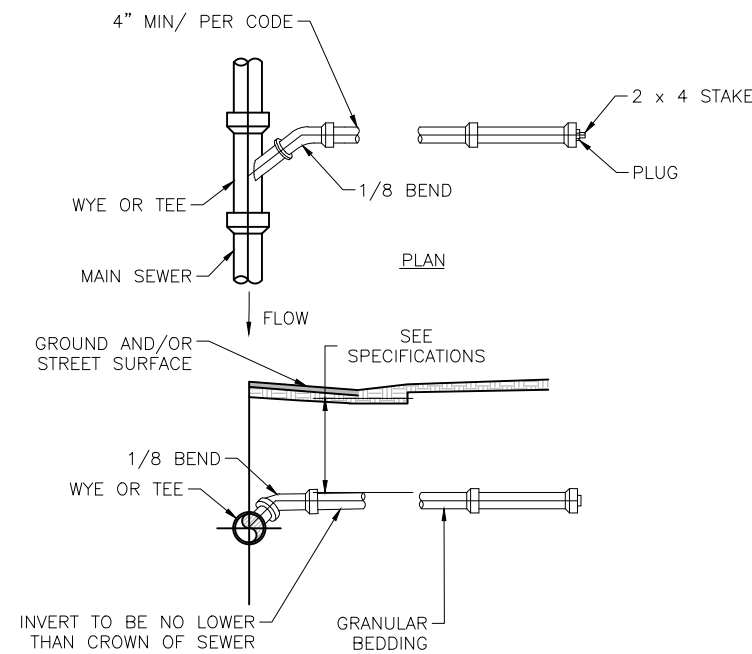
HYDRANT INSTALLATION

1



WATERMAIN TRENCH SECTION

2

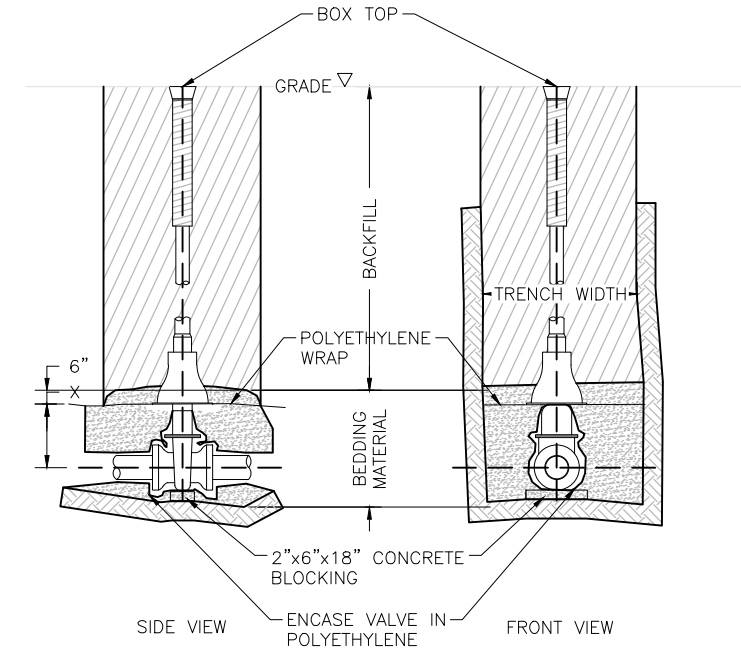


SECTION

- NOTES:
1. SADDLE CONNECTIONS NOT PERMITTED
2. BACKFILL TO CONFORM TO MAIN SEWER
3. MIN. SLOPE: 1/8 INCH PER FOOT

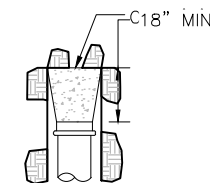
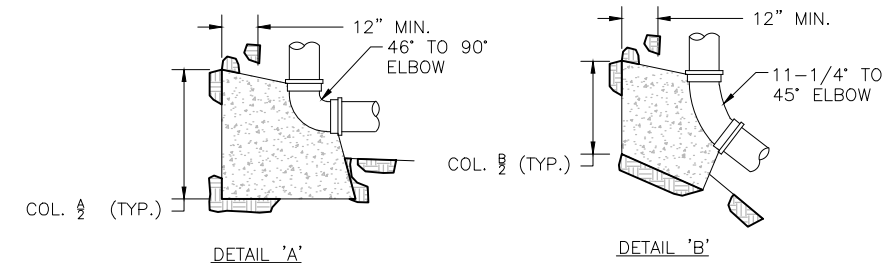
SANITARY SEWER LATERAL

4



WATERMAIN VALVE INSTALLATION

3



DETAIL 'C'

REQUIRED BEARING AREAS—SQUARE FEET

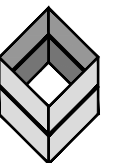
AREA	A	B	C
6"	3	2	3
8"	6	3	4
10"	9	5	6
12"	12	7	9
14"	17	9	12
16"	22	12	16

1. DETAILS BASED ON A WATER PRESSURE 150 PSI, 2000 PSF SOIL BEARING.
2. COAT FITTING PER SPECIFICATIONS.
3. CAST CONCRETE THRUST BLOCK AGAINST UNDISTURBED EARTH.
4. WHERE BUTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED.
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.

THRUST BLOCK INSTALLATION

5

JWG DESIGN
• DESIGN
• CONSULTING
• SOILS ANALYSIS
• CONSTRUCTION MANAGEMENT



KNABE CONDOMINIUMS
VILLAGE OF JACKSON
RICK KNABE

UTILITY DETAILS

DATE 06/22/26	FILE D103.DWG
DESIGNED BY JWG	DRAWN BY JWG
CHECKED BY JWG	APPROVED BY
PROJECT NO. 26002	
SHEET	

D103

ORDINANCE #26-08

**TO REZONE PARCEL V3_053300D IN THE VILLAGE OF JACKSON AND TO
AMEND THE ZONING MAP OF THE VILLAGE OF JACKSON PURSUANT TO
SECTION 48.34 OF THE MUNICIPAL CODE**

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

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

WHEREAS, the Village of Jackson hereby proposes to amend the zoning classification of Tax Parcel V3_053300D; and

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

WHEREAS, the Village of Jackson Plan Commission considered the matter at its meeting on June 18, 2026, and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on August 18, 2026; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of R-6 Mixed Residential District be made; and of the recommendation of the Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, having determined that the zoning classification is consistent with the Village's Comprehensive Plan, and having based its determination on the effect of granting of said zoning on the health, safety, and welfare for the community, and the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as the impact on the surrounding properties as to the noise, dust, smoke, odor and others, has hereby determined that the zoning classification will not violate the spirit or intent the zoning ordinance for the Village of Jackson, will not be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke odor or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the development is conducted pursuant to the following conditions and is in strict compliance with the same.

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

Section 1. To amend the zoning designation of the subject property, as described above, and depicted as Parcel V3_053300D on Exhibit A, attached hereto, from Planned Unit Development (PUD) to R-6 Mixed Residential District, and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject property.

Section 2. Effective Date

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

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

Introduced by:_____

Seconded by:_____

Vote: _____aye _____nay

Passed and approved_____

VILLAGE OF JACKSON

By:_____
Brian J. Heckendorf, Village President

Attest:

Lisa Heiser, Village Clerk

Proof of Posting:

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

Village Official

Date

Exhibit A: Parcel V3_00500D



Date: July 6, 2026

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

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

Subject: Zoning Code Update Project – Plan Commission meeting on July 16, 2026

Our consultant team has completed the following draft articles of the proposed zoning code for the Plan Commission's review and discussion:

- Article 14 – Land Uses
- Article 15 – Performance Standards
- Article 17 – Engineering and Environmental Standards
- Article 19 – Site Improvements and Design Standards
- Article 21 – Parking, Loading, and Access
- Article 22 – Outdoor Lighting
- Article 24 – Nonconformities
- Article 25 – Enforcement

These articles represent the next phase of the comprehensive zoning code update and incorporate the organizational framework and drafting conventions established in the previously reviewed articles.

Couple things to highlight:

- Performance standards in Article 15 apply to all land uses.
- Requirements for Traffic Impact Analysis in Article 17 are new.
- While the current code has some outdoor lighting standards, Article 22 has typical standards for a local zoning code. It addresses fixture requirements, maximum lighting levels, the height for parking lot poles, lighting curfews during overnight hours, prohibited lighting, and more.

The draft articles have been reviewed by Village staff and revised as appropriate. During the Plan Commission's review, the Commission should identify any policy issues or provisions requiring additional discussion and provide preliminary feedback on the draft articles. The consultant team will document the Commission's comments and incorporate appropriate revisions before the articles are integrated into the complete draft zoning code.

At this point, there are only three articles to be drafted: Article 18 - Architectural Standards, Article 20 - Landscaping and Buffers, and Article 23 - Signs. We hope to share one or more of these at the August PC meeting.

Enc.

Articles 14, 15, 17, 19, 21, 22, 24, and 25, all dated 07-06-2026

ARTICLE 14 LAND USES

50-2100 Purpose

This article promotes the public health, safety, and welfare and is intended to promote a sound development pattern by regulating the use of land in the Village.

50-2101 State and federal preemption

While the Village has broad authority to create and enforce its own zoning regulations, that authority is sometimes limited by state and federal laws, and related court rulings, which take precedence over local regulations. In some cases, these higher levels of government impose specific rules that municipalities must follow, or they restrict local authority altogether—a concept known as preemption.

Certain land uses are subject to this kind of preemptive control. For example, adult entertainment businesses are protected by the First Amendment, which limits how and where municipalities can regulate them. Group homes and other community living arrangements are often shielded by federal fair housing laws and state statutes that prohibit discriminatory zoning practices against people with disabilities. The placement and regulation of telecommunication facilities, such as cell towers, are governed by the federal Telecommunications Act of 1996, which prevents local governments from unreasonably restricting their development. Likewise, state laws prevent municipalities from creating overly burdensome regulations on solar and wind energy systems.

In all such cases, the Village must carefully navigate the balance between achieving local planning objectives and complying with overriding state and federal legal standards.

50-2102 Land uses

- a. **Permitted land uses.** Land uses permitted in a base zoning district are set forth in Appendix A1. Land uses permitted in a project-based zoning district are set forth in Appendix A2. Development standards applicable to all listed land uses are set forth in Appendix B, including use-specific standards such as requirements for off-street parking, bicycle parking, loading berths, and supplemental standards.
- b. **Land uses not listed.** If a person wants to establish a land use that is not specifically listed in Appendix A1 or A2, as applicable, they may submit an application to the Zoning Administrator if they believe the proposed use is substantially similar to a listed use. The application will be evaluated consistent with requirements in Division 18, Article 5. If the Zoning Administrator determines that the proposed use is indeed closely similar to a listed use, it will be regulated in the same manner, including compliance with all applicable supplemental standards.

Any land use that is not specifically listed and cannot reasonably be interpreted as substantially similar to a listed use is considered prohibited. However, if someone wants to establish such a use, they may submit a petition to amend the zoning code, following the procedures and requirements outlined in Article 5.

50-2103 Mixed uses in a building

A building may include more than one permitted land use, even if the uses are not part of a defined mixed-use category, if each use is allowed in the base zoning district for the property. For example, a multi-tenant building could include a restaurant, a retail shop, and a health clinic if these uses are permitted in the base zoning district. Each use will be regulated by all applicable supplemental standards, respectively. In the case that a building includes both a residential and a non-residential use, the supplemental standards for mixed-use residential will also apply.

50-2104 Special provisions for specified foster homes and treatment foster homes

Foster homes that are owned, operated, or contracted for by the state of Wisconsin or a county department are not subject to any public review process.^[1] All other foster homes and treatment foster homes must comply with this chapter.

Editorial notes:

[1] See 63 Atty. Gen. 34

50-2105 Special provisions for community living arrangements

- a. **Limitations.** Under state law, a Village may not limit the number of community living arrangement facilities, so long as the total capacity of such facilities does not exceed 25 or one percent of the Village's population, whichever is greater. When that threshold is exceeded, the Village Board may prohibit additional community living arrangements from being located in the Village. Additionally, when the capacity of community living arrangements in a ward reaches 25 or one percent of the population, whichever is greater, the Village Board may prohibit additional community living arrangements from being located in the ward. A foster home or 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., and an adult family home certified under § 50.032 (Im)(b), Wis. Stats., are exempt from this provision.^[1]
- b. **Periodic review of existing facilities.** Not less than 11 months but not more than 13 months after the first licensure of an adult family home under § 50.033, Wis. Stats., or of a community living arrangement and every year thereafter, the Village Board may make a determination as to the effect of such facility on the health, safety, or welfare of residents of the municipality. If the Village Board determines such facility poses a threat to the health, safety, or welfare of the residents of the municipality, the Village Board may order such facility to cease operation or obtain a conditional use permit to continue operation. Such facility must cease operation within 90 days after date of the order, or the date of final judicial review of the order, or the date of the denial of a conditional use permit, whichever is later. The fact that an individual with acquired immunodeficiency syndrome or a positive HIV test, as defined in § 252.01 (2M), Wis. Stats., resides in a community living arrangement with a capacity of 8 or fewer persons may not be used under this subsection to assert or prove that the existence of the community living arrangement in the community poses a threat to the health, safety, or welfare of the residents of the Village.^[1]

Editorial notes:

[1] See § 62.23 (7)(i), Wis. Stats.

50-2106 Accessory land uses

- a. **Generally.** An accessory building may not be constructed until the principal building is completed or is under construction.
- b. **Removal of a principal building while retaining an accessory building.** Pursuant to the procedures and requirements in Article 5, the Plan Commission may approve a special exception to allow the removal of a principal building, while retaining the accessory building, when the Commission determines that the principal building is dilapidated, and the accessory building meets current building codes and serves a useful purpose. If the Commission approves the special exception, the property owner must record a deed restriction, as approved by the Commission, in the Washington County register of deeds office that controls the use of the accessory building and incorporates any requirement imposed by the Commission as a condition of approval, such as time limitations (e.g., construction of a principal building) or limitations on the use of the building.

50-2107 Temporary uses

By definition, a temporary use is not permanent. This means that once a temporary use has been removed, it does not retain any vested right to be reestablished in the future. Additionally, the Village has the authority to remove a temporary use from the zoning code, change the locations where it is allowed, and create new supplemental standards or modify existing ones that were previously in effect.

50-2108 Effect of overlay districts on land uses

Even if a land use is permitted in a base zoning district, an overlay district may impose additional restrictions that further limit which land uses are allowed on a property.

50-2109 Map of conditional uses

The Zoning Administrator may prepare a map showing those properties that have an active conditional use permit and amend the same from time to time.

50-2110 Nonconforming uses

A land use that was legally established but does not comply with the current requirements is considered a nonconforming use and is therefore subject to the terms and conditions in Article 24 as applicable.

50-2111 through 50-2199 reserved

ARTICLE 15

PERFORMANCE STANDARDS

50-2200 Generally

The performance standards in this article are established to promote the health, safety, and general welfare of the public by creating an objective and equitable basis to control potentially hazardous and nuisance-like effects of various land uses and to ensure that the community is adequately protected. These performance standards may have the effect of limiting, restricting, and prohibiting the ways in which otherwise permissible land uses may operate. In addition to these established standards, there may be other applicable local, state, and federal codes and standards that also apply.

50-2201 Odors

- a. **Applicability.** The odor control standards established in this section apply to all land uses and activities, except where the odor is created by (1) food cooking; (2) the construction of a principal use on the subject property; (3) the application of fertilizers; or (4) incidental traffic, parking, loading, or maintenance operations. Public utilities and services that are otherwise allowed under this code are essential public services and are therefore also exempt.
- b. **Standards.** Odors detectable by a healthy observer, such as the Zoning Administrator, who is not affected by background odors (e.g., tobacco or food), shall not be perceptible at the property boundary for more than 15 minutes in any 24-hour period.

50-2202 Air pollution

- a. **Applicability.** The air pollution standards established in this section apply to all land uses and activities, except where the air pollution is created during the construction of a principal use on the subject property, or by incidental traffic, parking, loading, or maintenance operations.
- b. **General standards.** All land uses and activities that are subject state or federal air quality standards must operate consistent with such permits or approvals.
- c. **Other standards.** Dust and other types of air pollution borne by the wind from such sources as storage areas, yards, and roads within the boundaries of any lot must be controlled by appropriate landscaping, paving, oiling, or other acceptable means as determined by the reviewing authority.

50-2203 Fire and explosive hazards

- a. **Applicability.** The standards for fire and explosive hazards established in this section apply to all land uses and activities, except for the storage or use of liquefied petroleum or natural gas for normal residential or business purposes.
- b. **Standards.** All operations involving the storage, use, processing, or handling of flammable, combustible, or explosive materials must comply with applicable federal, state, and local regulations, including the adopted fire code, and shall be designed and operated to minimize the potential for ignition, rapid fire spread, or explosion. The Zoning Administrator, in consultation with the fire department, may require documentation demonstrating compliance with this standard and may impose reasonable conditions, including limitations on quantities, operational practices, or site design, to ensure that potential hazards are adequately mitigated.

50-2204 Glare and heat

- a. **Applicability.** The standards for glare and heat established in this section apply to all land uses and activities, except where glare is created during the construction of a principal use on the subject property, or by incidental traffic, parking, loading, or maintenance operations.
- b. **Standards.** (1) No direct or sky-reflected glare shall be visible at the lot line of the subject property or from any on-site activity or process, such as combustion or welding. (2) There shall be no discernible transmission of heat or heated air at the lot line as determined by the Zoning Administrator.

50-2205 Wastewater discharges

- a. **Applicability.** The standards for wastewater discharges apply to all land uses and activities as applicable.
- b. **Standards.** Uses and activities may not discharge pollutants, solids, grease, toxic substances, or other materials in concentrations or quantities that interfere with the operation of the Village's public sanitary sewer system or violate applicable effluent limitations or water quality standards. Where required, appropriate pretreatment facilities, grease interceptors, oil-water separators, or other control measures must be installed and properly maintained. The Zoning Administrator, in consultation with the Public Works Director, may require documentation demonstrating compliance with this standard and, in consultation with the appropriate utility or regulatory agency, may impose reasonable conditions on design, operation, or monitoring to ensure compliance with this section.

50-2206 Vibration

- a. **Applicability.** The requirements of this section apply to all uses and activities, except those vibrations created during the construction of the principal use on the subject property.
- b. **Requirements.** No physical vibration emanating on a property that is above the vibration perception threshold of an individual shall pass beyond the property line of such property, as determined by the Zoning Administrator. Vibration perception threshold means the minimum ground- or structure-borne vibrational motion necessary to cause a reasonable person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects.

50-2207 Noise

- a. **Applicability.** The requirements of this section apply to all land uses and activities that create detectable noise, except (1) noise that is created during the construction of the principal use on the subject property; (2) noise from incidental traffic, parking, loading/unloading, and maintenance; (3) noise from equipment commissioning and intermittent equipment testing; and (4) noise from typical agricultural operations, if otherwise allowed. Railroads and public utilities and services that are otherwise allowed under this code are essential public services and are therefore exempt.
- b. **Requirements.** Noise attributable to a land use may not exceed the levels listed below when measured at the property boundary line.

Table 15-1. Maximum noise levels

Zoning district with subject property	Abutting parcel is in residential district	Abutting parcel is in Business district	Abutting parcel is in Industrial district	Abutting parcel is in Public Service and Civic district
Business	58 dBA	60 dBA	62 dBA	62 dBA
Industrial	58 dBA	60 dBA	65 dBA	65 dBA
Public Service and Civic	58 dBA	60 dBA	65 dBA	65 dBA

Note: The specific zoning districts in each of the general categories are listed in § 50-1101 in Article 7.

50-2208 through 50-2299 reserved

ARTICLE 17 ENGINEERING AND ENVIRONMENTAL

50-2400 Site restrictions

- a. **Generally.** If the Zoning Administrator determines that a parcel of land, whether vacant, partially developed, or fully developed, contains one or more development constraints that would preclude the normal use of the parcel for a use that is otherwise permitted in the zoning district in which it is located, they may render a written determination that states the best available facts related to the development constraint and other reasoning as may be appropriate. Examples of development constraints include unfavorable topography, rock formations, shallow depth to bedrock, unstable or otherwise unsuitable soils, stormwater runoff, inadequate drainage, high groundwater, or any other constraint that is harmful to the public health, safety, and welfare.
- b. **Effect.** Once such a determination has been made, the Zoning Administrator, building inspector, or other governmental official or body may not issue a development order or other approval authorizing the development in the area subject to the development constraint.
- c. **Reconsideration.** The Zoning Administrator may reconsider their determination at any time and render a new determination if new or additional facts become known or if the facts upon which the determination was made are not accurate.
- d. **Appeals.** The property owner has the right to appeal such administrative decision consistent with the procedures and requirements in Article 5.

50-2401 Establishment of building grades

Every building hereafter erected, structurally altered, or relocated must be at a grade approved by the Zoning Administrator or Building Inspector.

50-2402 Groundwater separation

No principal building shall be erected, structurally altered, or relocated on land which is not adequately drained at all times nor which is subject to periodic flooding, nor so that the lowest floor level is at least one foot above the highest anticipated seasonal groundwater level.

50-2403 Floodplain requirements

Development authorized by this chapter must comply with the floodplain regulations in Chapter 16 of the municipal code.

50-2404 Stormwater management

Development authorized by this chapter must comply with the stormwater management requirements in Chapter 35 of the municipal code.

50-2405 Construction site erosion control

All land-disturbing activities authorized by this chapter must comply with the erosion control requirements in Chapter 35 of the municipal code.

50-2406 Sanitation and water supply

No principal building involving human use or occupancy shall be permitted on a lot unless provision is made and ensured for safe and adequate facilities for water supply and disposal of sewage by means of connection to the public water service and public sewer system as set forth in Chapter 44 of the municipal code.

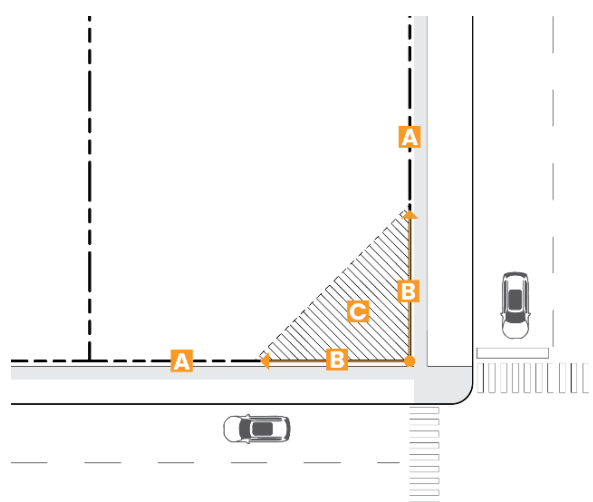
50-2407 Traffic impact analysis

- a. **Purpose.** A traffic impact analysis evaluates the adequacy of the existing transportation system to serve the proposed development and determine the expected effects of the proposed development on the transportation system. The traffic impact analysis must provide adequate information for Village staff to evaluate the development proposal and to provide recommended conditions of approval in the event approval is recommended.
- b. **When required.** A full traffic impact analysis must be submitted if the proposed development is expected to generate more than 500 peak-hour vehicle trips at full build-out. An abbreviated traffic impact analysis must be submitted if the proposed development is expected to generate between 100 and 500 peak-hour vehicle trips at full build-out.
- c. **Preparation.** The traffic impact analysis must be prepared by a professional engineer with expertise in transportation planning.
- d. **Form and content.** A full or abbreviated traffic impact analysis must be prepared consistent with the most current revision of the Traffic Impact Analysis Guidelines published by the Wisconsin Department of Transportation.

50-2408 Traffic visibility

- a. **Intent.** Vision corner triangles are established at the intersection of existing and proposed streets, alleys, and railroads to help ensure that motorists are able to see pedestrians and cross traffic.
- b. **Dimensions for vision corner.** The clear vision triangle is formed by two lines along the right-of-way for the distances listed in Exhibit 17-1 and a chord connecting the end of those two lines.
- c. **Restriction.** Buildings, vehicle parking, fences, signage, berms, retaining walls, dense vegetation, and any other obstructions are not allowed within a vision corner triangle between the heights of 30 inches and 10 feet above the mean curb grades. A flagpole, a utility pole, and a single-stem tree (without any branches up to 10 feet), and other similar features, as determined by the Zoning Administrator, are not an obstruction for the purposes of this section.
- d. **Exemptions.** All buildings existing within the vision triangle at the time of adoption of the ordinance codified in this section are exempt from the requirements of this section.

Exhibit 17-1. Clear vision triangle



- A** Right-of-way line (lot line)
B Distances:
- 15 feet along a local street
 - 50 feet along a collector
 - 100 feet along an arterial street and a railroad
- C** Vision corner triangle

50-2409 Preservation of topography

In order to protect the property owner from possible damage due to change in the existing grade of adjoining lands, and to aid in preserving and protecting the natural beauty and character of the landscape, no change in the existing topography of any land shall be made which would result in increasing any portion of the slope to a ratio greater than two horizontal to one vertical, within 20 feet from the property line, except where retaining walls are built as allowed in this chapter or with the written consent of the abutting property owner and with the approval of the Village Engineer, or which would alter the existing drainage or topography in any way as to adversely affect the adjoining property. In no case shall any slope exceed the angle of repose of the material involved, and all slopes shall be protected against erosion.

50-2410 through 50-2499 reserved

ARTICLE 19

SITE IMPROVEMENTS AND DESIGN STANDARDS

50-2600 Applicability

Those land uses designated as requiring site plan review in the land-use matrix (Appendix A) must comply with the requirements in this article along with the corresponding review procedures in Article 5.

50-2601 Legislative findings

The Village Board makes the following legislative findings regarding site design requirements:

- (1) The design and layout of a site, including principal and accessory buildings, parking areas and access drives, building service areas, docking and loading areas, and other elements, can have a substantial and long-lasting effect on the utility of the subject property and on surrounding properties and the overall character of the Village.
- (2) The standards in this article, along with those in related articles, are intended to offer clear and practical guidance to property owners, design professionals, and public officials.
- (3) The standards in this article are intended to promote the public health, safety, and welfare and are reasonably related to the public purpose of achieving an attractive, functional, and prosperous community.

50-2602 Minimum design standards

Development subject to review under this article must adhere to the following design principles along with other requirements that may apply:

- (1) The location and orientation of all buildings must meet the individual lot size, width, setback and yard requirements set forth in the applicable zoning district regulations.
- (2) Buildings and other improvements must be arranged on a site and in a configuration that does not impede traffic accessibility and circulation to/from adjacent streets and adjoining sites developed with similar nonresidential uses.
- (3) Buildings must be arranged to reduce visibility of service areas from public streets, customer parking areas, and adjacent properties.
- (4) Service yards and facilities, including storage areas (if permitted) and docking and loading facilities, must be easily accessible by service vehicles, separated from the primary parking access and circulation functions, centrally located to serve multiple establishments and tenants (if any), designed to prevent backing up onto the public right-of-way, and integrated into the overall design of the buildings and landscaping features so the visual and acoustic impacts of these functions are located out of view from public streets and adjacent agricultural and residential-zoned areas through the use of thoughtful site layouts, architectural extensions of buildings, walls, fences, landscaping features and plantings, or a combination thereof.
- (5) Buildings and other improvements should be located to take advantage of a site's natural topography and drainage, existing vegetation and other natural features. Modifications to such features may be permitted when required for safety purposes, or, where modification contributes to and further visual appearance, function, and utility of the site.
- (6) A building must be arranged on the site so as to not impede traffic accessibility and circulation to or from adjacent streets and adjoining sites.

Exhibit 19-1. Sites need to accommodate a wide variety of users



- (7) The front of the building must be generally parallel to the street or a public area, such as a courtyard, plaza, or the like. All buildings must be arranged to promote a consistent geometric pattern of buildings within the streets and blocks in the surrounding area among similar and compatible land uses.
- (8) The project may not create any hazard.
- (9) The project must be designed to avoid existing hazards, whether manmade or natural, and if avoidance is not possible, to mitigate the effects of the hazard to a satisfactory level necessary to protect the public health, safety, and welfare.
- (10) Parking areas and pedestrian accessways located on the site must be designed to promote safety and efficient pedestrian and vehicle flow to and from adjacent streets and land uses.

50-2603 Buildings

Building footprints must be depicted on an approved site plan consistent with this article and Article 18. If the site is being designed to accommodate any new buildings or expansions, those areas should be depicted as well.

50-2604 Ground-mounted building mechanicals

- a. **Generally.** Certain buildings require mechanical equipment that, by necessity or industry practice, must be located entirely or partially outside the building. Such equipment may generate noise or have an appearance that detracts from surrounding properties. This section relates to ground-mounted mechanicals. Building-mounted mechanicals are addressed in Article 18.
- b. **General requirement.** Ground-mounted building mechanicals must be placed out of sight from adjoining public streets and screened with landscaping, walls, or fences.
- c. **Site plan.** Ground-mounted building mechanicals and the approved method of screening must be depicted on the approved site plan.

Exhibit 19-2. Unscreened mechanicals next to a building



50-2605 Fences

Fences must be depicted on an approved site plan consistent with Appendix C.

50-2606 Gated access drives

Gated access drives must be depicted on an approved site plan consistent with § 50-2820.

50-2607 Landscaping and buffers

Landscaping and buffers must be depicted on an approved site plan consistent with this article and Article 20.

50-2608 Parking and loading

On-site parking and loading areas, internal roadways, driveways, and pedestrian routes must be depicted on an approved site plan consistent with this article and Article 21.

50-2609 Accessibility

All uses and site plans must comply with applicable state and federal accessibility laws, including the Americans with Disabilities Act (ADA). Key considerations in designing a site include accessible parking, accessible route, and accessible entrance (Exhibit 19-3).

50-2610 Sidewalks

If the subject property fronts on a street with an existing or planned public sidewalk, a sidewalk, at least 5 feet in width, must be provided on the subject property from the street to the primary entrance(s) of all principal buildings.

50-2611 Cross-access connections

Cross-access connections must be provided between adjoining lots consistent with the standards in Article 21.

50-2612 Outdoor lighting

Outdoor lighting must be depicted on an approved site plan consistent with this article and Article 22.

50-2613 Signage

Permanent ground-mounted signs that require approval must be depicted on an approved site plan consistent with Article 23.

50-2614 Fire lanes

When required by the Fire Department, a fire lane must be provided in accordance with standards or requirements established by the National Fire Protection Association.

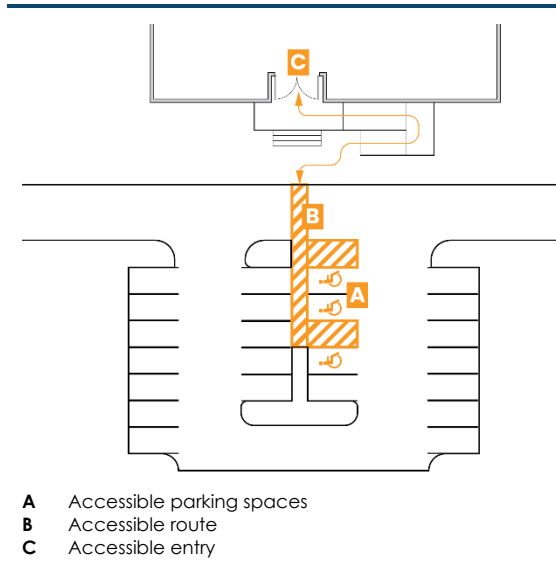
50-2615 Traffic visibility

All site improvements and landscaping must comply with the clear vision triangle requirements in § 50-2408.

50-2616 Outdoor storage areas

- a. **Location.** Outdoor storage areas, when allowed, must be located in the rear yard or in the side yard.
- b. **Required screening.** Outdoor storage areas adjoining residential and commercial zoning districts must be screened with a wall, a non-metallic fence, a berm, landscaping, or any combination, as approved by the Zoning Administrator.
- c. **Maximum height.** Materials kept out of doors may not exceed the height of required screening.
- d. **Surfacing.** Outdoor storage areas must be surfaced with concrete or asphaltic concrete. The Zoning Administrator may approve the use of gravel in low-traffic areas, provided that area is smaller than the remaining surfaced area. If gravel is allowed, the control of fugitive dust must be addressed to the satisfaction of the Zoning Administrator.

Exhibit 19-3. Key elements of ADA accessibility



50-2617 Refuse storage

- a. **General requirement.** If garbage or recyclable materials are stored outside of an enclosed building, they must be kept in suitable storage containers.
- b. **Screening required.** If the storage containers would be visible from a public street, customer parking area, or a property in a residential and commercial zoning districts and the Institutional (INST) district, they must be located inside of an enclosure as described in this section.
- c. **Enclosure.** The enclosure must be made of a solid wall or a fence and include one or more access gates. An access gate must face away from any adjacent residential and commercial areas. The height of the enclosure must be at least 6 feet but not more than 7 feet above the surrounding grade. A personnel door should be incorporated into the enclosure design.
- d. **Placement.** Enclosures are permitted only in the rear yard, with placement in the side yard allowed as a less preferred alternative when placement in a rear yard is not feasible. An enclosure and service vehicles using the enclosure may not (1) impair vehicular access or snow removal operations, (2) be located within a buffer or a drainage or stormwater area, or (3) be within 20 feet of a public street, public sidewalk, or internal pedestrian way.
- e. **Materials.** The enclosure must be made of the same material as the immediate adjacent wall of the principal building or such other material as would not detract from the immediate surrounding neighborhood. When visible from a public street, the enclosure must use materials visually similar to the principal façade materials. The use of chain-link or vinyl fencing is specifically prohibited, except in the industrial base zoning district.
- f. **Concrete pad.** If dumpsters are used for garbage or recyclable materials, the enclosure must have a concrete base that extends at least 8 feet in front of the gated access. Upon petition, the Zoning Administrator may waive or modify this requirement as an administrative adjustment when it is not feasible to comply.
- g. **Site plan.** Refuse enclosures must be depicted on an approved site plan.
- h. **Landscaping.** Landscaping around the enclosure must comply with § 50-XXXX.

Exhibit 19-4. An example of a dumpster enclosure



50-2618 Storage tanks for flammable and/or combustible liquids

- a. **General requirement.** A storage tank used for flammable, combustible, or hazardous liquids must comply with all permitting and licensing requirements established by the Village and the State of Wisconsin.
- b. **Site plan.** A storage tank used for flammable, combustible, or hazardous liquids that is outside of an enclosed building, must be depicted on an approved site plan.
- c. **Screening.** A storage tank used for flammable, combustible, or hazardous liquids that is outside of an enclosed building, must be screened so it is not visible from a public street.

50-2619 Utilities

- a. **Public water.** All uses must be connected to the municipal water system as set forth in § 48-340 of the municipal code.
- b. **Public sanitary sewer.** All uses must be connected to the municipal sewer system as set forth in Division 6, Article III, Chapter 44 of the municipal code and any other related code section.
- c. **Exception.** An existing conforming nonresidential use not served by public sanitary sewer and/or public water may be permitted to expand, if otherwise allowed, without connection to such utilities when either or

both facilities are not available within 1,000 feet of the subject property and the Director of Building Inspection grants a waiver for the expansion.

50-2620 Fire hydrants on private property

Fire hydrants must be provided and shown on the site plan when a proposed building or expansion cannot be adequately served by existing public hydrants as determined by the Fire Department. When private hydrants are required, their location, design, and installation must comply with the specifications in § 18-115 of the municipal code.

50-2621 Cluster mailbox units

- a. **General requirement.** If the development project is a multi-tenant building (e.g., residential, commercial, industrial) the developer must coordinate with the US Postal Service (USPS) to determine if a cluster mailbox unit (CBU) is needed. If required, the number, type, and location of cluster mailbox units (CBUs) must be designed and located in accordance with USPS standards and the Village's specifications.
- b. **Location and access.** CBUs must be located on the subject property or within a public right-of-way or approved easement, with the approval of the USPS. The location must ensure safe and convenient access for mail carriers and residents, including walkable access from adjacent lots. Placement must avoid conflicts with driveways, fire hydrants, stormwater inlets, ADA-accessible routes, and sight distance triangles.
- c. **Required site improvements.** The developer must install a concrete pad, accessible pedestrian path, and any other required site improvements as specified by the USPS. Lighting, signage, and landscaping enhancements may be required to promote safety and appearance, subject to Village Engineer approval.
- d. **Review and approval.** The location and design of CBUs must be shown on an approved site plan.
- e. **Maintenance.** The property owner is responsible for ongoing maintenance of the mailbox pad, surrounding area, and any associated amenities.

Exhibit 19-5. An example of a cluster mailbox unit



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50-2622 Encroachments into public right-of-way

If a proposed use or improvement is located in a public right-of-way, it must be shown on an approved site plan, and the property owner must get approval from the agency responsible for the right-of-way or proof that approval is not needed.

50-2623 through 50-2699 reserved

Exhibit 19-6. An example of an encroachment in a public sidewalk



ARTICLE 21

PARKING, LOADING AND ACCESS

50-2800 Legislative findings

The Village Board makes the following legislative findings:

- (1) The design of parking areas and site access is critically important to the economic viability of commercial areas, pedestrian and driver safety, the efficient and safe operation of adjoining streets, and community image and livability.
- (2) Standards are needed to establish the minimum and maximum number of parking spaces that are needed to serve various land uses.
- (3) Excessively large parking lots increase the cost of development, create an unhealthy built environment, contribute to the heat island effect associated with urban areas, and decrease the infiltration of storm water into the ground.
- (4) Shared parking can reduce parking facility costs (including aesthetic and environmental impacts), allow greater flexibility in facility location and site design, and encourage more efficient land use.
- (5) Parking lots and their access represent a vital connection between the local transportation network and land uses.
- (6) Incorrectly designed parking lots and site access can have negative impacts on the site, the adjacent and nearby public roadways, and the image of the business community.

50-2801 Purpose

This article promotes the public health, safety, and general welfare and is intended to:

- (1) Increase the safety and capacity of public streets by requiring off-street parking and off-street loading facilities.
- (2) Minimize adverse effects of off-street parking and off-street loading facilities on adjacent properties and surrounding neighborhoods.
- (3) Lessen congestion and prevent the overtaking of public roads by regulating the location and capacity of off-street parking and off-street loading facilities.
- (4) Maintain and enhance a safe and efficient transportation system.
- (5) Minimize the occurrences of motor vehicles backing into public roads.
- (6) Minimize impervious surfaces.

50-2802 General design principles

Parking areas, loading berths, driveways, and access must be designed based on the following principles:

- (1) Provide continuous flow of traffic through the parking area.
- (2) Allow safe movement of pedestrians from parking areas to buildings.
- (3) Avoid conflicts between vehicular, bicycle, and pedestrian traffic. Pedestrian circulation takes precedence over vehicular circulation.
- (4) Ensure that site facilities and amenities are accessible to people with disabilities as required by this article and the Americans with Disabilities Act (ADA).
- (5) Allow for appropriate landscaping of parking areas without conflicting with outdoor lighting.
- (6) Ensure that emergency service vehicles are able to travel through parking areas, including fire trucks.
- (7) Minimize impervious surfaces.
- (8) Allow for the logical expansion of parking areas to accommodate different land uses or an expansion of an existing use.

- (9) Allow for efficient clearing and storage of snow.
- (10) Ensure that the stormwater generated on the site is accommodated consistent with Village requirements.
- (11) Queuing of vehicles must be designed to prevent stacking of vehicles onto a public right-of-way.
- (12) Ingress and egress of parking spaces must occur on private property and not cross into the public right of way (sidewalks or streets) to gain access to parking spaces.

50-2803 General applicability

The requirements and standards for off-street parking apply to new site development, an expansion or modification of an existing parking area, and a change in use, subject to the standards below.

- (1) When an existing building, structure, or use of land changes to a new use, additional on-site parking spaces must be constructed if the new use requires a minimum amount of on-site parking spaces more than already exists on the subject property.
- (2) When a building or structure is expanded, additional parking spaces must be constructed if the expansion requires a minimum amount of on-site parking spaces more than already exists on the subject property.
- (3) When a building or structure was erected prior to [REDACTED], 2026, additional minimum parking spaces or loading facilities are mandatory only in the amount by which the requirements of the new use or occupancy exceed those for the existing or prior use or occupancy.
- (4) When site constraints and/or other standards of this chapter do not allow proper space to provide for the minimum amount of required on-site parking spaces for a change in use of a building, structure, or land as stated above, the Plan Commission may, in its discretion, grant a special exception to the requirement of constructing additional parking spaces. The applicant requesting a change in use must demonstrate how site constraints and/or other standards of this chapter do not allow construction of additional on-site parking spaces, and must provide justification that there are sufficient off-site parking spaces available for overflow parking, such as street parking or shared parking on neighboring or nearby properties.

50-2804 General standards for off-street parking areas

- a. **Proximity of parking to principal use.** Parking spaces must be located on the same lot with the principal use, except when shared parking is allowed.
- b. **Use of parking spaces.** Off-street parking areas for non-residential uses must be for occupants, employees, visitors, and patrons. The storage of merchandise, supplies, motor vehicles for sale, or the repair of vehicles in a parking area is prohibited, unless otherwise allowed in this chapter. In addition, overnight camping (e.g., RVs) in a parking area is prohibited.
- c. **Surfacing.** An off-street parking area (i.e., spaces and aisles) must be hard surfaced with concrete, asphalt, pavers, or other durable, all-weather pavement material approved by the Zoning Administrator.
- d. **Curb.** An off-street parking area with 20 or more parking spaces must be constructed with a concrete curb surrounding the vehicle use areas (both driveways and parking areas). If an existing parking lot is expanded and does not have a curb, the Zoning Administrator may waive this requirement in whole or in part. Gaps in the curbing may occur to facilitate property parking lot drainage.
- e. **Marking of parking spaces.** Parking spaces must be clearly marked if there are more than 5 parking spaces.

Exhibit 21-1. Green infrastructure next to a parking lot



- f. **Drainage.** An off-street parking area must be properly graded for drainage consistent with standards adopted by the Village, and as approved by the Village Engineer.
- g. **Snow storage.** Required parking spaces and access aisles may not be used for snow storage. Areas used for snow storage must be clearly depicted on the approved site plan if snow will be stored on site.
- h. **Features within clear vision triangle.** All features and improvements within a clear vision triangle must be consistent with the standards in § 50- .
- i. **Landscaping.** Landscaping for an off-street parking area must be provided consistent with the requirements in Article 20.
- j. **Screening.** An off-street parking area adjacent to a residential area with 4 or more parking spaces must provide screening as described in Article 21.
- k. **Outdoor lighting.** Outdoor lighting within a parking area must be provided consistent with the requirements in Article 22.
- l. **Signage.** Signage related to off-street parking and on-site traffic circulation must comply with the requirements in Article 23.

50-2805 Placement on a lot

- a. **Generally.** Parking areas may be located in any yard provided applicable pavement setback requirements are met.
- b. **Restriction in some zoning districts.** The number of parking spaces located in the front yard may be restricted in some zoning districts as more specifically set forth in Appendix C.

50-2806 Timing

- a. **Typical installation.** Parking spaces and aisles, and curb and gutter, if required, must be installed before the granting of occupancy for the use or uses for which the vehicle use areas are provided. If weather conditions during the late fall to early spring seasons do not allow installation of the permanent surface and curb and gutter, the Building Inspector may grant temporary occupancy, provided a solid surface of gravel is provided and the property owner and Village enter into a written agreement, with a financial guarantee, that requires completion no later than June 1 or as specified in the agreement.
- b. **Deferred installation.** If the developer believes the number of required parking spaces is more than what is actually needed, the developer has the ability to defer construction of no more than 10 percent of the required spaces, provided the site plan shows the area reserved for such parking spaces and the Plan Commission agrees to the deferment.

50-2807 Number of parking spaces

- a. **Minimum number of spaces.** Off-street parking spaces must be provided in the number specified in Appendix B, except as follows:
 - (1) When bicycle parking is provided consistent with this article, bicycle parking spaces may be used to satisfy the number of required parking spaces up to a maximum of 4 percent provided the number of required parking spaces is 25 or more. For example, if the parking standards as applied to a project call for 100 vehicle parking spaces, no more than 4 bicycle parking spaces may be substituted (96 vehicle parking spaces and 4 bicycle parking spaces).
 - (2) When motorcycle parking is provided consistent with this article, motorcycle parking spaces may be used to satisfy the required parking spaces up to a maximum of 4 percent provided the number of required parking spaces is 25 or more.
- b. **Reduction.** If the developer believes that the number of required parking spaces is more than what is actually needed, the developer can provide documentary evidence to the Plan Commission and the commission can modify the number of required parking spaces based on such information, but not more than a 40 percent reduction. If approved, an area on the property must be held in reserve for the potential future development of paved off-street parking to meet the full requirements. This reserved area must be shown and noted on the site plan, maintained as open space, and developed with paved off-street

parking spaces when the Zoning Administrator determines that such off-street parking is necessary due to parking demand on the property which exceeds original expectations. The Zoning Administrator may require the property owner to provide a financial guarantee as set forth in Article 4 in the amount of 125 percent of the anticipated cost of installing the required number of parking spaces.

- c. **Maximum number of spaces.** For land uses located in a business base zoning district, the number of parking spaces provided in a ground surface parking lot may not exceed the number of minimum parking spaces by more than 15 percent, except that the Plan Commission may allow more parking spaces above that threshold as a special exception pursuant to the procedures and requirements in Article 5 provided the commission determines that additional spaces are needed for that particular use or location. There is no maximum limit on the number of parking spaces when located in a parking garage or similar structure.
- d. **Mixed-use requirements.** For mixed uses, the total requirements for off-street parking spaces is the sum of the requirements for the various land uses. Off-street parking facilities for one use may not be considered as providing parking facilities for any other use except when considered shared parking as allowed in this article.
- e. **Compact cars and motorcycles.** Up to 10 percent of the required number of parking spaces may be sized for compact cars and/or motorcycles. Such parking spaces must be designated by a sign or other means approved by the Zoning Administrator.

50-2808 Shared parking

Generally. The Zoning Administrator, in their discretion, may allow shared parking consistent with this section during the site plan review process provided the applicant clearly shows the timeframe for peak parking demand varies between the different land uses that are subject to the shared parking arrangement. By way of example, Exhibit 21-2 shows different land uses that could potentially share parking spaces.

- a. **Maximum.** The maximum amount of required parking spaces that can be shared is 50 percent of the lesser number of required spaces. For example, if the first land use requires 100 parking spaces and the second land use requires 50 spaces, the maximum number of shared spaces is 25.
- b. **Minimum requirements.** Shared parking must meet the standards listed below.
 - (3) The area of the parking lot that is designated for shared use, must be located on an adjoining parcel and within 500 feet of the building or use requiring the parking.
 - (4) Directional signage is provided where appropriate and allowed.
 - (5) Pedestrian routes are direct, clear, and safe.
- c. **Shared-use agreement.** The parties involved in the joint use of off-street parking facilities must document their agreement by a legal instrument approved by the Village Attorney as to form and content. Such instrument, when approved as conforming to the provisions of this part, must be recorded in the Register of Deeds office for Washington County, and a copy filed with the Zoning Administrator.

Exhibit 21-2. Examples of land uses that could potentially share a parking area

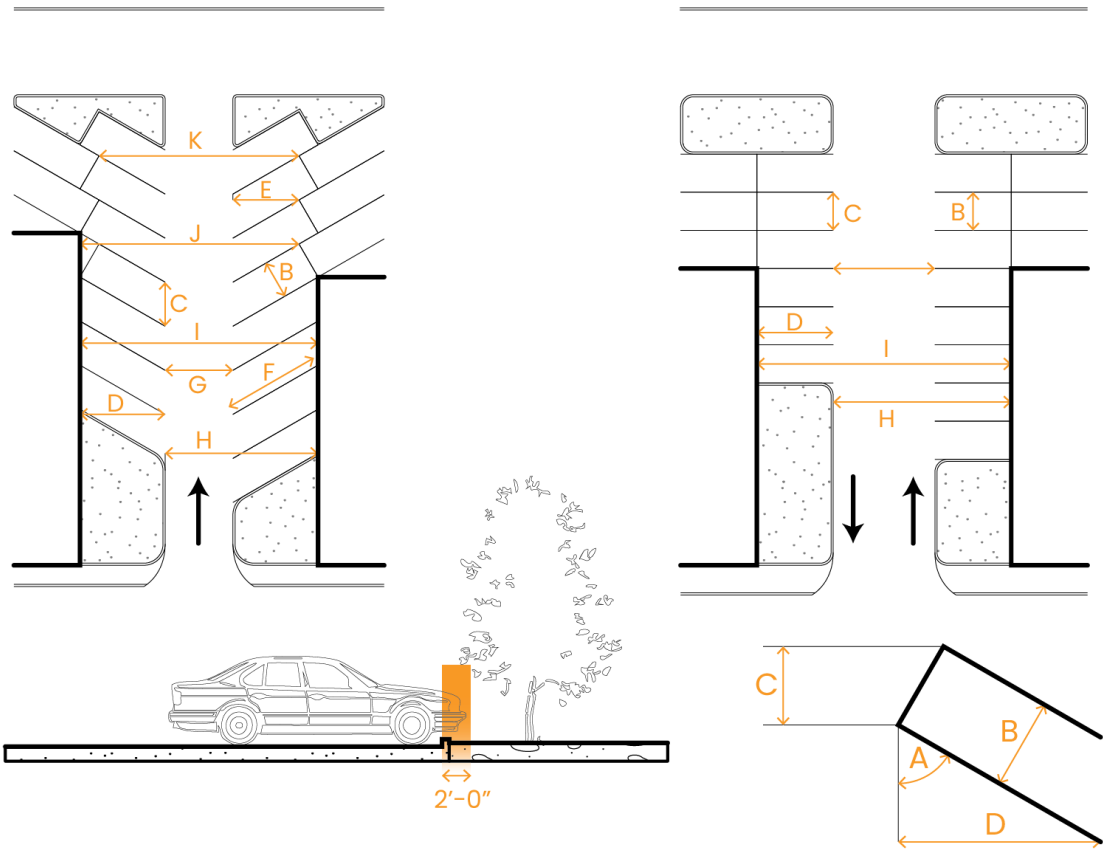
Land uses with typical weekday peaks	Land uses with typical evening peaks	Land uses with typical weekend peaks
Banks	Auditoriums	Religious institutions
Schools	Bars and dance halls	Parks
Distribution facilities	Meeting halls	Malls (some types, but not all)
Factories	Restaurants (some types, but not all)	
Medical clinics	Movie theaters	
Offices		
Professional services		

50-2809 Dimensional standards for parking areas

Parking spaces, except for accessible parking; access aisles; and other features in a parking area must conform to the dimensions in Exhibit 21-3. For parking angles not specified, the Zoning Administrator or Village Engineer is authorized to establish corresponding standards.

Exhibit 21-3. Parking area dimensional standards

		Parking angle - A				
		0°	45°	60°	75°	90°
B	Stall width at parking angle (feet)	9.0	9.0	9.0	9.0	9.0
C	Stall width parallel to access aisle (feet)	17.0	12.7	10.4	9.3	9.0
D	Stall depth to wall (feet)	9.0	17.5	19.0	19.5	18.5
E	Stall depth to interlock (feet)	--	15.3	17.5	18.8	--
F	Stall length (feet)	18.0	18.0	18.0	18.0	18.0
G	Aisle width (feet)	12.0	12.0	16.0	17.2	24.0
H	Module width – wall to wall (single-loaded) (feet)	21.0	29.5	35.0	42.5	44.5
I	Module width – wall to wall (double-loaded) (feet)	30.0	47.0	54.0	62.0	63.0
J	Module width – wall to interlock (double-loaded) (feet)	--	44.8	52.5	61.3	--
K	Module width – interlock to interlock (double-loaded) (feet)	--	42.6	51.0	60.6	--

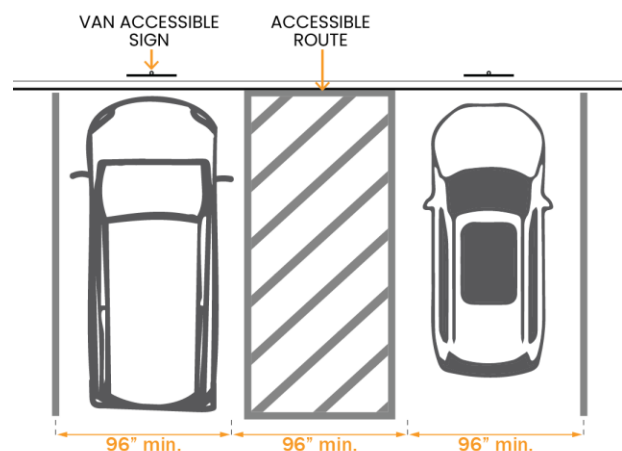


50-2810 Accessible parking spaces

- a. **Generally.** Accessible parking spaces must be provided subject to this part; the Americans with Disability Act (ADA), as may be amended; and the ADA *Standards for Accessible Design* 28 CFR 36, revised as of July 1, 1994 as may be amended. In the event state and federal regulations are more controlling than the requirements in this section, the state and federal regulations control.
- b. **Number required.** If parking spaces are required, then accessible spaces must be provided in the required number of regular spaces in the quantity shown in Table 21-1. One of 8 accessible parking spaces, but always at least one, must be van-accessible.
- c. **Location.** Accessible spaces serving a particular building must be located on the shortest accessible **route** of travel between the parking and the accessible entrance. When there are multiple entrances to a building of similar prominence (e.g., shopping mall) with near-by parking, accessible spaces must be dispersed and provided at each location. In parking facilities that do not serve a particular building, accessible parking must be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.
- d. **Dimensions.** Accessible parking spaces must be at least 96 inches wide.
- e. **Vertical clearance.** For van-accessible parking spaces, a 98-inch high clearance must be maintained above the space, access aisle, and on the route to and from the van-accessible space.
- f. **Maximum slope.** Accessible spaces and adjoining access aisles must have a maximum slope of 1:50 in all directions. When accessible spaces are provided in an existing parking lot, the spaces must be located on the most level surface close to the accessible building entrance.
- g. **Signage.** Each accessible space must be so designated with a sign identified by the international symbol of accessibility mounted on a vertical pole. In addition, van-accessible spaces must be so designated with a sign indicating "Van Accessible." Such signs must be located so they cannot be obscured by a vehicle parked in the space (at least 6 feet in height).
- h. **Pavement striping and markings.** The boundary of the access aisle must be marked and the end of which may be squared or a semicircle. Additional pavement markings denoting the space are optional.
- i. **Accessible route.** An accessible route must be provided from the accessible parking space to the accessible entrance of the building. It must be at least 36 inches wide, without steps or curbs. It must be paved and not contain any feature that would restrict, inhibit, or unreasonably impeded the movement of a physically disabled individual.
- j. **Access aisle.** An access aisle for an accessible space must be the same length as the adjacent parking space it serves and be at least 60 inches wide for car access and 96 inches wide for van-accessibility. Two adjoining accessible parking spaces may share a common access aisle (Exhibit 21-4). An access aisle for a passenger loading zone must be 60 inches wide and 20 feet long and adjacent and parallel to the space.

Table 21-1. Minimum number of accessible parking spaces

Number of provided parking spaces	Number of accessible spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1,001 and over	20; plus 1 for each 100 over 1,000

Exhibit 21-4. Layout of standard and van accessible parking spaces

50-2811 Electric vehicle charging stations

A parking area with 20 spaces or more must have one parking space that is EV capable (i.e., underground conduit is installed to accommodate a future charging station) for every 20 spaces.

50-2812 Pedestrian circulation routes and access

- a. **General.** The site must have sidewalks and other pedestrian walkways to provide for the safe movement of pedestrians using the site.
- b. **Perimeter sidewalk.** A 5-foot wide sidewalk must be provided on the perimeter when the vehicle parking spaces front on the front or side of the building (Exhibit 21-6).
- c. **Pedestrian routes in a parking area.** When a pedestrian circulation route crosses a vehicular route, the Zoning Administrator may require a marked crosswalk to provide pedestrian safety (Exhibit 21-7).
- d. **Connection to public sidewalk.** If a subject property fronts on a street with an existing or planned public sidewalk, a sidewalk at least 5 feet in width must connect the building entrance to the public sidewalk.
- e. **Connection to bike trail and mid-block walkway.** If a subject property abuts a bike trail or mid-block walkway, a sidewalk at least 5 feet in width must connect the site to the bike trail or mid-block walkway.
- f. **Public sidewalks.** When proposing a new project, the developer is responsible for installing a public sidewalk fronting the subject property consistent with a sidewalk plan/policies as adopted by the Village Board.

Exhibit 21-5. EV-Capable parking spaces

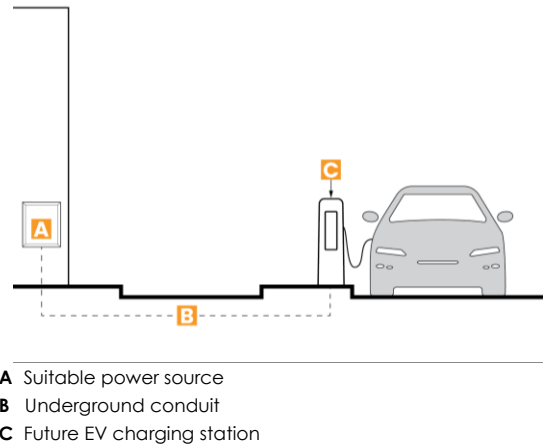


Exhibit 21-6. Sidewalk on perimeter of parking lot

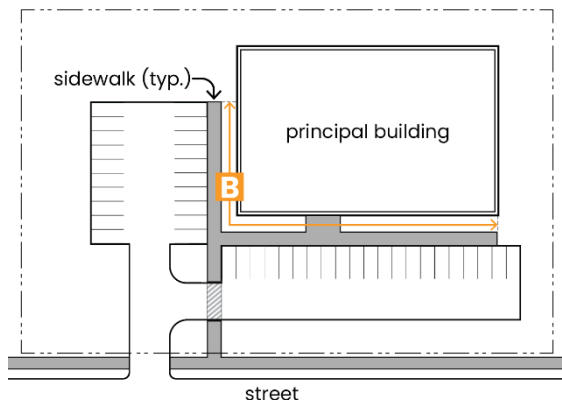


Exhibit 21-7. A pedestrian crosswalk in the parking lot of a fast-food restaurant



50-2813 Motorcycle parking

- a. **Design.** A motorcycle parking space is at least 4 feet by 8 feet.
- b. **Location.** Motorcycle parking spaces should be grouped together to the extent possible

50-2814 Bicycle parking

a. Legislative findings. The Village Board makes the following findings with regard to bicycle parking:

- (1) The provision of bicycle parking recognizes cycling as a transportation mode that is growing in popularity.
- (2) Designated bicycle parking areas help keep sidewalks clear for pedestrians and prevents damage to trees and street furniture often used to secure bicycles when racks are not present.
- (3) Properly designed bicycle parking areas enhance security and visibility, helping to prevent theft and vandalism of parked bicycles.
- (4) The provision of bicycle parking allows property owners to install fewer vehicle parking spaces, an important cost savings.

Exhibit 21-8. An example of a covered bicycle rack

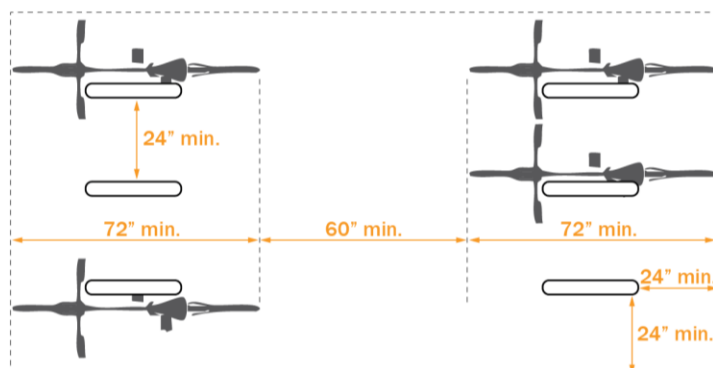


b. Generally. Bicycle parking may be provided consistent with the standards in Appendix B.

c. Location. Bicycle parking must be located in visible and prominent locations near the building entrance and must be as close or closer to the entrance than the nearest parking space. Under no circumstance should bicycle parking be more than 100 feet from the building entrance.

Where there is more than one building on a site, or where a building has more than one main entrance, the parking must be distributed to serve all buildings or main entrances. If possible, racks should be protected from the elements by a roof, awning, overhang, or similar covering. Racks must not be placed so they block the entrance or inhibit pedestrian flow in or out of the building.

Exhibit 21-9. Layout of bicycle parking spaces



d. Design. Bicycle parking areas should be incorporated into the overall building design, parking lot layout, and pedestrian circulation and coordinated with street furniture (e.g., benches, street lights, planters) when it is part of the overall project.

e. Accessibility. Each bicycle parking space must be accessible without moving another bicycle. In most circumstances, a space 2 feet by 6 feet is adequate. When needed, an aisle at least 5 feet wide must be provided (Exhibit 21-9) .

f. Lighting. Bicycle parking spaces must have adequate lighting to promote security and avoid vandalism and theft.

g. Rack design. Bicycle parking may be provided in ground, wall, or ceiling mounted racks. Ground-mounted racks should meet the following requirements:

- (1) The rack holds the bicycle frame, not just a wheel.
- (2) A U-shaped shackle lock can be used to secure the bicycle to the rack.
- (3) The rack is designed to accommodate a wide range of bicycle sizes, wheel sizes, and types.
- (4) The rack is covered with material that will not chip the paint off of a bicycle that leans against it.
- (5) The rack does not have hazards, such as sharp edges.

- (6) The rack is securely fastened to the ground, a wall, or other solid surface.

50-2815 Drive-throughs and stacking lanes

- a. **Generally.** If allowed, a drive-through must meet the standards in this section and all other provisions that may apply.
- b. **Overall design.** Stacking spaces, access lanes, and bypass lanes may not impede on- and off-street traffic movement or create hazards for pedestrians accessing public entrances of a building.
- c. **Number of stacking spaces.** The minimum number of required stacking spaces, when allowed, is specified for various land uses in Appendix B.
- d. **Standards for stacking spaces.** Stacking spaces must have a minimum depth of 20 feet.
- e. **Standards for access lanes.** Access lanes and stacking spaces must have a minimum width of 12 feet (curb to curb).
- f. **Standards for bypass lanes.** Any drive-through that has more than a total of 4 stacking spaces, must include a bypass lane with a minimum width of 10 feet (curb to curb).
- g. **Markings required.** Access lanes and bypass lanes must be striped, marked, or otherwise distinctly delineated.
- h. **Crosswalks.** A pedestrian crosswalk must be marked on the pavement when the lane for a drive-through window is situated between on-site parking and a building entrance.

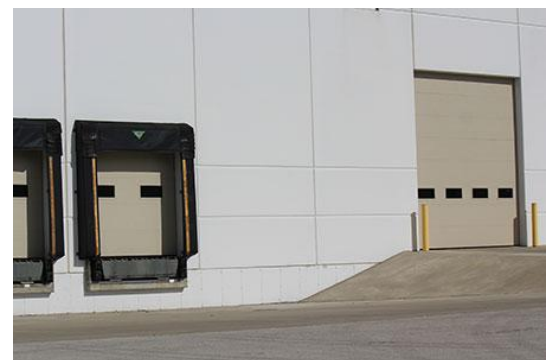
50-2816 Loading berths

- a. **Applicability.** Off-street loading berths are required when so indicated in Appendix B.
- b. **Dimensional standards.** A loading berth must comply with the dimensional standards in Table 21-2. The minimum vertical clearance also applies to all areas providing access to the loading berth.
- c. **Location.** A loading berth must not be located on the front of the building, except when entirely located inside of the building and the access door is integrated into the overall design of the building. A loading berth must not be located within a required side yard setback area. A loading berth must not be located within a public road right-of-way or interfere with the intended use of a public road right-of-way. A loading berth or access to a loading berth must not interfere with on-site traffic or pedestrian circulation or on-site parking.
- d. **Surfacing.** A loading berth must be hard surfaced (e.g., concrete, asphaltic concrete, pavers, or similar product). If it is not possible to hard surface a loading berth between November 1 and April 1, the Building Inspector may issue an occupancy permit provided the property owner and Zoning Administrator enter into a written agreement that requires completion no later than June 1.
- e. **Marking.** A loading berth must be clearly marked.
- f. **Use.** A loading berth must only be used for loading and unloading of vehicles.
- g. **Drainage.** A loading berth must be properly graded for drainage consistent with standards adopted by the Village, and as approved by the Village Engineer.
- h. **Outdoor lighting.** Outdoor lighting for a loading berth must comply with the requirements in Article 22.

Table 21-2. Dimensions of loading berths by type

Type	Minimum width	Minimum length	Minimum overhead clearance
Small berth	10 feet	25 feet	14 feet
Large berth	12 feet	50 feet	14 feet

Exhibit 21-10. An industrial building with different types of loading berths



- i. **Screening.** The Plan Commission may require screening (e.g., landscaping, berm, fence, or any combination) when the use of the loading berth has the potential of negatively impacting adjoining residential uses.

50-2817 Turning radius

In addition to all of the specific design requirements described in this article, loading berths, driveways, and access aisles must be designed to accommodate the Village's largest fire truck as determined by the Fire Department.

50-2818 Access gate

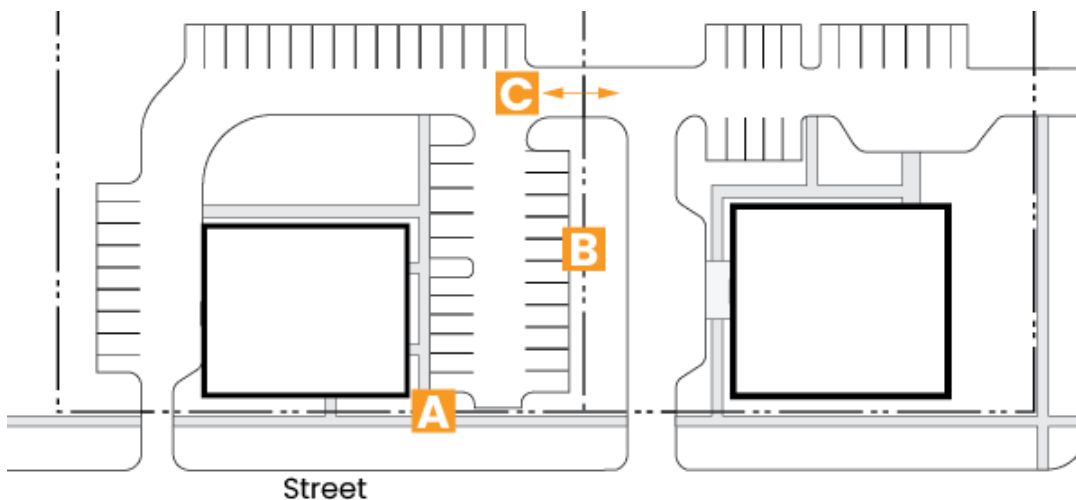
- a. **Setback.** The gate must be at least 28 feet from the edge of the road, but no closer than 8 feet to the front lot line. The gate, in any position, may not be any closer than 8 feet to any lot line.
- b. **Width of gate.** The width of the gate must be at least 12 feet but not more than 24 feet.
- c.
- d. **Emergency access.** The gate must include a Knox Box or an emergency override system as approved by the fire department.
- e. **Nighttime visibility.** The gate must include reflective strips or signage for nighttime visibility. Outdoor lighting may also be used for this purpose.
- f. **Power.** If a gated access drive includes an electrically powered gate there must be a supplemental power supply to ensure operation of the gate during a loss of power or other emergency situation.

Exhibit 21-11. Key elements of an access gate

Illustration forthcoming

50-2819 Cross-access connection

- a. **Findings.** A cross-access connection between two adjoining properties uses can improve traffic flow, safety, and land use efficiency as more fully described below.
 - (1) By allowing vehicles to move between properties without re-entering public roads, cross-access connections help decrease congestion on major streets.
 - (2) Fewer vehicles making left turns or entering/exiting from multiple driveways reduces the potential for crashes.
 - (3) Fire trucks, ambulances, and police will have multiple access routes to respond more quickly to emergencies.
 - (4) Businesses can potentially share parking lots, reducing the need for excessive pavement and improving land efficiency.
 - (5) Shoppers can easily access multiple businesses without having to make multiple stops onto a busy street.
 - (6) Cross-access connections can facilitate pedestrian and bicycle access between properties, encouraging multimodal transportation.
- b. **Applicability.** A cross-access connection should be pursued between adjoining properties when (1) both of the properties allow commercial and mixed-uses, (2) both of the properties are located along a collector or arterial street, and (3) the Zoning Administrator determines it is feasible to make the connection.
- c. **Easement.** The adjoining properties must be subject to a cross-access easement agreement which is recorded in the register of deeds office for Washington County.

Exhibit 21-12. Cross-access connection**Key:**

- A** Front lot line
- B** Side lot line
- C** Cross-access connection

50-2820 Driveways

- a. Generally.** Driveways that are installed, altered, changed, replaced, or extended must meet the standards in this section and other applicable parts of this code and follow the review procedures in Article 5.
- b. Openings.** Openings for vehicle ingress and egress shall be as follows:
 - (1) Single-family lots are allowed one 24-foot opening, measured from the bottom of the flare.
 - (2) Two-family lots are allowed up to two 24-foot openings, measured from the bottom of the flare. There must be an island between each approach or driveway.
 - (3) All other residential property will be allowed one 24-foot opening per lot, measured from the bottom of the flare, unless otherwise approved by the Village Board.
 - (4) Commercial or industrial property will be allowed one 30-foot opening per lot, measured from the bottom of the flare, unless otherwise approved by the Village Board.
- c. Separation from certain uses.** Vehicular entrances and exits to drive-in banks, motels, funeral homes, vehicular sales, service, washing and repair stations, garages, or public parking lots shall be not less than 200 feet from any pedestrian entrances or exit to a school, college, university, church, hospital, park, playground, library, public emergency shelter, or other place of public assembly.
- d. Driveway setbacks.** A driveway must be at least 3 feet from a side lot line and a rear lot line. This setback standard does apply to townhomes and a shared driveway. If an existing driveway is located closer than 3 feet, it may be reconstructed in the same location.
- e. Minimum width of internal access lanes.** Internal access aisles/lanes must comply with the minimum widths as specified in Table 21-3.

Table 21-3. Minimum width of internal access lanes

Land use	One-way	Two-way
Multi-family, 3 to 4 units	10 feet	12 feet
Multi-family, 5 or more units	12 feet	24 feet
Manufactured home park, less than 20 spaces	10 feet	20 feet
Manufactured home park, 20 spaces or more	12 feet	24 feet
Institutional, business, and commercial	12 feet	24 feet
Industrial and warehousing	12 feet	24 feet

- f. **Construction specifications.** Driveway approaches that connect to a Village street must be constructed in accordance with the specifications established by the Village Engineer. Driveway approaches connecting to a county or state highway must comply with the standards established by the respective jurisdiction.

50-2821 Highway access

Direct private access to an existing or proposed expressway right-of-way, or to any controlled-access arterial street, is prohibited unless approved by the agency having jurisdiction over access control. No direct public or private access shall be permitted to the existing or proposed rights-of-way of the following:

- (1) Freeways, interstate highways and their interchanges or turning lanes, nor to intersecting or interchanging streets within 1,500 feet of the most remote end of the taper of the turning lanes.
- (2) Arterial streets intersecting another arterial street within 100 feet of the intersection of the right-of-way lines.
- (3) Access barriers such as curbing, fencing, ditching, landscaping, or other topographic barriers shall be erected to prevent unauthorized vehicular ingress or egress to the above specified streets or highways.
- (4) Temporary access to the above rights-of-way may be granted by the Village Board after review and recommendation by the highway agencies having jurisdiction. Such access permit shall be temporary, revocable, and subject to any conditions required and shall be issued for a period not to exceed 12 months.

50-2822 through 50-2899 reserved

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ARTICLE 22 OUTDOOR LIGHTING

50-2900 Legislative findings

The Village Board makes the following legislative findings relating to outdoor lighting:

- (1) Light pollution would detract from the character of the Village of Jackson.
- (2) Excessive lighting wastes energy.
- (3) Glare from nonvehicular light sources can pose a threat to the safety of drivers and pedestrians.
- (4) Light trespass can intrude on the enjoyment of private property.
- (5) The regulations in this chapter relating to outdoor lighting are intended to provide nighttime safety, utility, security, and productivity.
- (6) Regulations in this chapter relating to outdoor lighting are adopted to promote the public health, safety, and general welfare of Village residents.

50-2901 Compliance

All outdoor lighting, except lighting that is specifically exempted in § 50-2902, must comply with this article as applicable and all applicable building and electrical codes. If any project increases the number of existing luminaires on a property by 25 percent or more, all existing luminaires on that property must be made to comply with this article or be removed.

50-2902 Exemptions

The following types of outdoor lighting are exempt from this article:

- (1) Street lights and other lighting located within a public right-of-way.
- (2) Emergency lighting when used by police, firefighters, medical personnel, public works, and other responders for the duration of the emergency.
- (3) The lighting of flags of the United States, State of Wisconsin, Village of Jackson, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction, provided such lighting does not trespass onto another property.
- (4) Holiday lighting.
- (5) Lighting on a tower when required by a regulating authority.
- (6) Underwater lighting used for the illumination of swimming pools and fountains.
- (7) Temporary lighting used for construction activities, provided (i) the fixtures are shielded, (ii) the light does not project past the property boundary line, and (iii) the lighting is only used during hours with active construction.

50-2903 Prohibited lighting

String lighting, neon lighting, tube lighting, and any other similar decorative or outlining light sources are prohibited when used (i) on the exterior of a building, including walls, façades, fascia boards, roofs, rooflines, and architectural projections; (ii) around windows or doors, including frames, trim, or other outlining features; and (iii) inside a building when the lighting is placed within 12 inches of any window or other transparent opening where it would be visible from outside the building.

50-2904 General requirements

- a. **Overhead lines prohibited.** Overhead wiring for outdoor lighting is prohibited, except when the Zoning Administrator determines underground installation is not possible due to existing infrastructure or natural conditions.
- b. **Mercury vapor fixtures.** Mercury vapor lighting fixtures are specifically prohibited.
- c. **Parking lot lights.** A lighting standard in a parking area must be placed (1) at least 3 feet outside of the paved area, (2) within a landscape island, (3) on a concrete pedestal that is at least 24 inches but not more than 36 inches high above the pavement, or (4) protected by other means as may be approved by the Zoning Administrator. Lighting along internal drives and for parking lots must be of similar light source type, color temperature, and style.
- d. **Canopy lights.** Canopy lights for a vehicle fuel station must be recessed or shielded so that no light source is visible from or causes glare on a public right-of-way or adjacent property.
- e. **Lighting in buffer.** Light poles must not be placed within a required buffer, except for pedestrian lighting along a sidewalk or other pedestrian way.
- f. **Specific standards.** Outdoor lighting must be designed to comply with the standards in Table 22-1. Key features of a parking lot are depicted in Exhibit 22-2.

Exhibit 22-1. An example of prohibited lighting

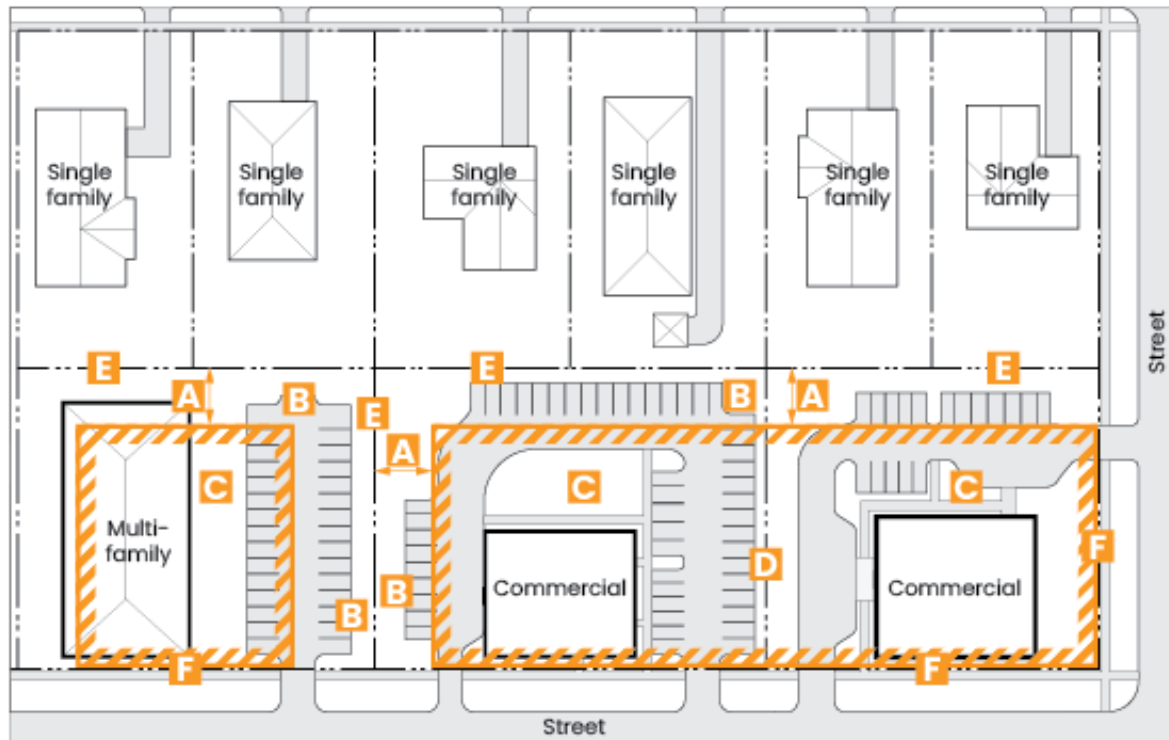
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Table 22-1. Specific lighting requirements

	Single family, 2-unit multi-family, townhomes	Multi-family (3 or more dwelling units)	Commercial, industrial, and institutional	Athletic fields and public outdoor venues
Fixture type [1]	1,000 lumens or less – no limitation More than 1,000 lumens - cutoff or shielded	1,000 lumens or less – no limitation More than 1,000 lumens – cutoff or shielded	1,000 lumens or less – no limitation More than 1,000 lumens – cutoff or shielded	No limitation
Architectural lighting	Uplighting on the face of an exterior wall is allowed provided the light does not extend above the height of the wall face.	Uplighting on the face of an exterior wall is allowed provided the light does not extend above the height of the wall face.	Uplighting on the face of an exterior wall is allowed provided the light does not extend above the height of the wall face.	NA
Light trespass [2, 3]	The intensity of illumination projected onto another property may not exceed 0.1 footcandle.	The intensity of illumination projected onto a residential property may not exceed 0.1 footcandle and 0.2 footcandles onto another commercial, industrial, or institutional use.	The intensity of illumination projected onto a residential property may not exceed 0.1 footcandle and 0.2 footcandles onto another commercial, industrial, or institutional use.	The intensity of illumination projected onto a residential property may not exceed 0.1 footcandle and 0.5 footcandles on a commercial, industrial, or institutional use
Maximum height of freestanding luminaire [4]	30 feet or more from the property boundary line – 15 feet [5] 15 feet or more but less than 30 feet from the property boundary line – 12 feet [6] Less than 15 feet from the property boundary line – 9 feet [6]	Parking lots – 25 feet or 16 feet if located within 50 feet of a residential zoning district Pedestrian lighting – 12 feet	Parking lots – 25 feet or 16 feet if located within 50 feet of a residential zoning district (Exhibit 19-1) Pedestrian lighting – 12 feet	No limitation
Minimum lighting levels	NA	NA	0.2 footcandles for parking lots, loading areas, and similar use areas	NA
Correlated color temperature (CCT) range	NA	2,700 to 3000 Kelvins	2,700 to 4500 Kelvins	NA
Light curfew	NA	None	On-site lighting levels in parking lots reduced by at least 50 percent by 10:00 pm or 45 minutes after the close of business for the day, whichever is later	Lights to be turned off no later than 1 hour after the end of the event

Notes:

1. See § 50-2905 for special provisions for security lighting.
2. Stated levels are above ambient lighting conditions on a cloudless night.
3. The Zoning Administrator may exercise discretion regarding light trespass onto a public right-of-way if it is determined to be beneficial to safe lighting conditions of adjacent sidewalks or other public areas.
4. The height of a freestanding luminaire is measured from the ground directly below the center line of the luminaire to the lowest part of the luminaire that emits light.
5. The maximum height is based on the proximity of the luminaire to the adjoining property boundary line.
6. For lamp types that vary in their output as they age (e.g., high-pressure sodium and metal halide), the initial output, as defined by the manufacturer, is the value to be considered.

Exhibit 22-2. Key features for lighting in a parking lot

- A 50 feet from lot line
- B Maximum height of parking lot light fixtures is 16 feet (Table 24-1)
- C Maximum height of parking lot light fixtures is 25 feet
- D Maximum at commercial lot line is 0.2 footcandles
- E Maximum at residential lot line is 0.1 footcandles
- F Maximum lighting at front lot line is 0.5 footcandles

50-2905 Special provisions for security lights

Security lights are permitted provided:

- (1) The luminaire is top-shielded or located below an eave.
- (2) The lamp is rated less than 2,000 lumens.^[1]
- (3) Lights are directed so as to limit direct glare onto adjacent properties.
- (4) Light switching is automated (e.g., motion sensor).
- (5) When the lamp is activated, the illumination level at a distance of 25 feet does not exceed 0.5 footcandles.

Editorial notes:

- [1] Examples of lamp types of less than 2,000 lumens include a 100-watt standard incandescent, a 15-watt cool fluorescent, a 15-watt compact fluorescent, and an 18-watt low pressure sodium lamp.

50-2906 Lighting plan

- a. **General.** At the time any exterior light is installed or substantially modified, and whenever a development-related application is made, a lighting plan must be submitted for review and approval consistent with the requirements for a site plan set forth in Article 5.
- b. **Content.** A lighting plan must include the following:

- (1) A description of all existing and proposed luminaires, including name of manufacturer, product number, lamp type, mounting height, and lumen output. This may include manufacturer's catalog cut sheets.
- (2) A photometric plan indicating the location of all existing and proposed luminaires, mounting and/or installation height in feet, the overall illumination levels (in footcandles) and uniformities on the site, and the illumination levels (in footcandles) at the property boundary lines. This may be accomplished by means of an isolux curve or computer printout projecting the illumination levels.
- (3) Other information the Zoning Administrator deems necessary to ensure compliance with this article.

50-2907 through 50-2999 reserved

ARTICLE 24 NONCONFORMITIES

50-3100 Legislative findings

The Village Board makes the following legislative findings relating to nonconformities:

- (1) There may be existing lots, structures, uses, and signs in the Village that were lawfully established but that do not now comply with one or more provisions of the zoning district in which they are located.
- (2) It is not the intent of this chapter to perpetuate and/or encourage the long-term continuance of nonconformities because they are inconsistent with the requirements and character of the zoning districts involved, or to permit nonconformities to be enlarged, expanded, or extended except as allowed in this division.
- (3) State law permits the reconstruction of nonconforming structures under certain circumstances.

50-3101 Official registry of nonconformities

- a. **Content of registry.** The Zoning Administrator may develop and maintain a registry of (1) lots known by him or her to be considered nonconforming, (2) buildings known by him or her to be considered nonconforming, and (3) land uses known by him or her to be considered nonconforming and those which have registered as a nonconforming use consistent with the requirements in Article 5.
- b. **Form of registry.** At the discretion of the Zoning Administrator, the registry may consist of either a written list or digital records.
- c. **Disclaimer.** Given the nature of the registry, the Village does not warrant that such information is complete and/or accurate in all respects.

50-3102 Nonconforming lots

- a. **Generally.** Any existing lot within a single-family zoning district which does not meet the minimum lot size requirements of the zoning district may be used as a single family building site provided (1) the use is permitted in the district regulations, (2) the lot was a separate and distinct lot of record prior to [REDACTED], 2026, (3) the residence is constructed without violating the yard requirements, and (4) the floor area requirements are met.
- b. **Alteration of property boundary lines.** The location of a property boundary line of a nonconforming lot may not be modified by any means, except to make the lot less nonconforming.
- c. **Survey gaps.** A gap between surveyed lots does not constitute a nonconforming lot.

50-3103 Nonconforming buildings

- a. **Generally.** A legal nonconforming building may be used for any conforming use.
- b. **Enlargement.** A nonconforming building that is used for a conforming use may be enlarged provided the building addition complies with all requirements and the Plan Commission authorizes the enlargement pursuant to the requirements in Article 5.
- c. **Building addition within setback** If a building is nonconforming due only to setbacks, it may be expanded within the building setbacks provided (1) the established nonconforming setback line is not less than 50 percent of the required setback; (2) the addition does not extend beyond the established nonconforming setback line; and (3) the addition is no greater than the area of the existing building.
- d. **New foundation/basement.** The placement of a new foundation or basement under an existing nonconforming building that is not located in the 100-year floodplain is permitted provided the foundation or basement does not extend beyond the vertical extent of the existing exterior wall.
- e. **Unsafe conditions.** Nothing in this article prevents the Building Inspector or any other Village official from initiating remedial or enforcement actions when a nonconforming building is declared unsafe or presents a

danger to the public health, safety, or welfare; constitutes a public nuisance; or is in violation of any licensing regulation.

- f. **Ordinary repair and maintenance, and remodeling.** Nothing in this division prohibits or limits, based on cost, the repair, maintenance, renovation, or remodeling of a nonconforming building.
- g. **Reconstruction following damage.** A nonconforming building that is damaged by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation on or after March 2, 2006, may be restored to its condition (e.g., size, location, and use) prior to the damage, except the building may be larger when necessary to comply with state or federal requirements.^[1]
- h. **Relocation.** A nonconforming building may not be moved or relocated to any other location on the lot unless the building is made to conform to all regulations of the zoning district in which it is located.

Editorial notes:

[1] See § 62.23(7)(h), Wis. Stats.

Also see nonconforming requirements for floodplains in Chapter 16 of the municipal code.

50-3104 Nonconforming uses

- a. **Generally.** A legal nonconforming use may continue to exist so long as it remains otherwise lawful, subject to the provisions in this section.
- b. **Cessation of use.** If a nonconforming use ceases for any reason, whether intentional or otherwise, for more than 365 consecutive calendar days, from the date specified by the Zoning Administrator, the use may not thereafter be reestablished.^[1] Exempt from this section are single- and two-family residential structures used for residential purposes. When a business operation is of a seasonal nature (e.g., marinas, summer camps), the periods when the business is not normally active are excluded from the time period mentioned above. If the Zoning Administrator determines that a nonconforming use has ceased to operate for more than the aforementioned time period, they are authorized to initiate the process established under Article 5 to terminate the nonconforming use. However, if a temporary structure houses a nonconforming use, the use must terminate when the temporary structure is removed.
- c. **Change in extent.** Except as allowed in this subsection, a nonconforming use may not be enlarged, increased, or expanded and may not occupy a greater area than what existed on the effective date of this chapter or any amendment thereto that created the nonconforming use. A single-family dwelling and a two-family dwelling unit which is a nonconforming use may be enlarged one time up to a total of 150 square feet of gross floor area.
- d. **Limitation on structural alterations to building housing nonconforming use.** Structural alterations to a building housing a nonconforming use may not exceed, on an accumulative percentage basis, 50 percent of the equalized assessed value of the structure.^[2] For example, if a property owner makes structural alterations, the cost of which equals 40 percent of the current equalized assessed value of the building, any additional structural alterations are limited to 10 percent of the equalized assessed value at the time of the work.
- e. **Damage to structure housing nonconforming use.** Except as allowed in this subsection, a building housing a nonconforming use that is damaged beyond 50 percent of its present equalized assessed value, the nonconforming use may not be reestablished. However, the owner of any one- or two-family dwelling unit which was used exclusively for residential use on June 15, 1981, which has been continuously used for residential use since June 15, 1981, up to the date of the casualty referred to hereafter, and which has continuously been located in a business or industrial zoning district since June 15, 1981, shall, in the event of destruction of the residence by fire or other casualty in an amount greater than 50 percent of assessed value, be allowed reconstruct the residence on the lot where originally located. The size and number of units of the reconstructed residence may not be greater than the size and number of units of the original residence. The burden of proof of establishing continuous residential use, size and number of units shall be on the landowner. If reconstruction does not start within 12 months following the casualty, and continue in good faith to completion, any subsequent reconstruction and use of the building, structure or premises must conform to the regulations of the district in which the building is located.
- f. **Change of location.** A nonconforming use may not be moved in whole or in part to any other part of the lot or to another structure than what was occupied on the effective date of this chapter or any amendment thereto that created the nonconforming use.
- g. **Casual, occasional, accessory, or incidental use.** Casual, occasional, accessory, or incidental use after the primary nonconforming use has terminated, does not perpetuate a nonconforming use.^[3]

- h. **Change of production.** A change in the method or quantity of production and the incorporation of new technology into a nonconforming use is permitted provided the original character of the use remains the same.^[4]
- i. **Termination due to effects on public health, safety, and welfare.** If the Zoning Administrator determines that a nonconforming use, regardless of its duration, is harmful to the public health, safety, or welfare, they should follow the procedure outlined in Article 5 relating to termination of a use.^[5]
- j. **Unsafe conditions.** Nothing in this chapter prevents the strengthening or restoring to a safe condition of any structure or part thereof, provided the work conforms to the provisions in this chapter.
- k. **Licensing.** The operator of a nonconforming use must obtain any licenses required by the state of Wisconsin, or its designated agent; Washington County; or the Village and maintain the licenses for the life of the use or until the entity no longer requires the license.
- l. **Conversion to another nonconforming use.** Subject to the requirements in Article 5, a nonconforming use may be converted to a different nonconforming use provided the new use is less nonconforming. Any nonconforming use that has been converted continues to be subject to all applicable provisions related to nonconforming uses and to the conversion order as approved by the Plan Commission.
- m. **Permissible accessory residential uses.** If an existing single-family dwelling unit is classified as a nonconforming use, the establishment of accessory residential uses normally incidental to a single-family dwelling is not considered to be an expansion of a nonconforming use and is permitted provided the accessory use is otherwise allowed by the zoning code and in the case of a detached building does not exceed 576 square feet.
- n. **Multiple residences on a single lot.** An existing residential lot with more than one principal structure built prior to August 15, 2011 may be divided to accommodate the placing of the existing principal buildings onto separate lots or, the reduction of existing buildings to one-to-a-parcel, if, in the judgment of the Plan Commission, the resulting lots or parcels or the resulting zoning is not detrimental to the neighborhood nor to the spirit and intent of this code, and, further, taking into account the need to continue conformity to zoning district classification regulations, if possible.

Editorial notes:

[1] See § 62.23 (7)(h), Wis. Stats

[2] See § 62.23 (7)(h), Wis. Stats

[3] See *Village of Menominee Falls v. Veirstahler*, 183 Wis. 2d 96, 515 N.W.2d 290 (Ct. App. 1994)[4] See *Racine County v. Cape*, 2002 WI App 19, 250 Wis. 2d 44, 639 N.W.2d 782, 01-0740

[5] See § 62.23 (7)(h), Wis. Stats.

50-3105 Special provisions for manufactured home communities

An existing mobile home or a manufactured home not located in a mobile home park/subdivision is considered a nonconforming use.

50-3106 Special provisions for nonconforming boathouses

The ordinary maintenance and repair of a nonconforming boathouse that extends beyond the ordinary high-water mark must comply with § 30.121, Wis. Stats.

50-3107 Special provisions related to the shoreland-wetland overlay district

The shoreland-wetland provisions of this chapter authorized by § 62.231, Wis. Stats., do not limit the repair, reconstruction, renovation, remodeling, or expansion of a nonconforming structure in existence on the effective date of the shoreland wetland provisions, or of any environmental control facility in existence on May 7, 1982, related to such a structure. All other modifications to nonconforming structures are subject to § 62.23 (7)(h), Wis. Stats., which limits total lifetime structural repairs and alterations to 50 percent of current fair market value.

50-3108 through 50-3199 reserved

ARTICLE 25 ENFORCEMENT

50-3200 Authority for enforcement

The Village has the authority under § 62.23 (7)(f), Wis. Stats., to enforce the provisions of this chapter and establish penalties. Nothing in this code prevents the Village from enforcing any other requirement in the municipal code that may apply.

50-3201 Actions constituting a violation

Each action that is not in full compliance with this chapter and/or with a condition or requirement of an approval issued pursuant to this chapter constitutes a separate and distinct violation. Each day that a violation continues is considered a separate offense.

50-3202 Other remedies

The Village or any aggrieved person may seek an injunction, restraining order, or other equitable relief in court to stop any violation of this chapter and/or an order requiring the property owner to restore the property to the condition that existed prior to the violation.

50-3203 Continuation

Nothing in this chapter prohibits the continuation of previous enforcement actions undertaken by the Village pursuant to previous and valid ordinances and laws.

50-3204 Penalties

In addition to any other legal and equitable relief allowed by state law or in Village ordinance, any person that violates this chapter shall be subject to any penalty established by the Village Board as part of the Village fee schedule.