

ORDINANCE #25-11

TO REZONE PARCELS V3_018900C, V3_019300A, V3_019300B and PARCEL V3_019300D 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, West Bend School District (hereafter property owner) owns the properties more particularly described as Parcels: V3_018900C, V3_019300A, V3_019300B and V3_019300D; and

WHEREAS, the property owner has submitted a zoning petition requesting parcels V3_018900C, V3_019300A, and V3_019300B be rezoned from M-2 General Manufacturing District to I-1 Institutional and Public Service District, and parcel V3_019300D be rezoned from Planned Unit Development to I-1 Institutional and Public Service 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 September 18, 2025, and recommended approval; and

WHEREAS, the Village Board conducted a public hearing on October 14, 2025; and

WHEREAS, the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of I-1 Institutional and Public Service District be made upon the fulfillment of certain conditions as described below; 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 properties, as described above, and depicted as Parcels: V3_018900C, V3_019300A, V3_019300B on Exhibit A, attached hereto, from M-2 General Manufacturing District to I-1 Institutional and Public Service District and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject properties.

Section 2. To amend the zoning designation of the subject property, as described above, and depicted as Parcel: V3_019300D on Exhibit A, attached hereto, from Planned Unit Development to I-1 Institutional and Public Service District, and to amend the zoning map of the Village of Jackson to incorporate the zoning of the subject property.

Section 3. That the above zoning amendments shall take effect upon the fulfillment of the following conditions:

1. The execution by the Village Board of a conditional use permit for the use of the subject property as a school
2. The execution of a definitive development agreement for the use of the subject property as a school, which development agreement shall include such terms and conditions as determined by the Village Board. including adequate provisions for the inspection, acceptance, and financial security for any improvements to be dedicated to the Village as well as traffic, parking, and pedestrian accommodations as determined by the Village Board.
3. The approval by the Village Board of a site plan for the subject property.
4. The approval by the Village Board of all civil plans for the subject property.
5. The execution and recording of a post-construction stormwater management plan for the subject property.

Section 4. 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: B. Heckendorf

Seconded by: J. Engelhardt

Vote: 6 aye 0 nay

Passed and approved 10/14/2025

VILLAGE OF JACKSON

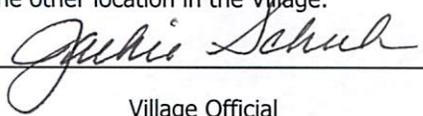
By: 
Brian J. Heckendorf, Village President

Attest:


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.


Village Official

10/17/2025
Date

EXHIBIT A

