

**ORDINANCE #23-17**

---

**TO ESTABLISH PERMANENT ZONING FOR PARCEL V3\_052200A 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**

---

**THE VILLAGE BOARD OF THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN,** does hereby ordain the following changes to the Village Code:

**WHEREAS,** the parcel of land known as Tax Key V3\_052200A was annexed to the Village of Jackson under Ordinance #22-17 on January 10, 2023; and

**WHEREAS,** upon annexation, the parcel was assigned temporary zoning of R-1 Single-Family Residential; and

**WHEREAS,** the property owner, Just Neighbors 2, LLC has submitted a zoning petition requesting the parcel be assigned the permanent zoning classification of R-1 Single-Family Residential to the Village of Jackson Plan Commission for report and recommendation; and

**WHEREAS,** the Village Board conducted a public hearing on November 14, 2023; and

**WHEREAS,** the Village Plan Commission has recommended to the Village Board that a permanent zoning classification of R-1 Single-Family Residential 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. Zoning Map Change**

The subject property is hereby zoned R-1 Single-Family Residential, as described above, and depicted as Parcel V3\_052200A, attached hereto as Exhibit A, and the zoning map of the Village of Jackson is hereby amended 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: Pres. Heckendorf Seconded by: Tr. Emmrich

Vote: 6 aye 0 nay

Passed and approved 11/14/2023

VILLAGE OF JACKSON

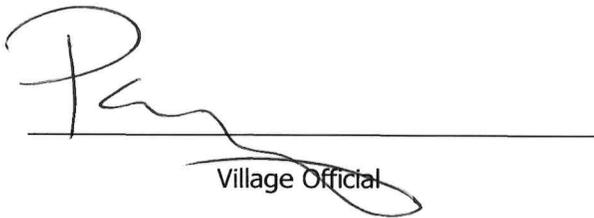
By:   
Brian J. Heckendorf, Village President

Attest:

  
Anastasia Gonstead, Village Clerk

Proof of Posting:

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

  
Village Official

11/29/2023  
Date

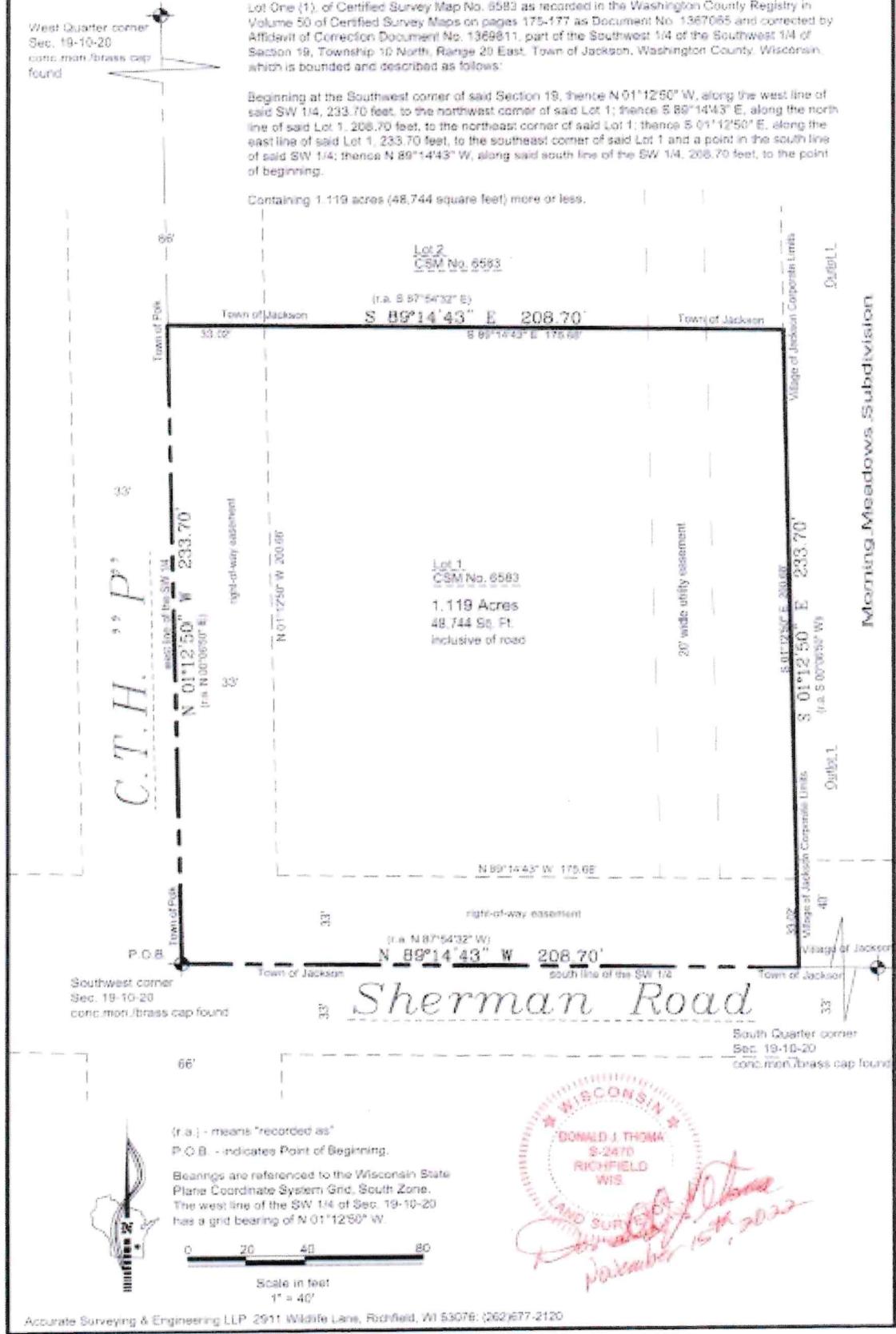
# Annexation Map for Just Neighbors 2, LLC

West Quarter corner  
Sec. 19-10-20  
conc. mon./brass cap  
found

Area to be Annexed to the Village of Jackson, WI:  
Lot One (1), of Certified Survey Map No. 6583 as recorded in the Washington County Registry in Volume 50 of Certified Survey Maps on pages 175-177 as Document No. 1367065 and corrected by Affidavit of Correction Document No. 1369811, part of the Southwest 1/4 of Section 19, Township 10 North, Range 20 East, Town of Jackson, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the Southwest corner of said Section 19, thence N 01°12'50" W, along the west line of said SW 1/4, 233.70 feet, to the northwest corner of said Lot 1; thence S 89°14'43" E, along the north line of said Lot 1, 208.70 feet, to the northeast corner of said Lot 1; thence S 01°12'50" E, along the east line of said Lot 1, 233.70 feet, to the southeast corner of said Lot 1 and a point in the south line of said SW 1/4; thence N 89°14'43" W, along said south line of the SW 1/4, 208.70 feet, to the point of beginning.

Containing 1.119 acres (48,744 square feet) more or less.



Southwest corner  
Sec. 19-10-20  
conc. mon./brass cap found

*Sherman Road*

South Quarter corner  
Sec. 19-10-20  
conc. mon./brass cap found

(r.a.) - means "recorded as"  
P.O.B. - indicates Point of Beginning.  
Bearings are referenced to the Wisconsin State Plane Coordinate System Gnd. South Zone.  
The west line of the SW 1/4 of Sec. 19-10-20 has a grid bearing of N 01°12'50" W.

WISCONSIN  
DONALD J. THOMA  
S-2470  
RICHFIELD  
WIS  
LAND SURVEYOR  
*Donald J. Thoma*  
*November 15th, 2022*