



**VILLAGE OF JACKSON
PLAN COMMISSION MEETING AGENDA**

Thursday, September 21, 2023 at 7:00 PM

Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of July 20, 2023
3. Conditional Use Request - Request to Exceed the Maximum Number of Dogs Per Residence
- 3247 Sherman Parc Circle - Emily Duckert
4. Ordinance #23-14 - Rezoning Parcel V3_046500C9994 - Juanita Nickelson
5. Conditional Use Request - Auto Dealership Expansion - N168W20069 Main Street - Auto
Thirst, LLC - Anthony Jones
6. Village Code, Chapter 6-54, "Maximum Number of Cats and Dogs Allowed Per Residence"
- Discussion Only
7. Citizens to address the Plan Commission
8. Adjourn

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

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

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday, August 17, 2023 at 7:00 p.m.
Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

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

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

Member Excused: Ryan Ganshow and Tr. Emmrich

Staff Present: Director of Inspections Collin Johnson, Administrator Jen Keller, and Clerk Anastasia Gonstead

Also Present: Tim Schwecke – Civiktek Consulting and Frank Derenne – U-Haul dealership applicant

2. Approval of Minutes for the Plan Commission Meeting of July 20, 2023

Motion by Jon Molkentin, second by Doug Wilcox to approve the Plan Commission minutes of July 20, 2023.

Vote: 5 ayes, 0 nays. Motion carried.

3. Ordinance #23-12 – Rezoning of Parcel V3_019700V – Jackson Townhomes – James Kupfer

Motion by Tr. Kruepke, second by Jon Molkentin to recommend Village Board approve Ordinance #23-12 Amending the zoning of Parcel V3_019700V- and to amend the zoning map accordingly conditioned upon approval of pending change to Map 1 of the Land Use Plan for the Comprehensive Plan for the Village of Jackson: 2050 from government/institutional to multi-family.

Vote: 5 ayes, 0 nays. Motion carried.

4. Conditional Use Request – Request to exceed the maximum number of dogs per residence – N170W20225 Hunters Road – Krystal Colburn

Motion by Doug Wilcox, second by Tr. Kruepke to recommend the Village Board approve the Conditional Use Permit for N170W20225 Hunters Road. If approved, it shall be subject to the following conditions:

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

Vote: 5 ayes, 0 nays. Motion carried.

5. Conditional Use Request – U-Haul Dealership – N168W20069 Main Street-Frank and Nicki Derenne

Discussion with Frank Derenne regarding the anticipated needs and workings of his proposed U-haul dealership, in particular regarding the types and number of vehicles anticipated at the location.

Motion by Tr. Kruepke, second by Doug Wilcox to recommend the Village Board approve the conditional use Request to allow for the operation of a U-Haul dealership at N168W20069 Main Street. If approved, it shall be subject to the following conditions:

1. All major service/repair work to vehicles, trailers, and other equipment is to be performed off-site. This also includes installation of trailer hitches, vehicle wiring, and similar services associated with a U-Haul Dealership. Applicant may apply for additional use approval for such services should they want to offer them in the future.
2. Vehicles, trailers, and other equipment are to be stored in a neat and orderly fashion upon gravel or paved surfaces only. Parking or storage on grass/lawn is strictly prohibited. Parking areas for vehicles and equipment shall be striped.
3. A maximum of eight (8) motor units only are permitted to be parked in the designated area along the east side of the parking lot. Overflow parking shall be permitted at the rear of the building on gravel or paved surfaces only until such a time they are rented or can be relocated to other dealerships. At no time shall there be more than eight (8) vehicles stored onsite.
4. Retail items such as hand trucks, cardboard boxes, and other moving supplies/equipment shall be kept indoors.
5. Maintain emergency vehicle access to the rear of the property at all times.
6. All signage shall be submitted for review and approval in accordance with the Village Sign Code.
7. Upon receipt of a written complaint and review by the Plan Commission, this Conditional Use Approval may be subject to additional regulation and/or potential revocation by the Village.

Vote: 5 ayes, 0 nays. Motion carried.

6. Zoning Code Audit – Discussion Only – Village of Jackson

Jen Keller, Village Administrator and Tim Schwecke from Civiktek Consulting provided background and information regarding the Audit.

No action taken.

7. Citizens to Address the Plan Commission

None

8. Adjourn

Motion by Pr. Heckendorf, second by Tr. Kruepke to adjourn.

Vote: 5 ayes, 0 nays. Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Anastasia Gonstead
Village Clerk



STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: September 21, 2023

Agenda Item: # 3

To: Plan Commission

From: Collin Johnson, Director of Inspections/Zoning

Subject: Conditional Use Request - Request to Exceed the Maximum Number of Dogs Per Residence - 3247 Sherman Parc Circle - Emily Duckert

Background and Analysis:

The property owner is requesting approval to keep a third dog on their property. They currently have two dogs that reside at the property. *Addie - Black Lab Mix*, (12y old), female, spayed; *Moose, Black Lab Mix*, (4y old), male, neutered. The additional dog, *Sawyer, Yellow Lab Mix*, (3y old), male, neutered. The applicants are seeking approval to keep a third dog. They did not indicate a specific timeframe as to how long the third dog may stay at the property.

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

Sec. 6-53. Dog and cat licenses

- (a) Required; fees. It shall be unlawful for any person in the village to own, harbor, or keep any cat or dog more than five months of age that has not been licensed by the Village. License fees shall be as provided in the Village fee schedule.
- (b) Seizure of animals in violation. Police officers are authorized to capture and restrain any dog or cat running at large and any untagged dog, and to transfer the animal to the custody of the county humane society. This does not preclude the immediate killing of a dog for the protection of other animals and persons as authorized in this chapter.

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

No more than two dogs and two cats may be licensed for any one residence. Exceptions may be requested by application to the Plan Commission and Village Board for a Conditional Use Permit or PUD Amendment.

Comprehensive Plan & Zoning Impacts

None.

Site Plan:

See attached location map.

Review Procedures:

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

Signage:

None.



Taking the lead in Washington County.

Additional Staff Comments:

Police Department

No prior history of animal complaints at this address.

Notice Requirements:

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

Potential Action:

Motion to recommend the Village Board approve/deny the Conditional Use Permit for 3247 Sherman Parc Circle. If approved, it shall be subject to the following conditions:

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

Attachments:

1. Application
2. Location Map

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: 3247 Sherman Parc Circle Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: 0.54 acres sq. ft. Building Area: _____ sq. ft.

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

APPLICANT INFORMATION

Name(s): Emily Duckert

Mailing Address: 3247 Sherman Parc Circle State WI Zip 53037

Office: (____) _____ Cell: (262) 844-8603 Fax: (____) _____

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): Lori + Dave Duckert

Address: 3247 Sherman Parc Circle State WI Zip 53037

Office: (____) _____ Cell: (262) 844-1709 Fax: (____) _____

Email: Lorid@wi-rr.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: ^(pregnant) daughter is moving in with us temporarily and has a dog which would be the 3rd dog at our house

Provide a brief overview of proposed use(s) of entire property and/or lease space: we have an electric fence for the dogs

Hours of Operation: _____

* Provide a brief overview of proposed daily on-site operations: daughter is moving in with us temporarily and has a dog which would be the 3rd dog at our house

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

* Describe all businesses, properties and other entities located adjacent to the proposed use: common area field in the back, common area on one side, neighbor across the road and to the south

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

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

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

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

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

Describe the projected traffic circulation and impacts: _____

List all setbacks from rights-of-way and property lines and height limitations: electric fence is
approximately 10-15 feet from the curb.

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

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

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

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

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

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

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

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

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): Lori M. Duckert

Applicant Signature: Lori M Duckert

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 8-16-23

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

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

QUESTIONS?

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY	
Acct. #: 100-00-45730-000-00	
Date Received:	8/16/2023
Amount: \$	175.00
Payment Type:	CH / KK / XXXX
Check/Rcpt. #:	7291
Received By:	CMJ



Taking the lead in Washington County.

APPLICATION FOR DOG LICENSE

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

Please make checks payable to the VILLAGE OF JACKSON.

Dog License No. 7739 Date 8/16/2023
Leave blank

Name-Owner/Keeper
of Dog Duckert Lori Phone 262 844-1709
Last First

Address 3247 Sherman Parc Circle

Email Address Lorid@wi.rr.com

Name of Dog Addie Color Black Breed Black Lab mix

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

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

Vet's Name: Amy Spaeth - Jackson Pet Hospital

OWNER'S SIGNATURE: Lori M Duckert

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

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

RETURN TO THE VILLAGE OF JACKSON CLERK

Please fill out and return if applicable:

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

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

Address _____

Name of Dog _____ Color _____ Breed _____

SIGNATURE: _____

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

www.villageofjacksonwi.gov

JACKSON PET HOSPITAL, LTD.

3370 Jackson Drive
Jackson WI
(262) 677-3112
08/16/2023

Client : Lori Duckert
3247 Sherman Parc Circle
Jackson, WI 53037

Phone : (262) 844-1709

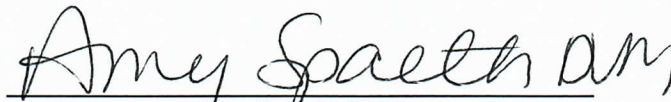
Patient : Addie
Species : Canine
Sex : FS
DOB : 01/11/2011

Acct No. : 6581 B
Breed : Labrador Mix
Color : Black
Microchip: OA121B417B

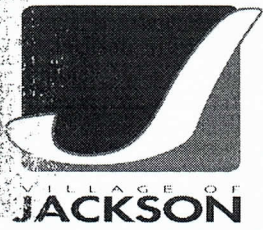
RABIES VACCINATION INFORMATION

Rabies : Rabvac3
Date Vaccinated : 05/06/2021
Serial Number : D219620A
Vaccine Type : KILLED
Duration : 3 Year
Tag Number : 344-21
Expires : 05/05/2024
Producer : Elanco

I hereby certify that I have vaccinated this animal in accordance with the company's recommendation for the vaccine used on the above date.


Amy Spaeth DVM

For your pet's safety, and for the safety of those around you, be sure to keep your pet current on their rabies vaccination.



Taking the lead in Washington County.

APPLICATION FOR DOG LICENSE

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

Please make checks payable to the VILLAGE OF JACKSON.

Dog License No. 7740 Date 8/16/2023
Leave blank

Name-Owner/Keeper
of Dog Duckert Lori Phone 262 844-1709
Last First

Address 3247 Sherman Parc Circle

Email Address Lori.d@wi.rn.com

Name of Dog Moose Color Black Breed Black Lab mix

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

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

Vet's Name: Amy Spaeth Jackson Pet Hospital

OWNER'S SIGNATURE: Lori M Duckert

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

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

RETURN TO THE VILLAGE OF JACKSON CLERK

Please fill out and return if applicable:

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

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

Address _____

Name of Dog _____ Color _____ Breed _____

SIGNATURE: _____

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

www.villageofjacksonwi.gov

JACKSON PET HOSPITAL, LTD.

3370 Jackson Drive
Jackson WI
(262) 677-3112
08/16/2023

Client : Lori Duckert
3247 Sherman Parc Circle
Jackson, WI 53037

Phone : (262) 844-1709

Patient : Moose
Species : Canine
Sex : MN
DOB : 01/22/2019

Acct No. : 6581 C
Breed : Labrador Mix
Color : Black
Microchip: 982126055143366

RABIES VACCINATION INFORMATION

Rabies : Rabvac3
Date Vaccinated: 03/08/2023
Serial Number : E059323A
Vaccine Type : KILLED
Duration : 3 Year
Tag Number : 194-23
Expires : 03/07/2026
Producer : Elanco

I hereby certify that I have vaccinated this animal in accordance with the company's recommendation for the vaccine used on the above date.


Amy Spaeth DVM

For your pet's safety, and for the safety of those around you, be sure to keep your pet current on their rabies vaccination.

JACKSON PET HOSPITAL, LTD.

3370 Jackson Drive
Jackson WI
(262) 677-3112
08/16/2023

Client : Emily Duckert
3247 Sherman Parc Circle
Jackson, WI 53037

Phone : (262) 844-8603

Patient : Sawyer
Species : Canine
Sex : MN
DOB : 01/11/2020

Acct No. : 7354 C
Breed : Labrador Mix
Color : Yellow
Microchip:

RABIES VACCINATION INFORMATION

Rabies : Rabvac3
Date Vaccinated: 06/03/2021
Serial Number : D219620A
Vaccine Type : KILLED
Duration : 3 Year
Tag Number : 388-21
Expires : 06/02/2024
Producer : Elanco

I hereby certify that I have vaccinated this animal in accordance with the company's recommendation for the vaccine used on the above date.


Amy Spaeth DVM

For your pet's safety, and for the safety of those around you, be sure to keep your pet current on their rabies vaccination.

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 275019**Date:** 8/16/2023**Check****RECEIVED
FROM** DUCKERT, LORI

\$215.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	175.00
	3 DOG CONDITIONAL USE PERMIT APPLICATION	
	DOG LICENSE	20.00
	DOG LICENSE - MOOSE - #7740	
	DOG LICENSE	20.00
	DOG LIC ADDIE #7739	
TOTAL RECEIVED		215.00

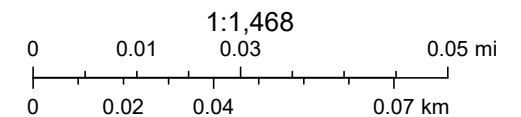
Receipt Memo: CK#7291 3 DOG CONDITIONAL USE & DOG LICS

3247 Sherman Parc Circle



9/11/2023, 2:47:16 PM

- | | | | |
|---|-------------------------|---|--|
| Override 1 | Certified Survey Number | PLSS Section | Assessor Plat; Cemetery Plat; Subdivision |
| Current Parcel | Subdivision Name | PLSS Quarter | Right-of-Way |
| • Address Point | Leader Lines | Lot | Municipality |
| Lot Number | Parcel Taxkey & Acreage | Certified Survey Map | Local Road |





STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: September 21, 2023
Agenda Item: # 4
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Ordinance #23-14 - Rezoning Parcel V3_046500C9994 - Juanita Nickelson

Background and Analysis:

The owner, Juanita Nickelson, is requesting rezoning of the above tax parcel to allow for the construction of a two-family home, in which she will reside. The parcel is currently zoned Planned Unit Development (PUD). However, a change to R-6 Two-Family Residential District would provide an already established "use by right," without the need to develop a separate PUD Zoning District for the small, singular parcel.

R-6 Two-Family Residential District zoning ordinance is included below for reference.

Sec. 48-142. R-6 Two-Family Residential District

- (a) Generally. The R-6 Two-Family Residential District is intended to provide for 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. A two-family dwelling on a lot, a complex of two or more two-family dwellings on a lot, 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. 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.
- (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 feet.

Comprehensive Plan & Zoning Impacts

The Village Comprehensive Plan Land Use Map currently identifies the subject property as Multi-Family/High-Density Residential. Adjacent development includes numerous two-family developments mixed with several multi-family developments.



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The change from Planned Unit Development (PUD) to Two-Family Residential remains consistent with the overall intended use outlined in the Comprehensive Plan and current zoning designation.

Site Plan:

See attached aerial map included in the DRAFT Ordinance.

Review Procedures:

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

Signage:

None.

Additional Staff Comments:

Public Works/Engineering

Per Village Code Section 44-81(b) Shutoff valves and box; stop box; cost; maintenance. All metered services shall have a separate water lateral and external shut off otherwise approved by the Village. The service shall include a curb valve and curb stop box at the property line. The customer shall, at its own expense, provide the proper connection and shutoff valves for the meter. No meter shall be installed for customer service without its own, separate, and individual outside shutoff or stop box.

Stonewall Drive has the final lift of asphalt, so the customer would not be permitted to connect a second water lateral at the main to serve the second unit. The Jackson Water Utility will only allow a meter room as provided with the N169W19742-46 Georgetown Drive two-family floor plan.

Notice Requirements:

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

Potential Action:

- Recommend the Village Board approve Ordinance #23-14 Amending the Zoning for Parcel V3_046500C9994 from Planned Unit Development (PUD) to R-6 Two-Family Residential District and to amend the zoning map accordingly.

Attachments:

1. PC Application
2. Real Estate Tax Parcel
3. Ordinance 23-14 Amending Zoning for Parcel #V3_046500C9994

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP
 ☐ New ☐ New ☐ CONCEPT PLAN
 ☐ Amendment ☐ Amendment
 ☐ Special Use ☐ Special Use
 (For existing Cond. Use ONLY) (For existing PUD ONLY)

☒ OTHER Reasoning

Property Address: Pt. of E 1/2 SW Pt. of CSM 5851 Lot 3, 1465420 ^{DOC} Unit: _____ Jackson, WI

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

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

APPLICANT INFORMATION

Name(s): Juanita Nickelson

Mailing Address: PO Box 986, Menomonee Falls, WI State WI Zip 53052

Office: (____) _____ Cell: (414) 704-4217 Fax: (____) _____

Email: JNICKELS25@GMAIL.COM

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

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

Mailing Address: _____ State _____ Zip _____

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

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Juanita Nickelson

Address: PO Box 986, Menomonee Falls State WI Zip 53052

Office: (____) _____ Cell: (414) 704-4217 Fax: (____) _____

Email: JNICKELS25@GMAIL.COM

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Valido Homes

Primary Contact: Jim Hartung

Address: 353 Forest Grove Dr, Ste 105, Pewaukee State WI Zip 53072

Office: (262) 691-7707 Cell: (414) 416-8515 Fax: (____) _____

Email: JIM@VALIDOHOMES.COM

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: Rezone the Property
From PUD to R6 to allow for the construction of a residential
duplex building.

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

Hours of Operation: NA

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

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

Describe all businesses, properties and other entities located adjacent to the proposed use: Multi Family
residential condominiums to the north, east and south of the
Property. Single Family residential to the west

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

Construction of a residential duplex building

Describe any proposed grading, and/or stormwater management plan: Excavation for construction
of a residential duplex building. Drainage will tie into
existing swales and storm sewer.

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

See attached plan. Residential duplex building will include
upon completion of site improvements yard, driveways & landscaping to code.

Describe any proposed on-site security measures including site lighting: Exterior sconce lighting
on garage, rear porch & front door

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

None

Describe the projected traffic circulation and impacts: Minimal - driveways will tie into Stonewall Drive

List all setbacks from rights-of-way and property lines and height limitations: 30' Front, 25' rear and 15' side per R6 zoning code. Code for height restriction is 35' max. Proposed duplex max height will be 22' to 24'

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

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

☐ No ☒ Yes If yes, explain: Building permit from Building Inspector

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

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Walnut and toasted almond color vinyl siding

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

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

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

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

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

> unsure of amount. Each unit to include 3 bedrooms and 2 1/2 bathrooms

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): Juanita Nicholson
Applicant Signature: [Signature]
Co-Applicant Name (Print): _____
CO-Applicant Signature: _____
Date of Application: 8-21-23

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

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

QUESTIONS?

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

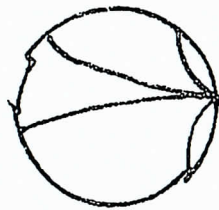
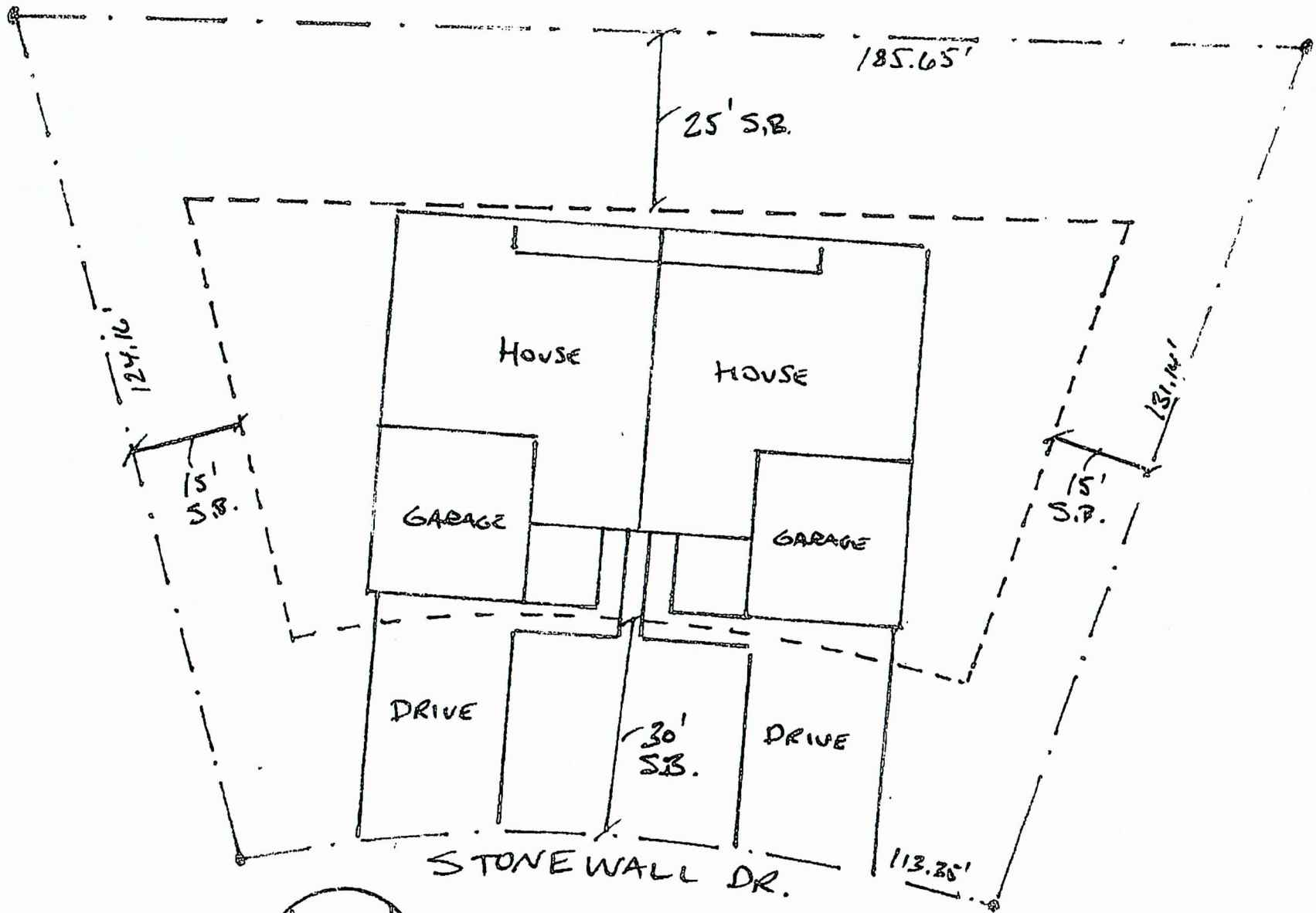
APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

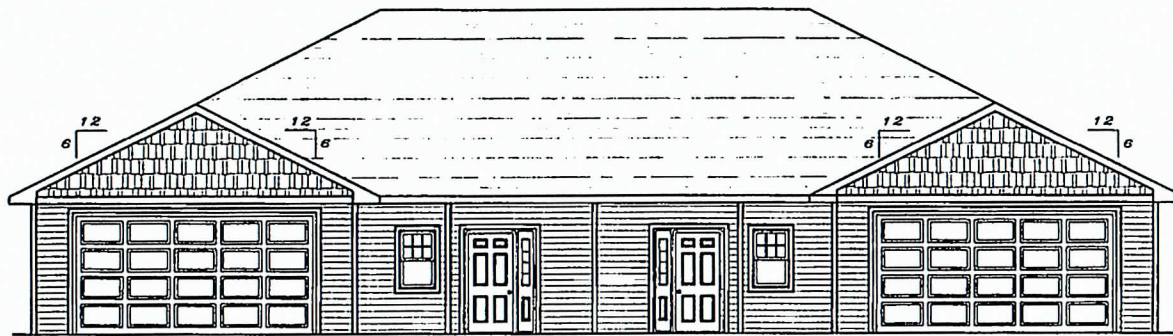
FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: 8-25-23
Amount: \$ 425.00
Payment Type: CH / CC / CASH
Check/Rcpt. #: 1068
Received By: [Signature]

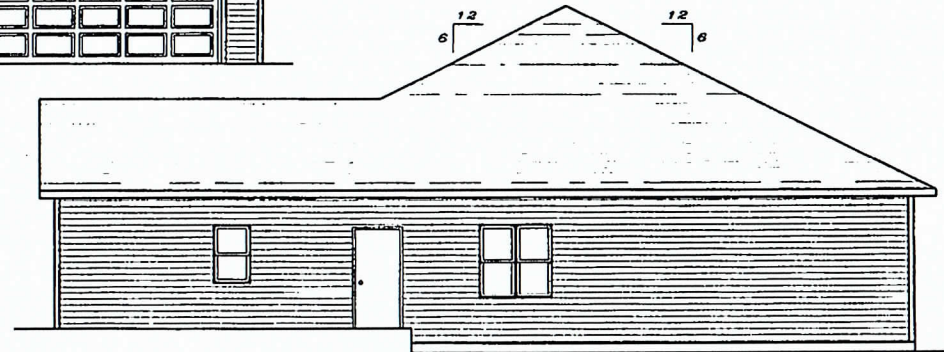


N VALIDO HOMES, INC.
LOT 3, STONEWALL DR.

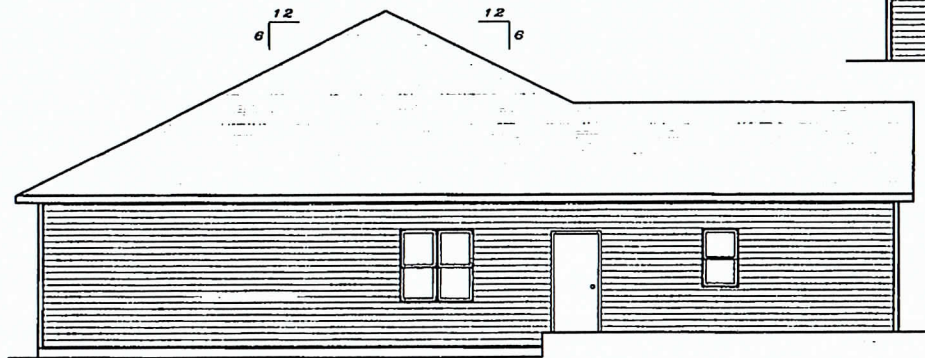
JW
8-18-23



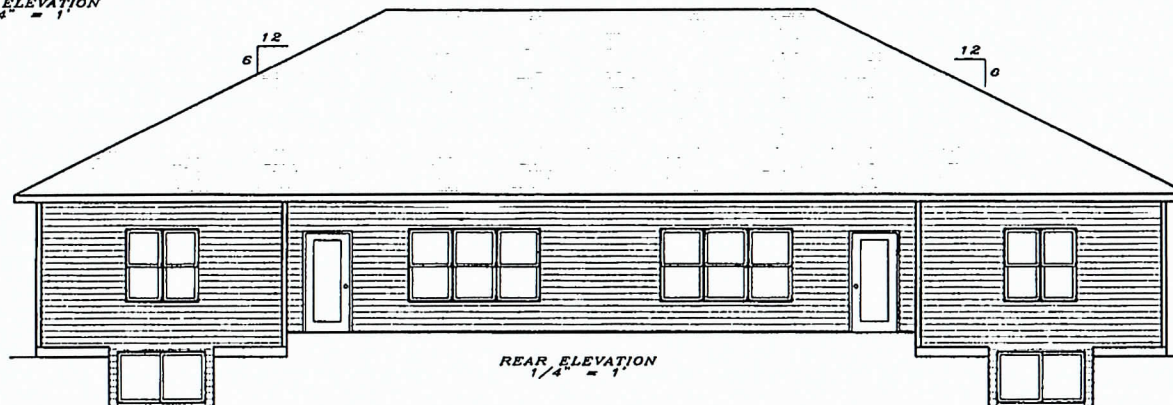
FRONT ELEVATION
1/4" = 1'



RIGHT ELEVATION
1/4" = 1'



LEFT ELEVATION
1/4" = 1'



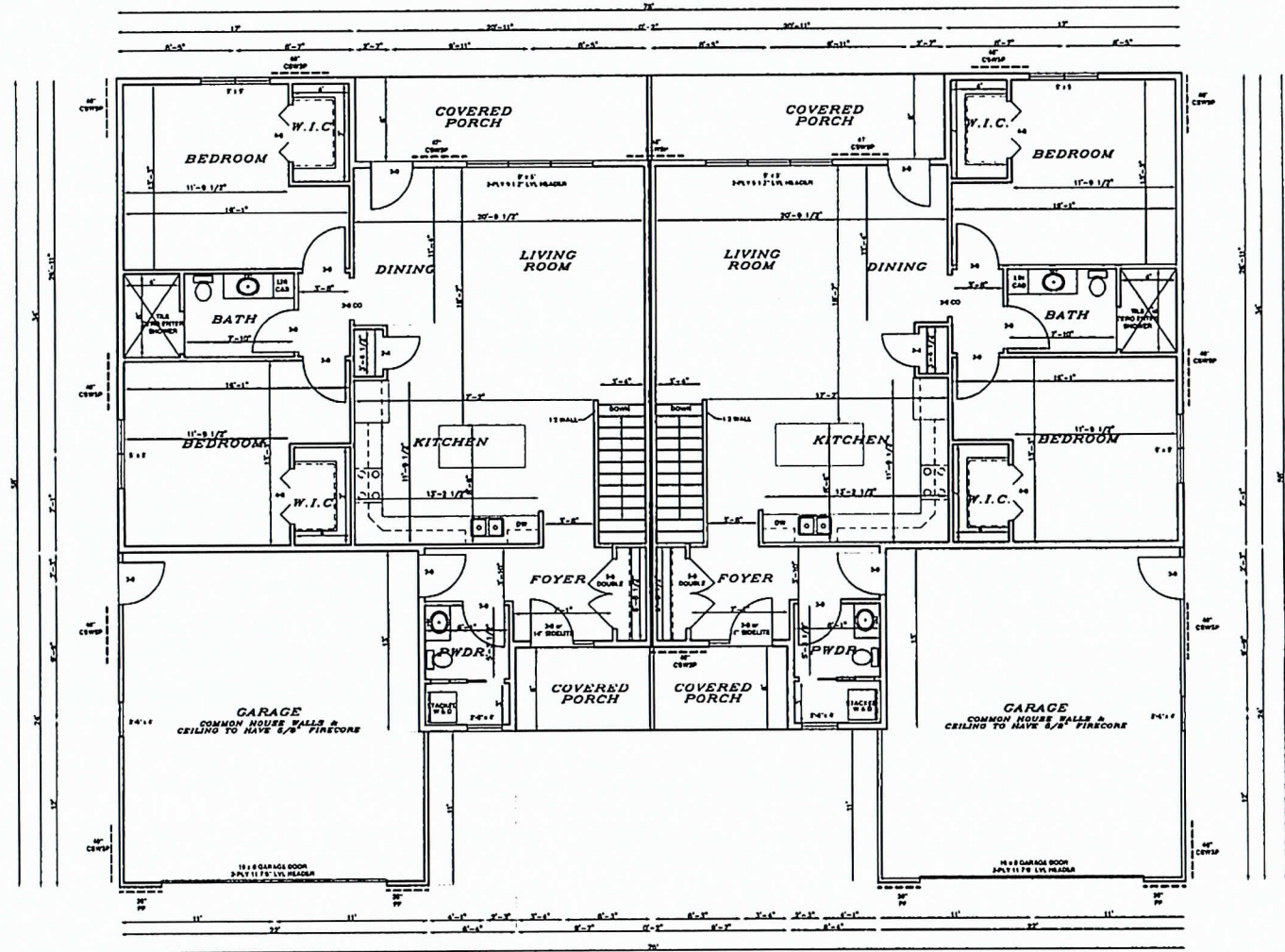
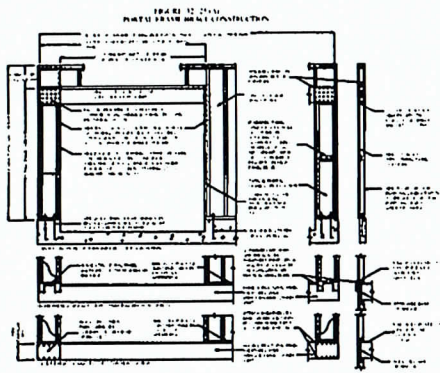
REAR ELEVATION
1/4" = 1'

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY
FOR THE ACCURACY OF THESE PLANS. WE DO NOT
PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES
BY PROVIDING A DRAFTING SERVICE ONLY.

STEVE'S DRAFTING SERVICE
STEVEN M. DUSSE
1100 W. WISCONSIN AVE. #3
PORTAGE, WI 53901
P-608/337-8800
F-MAIL [608]337-8800
WWW.STEVESDRAFTINGSERVICE.COM

VALIDO HOMES
2023 DUPLEX
ELEVATIONS

DATE 7/24/2023
DRAWN BY SMB
APPROVED 7/28/2023



FLOOR PLAN
1/4" = 1'
1322 SQ.FT. / SIDE

NOTES:

- 1 ALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD
- 2 ALL CLOSETS TO BE 26" DEEP
- 3 ALL EXTERIOR WALLS TO BE 2x6 (5 1/2")
- 4 ALL INTERIOR WALLS TO BE 2x4 (3 1/2")

BRACING LEGEND

CSWSP = "CONTINUOUS SHEATHED WSP" 3/8" FOR MAXIMUM 16" O.C. STUD SPACING
7/16" FOR 24" O.C. STUD SPACING. FASTENED W/ 5d COMMON NAIL
OR 8d BOX NAIL (2 1/2" LONG ± .0113" DIA.), FASTENERS SPACED 6" EDGES, 12" FIELD

PF = "PORTAL FRAME" 12' MAX HT., REFER TO FIGURE 321.25 (A) FOR MINIMUM PANEL
WIDTH, MIN FASTENERS, & MAX FASTENER SPACING

BRACING NOTES:
CONTINUOUS BRACING METHOD USED

RECTANGLE SIZE IS 76" ± 66"
SIDE PERPENDICULAR TO THE 76" SIDE REQUIRES 14'-11" OF BRACING
SIDE PERPENDICULAR TO THE 66" SIDE REQUIRES 11'-2" OF BRACING

WALL HEIGHT = 9'
EAVE - RIDGE HEIGHT = 13'
MAX. OPENING HEIGHT = 6'-0"
WIND EXP. = B
MIN. PANEL WIDTH = 30"
MIN. PF WIDTH = 18"

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY
FOR THE ACCURACY OF THESE PLANS TO DO NOT
PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES.
WE PROVIDE A DRAFTING SERVICE ONLY.

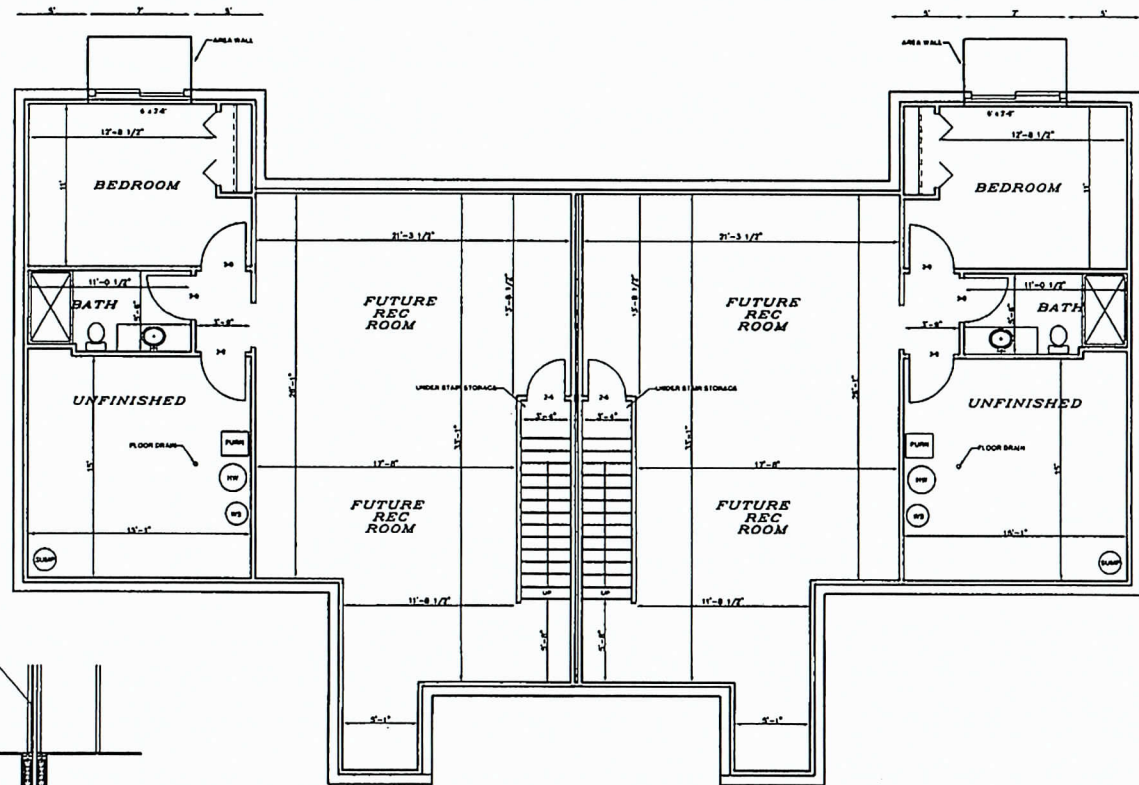
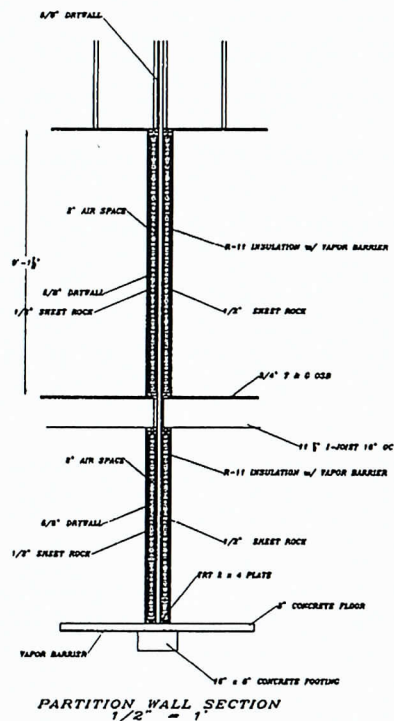
STEVE'S DRAFTING SERVICE
STEVEN M. BLISS
1100 W. PLEASANT ST. #3
PO BOX 1001
BIRMINGHAM, AL 35201
(205) 967-6089
E-MAIL: steve@edrafting.com
WWW.EDRAFTING.COM

VALIDO HOMES

2023 DUPLEX

FLOOR PLAN

DATE 7/24/2023
DRAWN BY SMB
NOTED BY 7/28/2023



LOWER LEVEL PLAN
1/4" = 1'
258 SQ.FT. FINISHED / SIDE

STEVE'S DRAFTING SERVICE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES. WE PROVIDE A DRAFTING SERVICE ONLY.

STEVE'S DRAFTING SERVICE
STEVEN M. BUSS
1100 W. PLEASANT ST #3
PORTAGE, WI 53901
(800)837-0569
E-Mail: steve.sds@charter.net
www.stevedraftingservice.com

VALIDO HOMES

2023 DUPLEX

LOWER LEVEL PLAN

DATE	7/24/2023
DRAWN BY	SMB
REVISED	7/28/2023

VILLAGE OF JACKSON
N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 275539
Date: 9/12/2023
Check

RECEIVED FROM ACS RBHS, LLC \$425.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	425.00
	REZONING JUANITA NICKELSON	

TOTAL RECEIVED	425.00
----------------	--------

Receipt Memo: REZONING PERMIT

Washington County

Owner (s):

NICKELSON, JUANITA

Location:

NE-SW,Sect. 17, T10N,R20E

SE-SW,Sect. 17, T10N,R20E

Mailing Address:

JUANITA NICKELSON

PO BOX 986

MENOMONEE FALLS, WI 53052

School District:

6307 - WEST BEND SCHOOL

Request Mailing Address Change

Tax Parcel ID Number:Tax District:

046500C9994

V3-VILLAGE OF JACKSON

Status:

Active

Alternate Tax Parcel Number:Government Owned:Acres:

0.4000

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

PT OF E1/2 SW PT OF CSM 5851 LOT 3 DOC 1582609

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

STONEWALL DR

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2022	☐	\$1,227.34	\$1,227.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	☐	\$1,321.14	\$1,321.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	☐	\$1,390.87	\$1,390.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	☐	\$1,336.25	\$1,336.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	☐	\$2,287.46	\$2,287.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	☐	\$1,294.58	\$1,294.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	☐	\$1,423.39	\$1,423.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	☐	\$1,394.54	\$1,394.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	☐	\$1.95	\$1.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	☐	\$1,489.75	\$1,489.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	☐	\$1,476.27	\$1,476.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	☐	\$1,496.85	\$1,496.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	☐	\$1,496.26	\$1,496.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	☐	\$1,424.67	\$1,424.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total								\$0.00

If your taxes are 3 years or more delinquent, please contact the Treasurer's Office for additional fees due. (262) 335-4324.

ORDINANCE #23-14

**TO REZONE PARCEL V3_046500C9994 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_046500C994; 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 September 21, 2023, and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on October 10, 2023; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of B-1 Community Business 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_046500C9994 on Exhibit A, attached hereto, from Planned Unit Development (PUD) to R-6 (Two-Family Residential District), and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject property.

Section 2. Effective Date

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

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

Introduced by:_____

Seconded by:_____

Vote: _____aye _____nay

Passed and approved_____

VILLAGE OF JACKSON

By:_____
Brian J. Heckendorf, Village President

Attest:

Anastasia Gonstead, 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_046500C9994





STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: September 21, 2023

Agenda Item: # 5

To: Plan Commission

From: Collin Johnson, Director of Inspections/Zoning

Subject: Conditional Use Request - Auto Dealership Expansion - N168W20069 Main Street - Auto Thirst, LLC - Anthony Jones

Background and Analysis:

Anthony Jones is requesting approval to expand the indoor vehicle storage area to include the warehouse area located on the main level, at the rear of the building addressed as N168W20069 Main Street. The building currently houses a variety of businesses, largely consisting of mercantile/retail uses, a dog training business, and a U-Haul rental business. The building contains 10,000 square feet on the main level with an additional 2,720 square feet on the lower level. The building is a non-sprinklered building.

Abutting properties include Coffeetown to the west and vacant, Village-owned property to the east. Directly abutting properties to the south include a residence and an undeveloped lot.

Mr. Jones currently occupies a small office on the main level, in addition to approximately two-thirds of the lower garage space, which is approved exclusively for the storage of vehicles. The upper warehouse area (31'-10.5" x 80.0') would add an additional 2,633 square feet of vehicular storage, of which Mr. Jones has been using without use approval or occupancy approval for the past several months.

Approval of the lower garage area was approved under the following conditions:

1. Vehicle sales may not occur on Sundays, in accordance with State law.
2. Vehicle repair of any kind is prohibited anywhere onsite.
3. Vehicles shall be stored inside the building at all times, except when actively being shown to a potential customer.
4. A mechanical ventilation system shall be installed in the warehouse area, in accordance with applicable code requirements.
5. Any proposed signage shall be submitted for Village review and permitting.

The building owner indicated his concerns regarding Condition #3, believing that it would prohibit overnight parking of vehicles by other tenants and requested that it be clarified to pertain to Auto Thirst, LLC only. The Village Board agreed to clarify this matter to only apply to Auto Thirst, LLC.

Building Code Impacts:

The proposed use is classified as Group S-2 low-hazard storage, under the International Building Code (IBC). IBC Section 406.4.6 requires separation of parking garages from mixed occupancies, in accordance with Section 508.1, which requires a two-hour firewall between the parking garage and adjacent tenants. This would also require the installation of fire-rated doors within the rated wall assembly.



Additionally, IBC Section 406.6.2 requires a mechanical ventilation system to be installed in accordance with the International Mechanical Code (IMC). IMC Section 404 requires either an intermittent or static ventilation system. If an intermittent system is chosen, the installation of carbon monoxide detection, along with nitrogen dioxide detection shall be installed and shall operate the system automatically. IMC Section 404.2 also stipulates a minimum ventilation rate of 0.75 cfm per square foot of floor area.

Comprehensive Plan & Zoning Impacts

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

Site Plan:

See attached aerial map and building floor plan.

Review Procedures:

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

Signage:

None.

Additional Staff Comments:

Fire Department

This has been an ongoing issue. The owner has to bring the storage area up to code. This has not happened, and until this is done, no vehicle storage or use should be permitted, nor should they have the fire load storage that is in the building. This is unsafe for the other occupants. Fire can easily spread from one business to the other without any fire-rated wall. The owner is aware of the issue and the Building Inspector has tried to work with the owner.

Police Department

The Police Department is in agreement with the staff memo authored by Inspector Johnson.

Notice Requirements:

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

Potential Action:

Motion to recommend the Village Board approve/deny the Conditional Use Request allowing for the expansion of vehicle storage for Auto Thirst, LLC to include the rear, main level garage/warehouse area at N168W20069 Main Street. If approved, it shall be subject to the following conditions:

1. Vehicle repair work of any kind is prohibited anywhere onsite.
2. Vehicles shall be stored inside the building at all times, except when actively being shown to a potential customer.
3. A 2-hour firewall shall be constructed to separate the parking garage area from the adjacent tenant spaces, in accordance with applicable code requirements.
4. A mechanical ventilation system shall be installed in the garage/warehouse area, in accordance with applicable code requirements.
5. Occupancy shall not occur until all building code requirements have been satisfied and approved.



Taking the lead in Washington County.

6. Upon receipt of written complaint and review by the Plan Commission, this Conditional Use Approval may be subject to additional regulation and/or potential revocation by the Village.

Attachments:

1. Auto Thirst - PC Application
2. Building Floor Plan - rotated
3. Location Map

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: N168 W20069 MAIN ST Unit: _____ Jackson, WI

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

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

APPLICANT INFORMATION

Name(s): ANTHONY JONES

Mailing Address: N78 W17699 Willow Pond DRIVE State WI Zip 53051

Office: (____) _____ Cell: (414) 737-3696 Fax: (____) _____

Email: autothirstllc@gmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: AUTO THIRST LLC

D/B/A: AUTO THIRST FEIN #: 862-830210

Mailing Address: N168 W20069 MAIN ST State WI Zip 53037

Office: (262) 423-3777 Cell: (____) _____ Fax: (____) _____

Email: autothirstllc@gmail.com

Website: Autothirst.com

PROPERTY OWNER INFORMATION

Name(s): MARK FLITSCH

Address: 4059 Mary Ln Cedarburg State WI Zip 53012

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

Email: NIKEBS11@gmail.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____

Primary Contact: _____

Address: _____ State _____ Zip _____

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

Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: UPPERWAREHOUSE
WE'RE LOOKING TO REPAIR OUR BUSINESS.

Provide a brief overview of proposed use(s) of entire property and/or lease space: USED CAR TRADE
SALES.

Hours of Operation: 9^{AM}-6^{PM} Monday-Friday, 10^{AM}-4^{PM} Saturday, Closed Sunday

Provide a brief overview of proposed daily on-site operations: APPOINTMENT BASED CAR
SALES. MEETING WITH CLIENTS TO SHOW THEM THE VEHICLE
THEY'VE WANTED.

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.: CARS WILL BE STARTED
HERE AND THERE TO SHOW THEM, BUT MOST OF THE TIME
THEY'LL BE SITTING.

Describe all businesses, properties and other entities located adjacent to the proposed use: COFFEE
AND DENTIST ARE NEAR. WED LOVE TO DO A CARS AND COFFEE IN
THE MORNING ONE DAY.

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

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

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

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

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): ALL SYSTEMS ARE IN PLACE AND HAVE PASSED INSPECTION AS OF
2022.

Describe the projected traffic circulation and impacts: NONE

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

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: WISCONSIN
DEALER Sales License (ALREADY Achieved)

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: WE will Add A sign to the Building. 4x20 WEll do that LATER. It's BEEN APPROVED, WE JUST haven't put it up due to wanting to make it MORE secure.

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

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: Parking will be indoors only

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

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: ~~None~~ I don't have this BTO AS I Am Renting.

Projected Sewer/Wastewater Usage: N/A gal/year

Projected Water Usage: N/A 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): ANTHONY JONES

Applicant Signature: 

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 08/25/23

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

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

QUESTIONS?

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

TERMS OF THIS PERMIT

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

VILLAGE APPROVAL:

☐ TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

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

Approved by: Village Administrator

Conditions and Duration of Approval:

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

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

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

Date Received: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

Received By: _____



AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis, IN 46278
24hr. Customer Service #: 888-604-7888

Utilities/fees Payment Confirmation (Ref #: 39761370)

PLC: Village Of Jackson
A00048 N168 W19851 Main Street
Jackson, Wisconsin 53037
For: Utilities/fees

Date: 09/12/2023 10:33 EDT

TRANSACTION INFORMATION

Name: Anthony J Jones

Transaction Reference #: 39761370

Utility Account #:

Transaction Date/Time: 09/12/2023 10:33 EDT

Building Permit #:

Parking Ticket #:

**Police Dept
Program:**

**Fire Department
Program:**

General: Plan Commission Application Fee

BILLING INFORMATION

Name: Anthony J Jones

Address: N78 W17699 Willow Pond Drive

City, State Zip: Menomonee Falls, WI 53051

Phone #: (414)737-3696

Card #: xxxx-xxxx-xxxx-2069

PAYMENT INFORMATION

Approval #: 043310

Payment Amount: \$175.00

Service Fee: \$5.16

Total Amount: \$180.16

The service fee is not refundable.

ATTENTION CARDHOLDER

If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid

To whom it may concern,

I am Anthony Jones with Auto Thirst LLC. Due to the smaller space we have on the lower level of our business, we're looking to expand to the upper warehouse so we can keep the cars indoors in Wisconsin.

We want to keep our cars up to par for the customers as we sell muscle, sports and many more types of vehicles. We chose this location because, we like the area and the people and that there's really nothing around like this business. We want to make the warehouse look good and have our place open for kids and families to stop by and even if they just want to take a peak, that is fine. It is tough to make that happen with just the lower warehouse due to it being so small. We will still keep it quiet like it has been and keep the land clean and neat as well.

We'd love to keep adding to the value of this area in every way possible. We did a nice car show last year and the people are asking when's the next one, because the families loved it so much and that we didn't charge a fee to get in. I feel that this is just the beginning of bringing people together in the Jackson community from our love for cars.

Thank you,

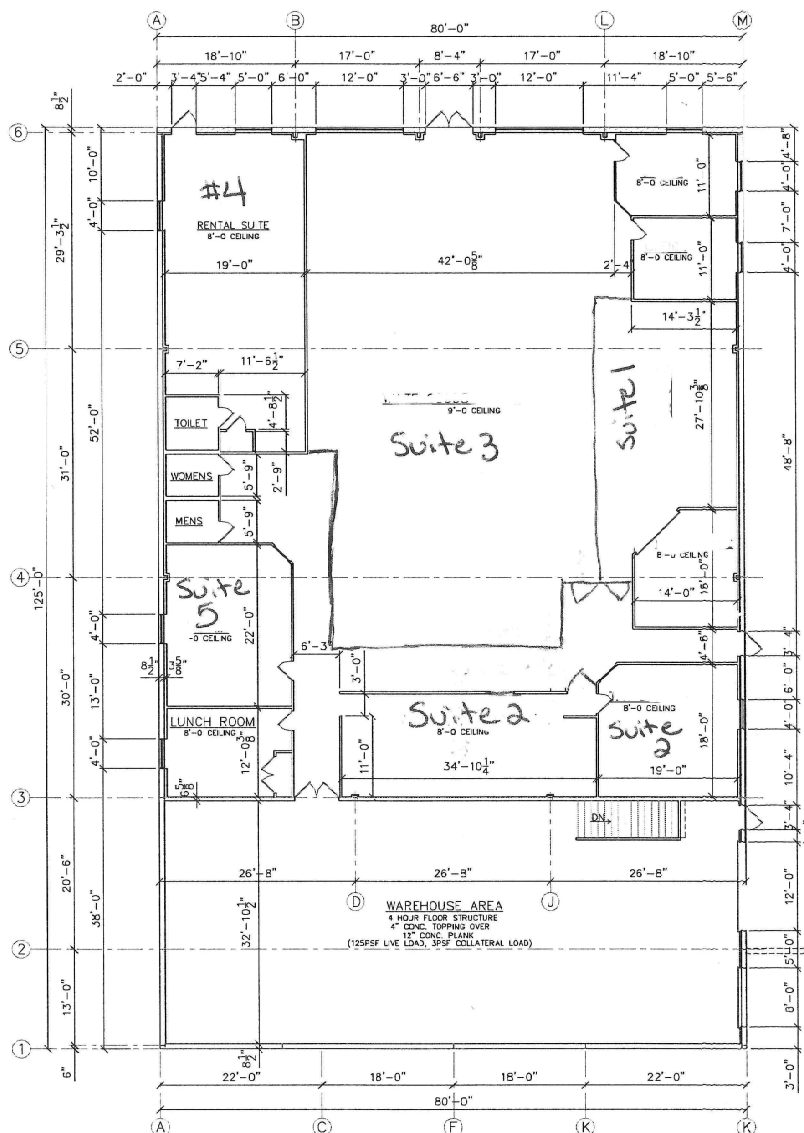
Anthony J. Jones

Auto Thirst LLC

N168W20069 Main Street

Jackson, WI 53037

262-423-3777



EXISTING FLOOR PLAN
1/8" = 1'-0"



FOR FIELD USE
4/6/20

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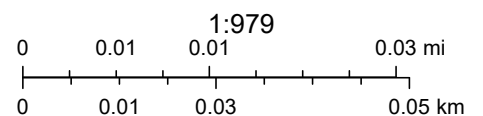
REVISIONS			
HORIZON DESIGN & DETAILING, LLC Commercial / Residential Design Project Management & Consulting 2161 N19201 Oakland Drive Jackson, Wisconsin 53037 PH: 888-707-9373 horizondesign@charter.net www.horizondesign.net			
Project: SCHEUNEEMANN SHELL BUILDING Customer: GENE SCHEUNEEMANN Location: N168 WOODS MAIN STREET JACKSON, WISCONSIN Architect/Engineer:			
Details of: EXISTING FLOOR PLAN			
Drawn By:	SV	Date:	5/14/19
Checked:			
Approved:		SCALE:	
		Sheet#:	E1
		Job #:	H1933

N168 W20069 Main Street



9/11/2023, 4:24:11 PM

- | | | |
|--|--|---|
| Override 1 | Leader Lines | Assessor Plat; Cemetery Plat; Subdivision |
| Current Parcel | Parcel Taxkey & Acreage | Right-of-Way |
| Road Centerline STH, CTH | PLSS Boundary | Retired Parcel |
| State Highway | PLSS Section | Municipality |
| Address Point | PLSS Quarter | Local Road Labels |
| Lot Number | Lot | Local Road |
| Certified Survey Number | Plat | Landhook |
| Subdivision Name | Certified Survey Map | |





STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: September 21, 2023

Agenda Item: # 6

To: Plan Commission

From: Collin Johnson, Director of Inspections/Zoning

Subject: Village Code, Chapter 6-54, "Maximum Number of Cats and Dogs Allowed Per Residence" - Discussion Only

Background and Analysis:

The Village of Jackson has long regulated the number of dogs and cats allowed in each household to two of each. Ordinance Section 6-54 below details those requirements which also allow a homeowner to keep additional animals through a Conditional Use Approval or Planned Unit Development (PUD) Amendment. The Village currently has seven active Conditional Use Approvals allowing up to three dogs. *(See ordinance below)*

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

No more than two dogs and two cats may be licensed for any one residence. Exceptions may be requested by application to the Plan Commission and Village Board for a Conditional Use Permit or PUD Amendment.

Given the recent frequency of resident requests to seek approval for an additional, and the tendency of the Village Board to grant such approvals, Village Staff have undertaken the task of reviewing the Village Ordinance and comparing it to those of neighboring communities to gain an understanding of other communities' approach to domestic animal regulation. The results of the study are included in the table below:

Community	Number of Dogs	Number of Cats	Excess Animals
Jackson	2	2	Cond. Use / PUD
Slinger	3	3	None
Germantown	3 (combined)	3 (combined)	Kennel/Fancier License
Grafton	5 (combined)	5 (combined)	Kennel License
Kewaskum	3	No limit	Kennel License
West Bend	2	2	Kennel License
Town of Cedarburg	3	0	Kennel License
Menomonee Falls	2	No limit	Kennel License
Hartford	3 (Max. of 4 combined)	3 (Max. of 4 combined)	Fancier License



Taking the lead in Washington County.

The goal of communities that limit the number of domestic animals in one household is to cut down on the problems that domestic animals can cause in urban areas. Unless owners are vigilant, domestic animals can create nuisances with their droppings and howling/crying, cause property damage, or, in the worst case, exhibit aggressive behavior.

Village Staff believe the greatest challenges to keeping additional, or even an unlimited number of domestic animals, is varied and, at a minimum, should take into consideration the size of the dwelling, the overall size of the lot, the distance to adjacent buildings, and the willingness and ability of the owner to properly care for each animal.

Considering the above issues, as well as other potential matters related to the keeping of domestic animals, Village Staff believe the Village can successfully increase the number of domestic animals to three (3) dogs and three (3) cats with little to no additional regulatory issues arising from the increased number of animals allowed per residence.

This would have the added benefit of eliminating the current review and approval process undertaken by the Village Plan Commission and Village Board, the Public Hearing, as well as the additional \$175.00 application cost to the animal owner(s).

Questions remain as to how the Village might handle request to keep additional animals above the three-animal limit. The Village could choose to maintain the status quo, by requiring a Conditional Use Approval or Planned Unit Development Amendment. Another option would be to require the owner to obtain an animal fancier/kennel license, for which a new ordinance and fee schedule would need to be developed. One additional consideration would be a potential exception for service/companion animals (restricted to dogs and cats).

Comprehensive Plan & Zoning Impacts

Not applicable.

Site Plan:

Not applicable.

Review Procedures:

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

Signage:

None.

Additional Staff Comments:

None.

Notice Requirements:

- Posting on the agenda

Potential Action:

Discussion only

Attachments:

None