

**ORDINANCE #23-02**

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**AN ORDINANCE TO AMEND THE ZONING REGULATIONS IN CHAPTER 48 OF THE VILLAGE OF JACKSON MUNICIPAL CODE FOR A PLANNED DEVELOPMENT DISTRICT (PUD-04)**

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**WHEREAS**, the Village of Jackson Village Board 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 (hereafter property owner) owns the property located south of Spruce Street (hereafter subject property), more particularly described as V3\_053600B; and

**WHEREAS**, the property owner has submitted a petition to establish a Planned Unit Development district for the subject property pursuant to the requirements in Section 48-151 of the zoning regulations; and

**WHEREAS**, the Village of Jackson Plan Commission reviewed the petition at their meeting on January 5, 2023, and recommended approval as set forth in this ordinance; and

**WHEREAS**, upon due notice as required by the zoning code, the Village Board conducted a public hearing on January 10, 2023, to accept public input; and

**WHEREAS**, the Village Board accepted the Plan Commission's recommended code amendment without revision; and

**WHEREAS**, the Village Board, after careful review and upon consideration of the recommendation of the Plan Commission and having given the matter due consideration having determined that all procedural requirements and notice requirements have been satisfied, and having based its determination on the effect of the adoption of the ordinance on the health, safety and welfare of the community and the preservation and enhancement of property values in the community, and having given due consideration to the municipal problems involved hereby determine that the ordinance amendment will serve the public health, safety, and general welfare of the Village of Jackson, will enhance property values in the Village and will not be hazardous, harmful, noxious, offensive or a nuisance, and will not unduly limit or restrict the use of property in the Village or for any other reason cause a substantial adverse effect on the property values and general desirability of the Village.

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

**Section 1.** Create Section 48-155 in Chapter 48, to read as set forth below.

**Section Sec. 48-155. – PUD-04 Oaks of Jackson Planned Unit Development District**

**(a) Generally.** The Oaks of Jackson Planned Unit Development District (PUD-04) was established in 2023 to accommodate the unique needs of a mixed density residential development.

**(b) Submitted Plans Adopted by Reference.** PUD-04 is created accordance with the submitted plans and information that accompanied the application submitted December 28, 2022, which is attached hereto as Exhibit A. The documents referred to above are hereby made a part of this ordinance.

**(c) Land Use and Dimensional Standards.**

**District I: Single Family**

**Permitted Uses.** Single-family homes with front-loaded garage, open space / tree preservation area, stormwater management

**Conditional Uses:** Group homes, foster homes, and halfway houses, provided there is a minimum lot area of 2,000 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

**Permitted Accessory Uses:** Private garage (one per lot), sheds (garden, tool, and storage) incidental to the residential use (one per lot), home occupations and professional home offices as specified in Section 48-1 of the Village of Jackson zoning ordinance.

## District I Zoning Text

Zoning Regulation	District I
Minimum Lot Area	6,000 square feet
Minimum Lot Width at Front Yard Setback	60 feet* (70 feet for corner lots)
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet*
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right-of-way
Minimum Rear Yard Setback	15 feet**
Minimum Paved Surface Setback	3 feet
Maximum Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	60%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	None / Per Building Code
Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance

\*For Lots 25, 26, 38, 39, and 40, minimum front yard setbacks shall be increased to 30 feet when needed to meet minimum lot width at the front yard setback.

\*\* For lots containing the landscape easement, rear yard setbacks for will be measured from boundary of the landscape easement, as opposed to the rear property line.

**District II: Single Family, Private Drive**

**Permitted Uses:** Single-family homes with garages accessed from a private drive at the rear of the home, stormwater management

**Conditional Uses:** Group homes, foster homes, and halfway houses, provided there is a minimum lot area of 2,000 square feet per person (upon ultimate development) and a minimum principal building area of 200 square feet per person.

**Permitted Accessory Uses:** Private garages (one per lot), sheds (garden, tool and storage) incidental to the residential use (one per lot), home occupations and professional home offices as specified in Section 48-1 of the Village of Jackson zoning ordinance.

**District II Zoning Text**

<b>Zoning Regulation</b>	<b>District II</b>
Minimum Lot Area	4,000 square feet
Minimum Lot Width at Front Yard Setback	40 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right of way
Minimum Rear Yard Setback to Attached Garage	2 feet
Minimum Rear Yard Setback to House	20 feet
Garage Rear Yard Exclusion Zone (interior lots)	Face of garage may not be placed between 8 and 18 feet from private drive right-of-way to avoid creation of partial parking spaces between the garage and the private drive.
Minimum Paved Surface Setback	3 feet
Maximum Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	None / Per Building Code

Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance

**District III: Twin Home**

**Permitted Uses:** Twin Homes (zero lot line) with front-loaded garage, Stormwater management

**Conditional Uses:** Group homes, foster homes, and halfway houses, provided there is 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.

**Permitted Accessory Uses:** Private garages (one per lot), sheds (garden, tool, and storage) incidental to the residential use (one per lot), home occupations and professional home offices as specified in Section 48-1 of the Village of Jackson zoning ordinance.

**Description:** Located on individual lots, twin homes offer attached housing with front-loaded garages at a scale compatible with nearby single-family residential.

**District III Zoning Text**

Zoning Regulation	District III
Minimum Lot Area	4,500 square feet
Minimum Lot Width at Front Yard Setback	45 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	7 feet 0 feet for shared interior side (party wall)
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	3 feet 0 feet for interior side if shared driveway
Maximum Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls per unit
Maximum Impervious Surface Ratio	70%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.

	Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	None / Per Building Code
Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance

## **District IV: Townhome**

**Permitted Uses:** Townhomes accessed from private drive at the rear of the home, Stormwater management

Conditional Uses: None

**Permitted Accessory Uses:** Home occupations and professional home offices as specified in Section 48-1 of the Village of Jackson zoning ordinance.

### **District IV Zoning Text**

<b>Zoning Regulation</b>	<b>District IV</b>
Minimum Lot Area	2,500 square feet per dwelling unit
Minimum Lot Width at Front Yard Setback	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	5 feet
Maximum Building Height	40 feet
Minimum Off-Street Parking	One off-street parking stall per unit
Maximum Impervious Surface Ratio	80%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner. Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	None / Per Building Code
Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance

**(d) Other Development Standards.** Development standards not directly addressed by PUD-04 (such as accessory structures, fencing, and signage) such are subject to applicable Village of Jackson code provisions.

**Section 2.** The zoning map is hereby amended by designating the subject property as a planned unit development district.

**Section 3.** This ordinance shall become effective upon passage and posting, or publication

as provided by law.

**Section 4.** 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.

**Section 5.** 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: President Schwab

Seconded by: Trustee Heckendorf

Vote: 6 aye 1 nay

Passed and approved February 14, 2023

VILLAGE OF JACKSON

By: Michael E. Schwab  
Michael E. Schwab, Village President

Attest:

Jilline S. Dobratz  
Jilline S. Dobratz, Village Clerk

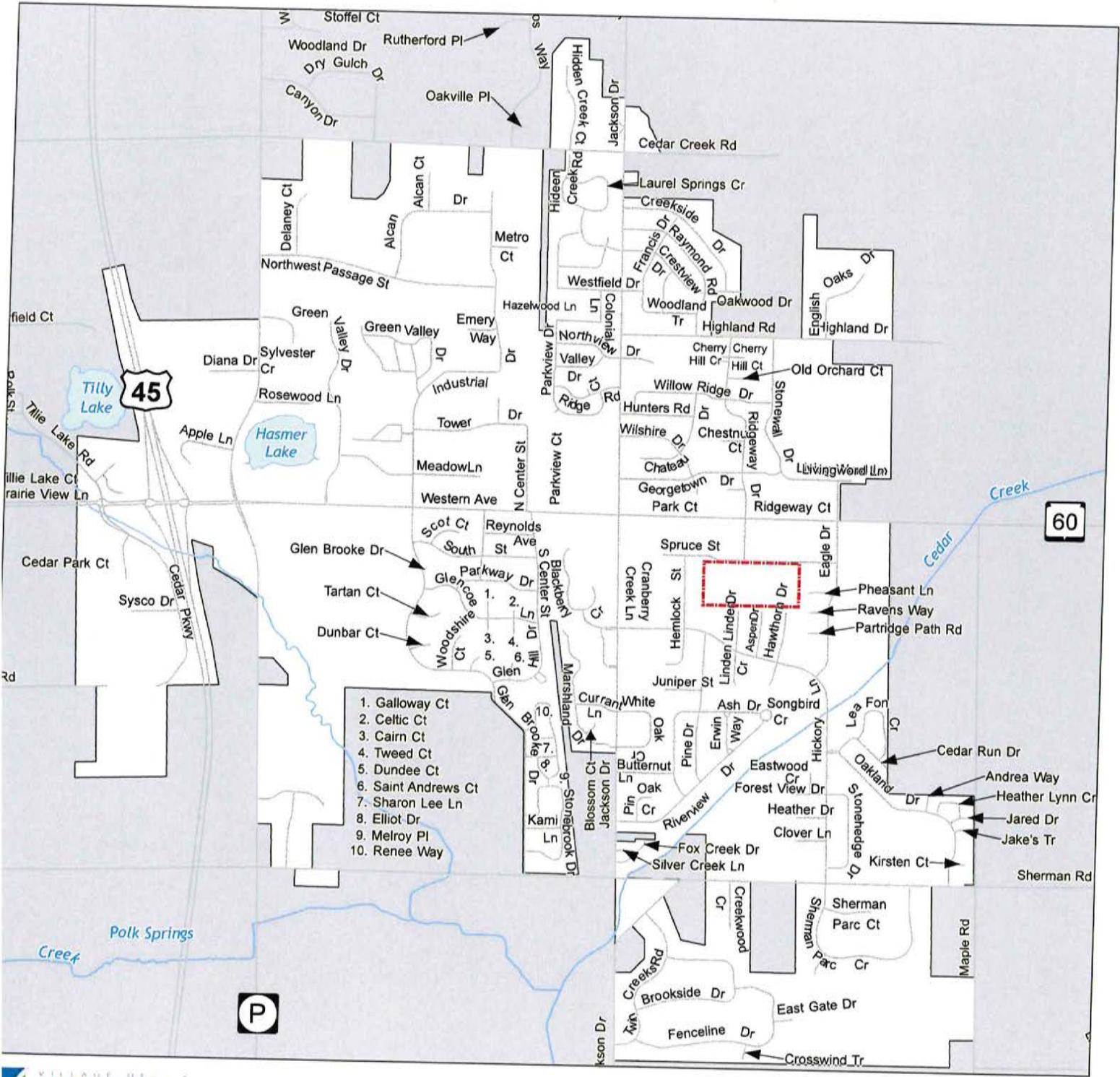
Proof of Posting:

I, the undersigned, certify that I posted copies of this Ordinance on bulletin boards at the Village Hall, Post Office and one other location in the Village.

Jilline S. Dobratz  
Village Official

February 15, 2023  
Date

# LOCATION MAP



1. Galloway Ct
2. Celtic Ct
3. Cairn Ct
4. Tweed Ct
5. Dundee Ct
6. Saint Andrews Ct
7. Sharon Lee Ln
8. Elliot Dr
9. Melroy Pl
10. Renee Way



*Exhibit A*

# **THE OAKS OF JACKSON NEIGHBORHOOD**

Jackson, Wisconsin

PLANNED UNIT DEVELOPMENT

SUBMITTED: DECEMBER 28, 2022

REVISED: FEBRUARY 2, 2023

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## INTENT OF DOCUMENT

The intent of this document is to provide the Village of Jackson with a Planned Unit Development that summarizes the components of the proposed Oaks of Jackson Neighborhood.

## PROJECT NAME

Oaks of Jackson

## PROJECT OWNERS

Village of Jackson

## CONTACTS

### **Applicants:**

Village of Jackson

Washington County

### **Design Team:**

#### *Engineering:*

Short Elliott Hendrickson, Inc.

501 Maple Avenue

Delafield, Wisconsin 53018

Phone: 414.949.8905

#### *Planning:*

Vandewalle and Associates

120 E. Lakeside Street

Madison, Wisconsin 53715

Phone: 608.255.3988



## ZONING REQUEST

### Planned Unit Development

#### *ZONING REQUEST JUSTIFICATION*

According to Sec. 48-151(b), the planned unit development (PUD) procedure offers flexibility in design and layout for residential, commercial, and industrial developments and makes it possible for mixed uses to be integrated into a development. The design of the Oaks of Jackson Neighborhood, facilitated by the PUD zoning, seeks to create housing variety within a Next Generation Housing Pilot Project in partnership with Washington County. This housing variety allows the project to provide a wider spectrum of housing types at attainable price points, with a particular focus on first-time homebuyers, people working in Washington County, young adults and families, and any others seeking to build equity through homeownership. Development of these housing formats will be achieved through the creation of detailed zoning standards, available through the application of the PUD zoning district.

#### *COMPLIANCE*

- a) According to Sec. 48-151(c) of the Village of Jackson zoning ordinance, the planned unit development proposal shall be in compliance with the adopted plans and policies of the village for development.
  - The proposed PUD is compliant with the Village's adopted plans and policies. Specifically, the Village's 2050 Comprehensive Plan (updated in 2019) recommends this site for "residential" on the Land Use Plan map. The TID #7 Project Plan (adopted in 2022) recommends this area for a mix of single family and multi-family residential. Implementing a Pilot Project for Next Generation Housing in this location is consistent with the Memorandum of Understanding signed in 2022 by the Village of Jackson and Washington County.
- b) The owner or developer shall provide assurance that the approved planned unit development (PUD) project, including the conditions of approval and schedule, will be complied with.
  - The owner and developer (Village Jackson) will comply with the approved PUD.
- c) The developer or owner shall sign and record a development agreement, a development plan showing all improvements to be constructed, and any deed restrictions or covenants required for approval.
  - The owner and developer (Village Jackson) will meet these requirements when applicable.
- d) The owner shall incorporate the requirements of this subsection in any development agreement required for the project.
  - The owner and developer (Village Jackson) will meet these requirements.

### ***CRITERIA FOR APPROVAL***

The approval of the Planned Unit Development proposal by the Village Board shall be based on the following:

- a) Compatibility with surrounding development.
  - The proposed neighborhood will be compatible with surrounding development, as it is surrounded by residential on three sides. The proposed neighborhood will be predominately single family, but will include a mix of single family homes, twin homes, and townhomes. The proposed single family residential will be located adjacent to existing single family homes to the south and existing twin homes to the east. A landscape easement on the east side of the neighborhood will mitigate potential impacts to existing twin homes to the east. Proposed townhomes will be compatible with surrounding development as they will be of comparable or lower density than the adjacent existing multi-family development to the west. Land to the north is undeveloped. Residential development will complement the Village Municipal Complex to the north and provide residents with easy access to Village services. The proposed neighborhood is connected to the rest of the Village via Spruce Street and has connections to surrounding neighborhoods via multi-use trails. These connections will tie the neighborhood into the fabric of the rest of the community.
- b) Compatibility with plans and policies approved by the village.
  - The proposed PUD supports a number of Village objectives, including:
    - Provides quality residential and growing tax base within TID #7.
    - Increases homeownership opportunities within the Village.
    - Provides a variety of housing options, including single family residential, to accommodate different household sizes, incomes, lifestyles, and age groups.
    - Participates in the Pilot Program for Washington County's Next Generation Housing initiative.
- c) Assurance of compliance of development agreement.
- d) Assurance of compliance of development site plan.
- e) Assurance of compliance of deed restrictions or restrictive covenants as required.
- f) Assurance of compliance of performance bonds.
- g) Assurance of compliance of proof of financial capability.
- h) Assurance of compliance of schedule of construction.
  - For c) through h), above, the Village will require such assurances from builders where applicable.

### ***SUBMITTAL REQUIREMENTS***

- a) All preliminary subdivision submittal requirements, including erosion control plans.
  - See Exhibit A-2: Preliminary Plat
- b) A development plan, showing all proposed improvements, including landscaping, the siting and elevations of all proposed primary structures, and details of any improvement deemed necessary by the staff.
  - See Exhibit A-2: Preliminary Plat

- c) A proposal consisting of the restrictions, covenants, phasing, and assurances, which will assure the completion and the expectations of the project.
  - The Village will provide these materials following selection of builders.
- d) Development agreement depicting all improvements to be constructed.
  - The Village will provide this following selection of builders.

## DEVELOPMENT CONCEPT

The Oaks of Jackson neighborhood provides opportunities for diverse residential housing options, bicycle and pedestrian amenities, tree preservation, and high quality of life for residents. This site creates strong transportation connections to the north and ample bicycle/pedestrian connections to the south and throughout the neighborhood, while preserving trees and accounting for stormwater management. The mix of housing units and smaller lots sizes will contribute to an inviting neighborhood environment and complement the Village's community character.

The Village of Jackson is developing this neighborhood in partnership with Washington County. As a Pilot Project for the County's Next Generation Housing initiative, this neighborhood will result in the creation of 101 attainably priced, owner-occupied homes, consistent with the objectives of the Next Generation Housing initiative. It is expected to provide housing for both current and future Jackson residents, and it is expected to attract working households and individuals, first-time homebuyers, empty nesters, and others seeking homeownership opportunities on a smaller scale.

## WHY PLANNED UNIT DEVELOPMENT?

Using sound planning and design principles, the Oaks of Jackson neighborhood will expand the range of housing options in the Village within a cohesive and vibrant new neighborhood. The neighborhood is enhanced through the integration of open spaces, trails, connections to Hickory Lane Park, and other nearby neighborhood amenities such as the Village Municipal complex.

The Planned Unit Development (PUD) zoning district is the most appropriate zoning approach for this neighborhood, as it allows for the comprehensive planning and design of the multifaceted project. It also enables the creative and innovative policies of the Next Generation Housing initiative. The PUD process will also benefit the Village of Jackson in that it will maximize opportunities for review and input into the planning process, implement community goals, offer housing diversity in price and format, and create a unique neighborhood in an area that the Village has prioritized for investment.

A detailed list of departures from standard zoning districts is found at the end of this document.

## PROPOSED LAND USE SUMMARY

See Exhibit A-3: District Plan

Projected Construction: 2023-2028

Proposed Use:

40	Single Family Homes
13	Single Family Homes, Private Drive
8	Twin Homes
Up to 40	Townhomes

### ***SINGLE FAMILY HOMES***

Single family homes within the project will include both private-drive-accessed and street-accessed configurations that can accommodate a range of house designs, architectural treatments, landscaping, floor plans and price points. This will create an integrated and diverse neighborhood that also blends easily into the surrounding neighborhoods.

### ***TWIN HOMES***

Twin homes within the neighborhood provide attached housing options. This dwelling unit type consists of two separate units, arranged side-by-side, with each located on a separate lot. A lot line runs through the center of the building, along the shared wall. Each half of the twin home has a private individual exterior entrance, and ownership includes the half of the building and the lot. Ownership is typically fee simple as opposed to a condominium form of ownership. Certain floorplans may include shared driveways.

### ***TOWNHOMES***

The inclusion of townhomes along Spruce Street and on the west side of the site expands the housing options within the neighborhood while maintaining the character and overall neighborhood aesthetic. The townhomes are in a side-by-side attached format and will be accessed by private drives the rear of the building. Each unit will have a private entrance. The townhomes will employ a condominium form of ownership and a condo association will address maintenance of shared building, open space, and paved areas.

### ***MULTIUSE TRAILS***

Multiuse trails are located throughout the neighborhood to provide safe and convenient access for people walking and biking.

### ***STORMWATER MANAGEMENT***

Stormwater management retention ponds will be located on the north side of the site – one at the northwest corner of the site, one in Outlot 7, and one in Outlot 2. Additional stormwater management facilities are permitted through the PUD, subject to Village approval.

## **OPEN SPACE**

An outlot containing a woodland is provided. Open space will be provided on individual lots and outlots. Open space is permitted throughout the PUD.

## **PERMITTED USES AND DENSITY**

No uses shall be permitted on the property which are not permitted uses, or conditional uses, under the provisions of this PUD, or amendments to the PUD which may be approved in the future under the Jackson zoning code. Uses identified as conditional uses shall require a Conditional Use Permit pursuant to the applicable Village Code provisions.

- a) *Density*. The former zoning classification of the area under consideration shall serve as the primary requisite in determining the density of dwelling units within the proposed PUD unless it was found that a reduction or increase would be in the best interest of the village.
  - The subject property is currently zoned PUD. There is no former zoning classification. The Village maintains that the proposed gross density of approximately 5.4 dwelling units per acre for the entire development would be in the best interest of the Village in order to provide more housing and a variety of different formats in a location that is planned for residential growth and easily served by existing Village services, utilities, and other community facilities. This is consistent with the maximum density in the Village's R-5 Single Family Residential District.
- b) *Permitted uses*. The following uses shall be permitted by right in the PUD district:
  - Refer to the "District Descriptions" section below.
- c) *Conditional uses*. The following uses shall be permitted by conditional use permit in the PUD district.
  - Refer to the "District Descriptions" section below.

Development standards not directly addressed by this PUD (such as accessory structures, fencing, and signage) such are subject to applicable Village of Jackson Code provisions.



**District I Zoning Text**

Zoning Regulation	District I
Minimum Lot Area	6,000 square feet
Minimum Lot Width at Front Yard Setback	60 feet* 70 feet for corner lots)
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet*
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right-of-way
Minimum Rear Yard Setback	15 feet**
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	60%
Visibility	<p>Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.</p> <p>Walls and fences located within the vision triangle shall not exceed 30 inches in height.</p>
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 800 square feet 2-bedroom dwelling: 900 square feet 3-bedroom dwelling: 1,000 square feet
Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance

\*For Lots 25, 26, 38, 39, and 40, minimum front yard setbacks shall be increased to 30 feet when needed to meet minimum lot width at the front yard setback.

\*\* For lots containing the landscape easement, rear yard setbacks for will be measured from the boundary of the landscape easement, as opposed to the rear property line.



**District II Zoning Text**

Zoning Regulation	District II
Minimum Lot Area	4,000 square feet
Minimum Lot Width at Front Yard Setback	40 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet from the street side right of way
Minimum Rear Yard Setback to Attached Garage	2 feet
Minimum Rear Yard Setback to House	20 feet
Garage Rear Yard Exclusion Zone (interior lots)	Face of garage may not be placed between 8 and 18 feet from private drive right-of-way to avoid creation of partial parking spaces between the garage and the private drive.
Minimum Paved Surface Setback	3 feet
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls
Maximum Impervious Surface Ratio	80%
Visibility	<p>Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.</p> <p>Walls and fences located within the vision triangle shall not exceed 30 inches in height.</p>
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 800 square feet 2-bedroom dwelling: 900 square feet 3-bedroom dwelling: 1,000 square feet
Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance



**District III Zoning Text**

Zoning Regulation	District III
Minimum Lot Area	4,500 square feet
Minimum Lot Width at Front Yard Setback	45 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	7 feet 0 feet for shared interior side (party wall)
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	3 feet 0 feet for interior side if shared driveway
Maximum Principal Building Height	35 feet
Minimum Off-Street Parking	Two off-street parking stalls per unit
Maximum Impervious Surface Ratio	70%
Visibility	Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.  Walls and fences located within the vision triangle shall not exceed 30 inches in height.
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 700 square feet 2-bedroom dwelling: 1,000 square feet
Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance

### ***DISTRICT IV: TOWNHOME***

#### **Permitted Uses:**

- Townhomes accessed from private drive at the rear of the home
- Stormwater management

#### **Conditional Uses:**

- None

#### **Permitted Accessory Uses:**

- Home occupations and professional home offices as specified in section 48-1 of the Village of Jackson zoning ordinance.

### **Description**

This district's homes contribute additional housing diversity within the neighborhood. Townhomes offer attached housing with rear-loaded garages at a scale compatible with nearby single family residential. The format provides housing options with a condominium form of ownership that will appeal to those interested in a quality home with less house and yard maintenance.

Proposed Dwelling Units                      up to 40 units

### **Character Guidelines**

- Buildings should be oriented to the street or the open space, as opposed to the rear private drive.
- Surface parking lots should be landscaped to break up paved areas.
- Buildings will be 2-3 stories with parking on the lower level.
- Pedestrian connections and landscaping will be utilized to create relationships between the residential buildings, streets, frontages, and to the sidewalk and trail network.
- Architectural elements such as balconies, entry bays and front entry porches are recommended to enhance the human scale of the public street façade and relationship to the neighborhood.
- Buildings should take advantage of views to open space and stormwater ponds.

**District IV Zoning Text**

Zoning Regulation	District IV
Minimum Lot Area	2,500 square feet per dwelling unit
Minimum Lot Width at Front Yard Setback	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	7 feet
Minimum Corner Lot Side Yard Setback	15 feet
Minimum Rear Yard Setback	15 feet
Minimum Paved Surface Setback	5 feet
Maximum Building Height	40 feet
Minimum Off-Street Parking	One off-street parking stall per unit
Maximum Impervious Surface Ratio	80%
Visibility	<p>Corner lot porches, and bay windows may not encroach the vision triangle. The triangle is defined as the intersection of the curbs at the corner, and a point 30 feet back along each curb from the corner.</p> <p>Walls and fences located within the vision triangle shall not exceed 30 inches in height.</p>
Permitted Encroachments	Bay windows and fireplace chases may encroach a maximum of 2 feet into the side yard.
Minimum Floor Area	1-bedroom dwelling: 500 square feet 2-bedroom dwelling: 700 square feet 3-bedroom dwelling: 900 square feet
Accessory Structures	Per zoning ordinance
Fences	Per zoning ordinance

## AMENITIES AND CONDITIONS

### ***STORMWATER***

Stormwater ponds will be provided on the north side of the development, specifically on Outlot 2, Outlot 7, and the north side of Outlot 6. Approximately 1.5 acres of stormwater will be provided. These stormwater facilities will be owned and maintained by a homeowner's association. There is potential for on-site stormwater facilities such as raingardens in other locations in the neighborhood, which will be maintained by the property owner.

### ***OPEN SPACE***

The neighborhood is within walking distance from the 14-acre Hickory Lane Park as well as the Jackson Area Community Center. The neighborhood will be connected to Hickory Lane Park via paved trails and sidewalks. Private open space around the townhomes will be owned and maintained by a private association.

### ***TREE PRESERVATION AREA***

Outlot 1 will be used for the preservation of existing oak trees and public open space. It will include a walking path, and the area will be maintained by a homeowner's association. No development is permitted within Outlot 1. Within the Tree Preservation Area, the following regulations apply:

- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- No person shall deposit any material in the Tree Preservation Area, including, but not limited to, litter, yard waste, brush, sand, stone, concrete, wood, grass, dirt, garbage, petroleum products, and toxins.
- No person shall be permitted to hunt, capture, or harm any living creature or possess any such devices designed for such purpose.
- All animals brought to property must be leashed. The owner or handler shall be responsible for the proper disposal of animal waste.
- No person shall operate any snowmobile, all-terrain vehicle, go-cart, or similar motorized vehicle.
- Amusement devices, camping structures, tents, trailers, or any similar structures shall not be permitted.
- No fires shall be built except in fireplaces or grills designed for such purpose. All embers shall be disposed of in a proper manner.

### ***LANDSCAPE EASEMENT & BERM***

A landscape easement and berm are provided on the east side of the neighborhood.

- Rear yard setbacks shall be measured from the boundary of the landscape easement, as opposed to the rear property line.
- The easement area shall be maintained by owners of the underlying property.
- No temporary or permanent principal or accessory buildings, structures, paving, fences, flag poles, or other improvements shall be permitted within the easement.
- Storage of any type of material in the easement is prohibited.

### ***OUTLOT 6***

Outlot 6 is intended for townhomes. A condominium plat will be prepared once the specific townhome layout is determined. An ANR pipeline easement runs north-south through the length of the western portion of the site. This easement is included as part of Outlot 6.

A paved trail/sidewalk will be located adjacent to the front doors of the townhomes just west of the ANR pipeline easement. It will create a pedestrian connection between Spruce Street and the southern edge of the neighborhood.

### ***OUTLOT 8***

Outlot 8 is intended for townhomes on the north side and single family homes on the south side. All dwelling units and garages will be accessed by a shared private drive running east-west through the outlot and connected to Ridgeway Drive. A condominium plat will be prepared once the specific townhome layout is determined. The lots for the single family homes will be created after builders are selected.

### ***PAVED TRAILS AND SIDEWALKS***

The bicycle and pedestrian network comprises of both sidewalks and paved trails. Sidewalks will be provided on both sides of the street per Village Standards and will be owned and maintained by the Village.

All trails will be owned and maintained by a homeowner's association. Trails will be a minimum of five feet in width and paved in asphalt or concrete. The trail system includes:

- A paved trail on Outlot 6, just west of the ANR pipeline easement, that runs north-south and connects northward to Spruce Street and southward to the sidewalk on Hickory Lane, and onward to Hickory Lane Park and the Jackson Area Community Center. This trail will be adjacent to the front doors of the townhomes on Outlot 6.
- A paved trail on the southwest side of the neighborhood running east-west, connecting the townhomes to the sidewalk on Ridgeway Drive.
- Three paved trails on the south side of the neighborhood, each running north-south between single family lots, connecting Ridgeway Drive to the sidewalks on Linden Drive, Aspen Drive, and Hawthorn Drive.
- An unpaved trail runs north-south through the tree preservation area in Outlot 7.

### ***STREETS***

The neighborhood features a connected street network. Spruce Street, an east-west street, forms the northern boundary of the neighborhood. Ridgeway Drive will be extended southward through the neighborhood, and it will continue eastward and then northward. Jackson Oaks Drive will be an east-west segment that connects to Ridgeway Drive. To the south, Hawthorn, Aspen, and Linden Drives will be finished as cul de sacs and will not be extended into the Jackson Oaks neighborhood.

Residential local street widths have been used to meet both vehicle and pedestrian needs. Street trees and grass terraces will enhance the pedestrian experience.

A private driveway will serve the townhomes in Outlot 6 on the west side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this driveway.

A private drive will serve the single family homes and townhomes in Outlot 8 on the north side of the neighborhood. A condominium association will be responsible for the maintenance and plowing of this drive.

### ***MAILBOXES***

Per United States Postal Service requirements, cluster mailboxes will be used and placed throughout the neighborhoods in private easements or private outlots. The final locations and signing will be determined on phase by phase basis. If mailboxes are placed in an outlot, they will need to be in their own outlot. The homeowner's association will be responsible for the maintenance of the mailboxes.

### ***ACCESSORY STRUCTURES***

Per Village of Jackson zoning ordinance.

### ***FENCES***

Per Village of Jackson zoning ordinance.

## **PHASING**

The neighborhood is projected to be built out in multiple phases over the span of the next one to five years. Final phase lines and sequencing will be determined based on market demand.

## **HOMEOWNER'S ASSOCIATION**

The Oaks of Jackson Neighborhood will be governed by a homeowner's association. Maintenance responsibilities will be further detailed in the amended covenants and restrictions recorded against each property.

## PROPOSED DEPARTURES FROM STANDARD ZONING DISTRICTS

The following tables summarize proposed departures from standard Village of Jackson zoning districts. The proposed departures allow for the diversity of lot/housing types, spanning single family, single family with private drive, zero lot line twin homes, and townhome options. The tables below highlight only departures from standard zoning districts. Refer to District Descriptions for a complete list of requirements for each district.

### Departures from Standard Zoning – PUD Districts I and II

Zoning District Requirements	Village of Jackson R-5 Single-Family Residential District	<u>Proposed Departures:</u> PUD District I Single Family	<u>Proposed Departures:</u> PUD District II Single Family, Private Drive
<b>Minimum Lot Area</b>	8,000 square feet	6,000 square feet	4,000 square feet
<b>Minimum Lot Width</b>	70 feet	60 feet (70 feet for corner lots)	40 feet
<b>Minimum Setbacks</b>	Front yard: 25 feet on local streets Side yard: 8 feet Rear yard: 25 feet	Front yard: 20 feet Side yard: 7 feet Rear yard: 15 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 20 feet

**Departures from Standard Zoning – PUD District III**

<b>Zoning District Requirements</b>	<b>Village of Jackson R-6 Two-Family Residential District</b>	<b><u>Proposed Departures:</u> PUD District III Twin Home</b>
<b>Minimum Lot Area</b>	6,000 square feet per dwelling unit	4,500 square feet (1 unit per lot)
<b>Minimum Lot Width</b>	85 feet (2 units per lot)	45 feet (1 unit per lot)
<b>Minimum Setbacks</b>	Front yard: 25 feet on local streets Side yard: 15 feet Rear yard: 25 feet	Front yard: 20 feet Side yard: 7 feet Rear yard: 15 feet

**Departures from Standard Zoning – PUD District IV**

<b>Zoning District Requirements</b>	<b>Village of Jackson R-8 Multiple-Family Residential District</b>	<b><u>Proposed Departures:</u> PUD District IV Townhome</b>
<b>Minimum Lot Area</b>	16,000 square feet	3,000 square feet per dwelling unit
<b>Minimum Lot Width</b>	85 feet	100 feet
<b>Minimum Setbacks</b>	Front yard: 30 feet Side yard: 20 feet Rear yard: 25 feet	Front yard: 15 feet Side yard: 7 feet Rear yard: 15 feet
<b>Maximum Building Height</b>	35 feet	40 feet

## EXHIBITS

**Exhibit A-1:** Legal Description

**Exhibit A-2:** Preliminary Plat

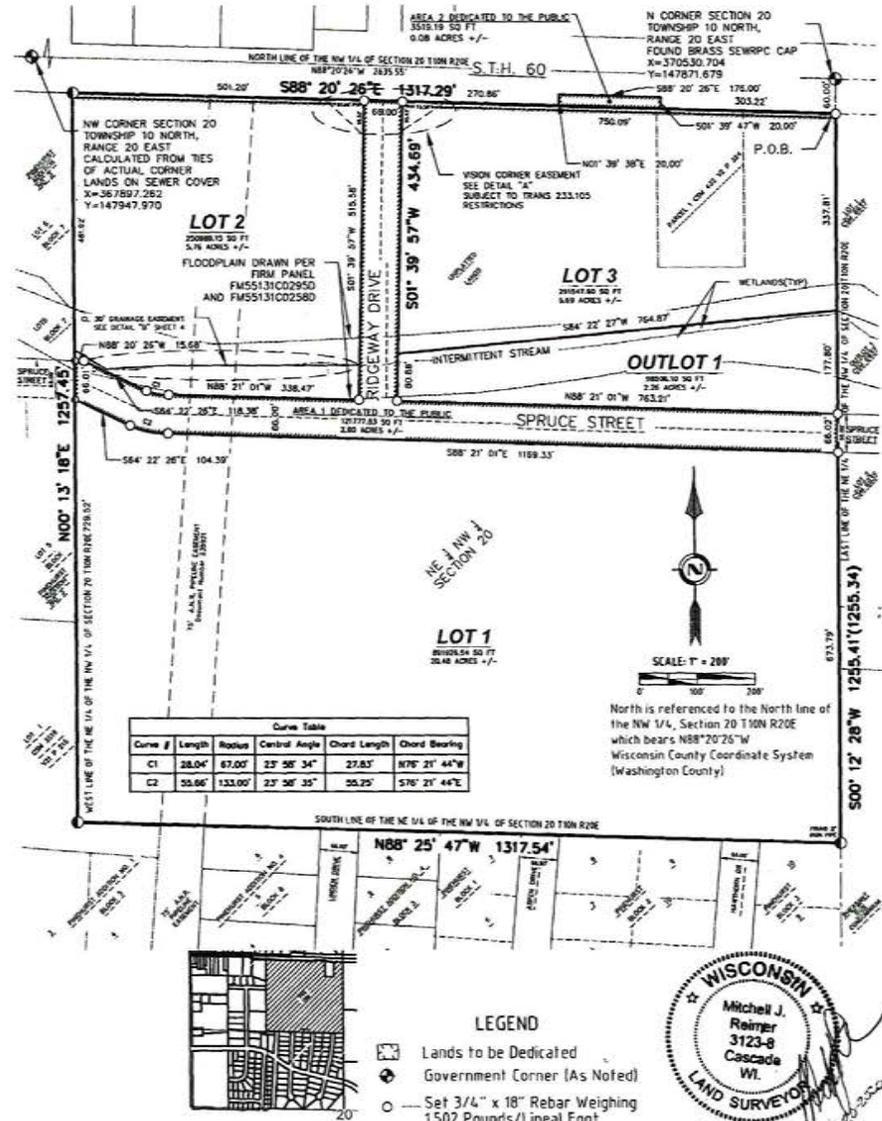
**Exhibit A-3:** District Plan

Document # 1499232  
 WASHINGTON COUNTY WISCONSIN  
 2020-05-29 11:51:00 AM

**Mitchell J. Reimer**  
 SHARON A. MARTIN  
 WASHINGTON COUNTY  
 REGISTER OF DEEDS  
 Fee: \$30.00  
 Fee Example: 2R  
 Pages: 4

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.**

A RE-DIVISION OF CSM 432, AND NE 1/4 OF THE NW 1/4 OF SECTION 20,  
 TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,  
 WASHINGTON COUNTY, WISCONSIN



Curve #	Length	Radius	Central Angle	Chord Length	Chord Bearing
C1	28.04'	67.00'	23° 58' 34"	27.83'	N76° 21' 44"W
C2	55.86'	133.00'	23° 58' 35"	55.75'	S76° 21' 44"E



- LEGEND**
- Lands to be Dedicated
  - ◆ Government Corner (As Noted)
  - Set 3/4" x 18" Rebar Weighing 1502 Pounds/Lineal Foot
  - △ Set 3" Magspike
  - Found Iron 1-1/2" (unless noted)
  - ( ) Recorded As
  - Access restrictions per WisDOT



Mitchell J. Reimer  
 Cedar Corporation  
 W61 N497 Washington Ave  
 Cedarburg, Wisconsin 53012  
 SHEET 1 OF 4 SHEETS

OWNER/PREPARED FOR: T-2009  
 Village of Jackson  
 W168W20733 Main Street  
 Jackson, WI 53037

Map No 6969 100 54 Page 137

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

A RE-DIVISION OF CSM 432, AND NE ¼ OF THE NW ¼ OF SECTION 20,  
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,  
WASHINGTON COUNTY, WISCONSIN

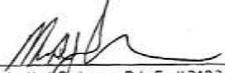
SURVEYOR'S CERTIFICATE

I, Mitchell J. Reimer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped Document Number 248510, Certified Survey Map 432, recorded in the Washington County Registry in Volume 2 of Certified Survey Maps on pages 324, and the Northeast Quarter of the Northwest Quarter of Section 20, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of Section 20, Township 10 North, Range 20 East, Thence S00°12'28"W along the East line of said Quarter, 60.00 feet to the South Line Of State Highway "60", point also being the Point of Beginning; Thence continuing along said line S00°12'28" W, 1255.41 Feet to the platted Northwest corner of Lot 10, Pinehurst, a platted Subdivision, as found in the Washington County Registry as Document number 557549, in Map book 27 on page 17, Recorded on April 5, 1990, Thence N 88°25'47"W along the South Line of the said Quarter Quarter, 1317.54 Feet to the Southwest corner of the Northeast Quarter of the Northwest Quarter; Thence N00°13'18" E along the West line of said Quarter Quarter, 1257.45 Feet to the South Line of State Highway "60"; Thence S88°20'26" E along said South Line, 1317.29 Feet, to the Point of Beginning.  
Said parcel contains 165474.72 square feet or 37.98 +/- Acres Excepting therefrom Areas of Dedication as shown on Page 1 hereon.

That I have made such survey, land division, and map at the direction of Village of Jackson, Owner, N168 W20733 Village of Jackson, Washington County, Wisconsin, 53037. That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code, in surveying, dividing and mapping the same, and Chapter 38 of the Village of Jackson Municipal Code. Said survey is subject to easements of record and as shown

Dated this 20<sup>th</sup> day of April, 2020.

  
\_\_\_\_\_  
Mitchell J. Reimer, P.L.S. #3123-8

*Map No 6969 162 54 Page 138*



CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

A RE-DIVISION OF CSM 432, AND NE 1/4 OF THE NW 1/4 OF SECTION 20,  
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,  
WASHINGTON COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

The Village of Jackson, a Corporation duly organized and existing under the virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described on this map to be surveyed, mapped and dedicated as represented on the Certified Survey Map in accordance with the ordinances of the Village of Jackson, Trans 233.105(2), and Chapter 236 of the Wisconsin Statutes

In witness hereof, the Village of Jackson, has caused these presents to be signed

By John Walther  
John Walther - Village Administrator

Dated May 12, 2020

STATE OF WISCONSIN  
WASHINGTON COUNTY) ss

Personally came before me this 12<sup>th</sup> day of May, 2020, the above named John Walther, Administrator of the Village of Jackson, a Wisconsin Municipal Corporation, to me known to be the same person who executed the foregoing certificate and acknowledged the same

Jilline Dobratz Notary Public, Washington County Wisconsin

My commission expires May 21, 2023



VILLAGE BOARD APPROVAL:

Resolved that this Certified Survey Map in the Village of Jackson, owner of said lands, being a re-division of C.S.M. 432 and the Northeast Quarter of the Northwest Quarter of Section 20, located in the Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, is hereby approved and dedication accepted by the Village Board trustee to the Village of Jackson

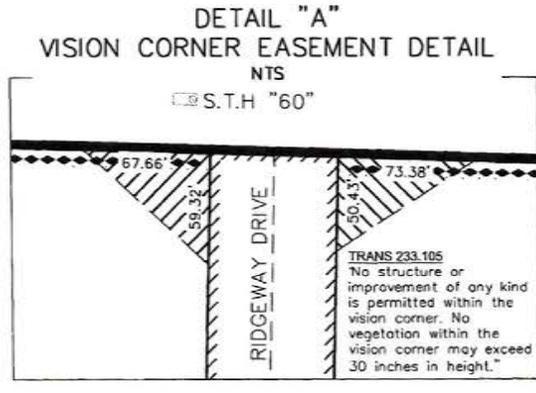
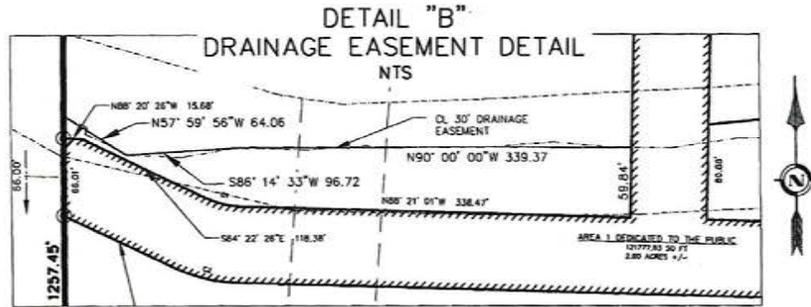
Approved this 12<sup>th</sup> day of May, 2020. Mike Schwab  
Mike Schwab - Village President

Signed this 12<sup>th</sup> day of May, 2020. Jilline Dobratz  
Jilline Dobratz - Village Clerk

map no 6969 162 54 page 139

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

A RE-DIVISION OF CSM 432, AND NE 1/4 OF THE NW 1/4 OF SECTION 20,  
 TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,  
 WASHINGTON COUNTY, WISCONSIN



*map no 6969 162 54 page 140*



Mitchell J. Reimer, PLS  
 Cedar Corporation  
 W61 N497 Washington Avenue  
 Cedarburg, Wisconsin 53012

# PRELIMINARY PLAT OF THE OAKS OF JACKSON

LOT DETAIL

LOT 1 OF CERTIFIED SURVEY MAP NO. 8969 BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 26, T. 10N., R. 20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



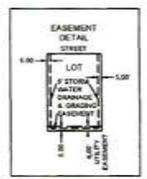
BEARINGS ARE REFERENCED TO THE INDIANIAN STATE PLUMB COGNOMINATE SYSTEM AND ADJUSTED SOUTH USING THE NORTH LINE OF THE NW 1/4 OF SECTION 24-10 IN BEARS SURVEYS. VERTICAL CURVES HAVING AN

DISTANCES ARE COMPUTED TO THE NEAREST FOOT AND MEASURED TO THE NEAREST 0.1 FT.

ANGLES ARE COMPUTED TO THE NEAREST 0.01 DEGREE AND MEASURED TO THE NEAREST 40 SECONDS

**LEGEND**

- 3.00" O.D. IRON PIPE SET, 10' LONG, W.T. = 5.45 LBS/LIN. FT. 1" DIA. REBAR, 12' LONG, W.T. = 1.13 LBS/LIN. FT. SET AT ALL OTHER LOTS & OUTLET CORNERS
- ⊕ CONCRETE MONUMENT W/ BRASS CAP PILING
- 3" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)



SURVEY FOR:  
VILLAGE OF JACKSON  
W162W195S1 MAIN ST.  
JACKSON, WI 53037

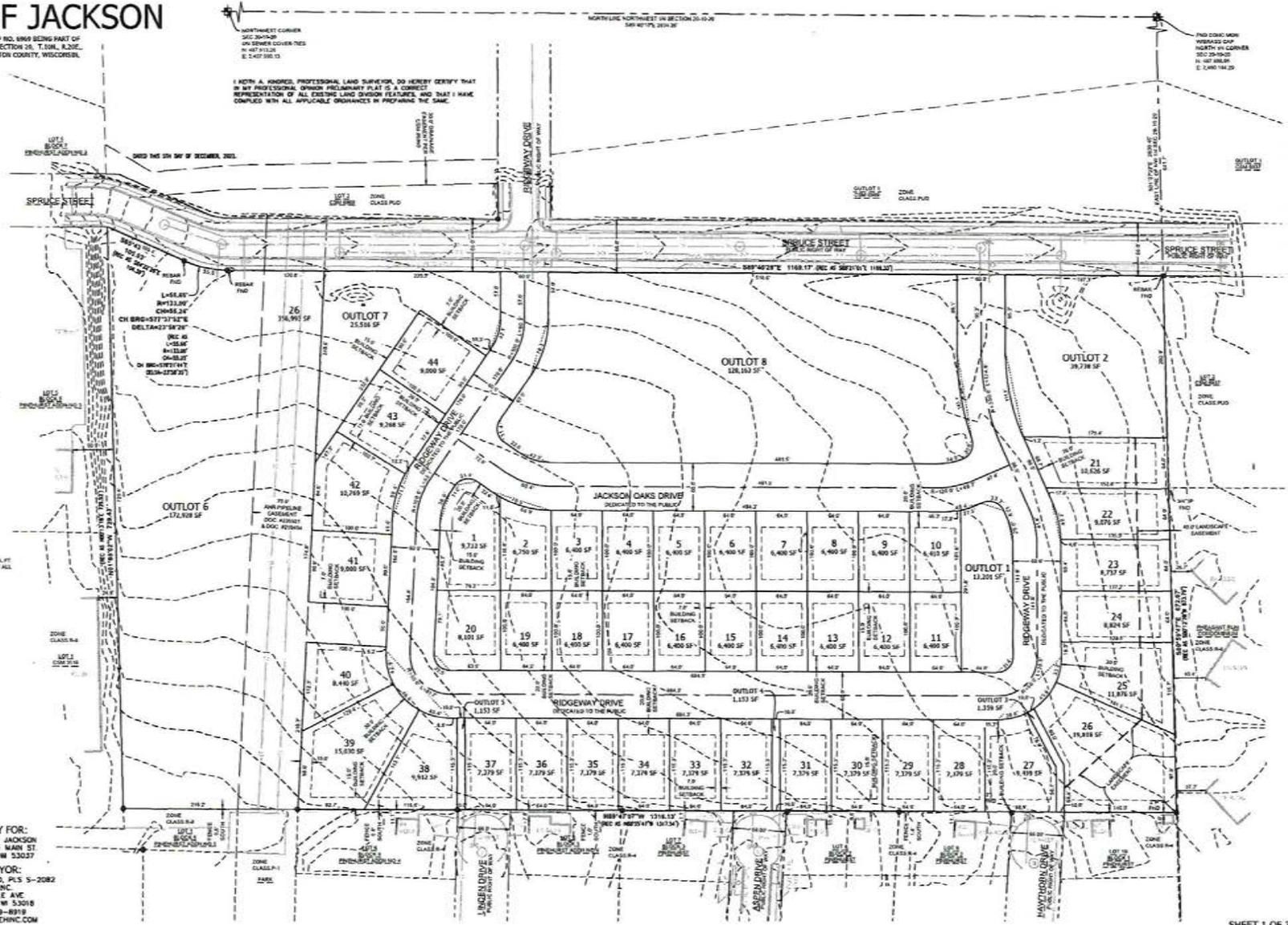
SURVEYOR:  
KEITH A. KINDRED, PLS S-2082  
SEI, INC.  
501 MAPLE AVE.  
DELAFIELD, WI 53018  
(414) 849-8919  
KINDRED@SEIINC.COM

PHONE #414.849.8919  
101 MAPLE AVENUE  
DELAFIELD, WI 53018-2031  
www.seiinc.com

PROJECT JACKV #170026

NORTHWEST CORNER  
SEC 20-10-26  
ON SEWER COVER TIES  
N 467°11.24'  
E 2'47.500 13

I, KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

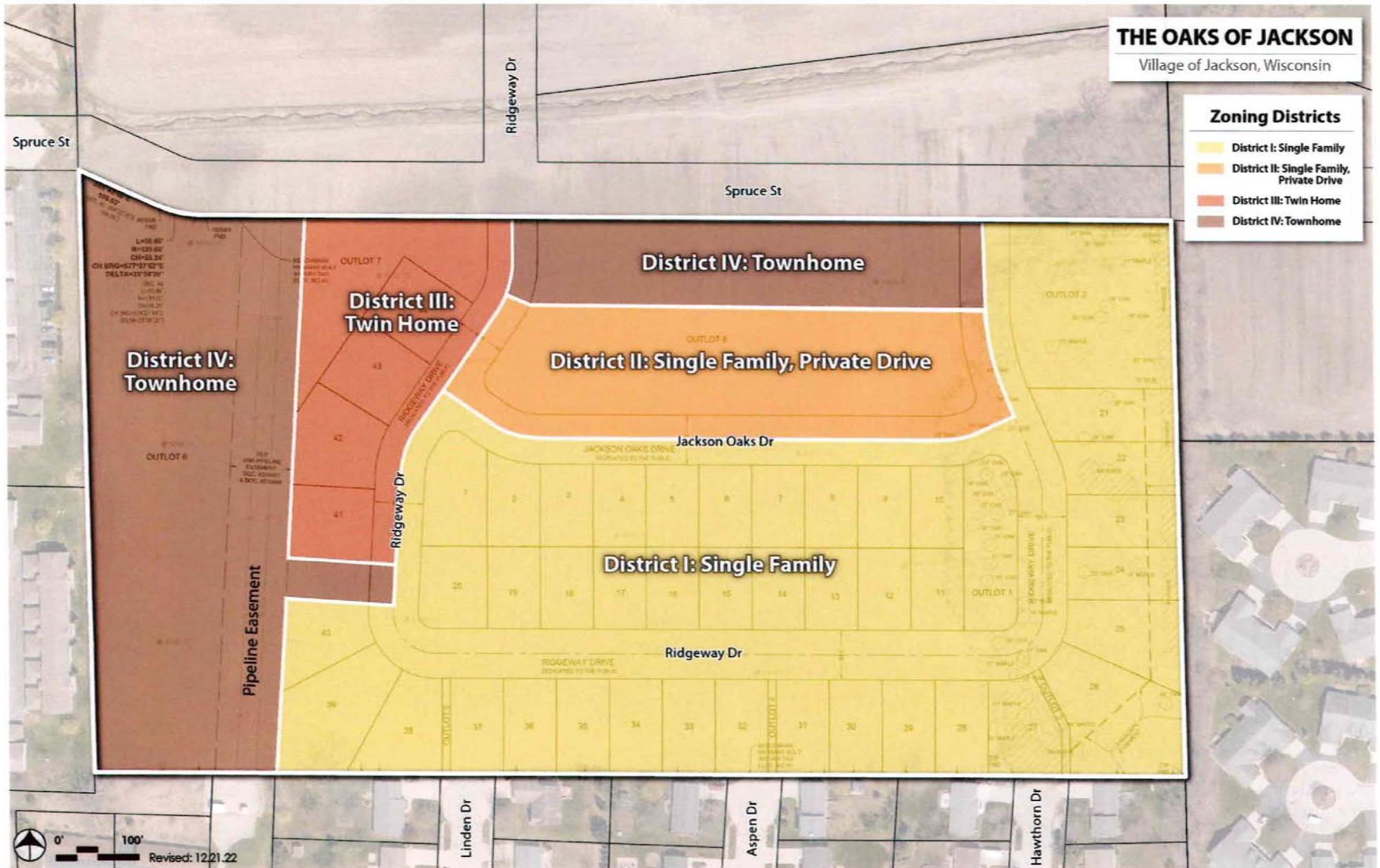


# THE OAKS OF JACKSON

Village of Jackson, Wisconsin

## Zoning Districts

- District I: Single Family
- District II: Single Family, Private Drive
- District III: Twin Home
- District IV: Townhome



District IV: Townhome

District III: Twin Home

District IV: Townhome

District II: Single Family, Private Drive

District I: Single Family

Pipeline Easement

0' 100' Revised: 12.21.22