

ORDINANCE #25-09

TO REZONE PARCEL V3_004000A 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, Center Main, LLC (hereafter property owner) owns the property at N168 W20788 Main Street (hereafter subject property), more particularly described as Parcel: V3_004000A; and

WHEREAS, the property owner has submitted a zoning petition requesting the parcel be rezoned from Planned Unit Development District (PUD) to B-2 Downtown Business District; 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 July 17, 2025, and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on August 12, 2025; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of B-2 Downtown 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_004000A on Exhibit A, attached hereto, from Planned Unit Development (PUD) to B-2 Downtown Business 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: J. Ingelhardt

Seconded by: B. Emmrich

Vote: 7 aye 0 nay

Passed and approved 08/12/2025

VILLAGE OF JACKSON

By: Brian J. Heckendorf
Brian J. Heckendorf, Village President

Attest:

Jacqueline Schuh
Jacqueline Schuh, 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.

Jacqueline Schuh
Village Official

08/15/2025
Date

Exhibit A - Parcel: V3_004000A

