

**ORDINANCE #25-07**

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**AN ORDINANCE TO AMEND THE ADOPTED 2050 COMPREHENSIVE PLAN FOR THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN**

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

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

**WHEREAS**, the Plan Commission desires to revise the definition of "*Multi-Family/High-Density Urban Residential*" outlined under the Land Use Categories on pages six (6) through seven (7) in the adopted comprehensive plan; and

**WHEREAS**, the Plan Commission desires to Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for various Parcels; and

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

**WHEREAS**, the Village published a Class 1 public notice and held a public hearing on July 8, 2025, to obtain public comments regarding the comprehensive plan amendment, as enumerated in Section 66.1001(4)(d), Wis. Stats., and the public participation procedures for comprehensive plan amendments adopted by the Village Board through Resolution #19-24; and

**WHEREAS**, by a majority vote of the entire Plan Commission recorded in its official minutes on Thursday, May 15, 2025, the Plan Commission recommends to the Village Board the revisions to the adopted comprehensive plan as included in adopted Resolution #25-17 and as set forth herein.

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

**PART 1.** Amend the Land Use definition of *Multi-Family/High-Density Urban Residential* to read as follows:

**Multi-Family/High-Density Urban Residential**

The Multi-Family/High-Density Urban Residential land use category consists primarily of high density single-family, two-family, multi-family residential development, and

manufactured or modular homes. Multi-family residential development has a minimum lot size of 16,000 square feet, a minimum lot area of 3,000 square feet for each one-bedroom dwelling unit, or a minimum lot area of 3,500 square feet for each dwelling unit with two or more bedrooms, whichever is larger. Manufactured home park developments have a minimum park size of 20 acres while the minimum lot area for a single manufactured home is 5,000 square feet and the minimum lot area for a modular home is 7,200 square feet. Two-family residential development in this land use category could occur on lots of at least 7,000 square feet at a density of up to 12 dwelling units per net acre. Single-family residential development in this land use category could occur on lots of at least 4,500 square feet at a density of up to 7 dwelling units per net acre.

**PART 2.** Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for the Parcels listed below from *Medium-Density Residential* to *Multi-Family/High-Density Urban Residential*.

Parcels: V3\_0536001 thru V3\_0536020 – Interior lots  
Parcels: V3\_0536021 thru V3\_0536040 – Exterior lots  
Parcels: V3\_0536050 thru V3\_0536062 – Rear loaded single-family lots  
Parcels: V3\_0536049 – Outlot 9 for townhomes  
Parcels: V3\_0536047 – Outlot 6 for townhomes

**PART 3.** Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for the Parcels listed below from *Medium-Density Residential* to *Other Conservancy Lands to be Preserved*.

Parcel: V3\_0536042 (Outlot 1) – Sidewalk Area (vegetated)  
Parcel: V3\_0536043 (Outlot 2) – Stormwater Pond (east)  
Parcel: V3\_0536044 (Outlot 3) – Sidewalk Area (east)  
Parcel: V3\_0536045 (Outlot 4) – Sidewalk Area (central)  
Parcel: V3\_0536046 (Outlot 5) – Sidewalk Area (west)  
Parcel: V3\_0536048 (Outlot 7) – Stormwater Pond (west)

**PART 4.** Amend Map 1, titled "Land Use Plan for the Village of Jackson: 2050" on page 5 of the Comprehensive Plan for The Village of Jackson: 2050 by changing the projected land use for the Parcels listed below from *Medium-Density Residential* to *Park and Recreation*.

Parcel: V3\_008200E

**PART 5.** This ordinance shall become effective upon passage and posting, or publication as provided by law.

**PART 6.** The Village Clerk is directed to send a copy of the amendments to each of the following parties listed below pursuant to Section 66.1001(4)(b) of the Statutes:

a. the clerk for Washington County;

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

**PART 7.** The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific Section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

**PART 8.** The Village Clerk and Village Administrator are authorized and directed to make all changes within the Village of Jackson Code of Ordinances necessary to reflect this ordinance.

Introduced by: J. Wells

Seconded by: B. Imrich

Vote: 6 aye 0 nay

Passed and approved 07/08/2025

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 this Resolution on bulletin boards at the Jackson Municipal Complex, Post Office, and the Village of Jackson Website.

  
Village Official

  
Date