

Agenda
Village Board Meeting
Tuesday, August 8, 2017 at 7:30 p.m.
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037

1. Call to Order and Roll Call.
2. Pledge of Allegiance.
3. Any Village Citizen Comment on an Agenda Item (Please sign in).
4. Public Hearing:
Planned Unit Development Amendment – Oversized Garage – Berben – English Oaks.
5. Public Hearing:
Conditional Use – Storage Facility – Dittmar – Industrial Drive.
6. Approval of Minutes for the Village Board Meeting of July 11, 2017 and July 27, 2017.
7. Approval of Licenses.
 - Operator Licenses:
Village Mart: Jacob Wolfe
East Side Mart: Jarred Eisen, Amanda Howell, Chris Larson
Walgreens: Diana Paiz, Robert Woldt
8. Budget & Finance Committee.
 - Final Pay Request – Stonewall Sidewalk Project – Johnson & Sons Paving.
 - Review of Pay Request #3 Chateau Dr. Reconstruction Project.
 - Final Pay Request – Industrial Dr. Sidewalk Project – TP Concrete Inc.
 - Selling of Village Equipment.
 - Resolution #17-17 - A Resolution Authorizing the Issuance and Sale of \$5,115,000 General Obligation Refunding Bonds, Series 2017A.
9. Plan Commission.
 - Certified Survey Map – Extraterritorial Certified Survey Map – Melius – Sherman Road.
10. Park & Recreation.
 - Democratic Party of Washington County - Spaghetti Dinner Fundraiser – October 15, 2017.
11. Ordinance #17-03 – Annexation of Paloroma Farms, LLC.
12. Departmental Reports.
13. West Bend School District Liaison Report.

14. Greater Jackson Business Alliance Report.
15. Citizens to Address the Village Board.
16. Adjourn.

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.

VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM
(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Keith Berben Address/ZIP W197N17122 Stonewall Dr Phone # 262-305-6638
 Contact _____ Fax # where Agenda/Staff comments are to be faxed _____
 E-mail Address Berben05@att.net Name of Owner Keith Berben Address/ZIP _____ Phone# _____
 Owner Representative/Developer H+A Construction
 Proposed Use of Site W195N17291 English Oaks Drive Present Zoning _____

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
			2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning	7) Development Plan / Site Plan		XXX
		200' for Cond. Use or PUD Site Plan)	8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat		XXX
			10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal		

I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

Name Keith Berben Signature Keith Berben Date 6-30-17

Office Use: Date Received _____ Date Paid _____ Receipt # _____ Amount Paid \$ _____

June 29, 2017

Jackson Village Board:

Attached is my application requesting a variance approval so that I may build a larger garage with my home. I wish to park my business work trailer inside my garage instead of on my driveway. I believe this will make my neighborhood have better curb-side appeal.

Best Regards,

Keith Berben
W197N17712 Stonewall Drive
Jackson, WI 53037
(262) 305-6638

IMPACT STATEMENT

I. Estimated number of vehicles and recreational vehicles to be stored on site.

1. 1 tandem action construction trailer
2. 1 4'x4' quad cab pick-up truck
3. 1 Dodge Journey mini-van

II. Proposed Dates of Construction

July 2017 through February 2018

VILLAGE OF JACKSON

☐ Special Use ☒ Conditional Use ☐ Planned Unit Development Permit # _____

The Village of Jackson, hereby grants a ☐ Special Use ☐ Conditional Use ☐ Planned Unit Development

Permit to:

Name of Business/Applicant: _____

For a property located at (address): W195N17291 English Oaks Drive

Phone number of Business/Applicant: 262-305-6638

For (land use, activity, sign, site plan, other): _____

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): _____

Hours of Operation: _____

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): _____

Setbacks from rights-of-way and property lines: _____

Screening/Buffering: _____

Landscape Plan (sizes, species, location): _____

Signing (dimensions, colors, lighting, location): _____

Lighting (wattage, style, pole location and height, coverage): _____

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s),
(sidewalk/pedestrian way width and material): _____

Storm-water Management: _____

Erosion Control: _____

Fire Hydrant Location(s): _____

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: _____

Hazardous Material Storage: _____

Alarm Systems: _____

Site Features/Constraints: _____

Parking (no. of spaces, handicapped parking, and dimensions): _____

Tree and shrub preservation: _____

Setbacks/height limitations: _____

Wastewater Usage Projected: _____ gal/year Water Usage Projected: _____ gal/year

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):

TERMS OF THIS PERMIT

1. This permit shall become effective upon the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. The permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of the use permit shall be in strict conformity to the approval site, building, and operation plans which were filed in connection with the application for this permit (as attached and /or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

Granted by: Village Board _____ Date _____ Over the Counter _____ Date _____

John Walther, Administrator

Keith Berben

_____, Owner
Please print name

Applications shall be submitted by 4:00 PM on the Friday of the month to be considered by the Planning Commission that month. In some cases, more than the number of copies on the face of this form will be required. Only complete applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay by being incomplete.

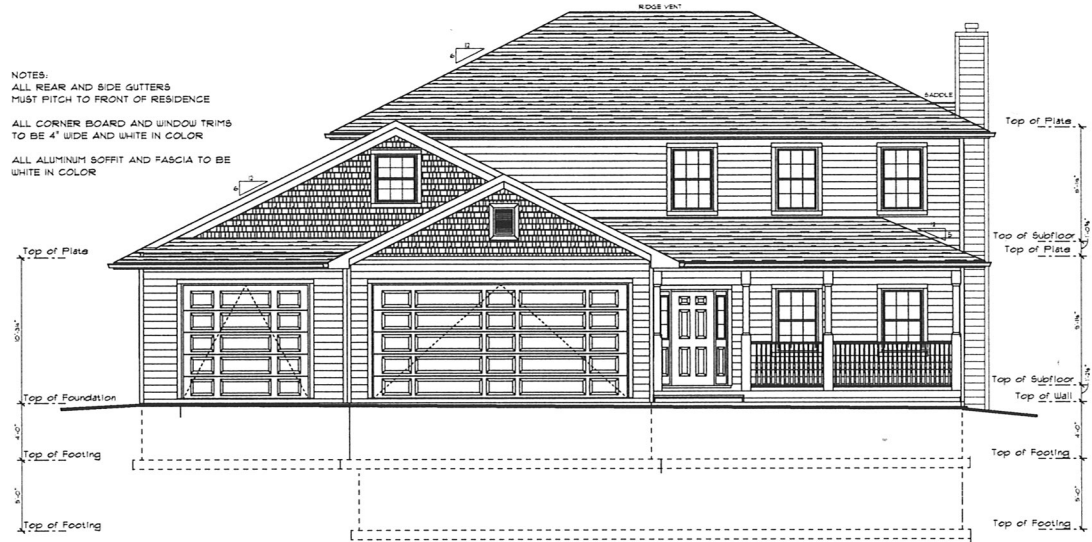
The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month, and will conduct a public hearing. A decision on the request could be made at that meeting.

EXPLANATION OF TYPES OF INFORMATION (From face of application form):

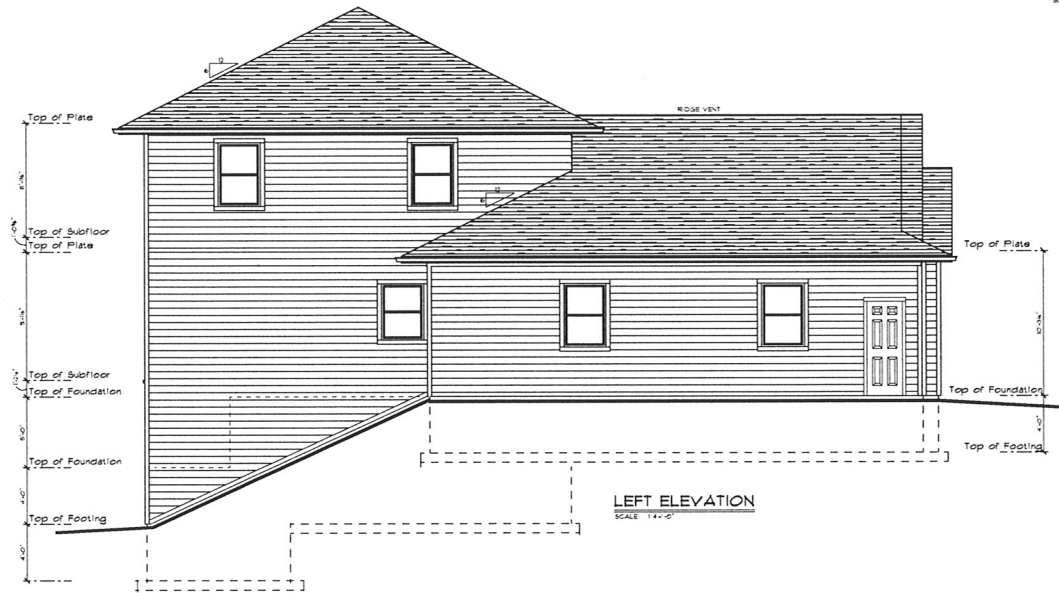
1. **Application Form: Must be submitted on CD.**
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address may cause you a delay. If the Village prepares the labels for you, there will be an additional charge of \$25.00
4. Proof of Property Ownership: A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. Impact Statement: In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. Annual water consumption estimate (100% occupancy and build-out)
 - B. Annual sewage generation estimate (100% occupancy and build-out)
 - C. Vehicle trip generation (trips per day per unit x number of units)
 - D. ~ Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site.
 - E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - F. General hours of operation
 - G. Anticipated user profiles (for residential developments)
 - H. ~ Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of the curb line, sidewalks (existing and proposed), footprints of the structure, drives, parking spaces and fencing, locations of accessory uses, dimensions, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. Plat Map: Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. Certified Survey Map: A recordable instrument showing the legal and mapped description of the land division.
11. Annexation Petition/Attachment Request: Shows owner is supporting the annexation.
12. Annexation Map: A recordable map having the legal and mapped description of the parcel to be annexed.
13. Sketch Plan: An informal drawing depicting the proposal for discussion purposes.
14. Landscape Plan: Shows location, size, type, botanical name & common name of proposed trees & shrubs. Also calls out surface treatments. Shows walls, fences & details.
15. Grading/Drainage Plan: Shows original & proposed grades& runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (storm sewer system, ditches, culverts, etc.)
16. Water/Sewer/Storm Sewer Plans: Shows size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer collection system with gradient profiles and invert elevations; shows the proposed storm drainage system as in 15.
17. Street Crossing Sections: Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. Erosion Control Plan: A map of existing site conditions on a scale of at least 1 inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. Proposed Colors and Materials: Submit samples of exterior colors and materials.
20. Improvement Agreement: An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. Annexation Agreement.

MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS.

NOTES:
ALL REAR AND SIDE GUTTERS
MUST PITCH TO FRONT OF RESIDENCE
ALL CORNER BOARD AND WINDOW TRIMS
TO BE 4" WIDE AND WHITE IN COLOR
ALL ALUMINUM SOFFIT AND FASCIA TO BE
WHITE IN COLOR



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

REVISED:
12/2/16
2/5/17
2/8/17
5/6/17

APPROVED:

OWNERS:
Keith & Kristina Berben
W19T-N1122 Stonewall Dr.
Jackson, WI 53031

BERBEN RESIDENCE
LOT #3 ENGLISH OAKS SUBDIVISION JACKSON, WI

DRAWING TITLE:
ELEVATIONS/
FLOOR PLANS

DR. NO.
16/17

DATE:
2/5/17

SCALE:
1/4" = 1'-0"

DRAWN BY:
B.R.

SHEET #

1.1



REVISED:
12/12/16
2/5/17
2/8/17

APPROVED:

OWNERS:
Keith & Kristina Berben
W15-N1122 Stonewall Dr.
Jackson, WI 53031

BERBEN RESIDENCE
LOT #3 ENGLISH OAKS SUBDIVISION JACKSON, WI

DRAWING TITLE:
ELEVATIONS/
FLOOR PLANS

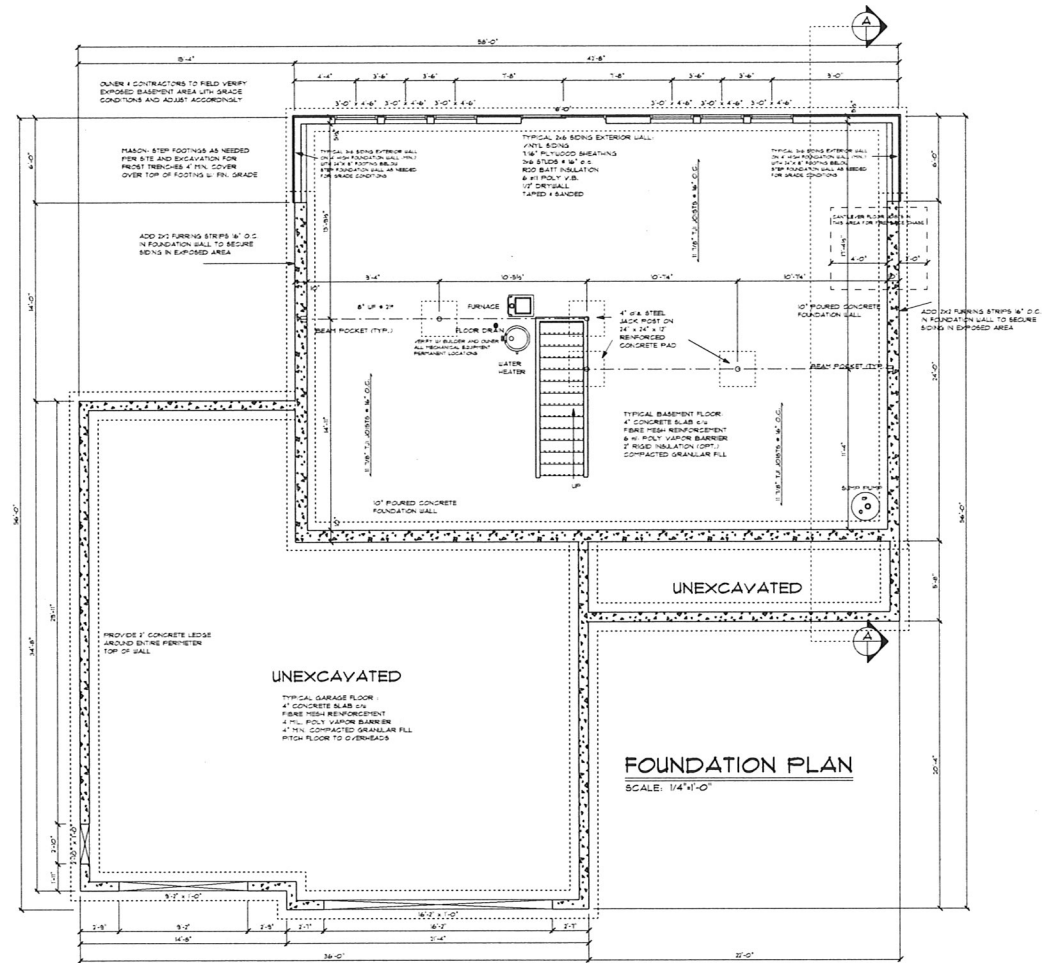
DR. NO.
16/17

DATE:
2/5/17

SCALE:
1/4" = 1'-0"

DRAWN BY:
B.R.

SHEET #
2.1



GENERAL NOTES:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE OWNER/CONTRACTORS FOR THIS PROJECT MUST CHECK AND VERIFY ALL DETAILS, FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. OWNER/CONTRACTORS SHALL BE RESPONSIBLE FOR NOTING ALL CONSTRUCTION IN ACCORDANCE WITH STATE AND LOCAL CODES AND IS THE RESPONSIBILITY OF THE OWNER/CONTRACTORS TO VERIFY ALL STRUCTURAL ENGINEERING TO MEET ALL STATE AND LOCAL CODES AND IS APPROVED BY BUILDING INSPECTOR.

PROVIDE SOLID BLOCKING TO FOUNDATION UNDER ALL POINT LOADS. DO NOT PUT ANY STRUCTURAL MEMBERS WITHOUT CONSULTING GENERAL CONTRACTOR.

ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING OR MASONRY, EXCEPT WHEN RIGID INSULATION IS USED.

ALL INTERIOR DIMENSIONS ARE TO FACE TO FACE.

UNDOUBT BIDS ARE FOR REFERENCE ONLY. OWNER/CONTRACTOR TO VERIFY MANUFACTURER AND SIZES TO MEET ALL CODE REQUIREMENTS INCLUDING STRESS, LIGHT AND VENTILATION.

THESE PLANS AND DESIGN ARE COPYRIGHTED PROTECTED AND MAY NOT BE USED WITHOUT WRITTEN CONSENT.

REVISED:
12/12/16
2/5/17
2/8/17
5/16/17

APPROVED:

OWNERS:
Keith & Kristina Berben
1915-HITZEL Stonewall Dr.
Jackson, WI 53031

DRAWING TITLE:
BERBEN RESIDENCE
LOT #3 ENGLISH OAKS SUBDIVISION JACKSON, WI

ELEVATIONS/
FLOOR PLANS

DR. NO.
16/17

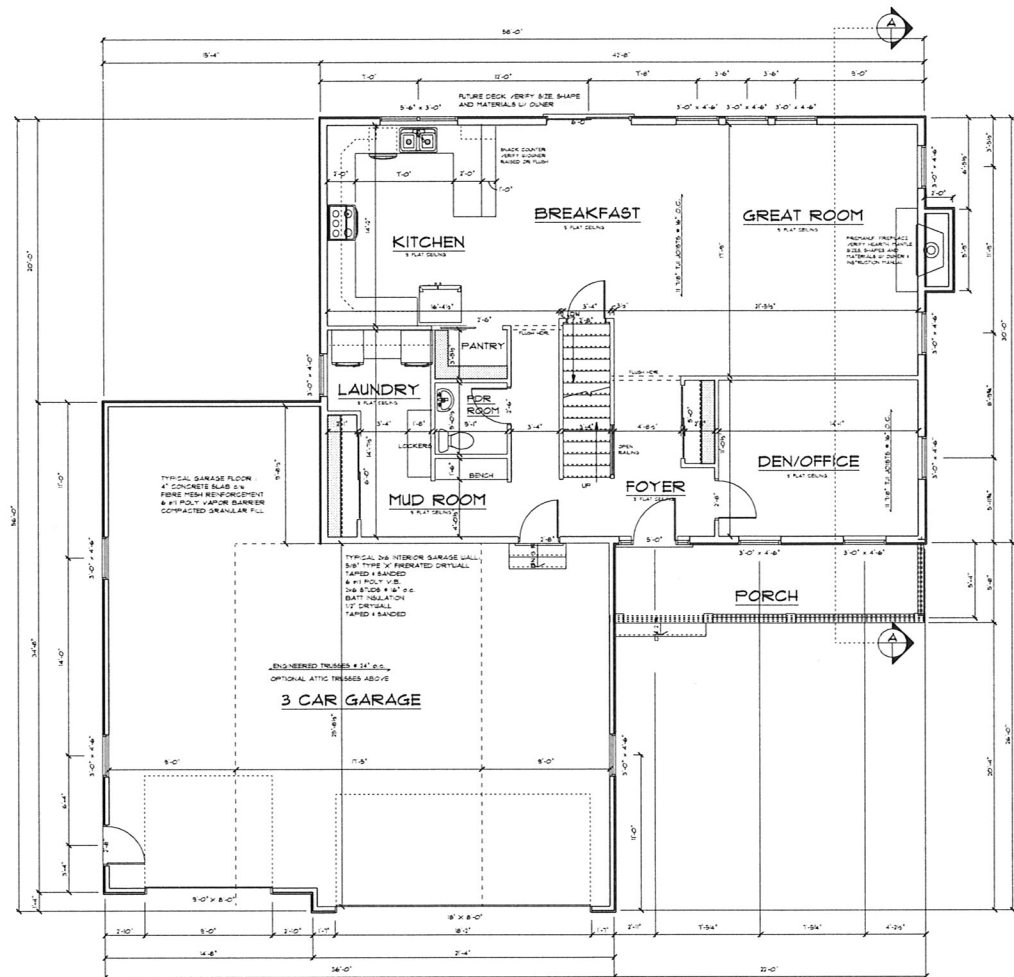
DATE:
2/5/17

SCALE:
1/4" = 1'-0"

DRAWN BY:
B.R.

SHEET #

3.1



FIRST FLOOR PLAN

SCALE: ● 1/4" ● 1" - 0"

FLOOR PLAN NOTES:

HOUSE EXTERIOR WALLS DIM. • 6"
INTERIOR WALLS DIM. • 3 1/2"

INTERIOR WALLS DIM. • 3 1/2"

REVISED:
12/12/16
2/5/17
2/8/17

12/12/16

2/5/17
2/8/17

2/8/17

APPROVED:

OWNERS:
Keith & Kristina Berben
W197-N17122 Stonewall Dr.
Jackson, WI 53037

on

cty

9

BERBEN RESIDENCE
LOT #9 ENGLISH OAKS SUBDIVISION JACKSON, WI

111

DRAWING TITLE:

ELEVATIONS/
FLOOR PLANS

FLOOR PLANS

DR. NO.

16/17

DATE: _____

2/5/17

SCALE:

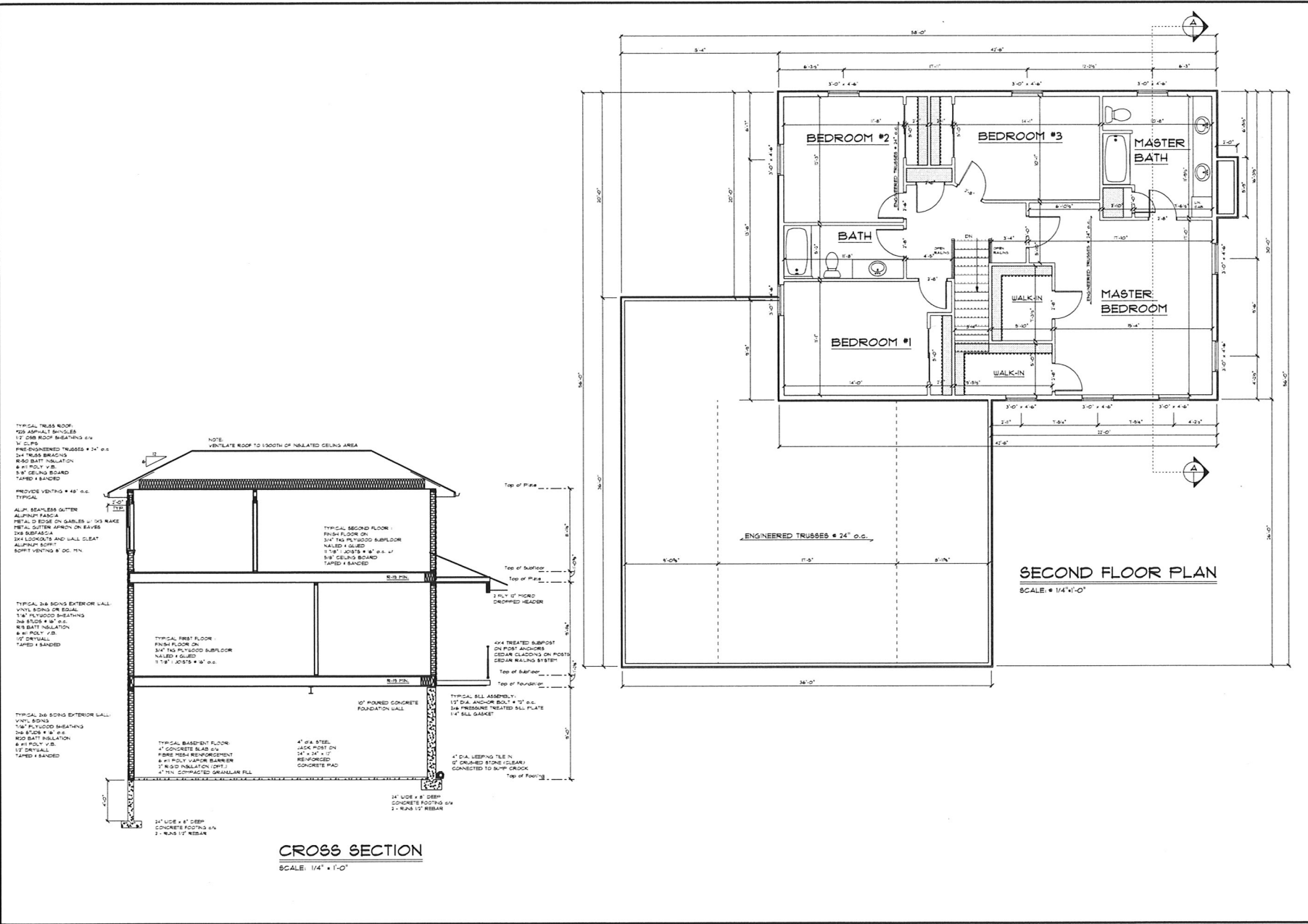
$$1/4^{\circ} \times 1^{\circ}-0^{\circ}$$

DRAWN BY:

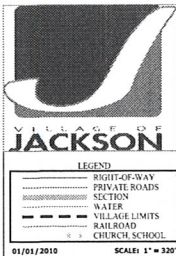
B.R.

SHEET •

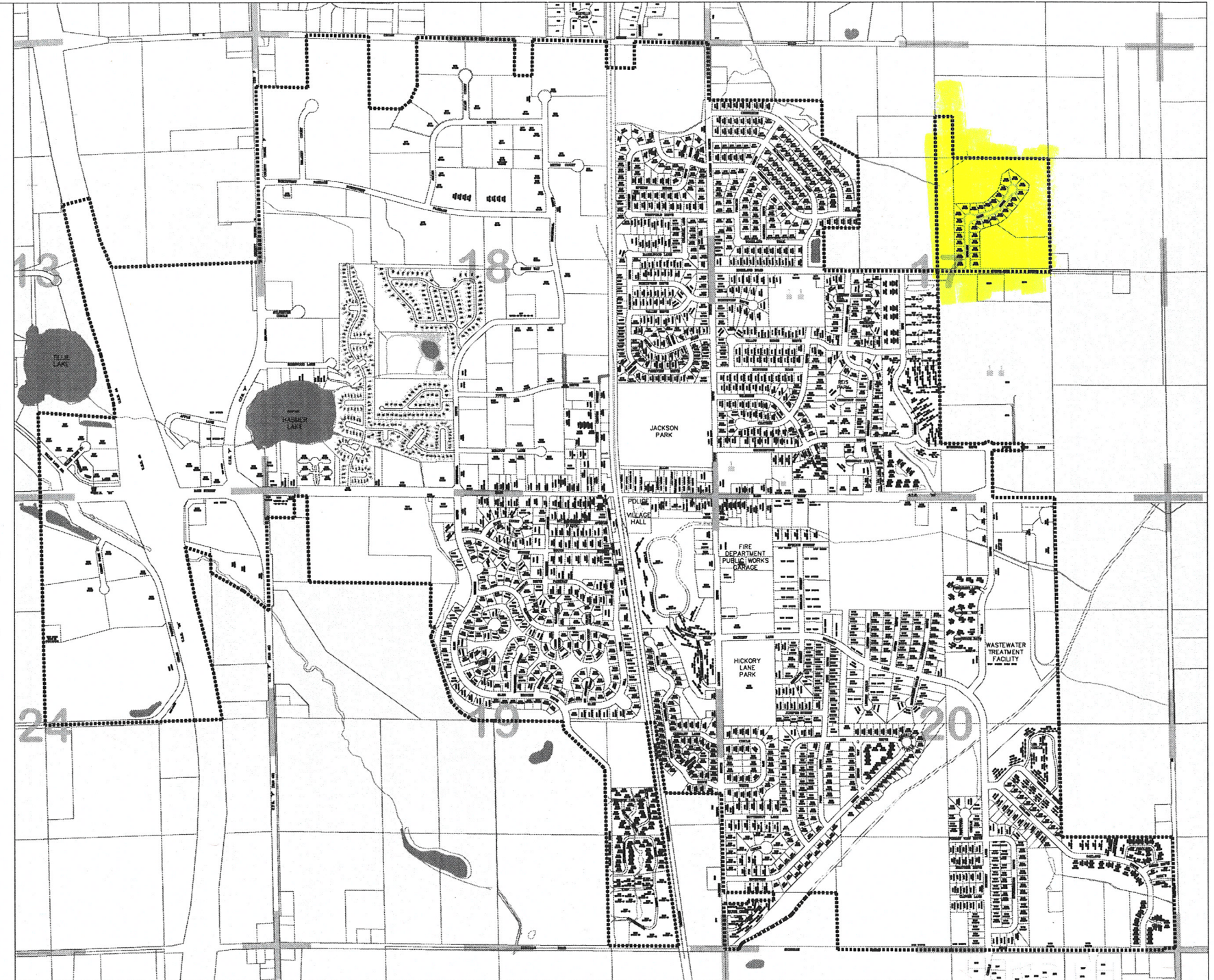
A4.1



REVISED: 12/12/16 2/5/17 2/5/17
APPROVED:
OWNERS: Keith & Kristina Berben 1915 N. 1122 Stonewall Dr. Jackson, WI 53031
BERBEN RESIDENCE LOT #3 ENGLISH OAKS SUBDIVISION JACKSON, WI
DRAWING TITLE: ELEVATIONS/ FLOOR PLANS
DR. NO. 16/17
DATE: 2/5/17
SCALE: 1/4" = 1'-0"
DRAWN BY: B.N.
SHEET # A5.1



STREET INDEX	
ALCAN DRIVE	NW 18, NE 18
ALCAN COURT	NW 18
ANDREA WAY	SE 20
APPLE LANE	SE 13
ASPE DRIVE	SW 20
ASPER DRIVE	NW 20
ASTOR COURT	SE 18
BEARY PATCH ROAD	NE 19
BLACKBERRY CIRCLE	NE 19
BLOSSOM COURT	SE 19
BUTTERNUT LANE	SW 20
CADEN COURT	NE 19
CEDAR CREEK ROAD	NW 18, NE 18, NW 17
CEDAR PARK COURT	NE 24
CEDAR PARKWAY	NE 24
CEDAR RUN DRIVE	SE 20
CELTIC COURT	NE 19
CENTER STREET (N)	NE 19
CENTER STREET (S)	NE 19
CHARTER DRIVE	SW 17
CHERRY HILL CIRCLE	SW 17
CHERRY HILL COURT	SW 17
CHESTNUT COURT	SW 17
CLOVER LANE	SE 20
COLONIAL LANE	NE 18
CRANBERRY CREEK LANE	NE 19
CRENSHAW DRIVE	NW 17
CRESTVIEW DRIVE	NE 18, NW 17
CITY TRAIL	NE 24/NW 19 - NE 13/NW 18
CURRANT LANE	SE 19
DEAN DRIVE	SE 13
DUNBAR COURT	NW 19
DUNBAR COURT	NE 19
EAGLE DRIVE	NE 20, SE 17
EASTWOOD CIRCLE	SE 20
ELLIOTT DRIVE	SE 19
EMERY WAY	NE 18, SE 18
EMERY WAY	NE 18
FOREST VIEW DRIVE	SE 20
FOX CREEK DRIVE	SW 20
FRANCIS DRIVE	NW 17
GALLOWAY COURT	NE 19
GEORGETOWN DRIVE	SW 17
GLENN BROOK DRIVE	NW 19, NE 19
GLENN HILL DRIVE	NE 19
GLENN LANE	NE 19, NW 19
HANFORD CIRCLE	NW 20
HANFORD DRIVE	NW 20
HAZELWOOD LANE	NE 18
HEATHER DRIVE	SE 20
HEATHER LYNN CIRCLE	SE 20
HENLOCK STREET	NW 20
HICKORY LANE	NW 20, NE 20, SE 20
HIGHLAND ROAD	NW 17/SW 17 - NE 17/SE 17
HUNTERS ROAD	NW 17
INDUSTRIAL DRIVE	SW 18, SE 18, NE 18
JACKSON DRIVE	SE 20
JACKSON DRIVE	NE 19/SW 20 - NE 18/NW 17
JACKSON TRAIL	SE 20
JUNIPER STREET	NW 20
KANT LANE	SE 19
KIRSTEN COURT	SE 20
LEA FOR CIRCLE	SE 20
LYNDEN WOOD LANE	SE 17
LINDEN CIRCLE	NW 20
LINDEN COURT	NW 20
MAIN STREET	NW 24/SW 13 - NE 20/SE 17
MARSHLAND DRIVE	NE 19, SE 19
MELROY PLACE	SE 19
MEADOW LANE	SW 18, SE 18
METRO COURT	NE 18
HILL ROAD	NE 24, SE 24
NORTHVIEW DRIVE	SE 18, SW 17
NORTHWEST PASSAGE	NW 18, NE 18
OAKLAND DRIVE	SE 20
OAKWOOD DRIVE	NW 17
OLD ORCHARD COURT	SW 17
PARK COURT	SW 17
PARKVIEW COURT	SE 18, NE 18
PARKVIEW DRIVE	SE 18
PARKWAY DRIVE	NE 19
PARTINGSTONE PATH	NE 20
PHEASANT LANE	NE 20
PIN OAK CIRCLE	SW 20
PINE DRIVE	NW 20, SW 20
PRAIRIE VIEW LANE	SE 13
RAVENS WAY	NE 20
RAYMOND ROAD	NW 17
REYNOLDS AVENUE	NE 19
RIDGE COURT	SE 18
RIDGE ROAD	SE 18
RIDGEWAY COURT	SW 17
RIDGEWAY DRIVE	SW 17
ROSEWOOD LANE	SW 18
SCOTT COURT	NE 19, NW 19
SHARON LEE LANE	SE 19
SHERMAN ROAD	SE 19, SE 20, SW 20
SILVER CREEK LANE	SW 20
SOMERSET CIRCLE	SW 20
SOUTH STREET	NE 19, NW 19
SPRING RIDGE COURT	NE 18
SPRING RIDGE DRIVE	NE 18
SPRUCE ST	NW 20
ST. ANDREWS COURT	NE 19
STONEBROOK DRIVE	SE 19
STONEHEDGE DRIVE	SE 20
STONEWALL DRIVE	SW 17, SE 17
TARTAN COURT	NW 19, NE 19
TILLIE LAKE COURT	SE 13
TILLIE LAKE ROAD	SE 13
TOWER DRIVE	SW 18, SE 18
TWEED COURT	NE 19
VALLEY DRIVE	SE 18
WESTERN AVENUE	NE 19
WESTFIELD DRIVE	NE 18, NW 17
WHITE AVENUE DRIVE	NE 18
WHITE OAK CIRCLE	SW 20
WILLOW RIDGE DRIVE	SW 17
WILSHIRE WAY	SW 17
WINDHOLM WAY	NE 18
WOODLAND TRAIL	NW 17
WOODSIDE COURT	NE 19



Plat of Survey
For: Keith Berben
LOT 9 of "English Oaks". A subdivision being
a part of the SW ¼ of the NE ¼ of Section
17, T10N, R20E, Village Of Jackson,
Washington County, Wisconsin.

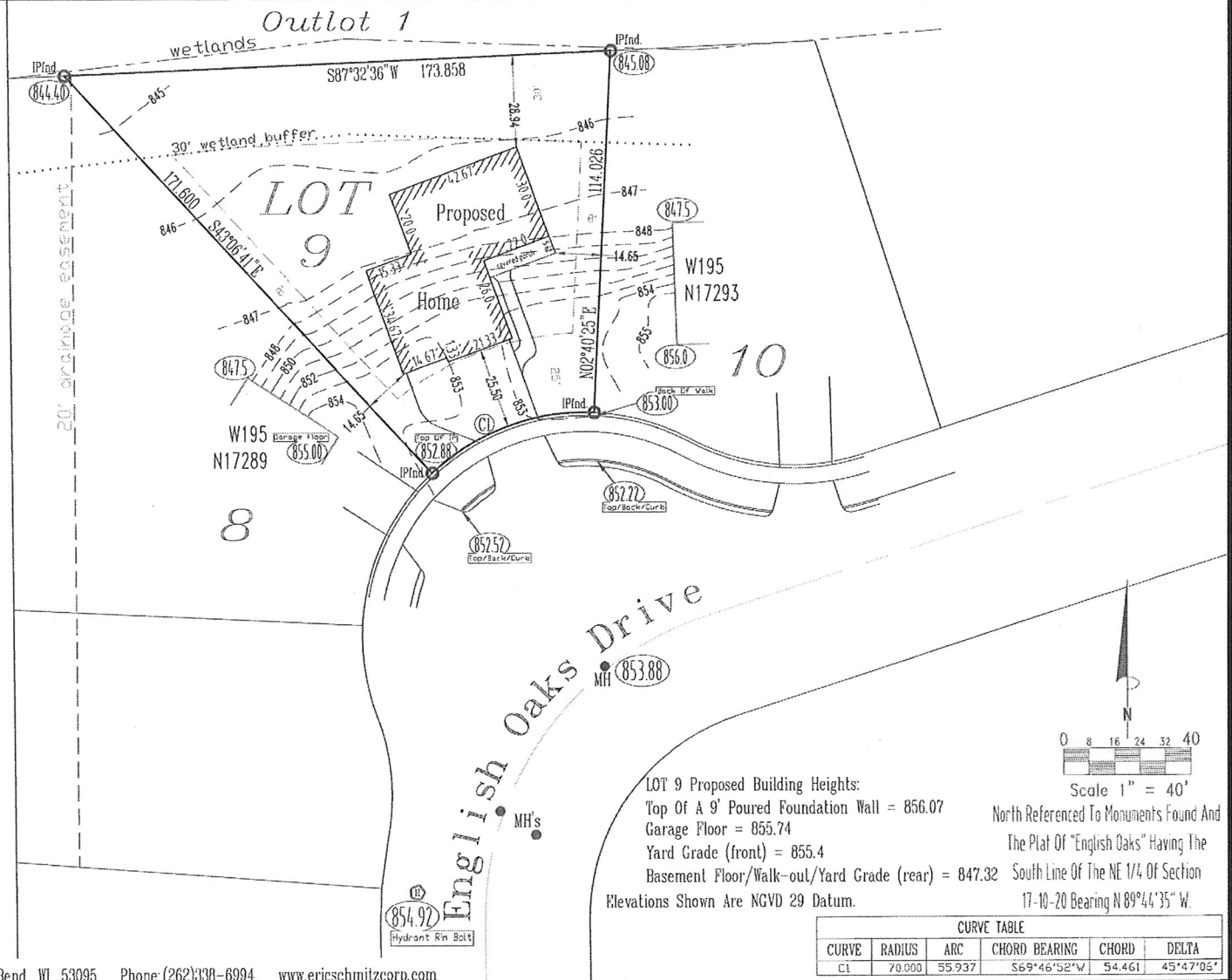


Eric M. Schmitz
Eric M. Schmitz R.L.S. No. 1660

I hereby certify that I have surveyed the above described property and to the best of my knowledge, the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all permanent structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

Dated at West Bend, WI. this 5th
day of June, 2017.

Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI. 53095 Phone: (262)338-6994 www.ericsschmitzcorp.com



July 5, 2017

To whom it may concern,

I, Lucas Thuecks, owner of the house and property located at W195N17293 English Oaks Dr., Jackson WI 53037 am in agreement with my neighbor building a three-car garage and any other building specifications they desire on their lot of land.

Thank you,

A handwritten signature in blue ink, appearing to read 'Lucas Thuecks', with a stylized, cursive script.

Lucas Thuecks

Erich Olson

W195N17278 English Oaks Dr.
Jackson, WI 53037
(262) 305-3623

July 19, 2017

To whom it may concern:

We have no issue with our neighbor in Lot 9 building an oversized attached garage on their new home.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Olson", with a stylized flourish at the end.

Erich & Jen Olson

July 22, 2017

Nathaniel Pabst
W195N17289 English Oaks Dr.
Jackson, WI 53037

Jackson City Hall
N168W20733
Jackson, WI 53037

Mr. Jim Micech or Whom it May Concern,

I am writing this letter to inform you of my approval of my neighbor's plans to build a garage that is larger than the maximum suggested or allowable garage size (location of house: Lot 9, English Oaks Subdivision). I have seen the plans for the house and am confident that the house will fit in with the neighborhood. I have no concern and look forward to seeing him continue to build his house. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Nate Pabst", with a long horizontal line extending to the right.

Nate M. Pabst

Conditional Use Application – Dittmar Realty, Inc.

Contents Enclosed

Numbers Correspond with Application Form

1. Enclosed
2. Enclosed
3. Enclosed
4. Tax bill enclosed
5. In application form
6. Enclosed
7. Enclosed

14. N/A Existing trees and shrubs screen the site. See photo
15. No grading
16. None N/A
18. Silt fence next to existing vegetation
19. Same as existing. Photo and drawing enclosed
20. N/A. No public infrastructure
21. \$150.00 application fee enclosed



VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM
(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Dittmar Realty, Inc. Address/ZIP PO Box 99, Menomonee Falls, WI 53052 Phone # 414-870-5810
Contact Kevin S. Dittmar E-mail Address cdunn@drilots.com Fax # where Agenda/Staff comments are
to be faxed 262-251-4401 Name of Owner J&K Ministorage, LLP
Address/ZIP PO Box 99, Menomonee Falls, 53052 Phone# 414-870-5810
Owner Representative/Developer Dittmar Realty, Inc.
Proposed Use of Site Enclosed self-storage facility _____
Present Zoning _____

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CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels* 1	
			4) Owner acknowledgement of the request		
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat		XXX
			10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal & prepared by the Village.		

I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

Name Kevin S. Dittmar, President Signature  Date 06/20/2017

Office Use: Date Received _____ Date Paid _____ Receipt # _____ Amount Paid \$ _____

VILLAGE OF JACKSON

☐ Special Use ☒ Conditional Use ☐ Planned Unit Development

Permit # _____

The Village of Jackson, hereby grants a ☐ Special Use ☒ Conditional Use ☐ Planned Unit Development

Permit to:

Name of Business/Applicant: J & K Mini-storage, LLP

For a property located at (address): W213 N17020 Industrial Drive

Phone number of Business/Applicant: 262-251-5800

For (land use, activity, sign, site plan, other): converting 14 outdoor storage spaces to 12 indoor spaces. Site plan attached

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): Converting outdoor to indoor spaces will improve visual impact of the property. Max 7-10 cars a month.

Hours of Operation: 24/7

Comprehensive/Master Plan Compatibility: Yes

Building Materials (type, color): Metal; same as existing with added architectural amenities. Drawings attached

Setbacks from rights-of-way and property lines: Same as existing. Compliant with Village Ordinances

Screening/Buffering: Existing wetland between street and building. Trees and bushes screen site. See photo

Landscape Plan (sizes, species, location): N/A

Signing (dimensions, colors, lighting, location): Existing sign. May add temporary banner sign

Lighting (wattage, style, pole location and height, coverage): to match existing buildings

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), (sidewalk/pedestrian way width and material): N/A

Storm-water Management: N/A

Erosion Control: Silt fence to protect vegetated area

Fire Hydrant Location(s): existing

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: TBD
414-870-5815 Jason Sickert

Hazardous Material Storage: None

Alarm Systems: N/A

Site Features/Constraints: Building restricted to existing paved parking area

Parking (no. of spaces, handicapped parking, and dimensions): 6 outside rental spaces
converted to parking

Tree and shrub preservation: all existing trees, shrubs and vegetation to remain

Setbacks/height limitations: located within setback. Height 10-12 feet

Wastewater Usage Projected: none gal/year Water Usage Projected: none gal/year

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):
continuous and reviewed upon complaint

TERMS OF THIS PERMIT

1. This permit shall become effective upon the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. The permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of the use permit shall be in strict conformity to the approval site, building, and operation plans which were filed in connection with the application for this permit (as attached and /or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

Granted by: Village Board _____ Date _____ Over the Counter _____ Date _____

 _____, Owner

Please print name Kevin S. Hannon agent for owner

John M. Walther, Administrator

Applications shall be submitted by 4:00 PM of the first Friday of the month to be considered by the Planning Commission that month. In some cases, more than the number of copies on the face of this form will be required. Only complete applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay by being incomplete.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month, and will conduct a public hearing. A decision on the request could be made at that meeting.

EXPLANATION OF TYPES OF INFORMATION (from face of application form):

1. **Application Form: Must be submitted on CD.**
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address may cause you a delay.
4. Proof of Property Ownership: a copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. Impact Statement: In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. Annual water consumption estimate (100% occupancy and build-out)
 - B. Annual sewage generation estimate (100% occupancy and build-out)
 - C. Vehicle trip generation (trips per day per unit x number of units)
 - D. Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site.
 - E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - F. General hours of operation
 - G. Anticipated User profiles (for residential developments)
 - H. Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.)
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of curb line, sidewalks (existing and proposed), footprints of the structure, drives, parking spaces and fencing, locations of accessory uses, dimensions, etc. Landscape plans and Water/Sewer/Storm plans may be shown combined on this plan if the composition is easily read and understood.
- 8/9. Plat Map: Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. Certified Survey Map: A recordable instrument showing the legal and mapped description of the land division.
11. Annexation Petition/Attachment Request: Shows owner is supporting the annexation.
12. Annexation Map: A recordable map having the legal and mapped description of the parcel to be annexed.
13. Sketch Plan: An informal drawing depicting the proposal for discussion purposes.
14. Landscape Plan: Shows location, size, type, botanical name, and common name of proposed trees and shrubs. Also calls out surface treatments. Shows walls, fences, and details.
15. Grading/Drainage Plan: Shows original and proposed grades and runoff calculations based on a 10-year storm. Is usually combined with a Storm Sewer Plan (storm sewer system, ditches, culverts, etc.)
16. Water/Sewer/Storm Plans: Shows size and location of proposed water mains and fire hydrants; size and location of the proposed sanitary sewer collection system with gradient profiles and invert elevations; shows the proposed storm drainage system as in 15.
17. Street Cross-Sections: Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. Erosion Control Plan: A map of existing site conditions on a scale of at least 1 inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. Proposed Colors and Materials: Submit samples of exterior colors and materials.
20. Improvement Agreement: An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. Annexation Agreement.

**MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED
BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO
QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS.**

include

Dittmar

REALTY, INC.

Memorandum

To: Village of Jackson

From: Dittmar Realty, Inc.

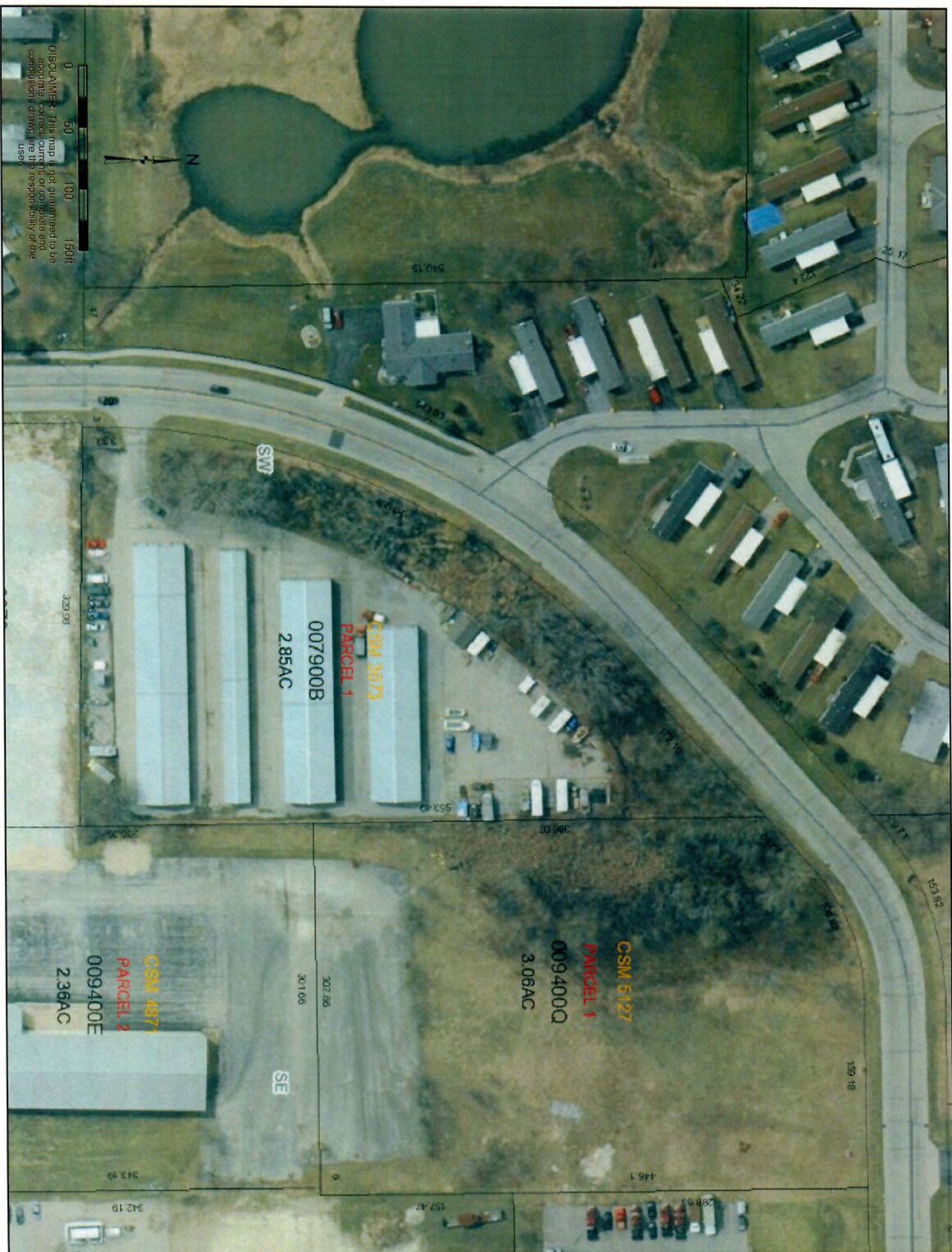
Re: Project Description

Date: June 20, 2017

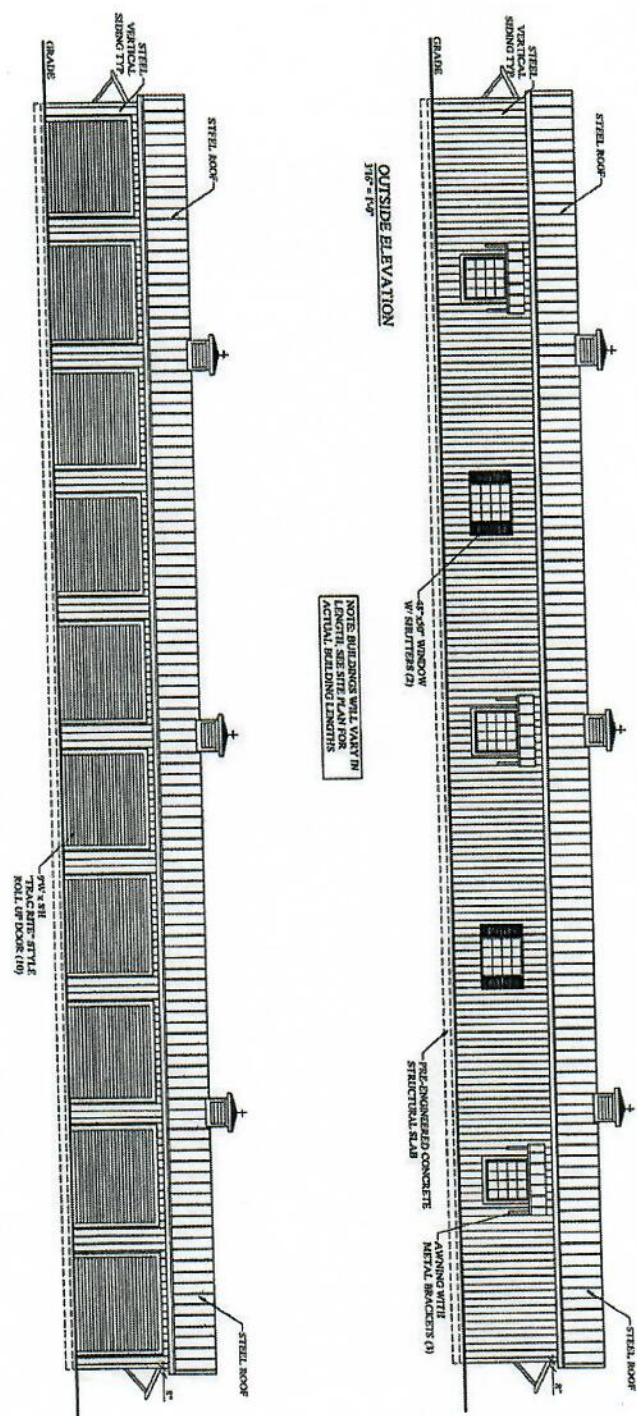
Dittmar Realty, Inc., as agent for owner, proposes to construct one (1) building containing ten 12 x 30 and two 10 x 12 self-storage units at our existing Self-Storage Facility on Industrial Drive. The doors will face the interior of the property and the elevation facing the street will contain windows with shutters and shed awnings for decorative appeal. There is also an existing wetland/vegetated area along the entire length of the proposed building as visual screen from Industrial Drive. The project will involve the elimination of twenty (20) outside storage spaces.

Thank you for your consideration.









OUTSIDE ELEVATION
1st - Top

NOTE: BUILDING WALL VARY IN
THICKNESS AND HEIGHTS FOR
ACTUAL BUILDING LENGTHS

TRUCK RAMP - STEEL
ROLL UP DOOR (10)

**FOR FIELD
USE**

1. This drawing is the property of Horizon Design & Detailing, LLC. It is to be used only for the project and site identified herein. It is not to be reproduced, copied, or used for any other project without the written consent of Horizon Design & Detailing, LLC.

2. This drawing is not to be used for any other project without the written consent of Horizon Design & Detailing, LLC.

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5. This drawing is not to be used for any other project without the written consent of Horizon Design & Detailing, LLC.

**HORIZON DESIGN
& DETAILING, LLC**
Commercial / Residential Design
Project Management & Consulting
INC. (197)

1141 W10351 Oakwood Drive
Zachary, Wisconsin 53037
TEL 262-674-1502
FAX 262-674-3941
horizon-design@hdsd.com
www.horizondesign.com

STORAGE FACILITY
DETMAR REALTY, INC.

FLOOR PLAN

SM	50207
SM	50207
SM	50207
SM	50207

HI 702

AI.1-2



NAME

POLICE CHIEF
RECOMMENDATION

Jacob Wolfe	Village Mart	Approval
Jarred Eisen	East Side Mart	Approval
Diana Paiz	Walgreens	Approval
Robert Woldt	Walgreens	Approval
Amanda Howell	East Side Mart	Approval
Chris Larson	East Side Mart	Approval

DRAFT MINUTES
Village Board Meeting
Tuesday, July 11, 2017 at 7:30 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call.

President Michael Schwab called the meeting to order at 7:30 p.m.

Members Present: Trustees Emmrich, Kufahl, Kruepke, Kurtz, Lippold, and Olson.

Staff present: John Walther, Brian Kober, Jim Micech, Kelly Valentino, Police Chief Dolnick, and Fire Chief Swaney.

Others present: Cory Scheidler, Ron Dalton, and Kris Dessler of Cedar Corp.
Phil Cosson of Ehlers.

2. Pledge of Allegiance.

President Schwab led the assembly in the Pledge of Allegiance.

3. Any Village Citizen Comment on an Agenda Item.

None.

4. Consent Agenda:

- Approval of Minutes for the Village Board Meeting of June 13, 2017.

Operator Licenses.

Village Mart: Gabriella Bland.

East Side Mart: Bobbie Jo More, Ashley Carlson.

Latest Edition: Rani Zerkel, Molly Baron

Tattoo License:

No Good Tattoo's: Jason Batten

Motion by Tr. Kufahl, second by Tr. Lippold to approve the Consent Agenda items of the Village Board Minutes of June 13, 2017, and the Operator's Licenses.

Vote: 6 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

5. Budget & Finance Committee.

Review of Change Order #2 Chateau Dr. Reconstruction Project.

This item was recommended by the Board of Public Works Committee and the Budget and Finance Committee. Motion by Pres. Schwab, second by Tr. Olson to approve Change Order #2 Chateau Dr. Reconstruction Project. Tr. Olson commented that the final pay request has been withheld pending punchlist items. Brian Kober is working to come up with a solution for the driveway issues. The grant has been submitted.

Vote: 7 ayes, 0 nays. Motion carried.

Resolution #17-15 – 2017 Budget Amendment.

An amendment to the budget was discussed and approved at the June meeting. The auditor requested that a resolution be prepared. The Budget & Finance Committee recommended approval of the resolution. Motion by Pres. Schwab, second by Tr. Olson to approve Resolution #17-15-2017 Budget Amendment.

Vote: 7 ayes, 0 nays. Motion carried.

Discuss and authorize Ehlers to proceed with the refunding of the 2007 General Obligation Promissory Notes.

Phil Cosson of Ehlers reported that this authorizes Ehlers to proceed with the refunding of the 2007 General Obligation Promissory Notes. The savings is projected to be \$280,000. The sale will be held on August 8th with a final resolution to follow. The closing will be on September 6, 2017. This is not exceeding the life of the bond which ends in 2022.

Motion by Pres. Schwab, second by Tr. Olson to Authorize Ehlers to proceed with the refunding of the 2007 General Obligation Promissory Notes.

Vote: 7 ayes, 0 nays. Motion carried.

Resolution #17-16 - Consideration of an Initial Resolution Regarding Industrial Development Revenue Bond Financing for A.C. Tool & Machine Co., Inc. Project. Information with respect to the job impact of the project will be available at the time of consideration of the Initial Resolution.

Motion by Pres. Schwab, second by Tr. Olson to approve Resolution #17-16 - Consideration of an Initial Resolution Regarding Industrial Development Revenue Bond Financing for A.C. Tool & Machine Co., Inc. Project. The Village has no liability or commitment. This is conduit financing. This is a project in TID #4.

Vote: 5 ayes, 2 nays (Emmrich and Kurtz). Motion carried.

6. Resolution #17-12 Terminating TIF District No. 2 and Authorizing the Village Treasurer to Distribute Excess Increment to Overlying Taxing Districts.

Phil Cosson reported on TID 2 and 4. The revenue will be completed with the 2018 taxes. The street lights and asphalt will need to be completed in TID 4 by September of 2017.

Motion by Tr. Kufahl, second by Tr. Olson to approve Resolution #17-12 Terminating TIF District No. 2 and Authorizing the Village Treasurer to Distribute Excess Increment to Overlying Taxing Districts.

Vote: 7 ayes, 0 nays. Motion carried.

7. Board of Public Works.

Resolution #17-14 – Adopting the 2016 Compliance Maintenance Annual Report for Jackson Sewer Utility.

Motion by Tr. Olson, second by Tr. Lippold to approve Resolution #17-14 – Adopting the 2016 Compliance Maintenance Annual Report for Jackson Sewer Utility.

Vote: 7 ayes, 0 nays. Motion carried.

Cedar Run Condo Association – Agreement for the Maintenance of the Cedar Run Boulevard.

Brian Kober distributed a report showing the costs involved with removing the current landscaping and replacing with grass for mowing. Right now it is landscaped to be a low cost, low maintenance parkway. The street department needs to weed periodically.

Discussion ensued that if the condo association will maintain it, an agreement would be needed. The condo association would be invoiced if the area was not maintained. The liability was questioned and would be included in the agreement.

Motion by Pres. Schwab, second by Tr. Emmrich to direct staff to comprise an agreement with the condo association. Once the condo association has signed the agreement, the Village will consider it. Discussion further ensued in regards to the maintenance of the area and Tr. Kruepke questioned if the Village wanted grass in the parkway. Pres. Schwab withdrew his motion.

Motion by Tr. Emmrich, second by Tr. Kufahl to direct staff to comprise an agreement with the condo association. Once signed the Village will consider it.

Vote: 4 ayes, 3 nays (Kruepke, Olson, Schwab). Motion carried.

8. Licenses.

- Liquor Licenses.
“Class A” Liquor
Walgreen Co., DBA Walgreens #11676, Michael Rodenkirch Agent, N168 W21330 Main Street.
Class C Wine
The Friends of Jackson Jt. Parks & Recreation, Kelly Valentino - Agent, W204 W16901 Jackson Dr., known as Jackson Park.
- Tattoo License.
Tattoo / Piercing Establishment License.
Jason Batten – No Good Tattoos

Motion by Tr. Kufahl, second by Tr. Lippold to approve the licenses as on the agenda.

Vote: 7 ayes, 0 nays. Motion carried.

9. Park & Recreation.

Amendment to Park Rental Agreement – Washington County Humane Society – Walk for the Animals (Paws in the Park) – September 9, 2017.

Motion Tr. Kufahl, second by Tr. Kruepke to approve an amendment to the Park Rental Agreement for the Washington County Humane Society Walk for the Animals, Paws in the Park on September 9, 2017. This will allow fermented malt beverages to be sold at the event by the Park & Rec. through the Friends Group. Vote: 7 ayes, 0 nays. Motion carried.

10. Ordinance #17-03 – Annexation of Paloroma Farms, LLC.

Motion by Pres. Schwab, second by Tr. Kufahl to Refer Ordinance #17-03 – Annexation of Paloroma Farms, LLC to the next Village Board meeting.

Vote: 7 ayes, 0 nays. Motion carried.

11. Presentation by Cedar Corp – Proposed Public Safety Building.

Cory Scheidler of Cedar Corp. began the presentation of the Proposed Public Safety Building. He gave history of the item as it was last reviewed in 2006. The Fire Station was built in the 50s and the Police Department was built in the 30s. The project is approximately 5 acres. Cory then reviewed the comparisons with other departments. Plans for the Fire Department and Police Department were then reviewed.

12. Departmental Reports.

Kelly Valentino thanked everyone for volunteering and assisting with the Action in Jackson event and Beer Garden events. The playground fundraiser pig roast is coming up on August 19th. A grant from the WestBury Foundation has been received. There have been presentations on the playground. The Glo Run with chili cook off is also coming up, on October 7th. Fire Chief Aaron Swaney reported that the Lumber Sales building on Main Street will be used for live fire training. There may be smoke and letters have been mailed to the neighbors.

13. West Bend School District Liaison Report.

Pres. Schwab reported that he had reached out to Superintendent Olson. Superintendent Olson was on Vacation.

14. Greater Jackson Business Alliance Report.

Brian Heckendorf thanked the volunteers for helping at Action in Jackson. The next meeting is next Wednesday. State Senator Duey Stroebel will be at the meeting.

15. Citizens to Address the Village Board.

Kurt Meyers of Georgetown Dr. commented that the parking has been removed for Georgetown Dr. He would like the parking put back in place.

Gloria Tiefke of Cranberry Creek thanked the Police Chief and Fire Chief for their work on the public safety building project.

Winter Hess of Twin Creeks Road commented on the boundary agreement.

16. Closed session pursuant to Wis. Stats. § 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The topics are matters relating to the Village-Town Revenue Sharing Agreement and Cooperative Boundary Plan; and Jackson Properties, LLC.

Reconvene into Open Session with possible action.

Motion by Pres. Schwab, second by Tr. Lippold to convene into closed session at 9:07 p.m. and to include the Village Board, John Walther, Brian Kober, John St. Peter, Deanna Boldrey, and Phil Cosson.

Roll Call Vote: 7 ayes, 0 nays. Motion carried.

The Village Board reconvened into open session at 10:31 p.m.

17. Adjourn.

Motion by Tr. Lippold, second by Tr. Emmrich to adjourn.

Vote: 7 ayes, 0 nays. Motion carried. Meeting was adjourned at 10:32 p.m.

Respectfully submitted by Deanna L. Boldrey, Clerk/Treasurer

DRAFT MINUTES
Special Village Board Meeting
Thursday, July 27, 2017 at 7:30 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call.

President Michael Schwab called the meeting to order at 7:30 p.m.

Members Present: Trustees Emmrich, Kufahl (7:37 p.m.) Kurtz, Lippold, Olson (7:47 p.m.).

Members Absent: Trustee Kruepke (excused).

Staff present: John Walther, Brian Kober, Police Chief Dolnick, Fire Chief Swaney, Sergeant Todd Fristed.

Others present: Cory Scheidler, Ron Dalton, and Kris Dressler of Cedar Corp.

Pledge of Allegiance.

President Schwab led the assembly in the Pledge of Allegiance.

2. Discussion of the Proposed Public Safety Building.

Pres. Schwab gave direction to the order of the meeting. He commented to review the memo and ask questions in regards to the memo. Then to review the design report and ask questions in regards to the report. Pres. Schwab commented that the public safety building is overdue. He commented on reservations of what is needs versus what is wants and not extravagant. Pres. Schwab commented gratitude on the patience of the Fire Department and Police Department and the top notch service despite their office conditions.

Tr. Lippold and Tr. Kurtz questioned on the status of the property.

Tr. Emmrich questioned the entrances.

The design memo was then reviewed. Pres. Schwab questioned where the information came from as it mentioned sewer pack. When the comprehensive plan was made the Village was going to be much larger. He wants to make sure that we have the right data.

Corey of Cedar Corp reported that SEWRPC and the 2030 Comprehensive Plan were used for the data.

Assumptions for the Fire Department Space Needs were based on the neighboring communities such as Slinger, Cedarburg, Richfield, and Hartford. Assumptions for the Police Department Space Needs were based on the neighboring communities such as Saukville, Slinger, Fox Point, Cedarburg, Hartford, and Germantown.

Corey reported that the functions of the offices were reviewed prior to the plan process. The 2006 plan was also reviewed. The concept is about 36,000 square feet.

Population growth was reviewed. In 2004 population was reported at 5,674. In 2016 population was reported at 6,911. Pres. Schwab commented that the comprehensive plan is obviously outdated.

Discussion of the building size ensued. Tr. Kufahl commented that this will be a great visual coming into the Village coming into the Village.

The needs assessment as far as the number of officers based upon projections from the Department of Justice.

Discussion ensued of other Townships paying a portion of the capital expenditure as their community benefits from the fire portion of the building. It was also commented on that the Village will have ownership of the building and equipment. In addition to operating costs they should pay a portion of the capital costs. Discussion of a fire district is a different entity than a Village owned fire department.

Discussion ensued of possible funding such as Community Development Block Grants, Rural Development Grants, Business Foundations, individual donations, civic organization donations, or emergency service grants.

Discussion of the floor plan ensued. Chief Dolnick commented that the training room is also the municipal court room. It was noted that the floor plan accommodates separating the volunteers from the employees. The size of the offices was questioned and discussed.

Discussion of community use ensued and the criteria of the groups of possible community use.

Brian Kober commented that another contract from Cedar Corp. will come to lay out the next steps.

3. Adjourn.

Motion by Pres. Schwab, second by Tr. Emmrich to adjourn.

Vote: 6 ayes, 0 nays. Motion carried. Meeting was adjourned at 9:31 p.m.

Respectfully submitted by Deanna L. Boldrey, Clerk/Treasurer

Memo

To: Board of Public Works
From: Brian W. Kober, P. E., Director of Public Works
Subject: Final Pay Request - Stonewall Sidewalk Project
Date: July 21, 2017
CC:

Please find Final Pay Request for the Stonewall Sidewalk Project in the Village of Jackson with contractor Johnson and Sons Paving Co. All work has been completed for the contract, and final payment is recommended.

Work Completed, Final Pay Request	=	\$17,018.04
Retainage, Estimate #1 (5%)	=	\$ 6,688.81
Amount due to Contractor, Final Pay Request	=	\$23,706.85

If you have any questions please let me know.

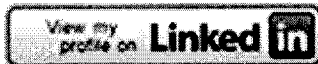
Brian W. Kober, P.E.

Brian

From: Greg Krahn [gregk@johnsonandsonspaving.com]
Sent: Thursday, July 06, 2017 12:05 PM
To: Brian
Subject: RE: Payment

Can we meet in Tuesday next week? Possibly in the afternoon?

Greg Krahn
Johnson & Sons Paving, LLC
Cell: 262-895-9318
Fax: 262-251-3477
Web: www.johnsonandsonspaving.com
FB: <https://www.facebook.com/johnsonandsonspaving>
Our Video: <http://www.johnsonandsonspaving.com/our-story/>



From: Brian [mailto:dirpubwks@villageofjackson.com]
Sent: Friday, June 30, 2017 11:35 AM
To: Greg Krahn <gregk@johnsonandsonspaving.com>
Subject: RE: Payment

Greg,

Please send the Village an invoice for the \$17,018.04. That amount and the retainage will be paid with pay request number two after an onsite inspection. The recommend of pavement will happen on July 25th and final approval will be at the Village Board meeting August 8th. The check cut on Wednesday, August 9th.

I have two other projects that need quotes. If interested call me after July 4th.

Happy 4th!

Brian W. Kober, P.E.
Village of Jackson
Director of Public Works
PO Box 637
N168 W20733 Main Street
Jackson, WI 53037
Phone (262) 677-9001
Fax (262) 677-9710

From: Greg Krahn [mailto:gregk@johnsonandsonspaving.com]
Sent: Thursday, June 29, 2017 12:53 PM

To: Brian
Subject: RE: Payment

Hey Brian,

Kuehne called me and said they were completed with the repair on the wall. Can we get the following amounts cleaned up? We have an open amount of \$6,688.81 from last year (retainage) and a bill from this year \$17,018.04 for landscaping. Just seeing when we can expect payment and get this off my AR. Thanks.

Greg Krahn
Johnson & Sons Paving, LLC
Cell: 262-895-9318
Fax: 262-251-3477
Web: www.johnsonandsonspaving.com
FB: <https://www.facebook.com/johnsonandsonspaving>
Our Video: <http://www.johnsonandsonspaving.com/our-story/>



Bid Evaluation - Unit Price Contract

Stonewall Connector Trail
Ridgeway Rd to Eagle Dr
Village of Jackson, Wisconsin
Bloom Project No. BM1-3372

Bid Opening: July 21, 2015, 10:00 AM Revised 9/16/2016

				Johnson & Sons, LLC.	
				Bidder No. 3	
Item No.	Item	Unit	Estimated Quantity	Unit Price	Total
	Excavation Common	CY	227	\$ 45.00	\$ 10,215.00
	Base Aggregate Dense 1-1/4 Inch	TON	279	\$ 31.00	\$ 8,649.00
	Tack Coat	GAL	59	\$ 9.00	\$ 531.00
	Asphaltic Surface	TON	138	\$ 200.00	\$ 27,600.00
	Concrete Pavement 6 Inch	SY	7	\$ 85.00	\$ 595.00
	Concrete Sidewalk 5 Inch	SF	524	\$ 10.00	\$ 5,240.00
	Curb Ramp Detectable Warning Field Yellow	SF	40	\$ 65.00	\$ 2,600.00
	Mobilization	EACH	1	\$ 4,576.00	\$ 4,576.00
	Salvaged Topsoil	SY	3,367	\$ 2.35	\$ 7,912.45
	Mulching	SY	3,367	\$ 2.35	\$ 7,912.45
	Silt Fence	LF	2,621	\$ 2.60	\$ 6,814.60
	Silt Fence Maintenance	LF	2,621	\$ 0.52	\$ 1,362.92
	Erosion Mat Class I Type B	SY	579	\$ 6.65	\$ 3,850.35
	Inlet Protection Type C	EACH	2	\$ 132.00	\$ 264.00
	Retaining Wall	SF	480	\$ 78.80	\$ 37,824.00
	Retaining Wall Excavation	CY	256	\$ 19.80	\$ 5,068.80
	Geotextile Fabric Type HR	SY	195	\$ 4.00	\$ 780.00
	Tracking Pads	EACH	3	\$ 2,200.00	\$ 6,600.00
	Seeding Mixture No. 20	LB	61	\$ 10.60	\$ 646.60
	Posts Wood 4x4 Inch x 12 Ft	EACH	2	\$ 197.00	\$ 394.00
	Signs Type II Reflective H	SF	8	\$ 204.00	\$ 1,632.00
	Traffic Control	EACH	1	\$ 5,000.83	\$ 5,000.83
	Traffic Control Drums	DAY	1,368	\$ 0.50	\$ 684.00
	Traffic Control Signs	DAY	228	\$ 0.50	\$ 114.00
				Total No. 3	\$ 146,867.00

			Johnson & Sons, LLC.	
			Bidder No. 3	
Actual Quantity	Unit Price	Total		
227	\$ 45.00	\$ 10,215.00		
476.17	\$ 31.00	\$ 14,761.27		
1	\$ 9.00	\$ 9.00		
127	\$ 200.00	\$ 25,400.00		
101.11	\$ 85.00	\$ 8,594.35		
756.75	\$ 10.00	\$ 7,567.50		
32	\$ 65.00	\$ 2,080.00		
1	\$ 4,576.00	\$ 4,576.00		
0	\$ 2.35	\$ -		
0	\$ 2.35	\$ -		
750	\$ 2.60	\$ 1,950.00		
750	\$ 0.52	\$ 390.00		
0	\$ 6.65	\$ -		
2	\$ 132.00	\$ 264.00		
480	\$ 78.80	\$ 37,824.00		
256	\$ 19.80	\$ 5,068.80		
0	\$ 4.00	\$ -		
0	\$ 2,200.00	\$ -		
0	\$ 10.60	\$ -		
0	\$ 197.00	\$ -		
0	\$ 204.00	\$ -		
1	\$ 5,000.83	\$ 5,000.83		
29	\$ 0.50	\$ 14.50		
29	\$ 0.50	\$ 14.50		
		Total No. 3	\$123,729.75	

Added Work

Excavation Gas Station	15.5	45.00	\$ 697.50
Stone Gas Station	30	31.00	\$ 930.00
Pave Gas Station	11	200.00	\$ 2,200.00
Curb	94	56.00	\$ 5,264.00
Conc Flume	1	620.00	\$ 620.00
Mill Curb	1	335.00	\$ 335.00

\$ 10,046.50

**Project 161031
Chateau Drive
Utility Roadway Reconstruction
2017**

Pay Request
Buteyn Peterson - Prime Contractor

				Buteyn Peterson		Pay Request #1		Pay Request #2		Pay Request #3		Cumulative Totals		% Complete
Item No.	Description	Units	Total	Unit Price	Bid Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	
ROADWAY ITEMS														
100.01	Removing Concrete	SY	880	\$2.50	\$2,200.00		\$0.00	1036	\$2,589.75			1036	\$2,589.75	118%
100.02	Removing Curb & Gutter	LF	1300	\$2.75	\$3,575.00		\$0.00	1308	\$3,597.00			1308	\$3,597.00	101%
100.03	Excavation Common	CY	1394	\$14.37	\$20,031.78		\$0.00	1394	\$20,031.78			1394	\$20,031.78	100%
100.04	Base Aggregate Dense 3/4-Inch	TON	470	\$13.14	\$6,175.80		\$0.00	470	\$6,175.80			470	\$6,175.80	100%
100.05	Base Aggregate Dense 1 1/4-Inch	TON	1850	\$10.64	\$19,684.00		\$0.00	1626	\$17,296.49			1626	\$17,296.49	88%
100.06	Breaker Run	TON	100	\$14.39	\$1,439.00		\$0.00	0	\$0.00			0	\$0.00	0%
100.07	Concrete Driveway 7-Inch	SY	865	\$40.60	\$35,119.00		\$0.00	1030	\$41,809.88			1030	\$41,809.88	119%
100.08	HMA Pavement LT 58-28 S	TON	750	\$58.61	\$43,957.50		\$0.00	715	\$41,902.63			715	\$41,902.63	95%
100.09	Asphaltic Surface Driveway	TON	9	\$179.11	\$1,611.99		\$0.00	0	\$0.00			0	\$0.00	0%
100.10	Concrete Curb & Gutter 30-Inch Type D	LF	1320	\$11.45	\$15,114.00		\$0.00	1306	\$14,953.70			1306	\$14,953.70	99%
100.11	Concrete Sidewalk 4-Inch	SF	4550	\$3.90	\$17,745.00		\$0.00	4704	\$18,346.38			4704	\$18,346.38	103%
100.12	Lawn Restoration	SY	1950	\$6.25	\$12,187.50		\$0.00	1837	\$11,481.25			1837	\$11,481.25	94%
100.13	Inlet Protection Type C	LS	10	\$50.00	\$500.00	6	\$300.00	4	\$200.00			10	\$500.00	100%
100.14	Traffic Control	LS	1	\$3,000.00	\$3,000.00		\$0.00	1	\$3,000.00			1	\$3,000.00	100%
100.15	Sawing Asphalt	LF	140	\$2.50	\$350.00		\$0.00	171	\$427.50			171	\$427.50	122%
100.16	Sawing Concrete	LF	310	\$3.30	\$1,023.00		\$0.00	274	\$904.20			274	\$904.20	88%
SUBTOTAL ROADWAY ITEMS					\$183,713.57		\$300.00		\$182,716.36				\$183,016.36	100%
STORM SEWER ITEMS														
200.01	Removing Manholes	EACH	2	\$350.00	\$700.00	2	\$700.00		\$0.00			2	\$700.00	100%
200.02	Removing Inlets	EACH	2	\$300.00	\$600.00	2	\$600.00		\$0.00			2	\$600.00	100%
200.03	Removing Storm Sewer	LF	330	\$8.25	\$2,722.50	330	\$2,722.50		\$0.00			330	\$2,722.50	100%
200.04	Storm Sewer Pipe PVC SDR-35 4-Inch	LF	1462	\$25.00	\$36,550.00		\$0.00	1341	\$33,525.00			1341	\$33,525.00	92%
200.05	Storm Sewer Pipe Reinforced Concrete 12-Inch	LF	95	\$53.00	\$5,035.00	95	\$5,035.00	-12	-\$636.00			83	\$4,399.00	87%
200.06	Storm Sewer Pipe Reinforced Concrete 15-Inch	LF	355	\$52.00	\$18,460.00	355	\$18,460.00	20	\$1,040.00			375	\$19,500.00	106%
200.07	Storm Sewer Pipe Reinforced Concrete 18-Inch	LF	215	\$55.00	\$11,825.00	215	\$11,825.00	-1	-\$55.00			214	\$11,770.00	100%
200.08	Catch Basins 2.5x3-FT w/ Casting	EACH	4	\$1,532.00	\$6,128.00	4	\$6,128.00		\$0.00			4	\$6,128.00	100%
200.09	Manholes 4-FT Diameter w/ Casting	EACH	3	\$2,079.00	\$6,237.00	3	\$6,237.00		\$0.00			3	\$6,237.00	100%
200.10	Manholes 5-FT Diameter w/ Casting	EACH	1	\$2,702.00	\$2,702.00	1	\$2,702.00		\$0.00			1	\$2,702.00	100%
200.11	Concrete Collar	EACH	2	\$375.00	\$750.00	0	\$0.00		\$0.00			0	\$0.00	0%
SUBTOTAL STORM SEWER ITEMS					\$91,709.50		\$54,409.50		\$33,874.00				\$88,283.50	96%
SANITARY SEWER ITEMS														
300.01	Adjusting Sanitary Manhole	EACH	3	\$420.00	\$1,260.00		\$0.00	3	\$1,260.00			3	\$1,260.00	100%
300.02	Remove & Replace Sanitary Manhole Bench	EACH	3	\$650.00	\$1,950.00	3	\$1,950.00		\$0.00			3	\$1,950.00	100%
SUBTOTAL SANITARY SEWER ITEMS					\$3,210.00		\$1,950.00		\$1,260.00				\$3,210.00	100%
WATER MAIN ITEMS														
400.01	Removing Hydrant	EACH	2	\$350.00	\$700.00	1	\$350.00	1	\$350.00			2	\$700.00	100%
400.02	Abandoning Water Main	LS	1	\$450.00	\$450.00		\$0.00	1	\$450.00			1	\$450.00	100%
400.03	Water Main Pipe HDPE 1 1/4-Inch	LF	750	\$66.00	\$49,500.00	745	\$49,170.00		\$0.00			745	\$49,170.00	99%
400.04	Water Main Pipe PVC C-900 6-Inch	LF	36	\$48.00	\$1,728.00	31	\$1,488.00		\$0.00			31	\$1,488.00	86%
400.05	Water Main Pipe PVC C-900 8-Inch	LF	625	\$73.50	\$45,937.50	616	\$45,276.00		\$0.00			616	\$45,276.00	99%
400.06	Gate Valve 6-Inch	EACH	2	\$1,300.00	\$2,600.00	2	\$2,600.00		\$0.00			2	\$2,600.00	100%
400.07	Gate Valve 8-Inch	EACH	1	\$1,740.00	\$1,740.00	1	\$1,740.00		\$0.00			1	\$1,740.00	100%
400.08	Reducer 8-Inch x 6-Inch	EACH	1	\$350.00	\$350.00	1	\$350.00		\$0.00			1	\$350.00	100%
400.09	Anchor Tee 8-Inch x 6-Inch	EACH	1	\$422.00	\$422.00	1	\$422.00		\$0.00			1	\$422.00	100%
400.10	Tee 8-Inch x 6-Inch	EACH	1	\$436.00	\$436.00	1	\$436.00		\$0.00			1	\$436.00	100%
400.11	Bend 11.25 Degree 8-Inch	EACH	2	\$324.00	\$648.00	1	\$324.00		\$0.00			1	\$324.00	50%
400.12	Bend 22.5 Degree 8-Inch	EACH	1	\$334.00	\$334.00	1	\$334.00		\$0.00			1	\$334.00	100%
400.13	Bend 45 Degree 8-Inch	EACH	1	\$338.00	\$338.00	1	\$338.00		\$0.00			1	\$338.00	100%
400.14	Bend 90 Degree 6-Inch	EACH	1	\$286.00	\$286.00	1	\$286.00		\$0.00			1	\$286.00	100%
400.15	Plug 6-Inch	EACH	1	\$129.00	\$129.00		\$0.00	1	\$129.00			1	\$129.00	100%
400.16	Connect to Existing Water Main	EACH	2	\$824.00	\$1,648.00	2	\$1,648.00		\$0.00			2	\$1,648.00	100%
400.17	Hydrant	EACH	2	\$3,632.00	\$7,264.00	2	\$7,264.00		\$0.00			2	\$7,264.00	100%
400.18	Polystyrene Insulation 4-Inch	SF	32	\$4.20	\$134.40	32	\$134.40		\$0.00			32	\$134.40	100%
	Change Order #1	LS	1	\$1,598.00				1	\$1,598.00			1	\$1,598.00	
	Change Order #2	LS	1	\$1,572.00						1	\$1,572.00	1	\$1,572.00	
	Liquidated Damages	Days	2	-\$1,000.00				2	-\$2,000.00			2	-\$2,000.00	
SUBTOTAL					\$114,644.90		\$112,160.40		\$527.00		\$1,572.00		\$114,259.40	
TOTAL					\$393,277.97		\$168,819.90		\$218,377.36		\$1,572.00		\$388,769.26	

Work completed, previous estimate	\$0.00	\$168,819.90	\$387,197.26
Work completed, this estimate	\$168,819.90	\$218,377.36	\$1,572.00
Total work completed	\$168,819.90	\$387,197.26	\$388,769.26
Retainage, this estimate	\$8,441.00	\$10,918.87	\$19,359.87
Total retainage, previous estimates	\$0.00	\$8,441.00	
Total retainage	\$8,441.00	\$19,359.87	\$19,359.87
Amount due to contractor, this estimate	\$160,378.90	\$207,458.49	\$1,572.00

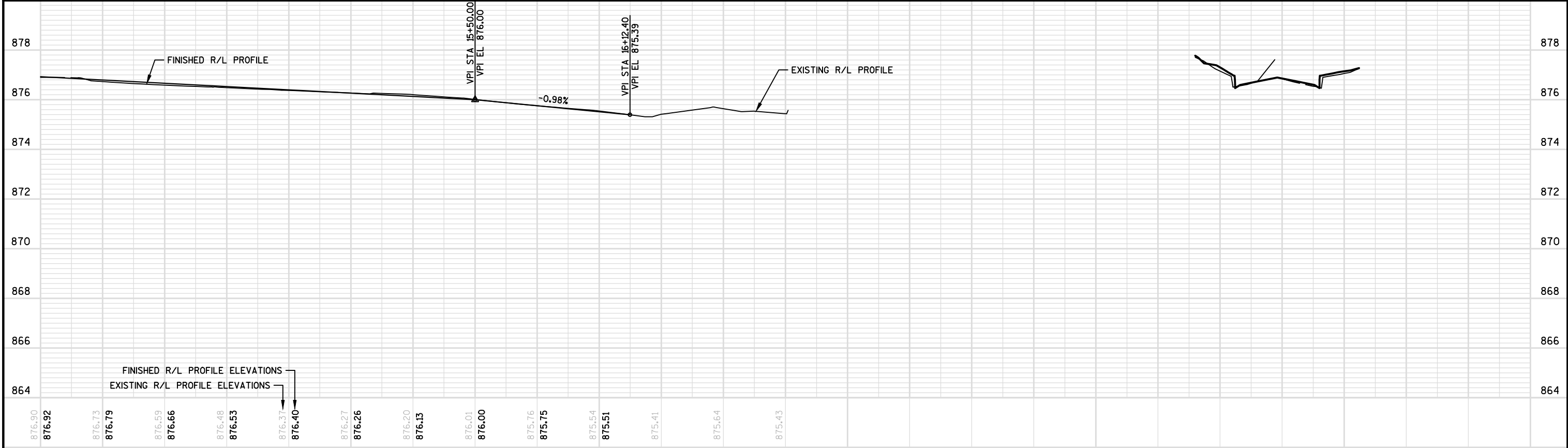
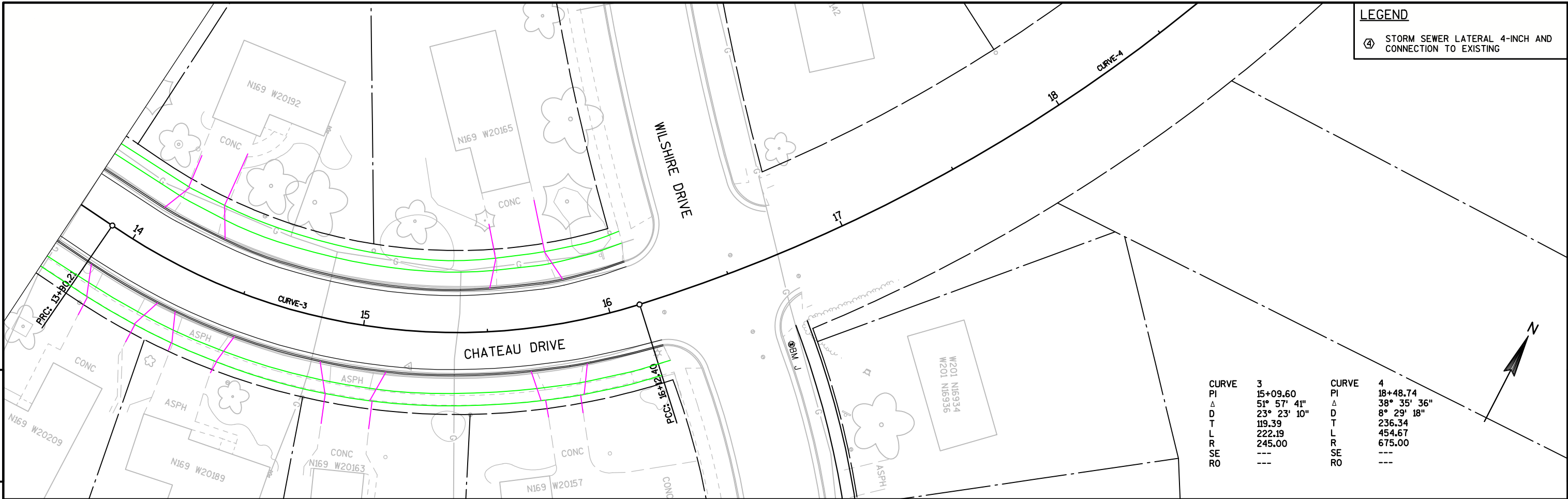
Chateau Drive
Driveway Apron Summary

Property Address	West distance from driveway @ BOW to apron taper	East distance from driveway @ BOW to apron taper	Picture
N169 W20157	+1.78'	+1.40'	N
N169 W20163	+0.09'	-0.98'	
N169 W20189	-0.26'	-0.20'	
N169 W20209	+0.40'	-0.43'	
N169 W20227	+0.33'	+0.17'	
N169W20249	+0.75'	-0.04'	
N169 W20267	+0.32'	-0.00'	
N169 W20289	+1.84'	-0.35'	Y
N169 W20295	+2.16'	-0.84'	Y
N169 W20311	-0.10'	-0.15'	
N169 W20322	+0.16'	-0.45'	
N169 W20314	-0.05'	-1.37'	
N169 W20300	+0.51'	+2.27'	Y
N169 W20282	+0.54'	-1.14'	
N169 W20262	+0.33'	+1.24'	
N169 W20240	-0.07'	+0.42'	
N169 W20218	-0.91'	-0.76'	
N169 W20192	-0.49'	-0.02'	
N169 W20165	-0.23'	-0.14'	

Positive (+) value indicates distance "outside" of the driveway at back of walk.

Negative (-) value indicates distance "inside" of the driveway at back of walk.

Aprons outside of tolerance threshold of +1.50'.

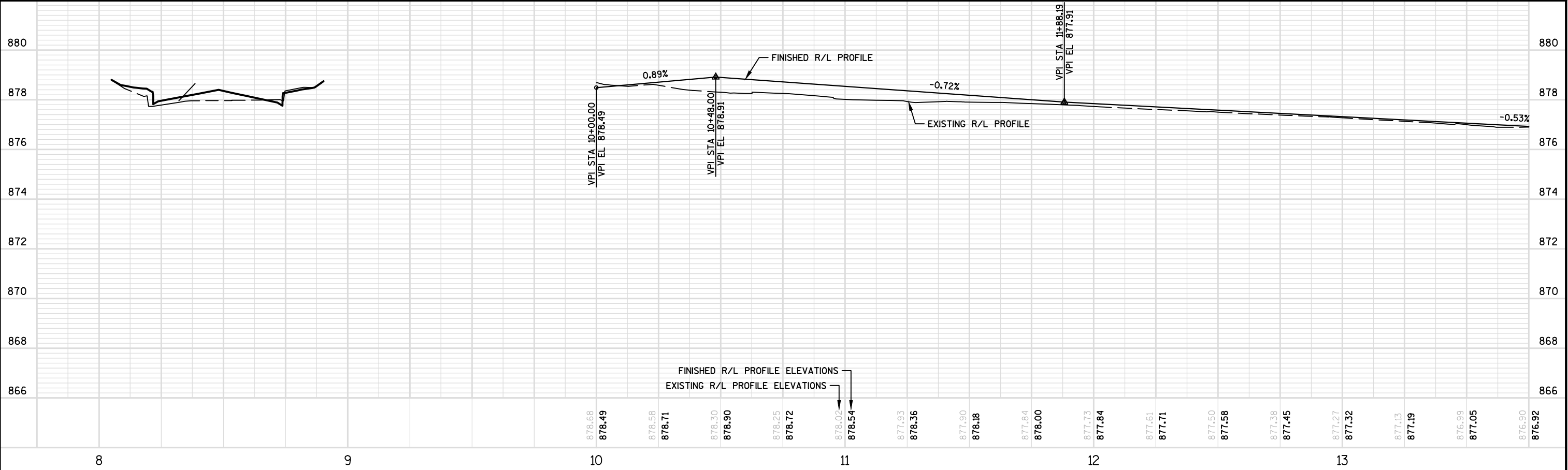
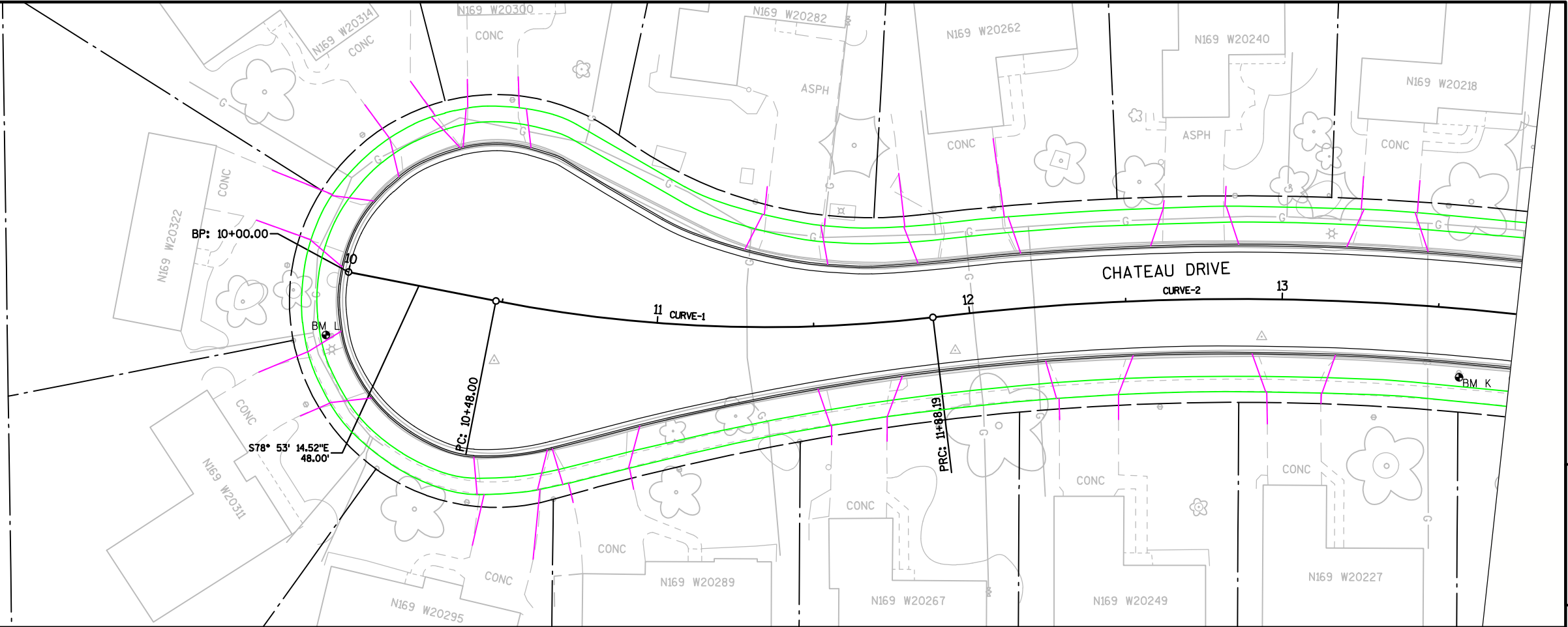


LEGEND

④ STORM SEWER LATERAL 4-INCH AND CONNECTION TO EXISTING



CURVE	1	CURVE	2
PI	11+18.68	PI	12+89.72
Δ	17° 56' 48"	Δ	14° 06' 56"
D	12° 48' 04"	D	6° 59' 14"
T	70.68	T	101.52
L	140.19	L	202.02
R	447.58	R	820.00
SE	---	SE	---
RO	---	RO	---







2017
TESTING
2017



VILLAGE OF JACKSON
Chateau Drive Reconstruction Project 2017
Driveway Apron Correction

Owner _____

Address _____

Purpose **Driveway Apron Correction**

The Village of Jackson, Buteyn Peterson Construction Co. (General Contractor), Zenith-Tech, Inc. (Concrete Installer), and Gremmer & Associates (Design & Inspector) met on Wednesday, July 19, 2017 to discuss the installed driveway aprons for the Chateau Drive Reconstruction Project. All aprons outside of the tolerance threshold of 1.5 ft will be given the following options:

Option #1: The homeowner is satisfied with the current installation and would rather leave the current driveway layout instead of damaging the installed lawn.

Option #2: Zenith-Tech, Inc. will saw cut the apron and remove concrete to match the driveway at the back side of the sidewalk. Buteyn-Peterson Construction Co. will follow-up with the necessary landscaping (topsoil, seeding, and ground cover).

Option #3: Zenith-Tech, Inc. will add concrete to the driveway to match the apron angle. The additional concrete will be placed on 4-inches of compacted gravel base and reinforced to the existing slab. Buteyn-Peterson Construction Co. will follow-up with the necessary landscaping (topsoil, seeding, and ground cover).

The undersigned owner(s) grant to the Village of Jackson, a temporary right to occupy and use the owner's land for the above-stated purpose so long as required for such purpose, and to operate necessary equipment thereon, including the right to preserve, protect, remove or plant any vegetation that the Contractor may deem desirable to prevent erosion of the soil.

The undersigned owner(s) agrees that the option selected will correct the non-aesthetically driveway apron.

This permit shall terminate upon completion of the construction project for which this instrument is given.

(Owner) (Date)

(Owner) (Date)

VILLAGE OF JACKSON

CHATEAU DRIVE

PUNCHLIST

JUNE 23, 2017

Present during onsite walkthrough: Mark Haskins, Buteyn-Peterson (Project Manager); Ted Helleckson, Zenith Tech (concrete); Jeff McBain, Gremmer & Associates (Inspector); and Brian W. Kober, Village of Jackson.

Following are the items to be repaired or addressed during the time of the inspection. The list does not limit future items that possibly will need to be repaired or addressed:

1. Submit 2 year extended warranty on concrete.
2. Remove and take measures necessary to stabilize mailbox at W20262 Chateau.
3. Connect wire to curb box at W20295 Chateau. Village will complete.
4. Rub out excess concrete from all concrete surfaces.
5. Check inlets to see if tuck pointing is needed.
6. Monitor restoration and repair as needed.
7. Pull silt screen after proper grass growth is established.
8. Open manholes and inlets and clean if needed.
9. The Village will contact the Post Office to confirm mail delivery to the individual mail boxes at each property. After confirmation, the temporary bank of mailboxes at the corner of Chateau Drive and Wilshire Drive can be removed by Buteyn-Peterson.

Drafted by: Jeff McBain, Gremmer & Associates, and Brian W. Kober, Village of Jackson.

VILLAGE OF JACKSON
Chateau Drive Reconstruction Project 2017
Driveway Apron Correction

Owner _____

Address _____

Purpose **Driveway Apron Correction**

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The undersigned owner(s) agrees that the option selected will correct the non-aesthetically driveway apron.

This permit shall terminate upon completion of the construction project for which this instrument is given.

(Owner) (Date)

(Owner) (Date)



November 3, 2016

Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

Attention: Brian Kober, P.E.
Director of Public Works

Subject: Project I.D. 160622
Industrial Drive Sidewalk
STH 60 – Tower Drive
Estimate #1

Dear Mr. Kober:

Enclosed you will find Pay Estimate #1 for the Industrial Drive Sidewalk project in the Village of Jackson. The total amount due to the contractor has been reduced by five percent (5%) for retainage.

Work completed, Estimate #1	= \$45,961.70
Retainage, Estimate #1 (5%)	= \$2,298.09
Amount due to Contractor, Estimate #1	= \$43,663.62

If you have any questions or comments, please contact me at (920) 924-5720.

Sincerely,

Jessica Becker
Gremmer & Associates, Inc.

Village of Jackson - Industrial Drive Sidewalk
T.P. Concrete, Inc. - Prime Contractor

Item No.	Description	Units	TOTAL	Unit Price	Bid Total	Estimate #1		Estimate #2		Estimate #3		Estimate #4		Cumulative Totals	
						Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total
1	Clearing and Grubbing	LS	1	\$5,000.00	\$5,000.00	1.00	\$5,000.00		\$0.00		\$0.00		\$0.00	1.0	\$5,000.00
2	Removing Concrete	SY	60	\$12.00	\$720.00	58.00	\$696.00		\$0.00		\$0.00		\$0.00	58.0	\$696.00
3	Excavation Common	CY	129	\$42.00	\$5,418.00	129.00	\$5,418.00		\$0.00		\$0.00		\$0.00	129.0	\$5,418.00
4	Base Aggregate Dense 3/4-Inch	TON	210	\$15.00	\$3,150.00	173.30	\$2,599.50		\$0.00		\$0.00		\$0.00	173.3	\$2,599.50
5	Concrete Driveway 6-Inch	SY	90	\$45.00	\$4,050.00	86.00	\$3,870.00		\$0.00		\$0.00		\$0.00	86.0	\$3,870.00
6	Asphaltic Surface Driveways and Field Entrances	TON	4	\$220.00	\$880.00	5.97	\$1,313.40		\$0.00		\$0.00		\$0.00	6.0	\$1,313.40
7	Concrete Sidewalk 4-Inch	SF	4,650	\$3.45	\$16,042.50	4,654.00	\$16,056.30		\$0.00		\$0.00		\$0.00	4,654.0	\$16,056.30
8	Concrete Sidewalk 6-Inch	SF	50	\$5.00	\$250.00	55.00	\$275.00		\$0.00		\$0.00		\$0.00	55.0	\$275.00
9	Lawn Restoration	SY	1,030	\$7.50	\$7,725.00	1,099.00	\$8,242.50		\$0.00		\$0.00		\$0.00	1,099.0	\$8,242.50
10	Inlet Protection Type C	EACH	4	\$85.00	\$340.00	3.00	\$255.00		\$0.00		\$0.00		\$0.00	3.0	\$255.00
11	Traffic Control	LS	1	\$1,600.00	\$1,600.00	1.00	\$1,600.00		\$0.00		\$0.00		\$0.00	1.0	\$1,600.00
12	Sawing Asphalt	LF	65	\$4.00	\$260.00	34.00	\$136.00		\$0.00		\$0.00		\$0.00	34.0	\$136.00
13	Sawing Curb Head	LF	10	\$50.00	\$500.00	10.00	\$500.00		\$0.00		\$0.00		\$0.00	10.0	\$500.00
14	Adjusting Sanitary Sewer Manhole	EACH	1	\$950.00	\$950.00	0.00	\$0.00		\$0.00		\$0.00		\$0.00	0.0	\$0.00
					SUBTOTAL		\$46,885.50		\$45,961.70		\$0.00		\$0.00		\$45,961.70



Work completed, previous estimates	\$ -
Work completed, this estimate	\$ 45,961.70
Total work completed	\$ 45,961.70
Retainage, this estimate	\$ 2,298.09
Retainage, total all estimates	\$ 2,298.09
Amount due to contractor, this estimate	\$ 43,663.62

Wisconsin Surplus - Simple Multi Item Listing Worksheet

Consigning Agency Information	Location of Surplus Asset
Agency: Village of Jackson	Address: W194N16658 Eagle Drive
Payment Address: P.O. Box 637, Jackson WI 53037	Inspection Times: By appointment
Check Payable to: Village of Jackson	Inspection Dates: By Appointment
Contact Person: Jeff L. Deitsch	Contact Person: Jeff L. Deitsch
Phone: (414)840-0560	Phone: (414)840-0560
Email: utilitysup@villageofjackson.com	Email: utilitysup@villageofjackson.com

Pic#	Item#	Main Description	Additional Description	Condition
1 of 4 windows	1	single hung 30"x36 3/8" RO, Vinyl outside, Wood inside,nailer flange, screen		used/good
2 of 4 windows	1	casement 30"x35" RO, Vinyl outside, Wood inside,nailer flange, screen	aprox sizes	used/good
3 of 4 window	1	double hung 30 1/8"x35 5/8" RO,Vinyl, screen		used/good
4 of 4 windows	1	casement 30 1/8"x35 5/8" RO, Vinyl ,screen		used/good
4 Windows	1			
14' Electric Chain Saw	2	14"Remington Chain Saw with extra chains (4 pictures)	As is	works
Air, Gravity sand blaster	3	Sandy Jet Abrasive Blaster Model F-90 with abrasive(3 pictures)	As is	works
Cart, Wooden Bed, Steel Frame	4	Cart, 2 Wheels on one side,2 legs on other side(1 picture)	As is	old/works
Door 32inx90.75in with frame	5	Inside 3 panel door with frame 32'x90 3/4" (2 pictures)	As is	used/good
Door 36inx80in with frame	6	Outside door 36"x80" with frame (4 pictures)	AS is	used/good
Field line chalkier	7	OIP Osborne, All Star Model, field line chalkier (5 pictures)	As is	Condition unknown
Firefighters competition Water Barrel	8	Firefighters competition water 1/2 barrel (2 pictures)	AS is	works
Homemade arrow sign	9	Homemade arrow sign with switches (5 pictures)	As is	worked when last used
John Deere 21in self propelled	10	John Deere 21" self propelled Lawn mower, 5 Hp (5 pictures)	runs but smokes, as is	Fair
Kolbe single hung windows	11	Kolbe single hung windows 31 3/4"x65 3/4" and 23 1/2"x59 1/2" with Nailer	aprox sizes, as is	
Poulan pro 260 chain saw	12	Poulan Pro 260 Chain saw, with extra blades(6 pictures)	Runs	Used/ good
Sliding door with screen	13	Sliding door with screen RO 59 1/8"x79 3/4" with nailer flange(3 Pictures)	Aprox size, as is	used/good
Sliding door without screen	14	Sliding door without screen, RO 59 3/8"x79 3/4" with nailer flange(3 pictures)	Aprox size, As is	used/good
Spill Kit	15	Spill Kit for Acids and bases(3 pictures)	As is	New/good
Sterling Heater	16	Sterling Heater model QVEF-175, 80% eff, Natural gas, output 140000 btu	Ran when removed	used / fair
Small pull behind cart	17	Small pull behind cart,(4 pictures)	tires have slow leaks, as is	used/fair
Used 5.30x12	18	Used 5.30x12 tires with rims(2 pictures)	tires are worn, as is	Used/poor
Used Loader tires 20.5R25	19	Used Loader tires 20.5R25(4 pictures)	Used for back-up, As is	Used fair
Woods Gill Pulverizer	20	Woods Gill Pulverizer, 3 pt Hitch, Model 20A160 (4 pictures)	Works, As is	Used/Good
Yellow and red tool boxes	21	Tool boxes (1 picture)	As is	Used/fair
X-treme Lite	22	X-treme Lite Camping Trailer by Sun Valley, Inspection is highly recommended Bill of Sale only,No title, Water damage, soft floor, mold (26 Pictures)	AS IS	Used/Poor

GMC 2004 1/2 ton Pickup

GMC S-15 1994 Pickup

RESOLUTION #17-15

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF \$5,115,000 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2017A

WHEREAS, the Village Board hereby finds and determines that it is necessary, desirable and in the best interest of the Village of Jackson, Washington County, Wisconsin (the "Village") to raise funds to pay the cost of refinancing certain outstanding obligations of the Village, specifically, the General Obligation Refunding Bonds, dated January 25, 2007 (the "Refunded Obligations") (hereinafter the refinancing of the Refunded Obligations shall be referred to as the "Refunding");

WHEREAS, the Village Board deems it to be necessary, desirable and in the best interest of the Village to refund the Refunded Obligations for the purpose of achieving debt service savings;

WHEREAS, the Village is authorized by the provisions of Section 67.04, Wisconsin Statutes, to borrow money and issue general obligation refunding bonds (the "Bonds") to refinance its outstanding obligations;

WHEREAS, the Village has directed Ehlers & Associates, Inc. ("Ehlers") to take the steps necessary to sell the Bonds to pay the cost of the Refunding;

WHEREAS, Ehlers, in consultation with the officials of the Village, prepared a Notice of Sale (a copy of which is attached hereto as Exhibit A and incorporated herein by this reference) setting forth the details of and the bid requirements for the Bonds and indicating that the Bonds would be offered for public sale on August 8, 2017;

WHEREAS, the Village Clerk (in consultation with Ehlers) caused a form of notice of the sale to be published and/or announced and caused the Notice of Sale to be distributed to potential bidders offering the Bonds for public sale on August 8, 2017;

WHEREAS, the Village has duly received bids for the Bonds as described on the Bid Tabulation attached hereto as Exhibit B and incorporated herein by this reference (the "Bid Tabulation"); and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by the financial institution listed first on the Bid Tabulation fully complies with the bid requirements set forth in the Notice of Sale and is deemed to be the most advantageous to the Village. Ehlers has recommended that the Village accept the Proposal. A copy of said Proposal submitted by such institution (the "Purchaser") is attached hereto as Exhibit C and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village that:

Section 1. Ratification of the Notice of Sale and Offering Materials. The Village Board hereby ratifies and approves the details of the Bonds set forth in Exhibit A attached hereto as and for the details of the Bonds. The Notice of Sale and any other offering materials prepared and circulated by Ehlers are hereby ratified and approved in all respects. All actions taken by officers of the Village and Ehlers in connection with the preparation and distribution of the Notice of Sale, and any other offering materials are hereby ratified and approved in all respects.

Section 1A. Authorization and Award of the Bonds. For the purpose of paying the cost of the Refunding, there shall be borrowed pursuant to Section 67.04, Wisconsin Statutes, the principal sum of FIVE MILLION ONE HUNDRED FIFTEEN THOUSAND DOLLARS (\$5,115,000) from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal of the Purchaser offering to purchase the Bonds for the sum set forth on the Proposal, plus accrued interest to the date of delivery, resulting in a true interest cost as set forth on the Proposal, is hereby accepted. The President and Village Clerk or other appropriate officers of the Village are authorized and directed to execute an acceptance of the Proposal on behalf of the Village. The good faith deposit of the Purchaser shall be retained by the Village Treasurer and applied in accordance with the Notice of Sale, and any good faith deposits submitted by unsuccessful bidders shall be promptly returned. The Bonds shall bear interest at the rates set forth on the Proposal.

Section 2. Terms of the Bonds. The Bonds shall be designated "General Obligation Refunding Bonds, Series 2017A"; shall be issued in the aggregate principal amount of \$5,115,000; shall be dated September 6, 2017; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on December 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit D-1 and incorporated herein by this reference. Interest shall be payable semi-annually on June 1 and December 1 of each year commencing on June 1, 2018. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Bonds is set forth on the Debt Service Schedule attached hereto as Exhibit D-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Bonds shall not be subject to optional redemption.

【If the Proposal specifies that any of the Bonds are subject to mandatory redemption, the terms of such mandatory redemption shall be set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference. Upon the optional redemption of any of the Bonds subject to mandatory redemption, the principal amount of such Bonds so redeemed shall be credited against the mandatory redemption payments established in Exhibit MRP for such Bonds in such manner as the Village shall direct.】

Section 4. Form of the Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit E and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Bonds as the same becomes due, the full faith, credit and resources of the Village are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the Village a direct annual irrepealable tax in the years 2017 through 2021 for payments due in the years 2018 through 2022 in the amounts set forth on the Schedule.

(B) Tax Collection. So long as any part of the principal of or interest on the Bonds remains unpaid, the Village shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Bonds, said tax shall be, from year to year, carried onto the tax roll of the Village and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Village for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Bonds when due, the requisite amounts shall be paid from other funds of the Village then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There be and there hereby is established in the treasury of the Village, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the Village may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for \$5,115,000 General Obligation Refunding Bonds, Series 2017A, dated September 6, 2017" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Bonds is fully paid or otherwise extinguished. The Village Treasurer shall deposit in the Debt Service Fund Account (i) all accrued interest received by the Village at the time of delivery of and payment for the Bonds; (ii) any premium not used for the Refunding which may be received by the Village above the par value of the Bonds and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Bonds when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Bonds when due; (v) surplus monies in the Borrowed Money Fund as

specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Bonds until all such principal and interest has been paid in full and the Bonds canceled; provided (i) the funds to provide for each payment of principal of and interest on the Bonds prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Bonds may be used to reduce the next succeeding tax levy, or may, at the option of the Village, be invested by purchasing the Bonds as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Bonds have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the Village, unless the Village Board directs otherwise.

Section 7. Proceeds of the Bonds; Segregated Borrowed Money Fund. The proceeds of the Bonds (the "Bond Proceeds") (other than any premium not used for the Refunding and accrued interest which must be paid at the time of the delivery of the Bonds into the Debt Service Fund Account created above) shall be deposited into a special fund separate and distinct from all other funds of the Village and disbursed solely for the purpose or purposes for which borrowed or for the payment of the principal of and the interest on the Bonds. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Bonds have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the Village, charged with the responsibility for issuing the Bonds, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Bonds to the Purchaser which will permit the conclusion that the Bonds are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The Village represents and covenants that the projects financed by the Bonds and by the Refunded Obligations and the ownership, management and use of the projects will not cause the Bonds and the Refunded

Obligations to be "private activity bonds" within the meaning of Section 141 of the Code. The Village further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Bonds including, if applicable, the rebate requirements of Section 148(f) of the Code. The Village further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Bonds) if taking, permitting or omitting to take such action would cause any of the Bonds to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Bonds to be included in the gross income of the recipients thereof for federal income tax purposes. The Village Clerk or other officer of the Village charged with the responsibility of issuing the Bonds shall provide an appropriate certificate of the Village certifying that the Village can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The Village also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Bonds provided that in meeting such requirements the Village will do so only to the extent consistent with the proceedings authorizing the Bonds and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Designation as Qualified Tax-Exempt Obligations. The Bonds are hereby designated as "qualified tax-exempt obligations" for purposes of Section 265 of the Code, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

Section 11. Execution of the Bonds; Closing; Professional Services. The Bonds shall be issued in printed form, executed on behalf of the Village by the manual or facsimile signatures of the President and Village Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the Village of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Bonds may be imprinted on the Bonds in lieu of the manual signature of the officer but, unless the Village has contracted with a fiscal agent to authenticate the Bonds, at least one of the signatures appearing on each Bond shall be a manual signature. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Bonds and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The Village hereby authorizes the officers and agents of the Village to enter into, on its behalf, agreements and contracts in conjunction with the Bonds, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Bonds is hereby ratified and approved in all respects.

Section 12. Payment of the Bonds; Fiscal Agent. The principal of and interest on the Bonds shall be paid by Bond Trust Services Corporation, Roseville, Minnesota, which is hereby appointed as the Village's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The Fiscal Agency Agreement between the Village and the Fiscal Agent shall be substantially in the form attached hereto as Exhibit F and incorporated herein by this reference.

Section 13. Persons Treated as Owners; Transfer of Bonds. The Village shall cause books for the registration and for the transfer of the Bonds to be kept by the Fiscal Agent. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the President and Village Clerk shall execute and deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Bond surrendered for transfer.

The Village shall cooperate in any such transfer, and the President and Village Clerk are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

Section 14. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Bonds (the "Record Date"). Payment of interest on the Bonds on any interest payment date shall be made to the registered owners of the Bonds as they appear on the registration book of the Village at the close of business on the Record Date.

Section 15. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Village agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the Village Clerk or other authorized representative of the Village is authorized and directed to execute and deliver to DTC on behalf of the Village to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the Village Clerk's office.

Section 16. Payment of Issuance Expenses. The Village authorizes the Purchaser to forward the amount of the proceeds of the Bonds allocable to the payment of issuance expenses to KleinBank, Chaska, Minnesota at Closing for further distribution as directed by Ehlers.

Section 17. Official Statement. The Village Board hereby approves the Preliminary Official Statement with respect to the Bonds and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the Village in connection with the preparation of such Preliminary Official Statement and any addenda to it are hereby ratified and approved. In connection with the Closing, the appropriate Village official shall certify the Preliminary Official Statement and any addenda. The Village Clerk shall cause copies of the Preliminary Official Statement and any addenda to be distributed to the Purchaser.

Section 18. Undertaking to Provide Continuing Disclosure. The Village hereby covenants and agrees, for the benefit of the owners of the Bonds, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Bonds or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the Village to comply with the provisions of the Undertaking shall not be an event of default with respect to the Bonds).

To the extent required under the Rule, the President and Village Clerk, or other officer of the Village charged with the responsibility for issuing the Bonds, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the Village's Undertaking.

Section 19. Redemption of the Refunded Obligations. The Refunded Obligations are hereby called for prior payment and redemption on December 1, 2017 at a price of par plus accrued interest to the date of redemption.

The Village hereby directs the Village Clerk to work with Ehlers to cause timely notice of redemption, in substantially the form attached hereto as Exhibit G and incorporated herein by this reference (the "Notice"), to be provided at the times, to the parties and in the manner set forth on the Notice. Any and all actions heretofore taken by the officers and agents of the Village to effectuate the redemption of the Refunded Obligations are hereby ratified and approved.

Section 20. Record Book. The Village Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Bonds in the Record Book.

Section 21. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Bonds, the officers of the Village are authorized to take all actions necessary to obtain such municipal bond insurance. The President and Village Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and

which are acceptable to the President and Village Clerk including provisions regarding restrictions on investment of Bond proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Bonds by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Bond provided herein.

Section 22. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village Board or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded August 8, 2017.

Michael E. Schwab
President

ATTEST:

Deanna L. Boldrey
Village Clerk

(SEAL)

EXHIBIT A

Notice of Sale

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B

Bid Tabulation

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT C

Winning Bid

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-1

Pricing Summary

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Ehlers & Associates, Inc. and incorporated into the Resolution.

(See Attached)

DRAFT

【EXHIBIT MRP

Mandatory Redemption Provision

The Bonds due on December 1, ____, ____, and ____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on December 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on December 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)

For the Term Bonds Maturing on December 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)

For the Term Bonds Maturing on December 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)

For the Term Bonds Maturing on December 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)】

EXHIBIT E

(Form of Bond)

REGISTERED UNITED STATES OF AMERICA DOLLARS
STATE OF WISCONSIN
WASHINGTON COUNTY
NO. R-____ VILLAGE OF JACKSON \$_____
GENERAL OBLIGATION REFUNDING BOND, SERIES 2017A

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
December 1, _____ September 6, 2017 _____% _____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$_____)

FOR VALUE RECEIVED, the Village of Jackson, Washington County, Wisconsin (the "Village"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on June 1 and December 1 of each year commencing on June 1, 2018 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by Bond Trust Services Corporation, Roseville, Minnesota (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Bond is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Bond together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the Village are hereby irrevocably pledged.

This Bond is one of an issue of Bonds aggregating the principal amount of \$5,115,000, all of which are of like tenor, except as to denomination, interest rate, and maturity date, issued by the Village pursuant to the provisions of Section 67.04, Wisconsin Statutes, for the public purpose of refunding certain obligations of the Village, as authorized by a resolution adopted on August 8, 2017. Said resolution is recorded in the official minutes of the Village Board for said date.

This Bond is not subject to optional redemption.

【The Bonds maturing in the years _____ are subject to mandatory redemption by lot as provided in the resolution authorizing the Bonds, at the redemption price of par plus accrued interest to the date of redemption and without premium.】

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the Village, including this Bond and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Bond, together with the interest thereon, when and as payable.

This Bond has been designated by the Village Board as a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Bond is transferable only upon the books of the Village kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Bonds, and the Village appoints another depository, upon surrender of the Bonds to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Bond in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the Village for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Bonds after the Record Date. The Fiscal Agent and Village may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Bonds are issuable solely as negotiable, fully-registered Bonds without coupons in the denomination of \$5,000 or any integral multiple thereof.

This Bond shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the Village of Jackson, Washington County, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the manual or facsimile signatures of its duly qualified President and Village Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

VILLAGE OF JACKSON,
WASHINGTON COUNTY, WISCONSIN

By: _____
Michael E. Schwab
President

(SEAL)

By: _____
Deanna L. Boldrey
Village Clerk

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the issue authorized by the within-mentioned resolution of the Village of Jackson, Wisconsin.

BOND TRUST SERVICES
CORPORATION,
ROSEVILLE, MINNESOTA

By _____
Authorized Signatory

DRAFT

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

EXHIBIT F

Fiscal Agency Agreement

(See Attached)

DRAFT

FISCAL AGENCY AGREEMENT

THIS AGREEMENT, made as of the 6th day of September, 2017 between the Village of Jackson, Wisconsin ("Municipality"), and Bond Trust Services Corporation, Roseville, Minnesota, a wholly owned subsidiary of Ehlers & Associates, Inc. ("Bank" or "Fiscal Agent"), a corporation duly organized and existing as a limited purpose trust company under the laws of the State of Minnesota, Section 48A.03 and authorized by the Department of Financial Institutions of the State of Wisconsin to operate in Wisconsin pursuant to Wisconsin Statutes Section 223.12.

WITNESSETH:

WHEREAS, the Municipality has duly authorized the issuance of its \$5,115,000 General Obligation Refunding Bonds, Series 2017A, dated September 6, 2017 (the "Obligations") pursuant to the applicable provisions of the Wisconsin Statutes and a resolution adopted on August 8, 2017 (the "Resolution"); and

WHEREAS, the Municipality is issuing the Obligations in registered form pursuant to Section 149 of the Internal Revenue Code of 1986, as amended, and applicable Treasury Regulations promulgated thereunder; and

WHEREAS, pursuant to the Resolution and Section 67.10(2), Wisconsin Statutes the Municipality has authorized the appointment of the Fiscal Agent as agent for the Municipality for any or all of the following responsibilities: payment of principal and interest on, registering, transferring and authenticating the Obligations as well as other applicable responsibilities permitted by Section 67.10(2), Wisconsin Statutes.

NOW, THEREFORE, the Municipality and the Fiscal Agent hereby agree as follows:

I. APPOINTMENT

The Fiscal Agent is hereby appointed agent for the Municipality with respect to the Obligations for the purpose of performing such of the responsibilities stated in Section 67.10(2), Wisconsin Statutes, as are delegated herein or as may be otherwise specifically delegated in writing to the Fiscal Agent by the Municipality.

II. INVESTMENT RESPONSIBILITY

The Fiscal Agent shall not be under any obligation to invest funds held for the payment of interest or principal on the Obligations.

III. PAYMENTS

At least one business day before each interest payment date (commencing with the interest payment date of June 1, 2018 and continuing thereafter until the principal of and interest on the Obligations should have been fully paid or prepaid in accordance with their terms) the Municipality shall pay to the Fiscal Agent, in good funds immediately available to the Fiscal Agent on the interest payment date, a sum equal to the amount payable as principal of, premium, if any, and interest on the Obligations on such interest payment date. Said interest and/or

principal payment dates and amounts are outlined on Schedule A which is attached hereto and incorporated herein by this reference.

IV. CANCELLATION

In every case of the surrender of any Obligation for the purpose of payment, the Fiscal Agent shall cancel and destroy the same and deliver to the Municipality a certificate regarding such cancellation. The Fiscal Agent shall be permitted to microfilm or otherwise photocopy and record said Obligations.

V. REGISTRATION BOOK

The Fiscal Agent shall maintain in the name of the Municipality a Registration Book containing the names and addresses of all owners of the Obligations and the following information as to each Obligation: its number, date, purpose, amount, rate of interest and when payable. The Fiscal Agent shall keep confidential said information in accordance with applicable banking and governmental regulations.

VI. INTEREST PAYMENT

Payment of each installment of interest on each Obligation shall be made to the registered owner of such Obligation whose name shall appear on the Registration Book at the close of business on the 15th day of the calendar month next preceding each interest payment date and shall be paid by check or draft of the Fiscal Agent mailed to such registered owner at his address as it appears in such Registration Book or at such other address as may be furnished in writing by such registered owner to the Fiscal Agent.

VII. PAYMENT OF PRINCIPAL AND NOTICE OF REDEMPTION

(a) Principal Payments. Principal shall be paid to the registered owner of an Obligation upon surrender of the Obligation on or after its maturity or redemption date.

【The Obligations due on December 1, 20__ and December 1, 20__ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from deposits which are required to be made in amounts sufficient to redeem on December 1 of each year the respective amount of Term Bonds specified on the attached Schedule MRP.

The Municipality hereby directs and the Fiscal Agent hereby agrees to select the Term Bonds to be redeemed on the dates set forth above and to give notice of such redemption as set forth in substantially the form attached hereto as Schedule B by registered or certified mail, facsimile transmission, overnight express delivery, electronic transmission or in any other manner required by The Depository Trust Company at least thirty (30) days but not more than sixty (60) days prior to the date fixed for redemption to the registered owner of each Obligation selected to be redeemed, in whole or in part, at the address shown on the registration books as of the Record Date.

The Municipality, in accordance with Section III hereof, shall make payments sufficient for the Fiscal Agent to pay the amounts due on the Term Bonds subject to mandatory redemption.】

(b) Official Notice of Redemption. In the event the Municipality exercises its option to redeem any of the Obligations, the Municipality shall, at least 35 days prior to the redemption date, direct the Fiscal Agent to give official notice of such redemption by sending an official notice thereof by registered or certified mail, facsimile transmission, overnight express delivery, electronic transmission or in any other manner required by The Depository Trust Company at least 30 days but not more than 60 days prior to the date fixed for redemption to the registered owner of each Obligation to be redeemed in whole or in part at the address shown in the Registration Book. Such official notice of redemption shall be dated and shall state (i) the redemption date and price; (ii) an identification of the Obligations to be redeemed, including the date of original issue of the Obligations; (iii) that on the redemption date the redemption price will become due and payable upon each such Obligation or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date; and (iv) the place where such Obligations are to be surrendered for payment of the redemption price, which place of payment shall be the principal office of the Fiscal Agent. 【Official notice of the redemption of Obligations subject to mandatory redemption shall be given in the same manner.】

(c) Additional Notice of Redemption. In addition to the official notice of redemption provided in (b) above, further notice of any redemption shall be given by the Fiscal Agent on behalf of the Municipality to the Municipal Securities Rulemaking Board and The Depository Trust Company of New York, New York but neither a defect in this additional notice nor any failure to give all or any portion of such additional notice shall in any manner defeat the effectiveness of a call for redemption.

Each further notice of redemption given hereunder shall be sent at least 30 days before the redemption date by registered or certified mail, overnight delivery service, facsimile transmission or email transmission and shall contain the information required above for an official notice of redemption.

(d) Redemption of Obligations. The Obligations to be redeemed 【at the option of the Municipality】 shall be selected by the Municipality and, within any maturity, shall be selected by lot by the Depository described in Section VIII hereof. 【Obligations subject to mandatory redemption shall be selected as described in (a) above.】 The Obligations or portions of Obligations to be redeemed shall, on the redemption dates, become due and payable at the redemption price therein specified, and from and after such date such Obligations or portions of Obligations shall cease to bear interest. Upon surrender of such Obligations for redemption in accordance with the official notice of redemption, such Obligations shall be paid by the Fiscal Agent at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Obligation, there shall be prepared for the registered owner a new Obligation or Obligations of the same maturity in the amount of the unpaid principal. Each check or other transfer of funds issued in payment of the redemption price of Obligations being redeemed shall

bear the CUSIP number identifying, by issue and maturity, the Obligations being redeemed with the proceeds of such check or other transfer.

VIII. UTILIZATION OF THE DEPOSITORY TRUST COMPANY

The Depository Trust Company's Book-Entry-Only System is to be utilized for the Obligations. The Fiscal Agent, as agent for the Municipality, agrees to comply with the provisions of The Depository Trust Company's Operational Arrangements, as they may be amended from time to time referenced in the Blanket Issuer Letter of Representations executed by the Municipality. The provisions of the Operational Arrangements and this Section VIII supersede and control any and all representations in this Agreement.

IX. OBLIGATION TRANSFER AND EXCHANGE

The Fiscal Agent shall transfer Obligations upon presentation of a written assignment duly executed by the registered owner or by such owner's duly authorized representative. Upon such a transfer, new registered Obligation(s) of the same maturity, in authorized denomination or denominations in the same aggregate principal amount for each maturity shall be issued to the transferee in exchange therefor, and the name of such transferee shall be entered as the new registered owner in the Registration Book. No Obligation may be registered to bearer. The Fiscal Agent may exchange Obligations of the issue for a like aggregate principal amount of Obligations of the same maturity if in authorized whole multiples of \$5,000.

The Obligations shall be numbered R-1 and upward. Upon any transfer or exchange, the Obligation or Obligations issued shall bear the next highest consecutive unused number or numbers.

The Municipality shall cooperate in any such transfer, and the appropriate officers of the Municipality are authorized to execute any new Obligation or Obligations necessary to effect any such transfer.

X. AUTHENTICATION, IF REQUIRED

The Fiscal Agent shall sign and date the Certificate of Authentication, if any, on each Obligation on the date of delivery, transfer or exchange of such Obligation. The Fiscal Agent shall distribute and/or retain for safekeeping the Obligations in accordance with the direction of the registered owners thereof.

XI. STATEMENTS

The Fiscal Agent shall furnish the Municipality with an accounting of interest and funds upon reasonable request.

XII. FEES

The Municipality agrees to pay the Fiscal Agent fees for its services hereunder in the amounts set forth on Schedule [B/C] hereto.

XIII. MISCELLANEOUS

(a) Nonpresentment of Checks. In the event the check or draft mailed by the Fiscal Agent to the registered owner is not presented for payment within five years of its date, then the monies representing such nonpayment shall be returned to the Municipality or to such board, officer or body as may then be entitled by law to receive the same together with the name of the registered owner of the Obligation and the last mailing address of record and the Fiscal Agent shall no longer be responsible for the same.

(b) Resignation and Removal; Successor Fiscal Agent. (i) Fiscal Agent may at any time resign by giving not less than 60 days written notice to Municipality. Upon receiving such notice of resignation, Municipality shall promptly appoint a successor fiscal agent by an instrument in writing executed by order of its governing body. If no successor fiscal agent shall have been so appointed and have accepted appointment within 60 days after such notice of resignation, the resigning fiscal agent may petition any court of competent jurisdiction for the appointment of a successor fiscal agent. Such court may thereupon, after such notice, if any, as it may deem proper and prescribes, appoint a successor fiscal agent. The resignation of the fiscal agent shall take effect only upon appointment of a successor fiscal agent and such successor fiscal agent's acceptance of such appointment.

(ii) The Fiscal Agent may also be removed by the Municipality at any time upon not less than 60 days' written notice. Such removal shall take effect upon the appointment of a successor fiscal agent and such successor fiscal agent's acceptance of such appointment.

(iii) Any successor fiscal agent shall execute, acknowledge and deliver to Municipality and to its predecessor fiscal agent an instrument accepting such appointment hereunder, and thereupon the resignation or removal of the predecessor fiscal agent shall become effective and such successor fiscal agent, without any further act, deed or conveyance, shall become vested with all the rights, powers, trusts, duties and obligations of its predecessor, with like effect as if originally named as fiscal agent herein; but nevertheless, on written request of Municipality, or on the request of the successor, the fiscal agent ceasing to act shall execute and deliver an instrument transferring to such successor fiscal agent, all the rights, powers, and trusts of the fiscal agent so ceasing to act. Upon the request of any such successor fiscal agent, Municipality shall execute any and all instruments in writing for more fully and certainly vesting in and confirming to such successor fiscal agent all such rights, powers and duties. Any predecessor fiscal agent shall pay over to its successor fiscal agent any funds of the Municipality.

(iv) Any corporation, association or agency into which the Fiscal Agent may be converted or merged, or with which it may be consolidated, or to which it may sell or transfer its corporate trust business and assets as a whole or substantially as a whole, or any corporation or association resulting from any such conversion, sale, merger, consolidation or transfer to which it is a party, ipso facto, shall be and become successor fiscal agent under this Agreement and vested with all the trusts, powers, discretions, immunities and privileges and all other matters as was its predecessor, without the execution or filing of any instrument or any further act, deed or conveyance on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

(v) Any successor fiscal agent shall be qualified pursuant to Sec. 67.10(2), Wisconsin Statutes, as amended.

(c) Termination. This Agreement shall terminate on the earlier of (i) the payment in full of all of the principal and interest on the Obligations to the registered owners of the Obligations or (ii) five years after (aa) the last principal payment on the Obligations is due (whether by maturity or earlier redemption) or (bb) the Municipality's responsibilities for payment of the Obligations are fully discharged, whichever is later. The parties realize that any funds hereunder as shall remain upon termination shall, except as may otherwise by law, be turned over to the Municipality after deduction of any unpaid fees and disbursements of Fiscal Agent or, if required by law, to such officer, board or body as may then be entitled by law to receive the same. Termination of this Agreement shall not, of itself, have any effect on Municipality's obligation to pay the outstanding Obligations in full in accordance with the terms thereof.

(d) Execution in Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement, being duly authorized so to do, each in the manner most appropriate to it, on the date first above written.

VILLAGE OF JACKSON, WASHINGTON
COUNTY, WISCONSIN

By: _____
Michael E. Schwab
President

(SEAL)

Deanna L. Boldrey
Village Clerk-Treasurer

BOND TRUST SERVICES
CORPORATION,
ROSEVILLE, MINNESOTA
Fiscal Agent

(SEAL)

By: _____
Paying Agent Administrator

Attest _____
Paying Agent Administrator

SCHEDULE A

Debt Service Schedule
\$5,115,000 General Obligation Refunding Bonds, Series 2017A
of the Village of Jackson, Wisconsin
dated September 6, 2017

(SEE ATTACHED)

DRAFT

[SCHEDULE MRP

Mandatory Redemption Provision

The Obligations due on December 1, ____, ____, ____ and ____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on December 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on December 1, 20__

<u>Redemption Date</u>	<u>Amount</u>
____	\$ _____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on December 1, 20__

<u>Redemption Date</u>	<u>Amount</u>
____	\$ _____
____	_____
____	_____ (maturity)

For the Term Bonds Maturing on December 1, 20__

<u>Redemption Date</u>	<u>Amount</u>
____	\$ _____
____	_____
____	_____ (maturity)]

[SCHEDULE B

NOTICE OF MANDATORY SINKING FUND REDEMPTION*

Village of Jackson, Wisconsin
General Obligation Refunding Bonds, Series 2017A
Dated September 6, 2017

NOTICE IS HEREBY GIVEN that a portion of the Bonds of the above-referenced issue which mature on December 1, 20__ shall be subject to mandatory sinking fund redemption on December 1 of the year set forth below, in the amount set forth below, at a redemption price equal to One Hundred Percent (100%) of the principal amount redeemed plus accrued interest to the date of redemption.

<u>Redemption Date</u>	<u>Principal Amount</u>	<u>CUSIP Number</u>
December 1, ____	\$ _____	_____

Such portion of the Bonds will cease to bear interest on the redemption date set forth above.

BY THE ORDER OF THE
VILLAGE BOARD

VILLAGE OF JACKSON, WISCONSIN

Dated: _____

* To be provided by registered or certified mail, facsimile transmission, overnight express delivery, electronic transmission or in any other manner required by The Depository Trust Company, to The Depository Trust Company, Attn: Supervisor, Call Notification Department, 570 Washington Blvd., Jersey City, NJ 07310, not less than thirty (30) days nor more than sixty (60) days prior to the call date. At least thirty (30) days prior to the call date notice shall also be filed electronically with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access (EMMA) System website at www.emma.msrb.org.]

SCHEDULE [B/C]

(SEE ATTACHED)

DRAFT

EXHIBIT G

NOTICE OF FULL CALL*

VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN
GENERAL OBLIGATION REFUNDING BONDS,
DATED JANUARY 25, 2007

NOTICE IS HEREBY GIVEN that the Bonds of the above-referenced issue which mature on the dates and in the amounts; bear interest at the rates; and have CUSIP Nos. as set forth below have been called for prior payment on December 1, 2017 at a redemption price equal to 100% of the principal amount thereof plus accrued interest to the date of prepayment:

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>CUSIP No.</u>
12/01/18	\$ 225,000	3.80 %	469152EW8
12/01/19	1,145,000	3.875	469152EX6
12/01/20	1,190,000	3.90	469152EY4
12/01/21	1,220,000	3.90	469152EZ1
12/01/22	1,245,000	3.95	469152FA5

Upon presentation and surrender of said Bonds to Bond Trust Services Corporation, Roseville, Minnesota, the registrar and fiscal agent for said Bonds, the registered owners thereof will be paid the principal amount of the Bonds plus accrued interest to the date of prepayment.

Said Bonds will cease to bear interest on December 1, 2017.

By Order of the
Village Board
Village of Jackson
Village Clerk

Dated _____

* To be provided to Bond Trust Services Corporation at least thirty-five (35) days prior to December 1, 2017. The registrar and fiscal agent shall be directed to give notice of such prepayment by registered or certified mail, overnight express delivery, facsimile transmission or electronic transmission to The Depository Trust Company, Attn: Supervisor, Call Notification Department, 570 Washington Blvd., Jersey City, NJ 07310, not less than thirty (30) days prior to December 1, 2017 and to the MSRB electronically through the Electronic Municipal Market Access (EMMA) System website at www.emma.msrb.org. Notice shall also be provided to CIFG Assurance North America, Inc., or any successor, the bond insurer of the Bonds.

VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM
(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Arthur Melius
 Contact _____ Address/ZIP 3564 Sherman Rd. Jackson 53037 Phone # 262-677-9408
 E-mail Address jmelius12@gmail.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Arthur Melius Address/ZIP 3564 Sherman Rd. Jackson 53037 Phone# 262-677-9408
 Owner Representative/Developer Same
 Proposed Use of Site Residential Present Zoning Agriculture

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
			2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat		XXX
			10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal & prepared by the Village.		

I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

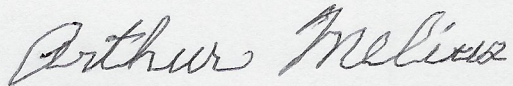
Name Arthur Melius Signature Arthur Melius Date 7/5/17

Office Use: Date Received _____ Date Paid _____ Receipt # _____ Amount Paid \$ _____

July 5, 2017

To Whom It May Concern:

I am selling 5 acres of land in the Town of Polk to my daughters, Susan and Jane Melius, so that they can build a home.

A handwritten signature in cursive script that reads "Arthur Melius". The ink is dark and the handwriting is fluid.

Arthur Melius

Land Division Planning Map For: The Arthur & Jane Melius Family (c/o Susan Melius)



Certified Survey Map

Part of the SE ¼ of the SW ¼ of Section 23, Town 10 North, Range 19 East,

Town of Polk, Washington County, Wisconsin,

Surveyor's Certificate:

I, Eric M. Schmitz, registered land surveyor, hereby certify that by the direction of Susan Melius, I have surveyed, divided, mapped, and shown the land described hereon; That part of the SE ¼ of the SW ¼ of Section 23, Town 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of said Section 23, also being the point of beginning; thence S 88°55'23" W along the South Line of said Southwest ¼ 331.80 feet; thence N 01°18'37" W 656.76 feet; thence N 88°55'23" E 331.47 feet to the East Line of said Southwest ¼; thence S 01°20'21" E along said East Line 656.76 feet to the point of beginning. Said described lands containing 217,802 sq.ft. (5.000 Acres) of land, more or less. That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. I have fully complied with the provision of Chapters 236.20, 236.21(2)(a) and 236.34 of the Wisconsin State Statutes, and the Land Division Ordinances of the Town of Polk in surveying, dividing and mapping said land.

NOTES:

Zoning = A-1 General Ag. (minimum building setback requirements are: 150' to centerline or 110' to property line (whichever is greater), 40' Rear Yard, 30' Sideyard.)

There are no wetlands, floodplain, or shoreland district lines which cross this property per Washington County GIS mapping, (<http://washingtoncowi.wgxtreme.com/>).

North Referenced To The Wisconsin Coordinate System, South Zone Based On The Control Survey Summary Diagram By Southeastern Wisconsin Regional Planning Commission, Revised April 2015 And The South Line Of The SW 1/4 Of Section 23-10-19 Bearing S 88°55'23" W.



Eric M. Schmitz
6-23-2017
3-7-2017
Eric M. Schmitz (S-1660) DATE

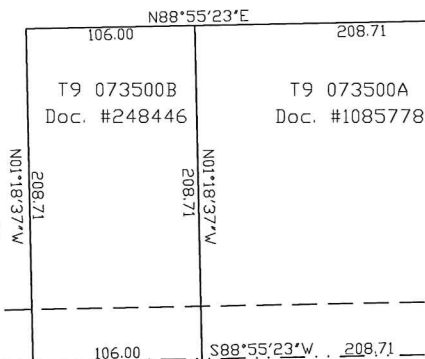


Scale 1" = 120'

(Conc. Monument w/brass cap ind.)
SW CORNER
Sec. 23-10-19
N 482,443.61
E 2,473,433.68
(State Plane Coordinates)

South Line of the SW ¼ of Sec. 23
N88°55'23"E 2649.56

UNPLATTED LANDS



Sherman Road

LEGEND

⊙ DENOTES 1¼"(O.D.) x 18" IRON PIPE SET WEIGHTING NOT LESS THAN 1.13 LBS/FT.

UNPLATTED LANDS

N88°55'23"E 331.47

LOT 1

NET: 206,853 sq.ft. (4.749 AC)
ROW: 10,949 sq.ft. (0.251 AC)
TOTAL: 217,802 sq.ft. (5.000 AC)

East Line of the SW ¼ of Sec. 23

S01°20'21"E 656.76

UNPLATTED LANDS

OWNER:

Arthur J. Melius Living Trust
3564 Sherman Road
Jackson, WI. 53037
(262) 677-9408

SURVEYOR:

Eric M. Schmitz
Eric Schmitz Corporation
2334 Stonebridge Circle
Unit A
West Bend, WI. 53095
(262) 338-6994

South 1/4 Corner
Sec. 23-10-19 (Conc. Monument w/brass cap ind.) N89°04'24"E
N 482,493.40 (State Plane Coordinates)
E 2,476,082.47

33' (10,949 sq.ft.) dedicated to
the public for road purposes.

Certified Survey Map

Part of the SE ¼ of the SW ¼ of Section 23, Town 10 North, Range 19 East,
Town of Polk, Washington County, Wisconsin,

Owner's Certificate:

As owner(s), We hereby certify that we caused the land shown and described herein to be surveyed, divided, dedicated, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Polk Plan Commission, the Town of Polk Town Board, the Village of Jackson Plan Commission and the Village of Jackson Village Board.

WITNESS the hand and seal of said owners this _____ day of _____, 2016. In the presence of:

Arthur J. Melius

Susan B. Melius

Judith E. Kurer

Jane M. Melius

Nancy A. Sutter

Witness

(STATE OF WISCONSIN WASHINGTON COUNTY) s.s.

Personally came before me this _____ day of _____, 2017, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.
(Notary Seal) _____, Notary Public,

_____, Wisconsin.

My commission expires _____.

TOWN OF POLK PLAN COMMISSION APPROVAL

This land division is hereby approved by the Town of Polk Plan Commission on this _____ day of _____, 2017

Albert Schulteis, Chairman

Tracy Groth, Zoning Secretary

TOWN OF POLK TOWN BOARD APPROVAL

This land division is hereby approved by the Town of Polk Town Board on this _____ day of _____, 2017

Albert Schulteis, Chairman

Diana L. Degnitz -Town Clerk

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

This land division is hereby approved by the Village of Jackson Plan Commission on this _____ day of _____, 2017

Michael E. Schwab, Chairperson

John Walther, Zoning Administrator

VILLAGE OF JACKSON BOARD APPROVAL

This land division is hereby approved by the Village of Jackson Board on this _____ day of _____, 2017

Michael E. Schwab, President

Deanna Boldrey, Village Clerk/Treasurer



Eric M. Schmitz
Eric M. Schmitz (S-1660)

6-23-2017
3-7-2017
DATE

Soil Test & Building Site Planning Map
For: *The Arthur J. Melius Living Trust*

Part of the SE ¼ of the SW ¼ of Section 23, Town 10 North, Range 19 East,

Town of Polk, Washington County, Wisconsin,

N88°55'23"E 331.47

LOT 1

NET: 206,853 sq.ft. (4.749 AC)
ROW: 10,949 sq.ft. (0.251 AC)
TOTAL: 217,802 sq.ft. (5.000 AC)

N01°18'37"W 656.76

623.76

S01°20'21"E 656.76

623.76

Septic Field Areas:
3 cells (initial & replacement).
Area 1 5'x180'=900 sq.ft.
Area 2 (2) 5'x90'=450 sq.ft.
each (900 sq.ft. total).
System elevations:
Area 1 = 957.0.
Area 2 = 958.0.

T9 073500A
Doc. #1085778

0 12 24 36 48 60
Scale 1" = 60'
6-27-2017

208.71

S01°18'37"E 208.71

208.71

IPSet 33.00

S88°55'23"W 331.78

S88°55'23"W 331.80

IPSet 33.00

958.41

208.71

South 1/4 Corner
Sec. 23-10-19

957.05

Sherman Road

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – July 27, 2017 – 7:00 pm
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037**

1. Call to Order & Roll Call.

President Schwab called the meeting to order at 7:00 p.m.

Members present: Tr. Emmrich, Peter Habel, Steve Schoen, Jeff Dalton, Greg Winn

Members Absent: Tr. Kruepke (excused).

2. Minutes – May 25, 2017, Plan Commission Meetings.

Motion by Peter Habel, second by Tr. Emmrich to approve the minutes of May 25, 2017.

Vote: 6 ayes, 0 nays. Motion carried.

3. Planned Unit Development Amendment – Oversized Garage – Berben – English Oaks.

Mr. and Mrs. Keith Berben were present and had received staff comments.

Motion by Tr. Emmrich, second by Peter Habel to recommend approval of the Planned Unit Development Amendment – Oversized Garage – Berben – English Oaks, per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

4. Conditional Use – Storage Facility – Dittmar – Industrial Drive.

Carla Dunn of Dittmar Realty was present and had received staff comments.

Motion by Jeff Dalton, second by Peter Habel to recommend approval of the Conditional Use – Storage Facility – Dittmar – Industrial Drive, per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

5. Certified Survey Map – Extraterritorial – Melius – Sherman Road – Town of Polk.

Susan and Jane Melius were present and had received staff comments.

Motion by Peter Habel, second by Tr. Emmrich to recommend approval of the certified Survey Map – Extraterritorial – Melius – Sherman Road – Town of Polk.

Vote: 6 ayes, 0 nays. Motion carried.

6. Citizens to address the Plan Commission.

None.

7. Adjourn.

Motion by Peter Habel, second by Tr. Emmrich to adjourn.

Vote: 6 ayes, 0 nays. Meeting was adjourned at 7:06 p.m.

Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer

STAFF REVIEW COMMENTS
Plan Commission Meeting – July 27, 2017

1. Planned Unit Development Amendment – Oversized Garage – Berben – English Oaks.

Building Inspection

- This was brought back for Board Approval due to the garage size exceeds 720.0 Sq ft. per Village Ordinance. Mr. Berben's garage exceeds this amount by 350 Sq ft. The Board has approved in the past an oversized garage at the end of the cul-de-sac which is 978.0 Sq ft last year and the layout is very similar.
- Recommend approval since the garage looks like a two car garage from the front and the lot size warrants a larger garage.

Public Works/Engineering

- The increased garage size does not prohibit proper drainage of the lot. Recommend approval of the increased size of the garage.

Police Department

- No additional comments.

Fire Department

- No additional comments.

Administrative/Planning

- Recommend Approval.

2. Conditional Use – Dittmar Realty – New Self Storage Building

Building Inspection

- The building shall be located out of the wet land area.
- The new building shall match the existing colors of the other storage buildings.
- Recommend approval. This will screen the remaining outside storage spaces.

Public Works/Engineering

- The location of the building shall not infringe into the wetland delineation. The proposed location of the building will screen and place inside the existing storage of vehicles presently onsite. Recommend approval of the Conditional Use.

Police Department

- No additional comments.

STAFF REVIEW COMMENTS
Plan Commission Meeting – July 27, 2017

Fire Department

- The Fire Chief sees no problems. No common area, a Knox Box is not needed. Some of the storage sheds in the Village have sprinklers there is no occupancy so this is not necessary.

Administrative/Planning

- This building is consistent with what is currently on the site and will improve the overall appearance of the site. Recommend Approval.

3. Certified Survey Map – Extraterritorial CSM – Melius – Sherman Road – Town of Polk.

Building Inspection

- No additional comments.

Public Works/Engineering

- The land division created by the CSM is within the mile and a half of extraterritorial review by the Village of Jackson. The land division is not presently in the Village's sewer service and will not be for years. Recommend approval of the CSM with no other requirements.

Police Department

- No additional comments.

Fire Department

- No additional comments.

Administrative/Planning

- No additional comments.

VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM
(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Keith Berben Address/ZIP W197N17122 Stonewall Dr Phone # 262-305-6638
 Contact _____ Fax # where Agenda/Staff comments are to be faxed _____
 E-mail Address Berben05@att.net Name of Owner Keith Berben Address/ZIP _____ Phone# _____
 Owner Representative/Developer H+A Construction
 Proposed Use of Site W195N17291 English Oaks Drive Present Zoning _____

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
			2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning	7) Development Plan / Site Plan		XXX
		200' for Cond. Use or PUD Site Plan)	8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat		XXX
			10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal		

I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

Name Keith Berben Signature Keith Berben Date 6-30-17

Office Use: Date Received _____ Date Paid _____ Receipt # _____ Amount Paid \$ _____

June 29, 2017

Jackson Village Board:

Attached is my application requesting a variance approval so that I may build a larger garage with my home. I wish to park my business work trailer inside my garage instead of on my driveway. I believe this will make my neighborhood have better curb-side appeal.

Best Regards,

Keith Berben
W197N17712 Stonewall Drive
Jackson, WI 53037
(262) 305-6638

IMPACT STATEMENT

I. Estimated number of vehicles and recreational vehicles to be stored on site.

1. 1 tandem action construction trailer
2. 1 4'x4' quad cab pick-up truck
3. 1 Dodge Journey mini-van

II. Proposed Dates of Construction

July 2017 through February 2018

VILLAGE OF JACKSON

☐ Special Use ☒ Conditional Use ☐ Planned Unit Development Permit # _____

The Village of Jackson, hereby grants a ☐ Special Use ☐ Conditional Use ☐ Planned Unit Development

Permit to:

Name of Business/Applicant: _____

For a property located at (address): W195N17291 English Oaks Drive

Phone number of Business/Applicant: 262-305-6638

For (land use, activity, sign, site plan, other): _____

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): _____

Hours of Operation: _____

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): _____

Setbacks from rights-of-way and property lines: _____

Screening/Buffering: _____

Landscape Plan (sizes, species, location): _____

Signing (dimensions, colors, lighting, location): _____

Lighting (wattage, style, pole location and height, coverage): _____

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s),
(sidewalk/pedestrian way width and material): _____

Storm-water Management: _____

Erosion Control: _____

Fire Hydrant Location(s): _____

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: _____

Hazardous Material Storage: _____

Alarm Systems: _____

Site Features/Constraints: _____

Parking (no. of spaces, handicapped parking, and dimensions): _____

Tree and shrub preservation: _____

Setbacks/height limitations: _____

Wastewater Usage Projected: _____ gal/year Water Usage Projected: _____ gal/year

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):

TERMS OF THIS PERMIT

1. This permit shall become effective upon the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. The permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of the use permit shall be in strict conformity to the approval site, building, and operation plans which were filed in connection with the application for this permit (as attached and /or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

Granted by: Village Board _____ Date _____ Over the Counter _____ Date _____

John Walther, Administrator

Keith Berben

_____, Owner
Please print name

Applications shall be submitted by 4:00 PM on the Friday of the month to be considered by the Planning Commission that month. In some cases, more than the number of copies on the face of this form will be required. Only complete applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay by being incomplete.

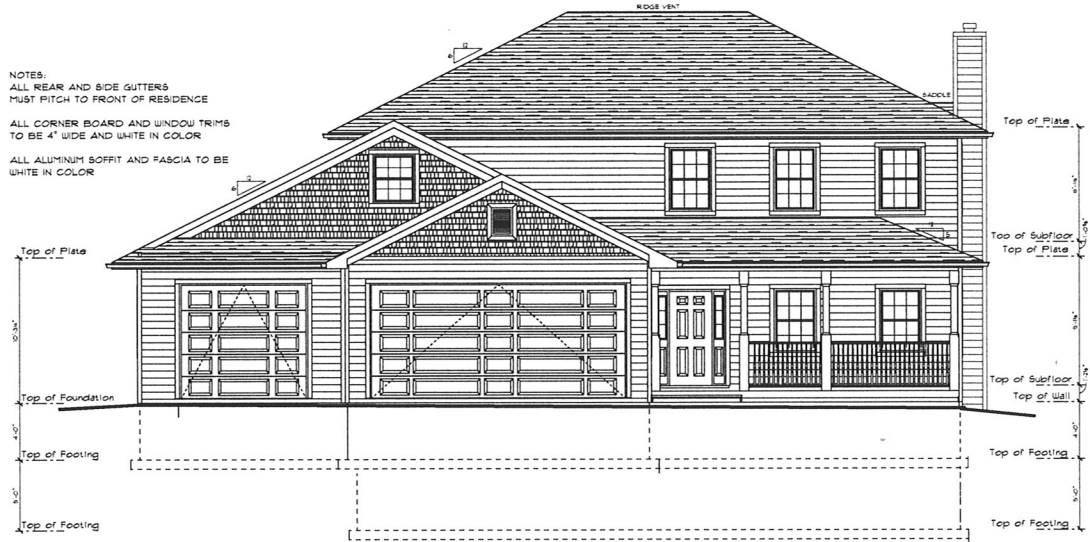
The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month, and will conduct a public hearing. A decision on the request could be made at that meeting.

EXPLANATION OF TYPES OF INFORMATION (From face of application form):

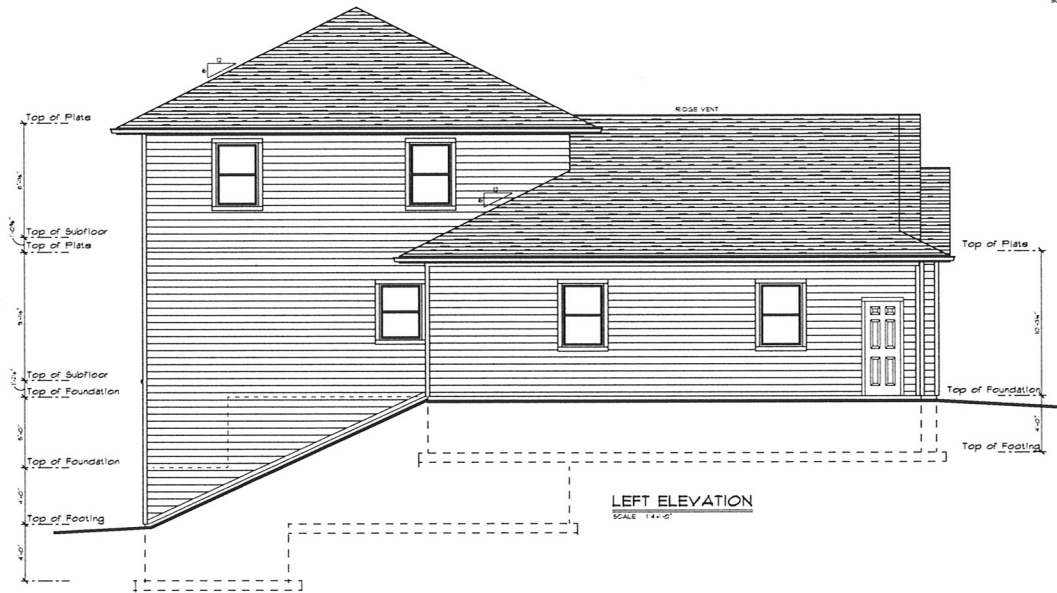
1. **Application Form: Must be submitted on CD.**
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address may cause you a delay. If the Village prepares the labels for you, there will be an additional charge of \$25.00
4. Proof of Property Ownership: A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. Impact Statement: In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. Annual water consumption estimate (100% occupancy and build-out)
 - B. Annual sewage generation estimate (100% occupancy and build-out)
 - C. Vehicle trip generation (trips per day per unit x number of units)
 - D. ~ Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site.
 - E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - F. General hours of operation
 - G. Anticipated user profiles (for residential developments)
 - H. ~ Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of the curb line, sidewalks (existing and proposed), footprints of the structure, drives, parking spaces and fencing, locations of accessory uses, dimensions, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. Plat Map: Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. Certified Survey Map: A recordable instrument showing the legal and mapped description of the land division.
11. Annexation Petition/Attachment Request: Shows owner is supporting the annexation.
12. Annexation Map: A recordable map having the legal and mapped description of the parcel to be annexed.
13. Sketch Plan: An informal drawing depicting the proposal for discussion purposes.
14. Landscape Plan: Shows location, size, type, botanical name & common name of proposed trees & shrubs. Also calls out surface treatments. Shows walls, fences & details.
15. Grading/Drainage Plan: Shows original & proposed grades& runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (storm sewer system, ditches, culverts, etc.)
16. Water/Sewer/Storm Sewer Plans: Shows size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer collection system with gradient profiles and invert elevations; shows the proposed storm drainage system as in 15.
17. Street Crossing Sections: Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. Erosion Control Plan: A map of existing site conditions on a scale of at least 1 inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. Proposed Colors and Materials: Submit samples of exterior colors and materials.
20. Improvement Agreement: An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. Annexation Agreement.

MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS.

NOTES:
ALL REAR AND SIDE GUTTERS
MUST PITCH TO FRONT OF RESIDENCE
ALL CORNER BOARD AND WINDOW TRIMS
TO BE 4" WIDE AND WHITE IN COLOR
ALL ALUMINUM SOFFIT AND FASCIA TO BE
WHITE IN COLOR



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

REVISED:
12/2/16
2/5/17
2/8/17
5/6/17

APPROVED:

OWNERS:
Keith & Kristina Berben
W19T-N1122 Stonewall Dr.
Jackson, WI 53031

BERBEN RESIDENCE
LOT #3 ENGLISH OAKS SUBDIVISION JACKSON, WI

DRAWING TITLE:
ELEVATIONS/
FLOOR PLANS

DR. NO.
16/17

DATE:
2/5/17

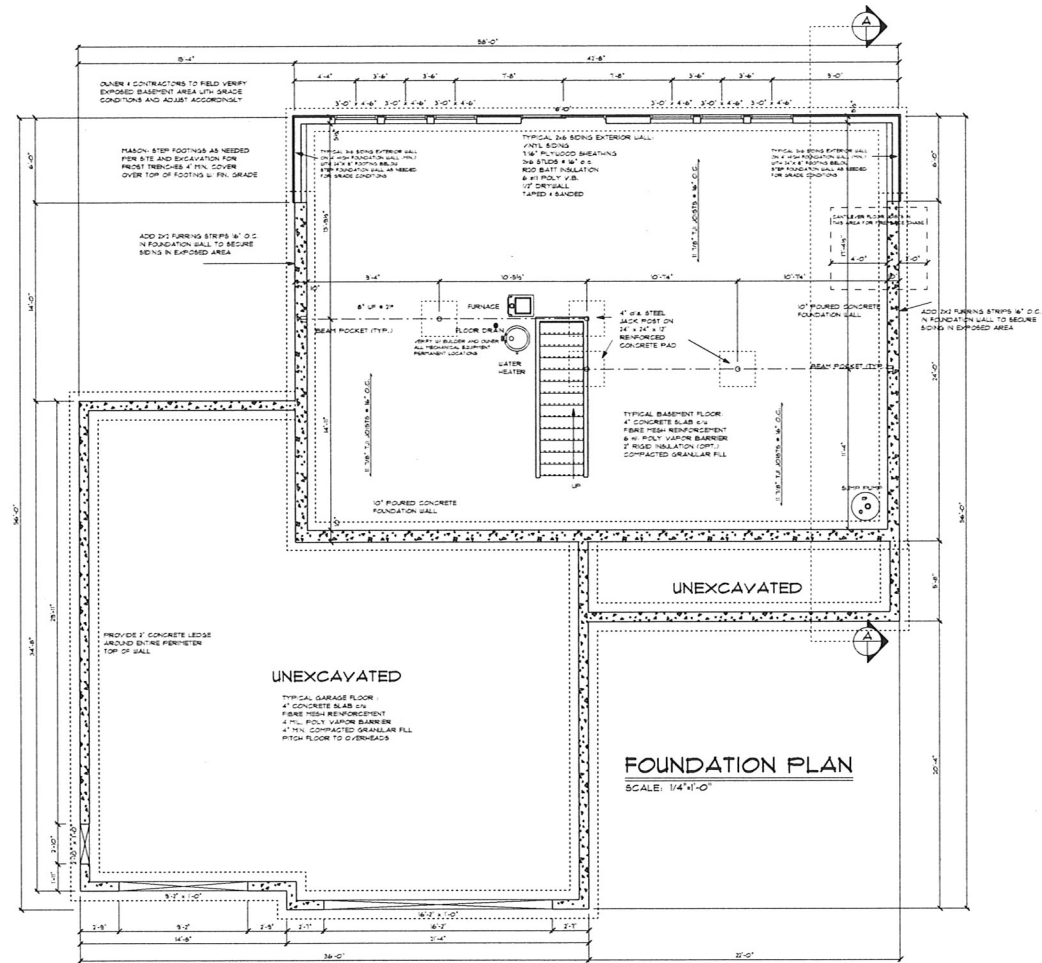
SCALE:
1/4" = 1'-0"

DRAWN BY:
B.R.

SHEET #

1.1





GENERAL NOTES:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE OWNER/CONTRACTORS FOR THIS PROJECT MUST CHECK AND VERIFY ALL DETAILS, FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. OWNER/CONTRACTORS SHALL BE RESPONSIBLE FOR NOTING ALL CONSTRUCTION IN ACCORDANCE WITH STATE AND LOCAL CODES AND IS THE RESPONSIBILITY OF THE OWNER/CONTRACTORS TO VERIFY ALL STRUCTURAL ENGINEERING TO MEET ALL STATE AND LOCAL CODES AND IS APPROVED BY BUILDING INSPECTOR.

PROVIDE SOLID BLOCKING TO FOUNDATION UNDER ALL POINT LOADS. DO NOT PUT ANY STRUCTURAL MEMBERS WITHOUT CONSULTING GENERAL CONTRACTOR.

ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING OR MASONRY, EXCEPT WHEN RIGID INSULATION IS USED.

ALL INTERIOR DIMENSIONS ARE TO FACE TO FACE.

UNDOUBT BIDS ARE FOR REFERENCE ONLY. OWNER/CONTRACTOR TO VERIFY MANUFACTURER AND SIZES TO MEET ALL CODE REQUIREMENTS INCLUDING STRESS, LIGHT AND VENTILATION.

THESE PLANS AND DESIGN ARE COPYRIGHT PROTECTED AND MAY NOT BE USED WITHOUT WRITTEN CONSENT.

REVISED:
12/12/16
2/5/17
2/8/17
5/16/17

APPROVED:

OWNERS:
Keith & Kristina Berben
1915-HITZ Stonewall Dr.
Jackson, WI 53031

DRAWING TITLE:
BERBEN RESIDENCE
LOT #3 ENGLISH OAKS SUBDIVISION JACKSON, WI

ELEVATIONS/
FLOOR PLANS

DR. NO.
16/17

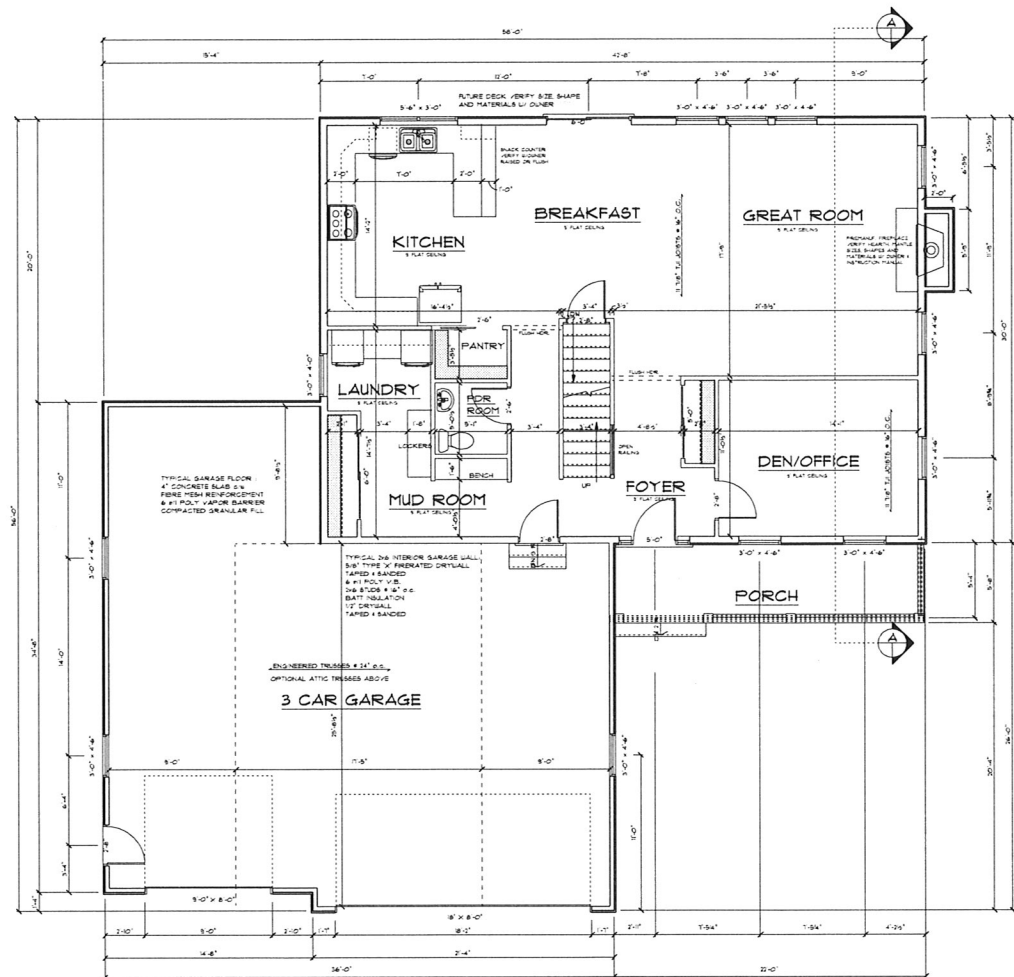
DATE:

SCALE:
1/4" = 1'-0"

DRAWN BY:
B.R.

SHEET #

3.1



FIRST FLOOR PLAN

SCALE: ● 1/4" ● 1" - 0"

FLOOR PLAN NOTES:

HOUSE EXTERIOR WALLS DIM. • 6"
INTERIOR WALLS DIM. • 3 1/2"

INTERIOR WALLS DIM. • 3 1/2"

REVISED:
12/12/16
2/5/17
2/8/17

12/12/16

2/5/17
2/8/17

2/8/17

APPROVED:

OWNERS:
Keith & Kristina Berben
W197-N11122 Stonewall Dr.
Jackson, WI 53037

on

cty

9

BERBEN RESIDENCE
LOT #9 ENGLISH OAKS SUBDIVISION JACKSON, WI

111

DRAWING TITLE:

ELEVATIONS/
FLOOR PLANS

FLOOR PLANS

DR. NO.

16/17

DATE: _____

2/5/17

SCALE:

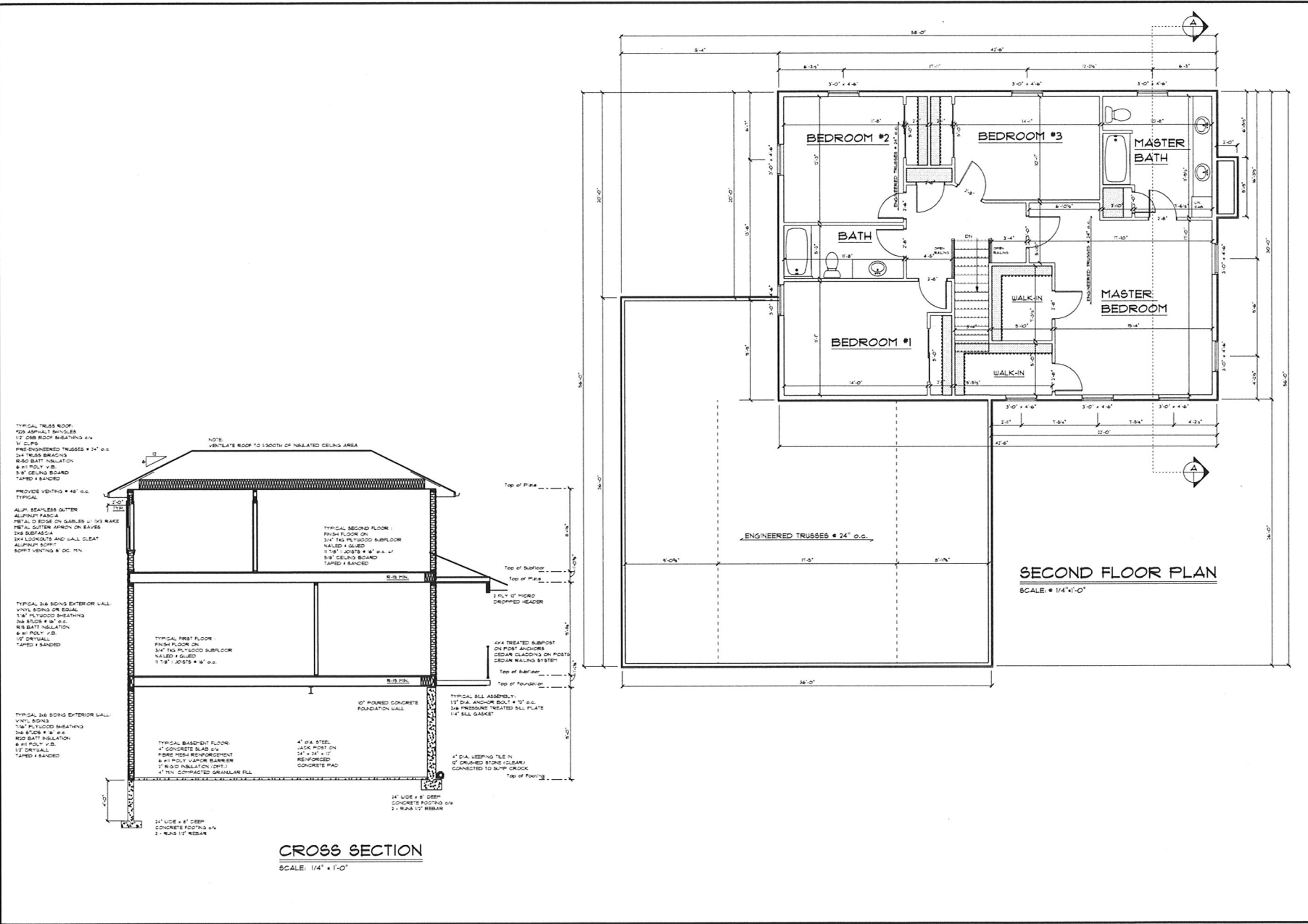
 $1/4^{\circ} \times 1^{\circ}-0^{\circ}$

DRAWN BY:
B.R.

B.R.

SHEET •

A4.1



REVISED: 12/12/16 2/5/17 2/5/17
APPROVED:
OWNERS: Keith & Kristina Berben 10915 N1122 Stonewall Dr. Jackson, WI 53031
BERBEN RESIDENCE LOT #3 ENGLISH OAKS SUBDIVISION JACKSON, WI
DRAWING TITLE: ELEVATIONS/ FLOOR PLANS
DR. NO. 16/17
DATE: 2/5/17
SCALE: 1/4" = 1'-0"
DRAWN BY: B.N.
SHEET # A5.1

VILLAGE OF JACKSON

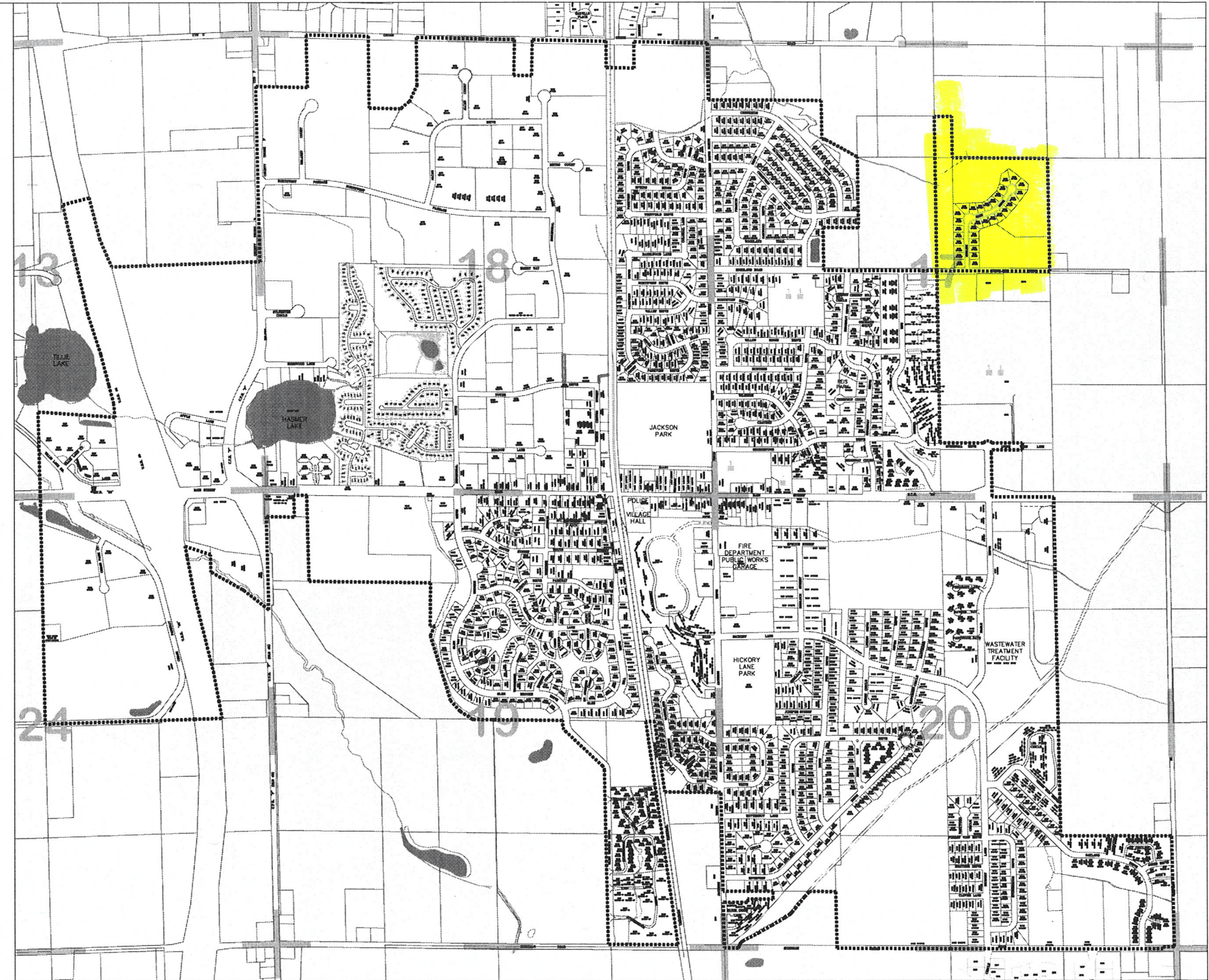
LEGEND

- RIGHT-OF-WAY
- PRIVATE ROADS
- SECTION
- WATER
- VILLAGE LIMITS
- RAILROAD
- CHURCH/SCHOOL

01/01/2010 SCALE: 1" = 320'

STREET INDEX

- | | |
|----------------------|---------------------------|
| ALCAN DRIVE | NW 18, NE 18 |
| ALCAN COURT | NW 18 |
| ANDREA WAY | SE 20 |
| APPLE LANE | SE 13 |
| ASPER DRIVE | SW 20 |
| ASTOR COURT | NW 20 |
| BEARY PATCH ROAD | NE 19 |
| BLACKBERRY CIRCLE | NE 19 |
| BLOSSOM COURT | SE 19 |
| BUTTERNUT LANE | SW 20 |
| CASER COURT | NE 19 |
| CEDAR CREEK ROAD | NW 18, NE 18, NW 17 |
| CEDAR PARK COURT | NE 24 |
| CEDAR PARKWAY | NE 24 |
| CEDAR RUN DRIVE | SE 20 |
| CELTIC COURT | NE 19 |
| CENTER STREET (N) | NE 19 |
| CENTER STREET (S) | NE 19 |
| CHARTER DRIVE | SW 17 |
| CHERRY HILL CIRCLE | SW 17 |
| CHERRY HILL COURT | SW 17 |
| CHESTNUT COURT | SW 17 |
| CLOVER LANE | SE 20 |
| COLONIAL LANE | NE 18 |
| CRANBERRY CREEK LANE | NE 19 |
| CRENSHAW DRIVE | NW 17 |
| CRESTVIEW DRIVE | NE 18, NW 17 |
| CITY TRAIL | NE 24/NW 19 - NE 13/NW 18 |
| CURRIANT LANE | SE 19 |
| DEAN DRIVE | SE 13 |
| DUNBAR COURT | NW 19 |
| DUNBAR DRIVE | NE 19 |
| EAGLE DRIVE | NE 20, SE 17 |
| EASTWOOD CIRCLE | SE 20 |
| ELLIOTT DRIVE | SE 19 |
| EMERY WAY | NE 18, SE 18 |
| EMERY WAY | NE 18 |
| FOREST VIEW DRIVE | SE 20 |
| FOX CREEK DRIVE | SW 20 |
| FRANCIS DRIVE | NW 17 |
| GALLOWAY COURT | NE 19 |
| GEORGETOWN DRIVE | SW 17 |
| GLENN BROOK DRIVE | NW 19, NE 19 |
| GLENN HILL DRIVE | NE 19 |
| GLENN LANE | NE 19, NW 19 |
| HANFORD CIRCLE | NW 20 |
| HANFORD DRIVE | NW 20 |
| HAZELWOOD LANE | NE 18 |
| HEATHER DRIVE | SE 20 |
| HEATHER LYNN CIRCLE | SE 20 |
| HENLOCK STREET | NW 20 |
| HICKORY LANE | NW 20, NE 20, SE 20 |
| HIGHLAND ROAD | NW 17/SW 17 - NE 17/SE 17 |
| HUNTERS ROAD | NW 17 |
| INDUSTRIAL DRIVE | SW 18, SE 18, NE 18 |
| JACKSON DRIVE | SE 20 |
| JACKSON DRIVE | SE 19/SW 20 - NE 18/NW 17 |
| JACKSON TRAIL | SE 20 |
| JUNIPER STREET | NW 20 |
| KANT LANE | SE 19 |
| KIRSTEN COURT | SE 20 |
| LEA FOR CIRCLE | SE 20 |
| LYNDEN WOOD LANE | SE 17 |
| LINDEN CIRCLE | NW 20 |
| LINDEN DRIVE | NW 20 |
| MAIN STREET | NW 24/SW 13 - NE 20/SE 17 |
| MARSHLAND DRIVE | NE 19, SE 19 |
| MELROY PLACE | SE 19 |
| MEADOW LANE | SW 18, SE 18 |
| METRO COURT | NE 18 |
| HILL ROAD | NE 24, SE 24 |
| NORTHVIEW DRIVE | SE 18, SW 17 |
| NORTHWEST PASSAGE | NW 18, NE 18 |
| OAKLAND DRIVE | SE 20 |
| OAKWOOD DRIVE | NW 17 |
| OLD ORCHARD COURT | SW 17 |
| PARK COURT | SW 17 |
| PARKVIEW COURT | SE 18, NE 18 |
| PARKVIEW DRIVE | NE 19 |
| PARKWAY DRIVE | NE 20 |
| PARTINGSTONE PATH | NE 20 |
| PHEASANT LANE | SW 20 |
| PIN OAK CIRCLE | NW 20, SW 20 |
| PINE DRIVE | SE 13 |
| PRAIRIE VIEW LANE | NE 20 |
| RAVENS WAY | NE 17 |
| RAYMOND ROAD | NE 19 |
| REYNOLDS AVENUE | SE 18 |
| RIDGE COURT | SE 18 |
| RIDGE ROAD | SW 17 |
| RIDGEWAY COURT | SW 17 |
| RIDGEWAY DRIVE | SW 20 |
| ROSEWOOD LANE | SW 18 |
| SCOTT COURT | NE 19, NW 19 |
| SHARON LEE LANE | SE 19 |
| SHERMAN ROAD | SE 19, SE 20, SW 20 |
| SILVER CREEK LANE | SW 20 |
| SOMERSET CIRCLE | SW 20 |
| SOUTH STREET | NE 19, NW 19 |
| SPRING RIDGE COURT | NE 18 |
| SPRING RIDGE DRIVE | NE 18 |
| SPRUCE ST | NW 20 |
| ST. ANDREWS COURT | NE 19 |
| STONEBROOK DRIVE | SE 19 |
| STONEHEDGE DRIVE | SE 20 |
| STONEWALL DRIVE | SW 17, SE 17 |
| TARTAN COURT | NW 19, NE 19 |
| TILLIE LAKE COURT | SE 13 |
| TILLIE LAKE ROAD | SE 13 |
| TOWER DRIVE | SW 18, SE 18 |
| TWEED COURT | NE 19 |
| VALLEY DRIVE | SE 18 |
| WESTERN AVENUE | NE 19 |
| WESTFIELD DRIVE | NE 18, NW 17 |
| WHITE AVENUE DRIVE | NE 18 |
| WHITE OAK CIRCLE | SW 20 |
| WILLOW RIDGE DRIVE | SW 17 |
| WILSHIRE WAY | SW 17 |
| WINDHOLM WAY | NE 18 |
| WOODLAND TRAIL | NW 17 |
| WOODSIDE COURT | NE 19 |



Plat of Survey
For: Keith Berben
LOT 9 of "English Oaks". A subdivision being
a part of the SW ¼ of the NE ¼ of Section
17, T10N, R20E, Village Of Jackson,
Washington County, Wisconsin.

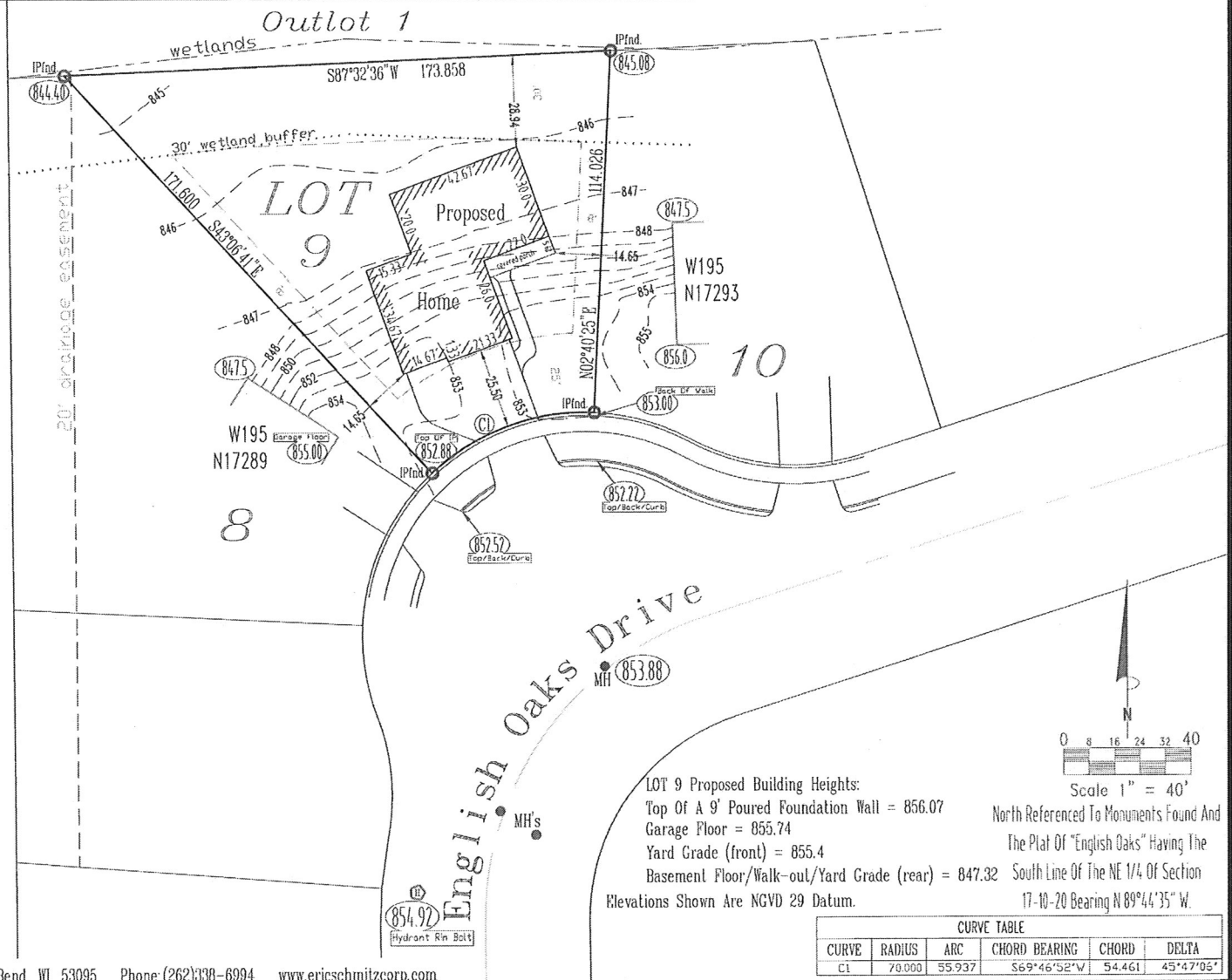


Eric M. Schmitz
Eric M. Schmitz R.L.S. No. 1660

I hereby certify that I have surveyed the above described property and to the best of my knowledge, the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all permanent structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and visible encroachments, if any. This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof.

Dated at West Bend, WI. this 5th
day of June, 2017.

Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI. 53095 Phone: (262)338-6994 www.ericsschmitzcorp.com



July 5, 2017

To whom it may concern,

I, Lucas Thuecks, owner of the house and property located at W195N17293 English Oaks Dr., Jackson WI 53037 am in agreement with my neighbor building a three-car garage and any other building specifications they desire on their lot of land.

Thank you,

A handwritten signature in blue ink, appearing to read 'Lucas Thuecks', with a stylized, cursive script.

Lucas Thuecks

Erich Olson

W195N17278 English Oaks Dr.
Jackson, WI 53037
(262) 305-3623

July 19, 2017

To whom it may concern:

We have no issue with our neighbor in Lot 9 building an oversized attached garage on their new home.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Olson", with a stylized flourish at the end.

Erich & Jen Olson

July 22, 2017

Nathaniel Pabst
W195N17289 English Oaks Dr.
Jackson, WI 53037

Jackson City Hall
N168W20733
Jackson, WI 53037

Mr. Jim Micech or Whom it May Concern,

I am writing this letter to inform you of my approval of my neighbor's plans to build a garage that is larger than the maximum suggested or allowable garage size (location of house: Lot 9, English Oaks Subdivision). I have seen the plans for the house and am confident that the house will fit in with the neighborhood. I have no concern and look forward to seeing him continue to build his house. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Nate Pabst", with a long horizontal line extending to the right.

Nate M. Pabst

Conditional Use Application – Dittmar Realty, Inc.

Contents Enclosed

Numbers Correspond with Application Form

1. Enclosed
2. Enclosed
3. Enclosed
4. Tax bill enclosed
5. In application form
6. Enclosed
7. Enclosed

14. N/A Existing trees and shrubs screen the site. See photo
15. No grading
16. None N/A
18. Silt fence next to existing vegetation
19. Same as existing. Photo and drawing enclosed
20. N/A. No public infrastructure
21. \$150.00 application fee enclosed



VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM
(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Dittmar Realty, Inc. Address/ZIP PO Box 99, Menomonee Falls, WI 53052 Phone # 414-870-5810
Contact Kevin S. Dittmar E-mail Address cdunn@drilots.com Fax # where Agenda/Staff comments are
to be faxed 262-251-4401 Name of Owner J&K Ministorage, LLP
Address/ZIP PO Box 99, Menomonee Falls, 53052 Phone# 414-870-5810
Owner Representative/Developer Dittmar Realty, Inc.
Proposed Use of Site Enclosed self-storage facility _____
Present Zoning _____

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
			2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat		XXX
			10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal & prepared by the Village.		

I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

Name Kevin S. Dittmar, President Signature  Date 06/20/2017

Office Use: Date Received _____ Date Paid _____ Receipt # _____ Amount Paid \$ _____

VILLAGE OF JACKSON

☐ Special Use ☒ Conditional Use ☐ Planned Unit Development

Permit # _____

The Village of Jackson, hereby grants a ☐ Special Use ☒ Conditional Use ☐ Planned Unit Development

Permit to:

Name of Business/Applicant: J & K Mini-storage, LLP

For a property located at (address): W213 N17020 Industrial Drive

Phone number of Business/Applicant: 262-251-5800

For (land use, activity, sign, site plan, other): converting 14 outdoor storage spaces to 12 indoor spaces. Site plan attached

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): Converting outdoor to indoor spaces will improve visual impact of the property. Max 7-10 cars a month.

Hours of Operation: 24/7

Comprehensive/Master Plan Compatibility: Yes

Building Materials (type, color): Metal; same as existing with added architectural amenities. Drawings attached

Setbacks from rights-of-way and property lines: Same as existing. Compliant with Village Ordinances

Screening/Buffering: Existing wetland between street and building. Trees and bushes screen site. See photo

Landscape Plan (sizes, species, location): N/A

Signing (dimensions, colors, lighting, location): Existing sign. May add temporary banner sign

Lighting (wattage, style, pole location and height, coverage): to match existing buildings

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), (sidewalk/pedestrian way width and material): N/A

Storm-water Management: N/A

Erosion Control: Silt fence to protect vegetated area

Fire Hydrant Location(s): existing

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: TBD
414-870-5815 Jason Sickert

Hazardous Material Storage: None

Alarm Systems: N/A

Site Features/Constraints: Building restricted to existing paved parking area

Parking (no. of spaces, handicapped parking, and dimensions): 6 outside rental spaces
converted to parking

Tree and shrub preservation: all existing trees, shrubs and vegetation to remain

Setbacks/height limitations: located within setback. Height 10-12 feet

Wastewater Usage Projected: none gal/year Water Usage Projected: none gal/year

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):
continuous and reviewed upon complaint

TERMS OF THIS PERMIT

1. This permit shall become effective upon the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. The permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of the use permit shall be in strict conformity to the approval site, building, and operation plans which were filed in connection with the application for this permit (as attached and /or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

Granted by: Village Board _____ Date _____ Over the Counter _____ Date _____

 _____, Owner

 _____, Owner
Please print name *agent for owner*

John M. Walther, Administrator

Applications shall be submitted by 4:00 PM of the first Friday of the month to be considered by the Planning Commission that month. In some cases, more than the number of copies on the face of this form will be required. Only complete applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay by being incomplete.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month, and will conduct a public hearing. A decision on the request could be made at that meeting.

EXPLANATION OF TYPES OF INFORMATION (from face of application form):

1. **Application Form: Must be submitted on CD.**
2. Letter of Intent: What you are requesting in your own words. (Be brief)
3. Mailing Labels: It is your responsibility to provide the Village with current owner addresses. If mailed notification is required for your application, an incorrect address may cause you a delay.
4. Proof of Property Ownership: a copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. Impact Statement: In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. Annual water consumption estimate (100% occupancy and build-out)
 - B. Annual sewage generation estimate (100% occupancy and build-out)
 - C. Vehicle trip generation (trips per day per unit x number of units)
 - D. Estimated numbers of vehicles and recreational vehicles to be stored and/or parked on site.
 - E. Proposed sign(s) (advertising business, industry, dwelling unit)
 - F. General hours of operation
 - G. Anticipated User profiles (for residential developments)
 - H. Proposed dates of construction and completion
 - I. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.)
6. Location Map: Show where the site is relative to a Village map.
7. Development Plan: Shows entire proposal on the site. Includes edge of pavement and/or back of curb line, sidewalks (existing and proposed), footprints of the structure, drives, parking spaces and fencing, locations of accessory uses, dimensions, etc. Landscape plans and Water/Sewer/Storm plans may be shown combined on this plan if the composition is easily read and understood.
- 8/9. Plat Map: Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. Certified Survey Map: A recordable instrument showing the legal and mapped description of the land division.
11. Annexation Petition/Attachment Request: Shows owner is supporting the annexation.
12. Annexation Map: A recordable map having the legal and mapped description of the parcel to be annexed.
13. Sketch Plan: An informal drawing depicting the proposal for discussion purposes.
14. Landscape Plan: Shows location, size, type, botanical name, and common name of proposed trees and shrubs. Also calls out surface treatments. Shows walls, fences, and details.
15. Grading/Drainage Plan: Shows original and proposed grades and runoff calculations based on a 10-year storm. Is usually combined with a Storm Sewer Plan (storm sewer system, ditches, culverts, etc.)
16. Water/Sewer/Storm Sewer Plans: Shows size and location of proposed water mains and fire hydrants; size and location of the proposed sanitary sewer collection system with gradient profiles and invert elevations; shows the proposed storm drainage system as in 15.
17. Street Cross-Sections: Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. Erosion Control Plan: A map of existing site conditions on a scale of at least 1 inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. Proposed Colors and Materials: Submit samples of exterior colors and materials.
20. Improvement Agreement: An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. Annexation Agreement.

**MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED
BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO
QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS.**

include

Dittmar

REALTY, INC.

Memorandum

To: Village of Jackson

From: Dittmar Realty, Inc.

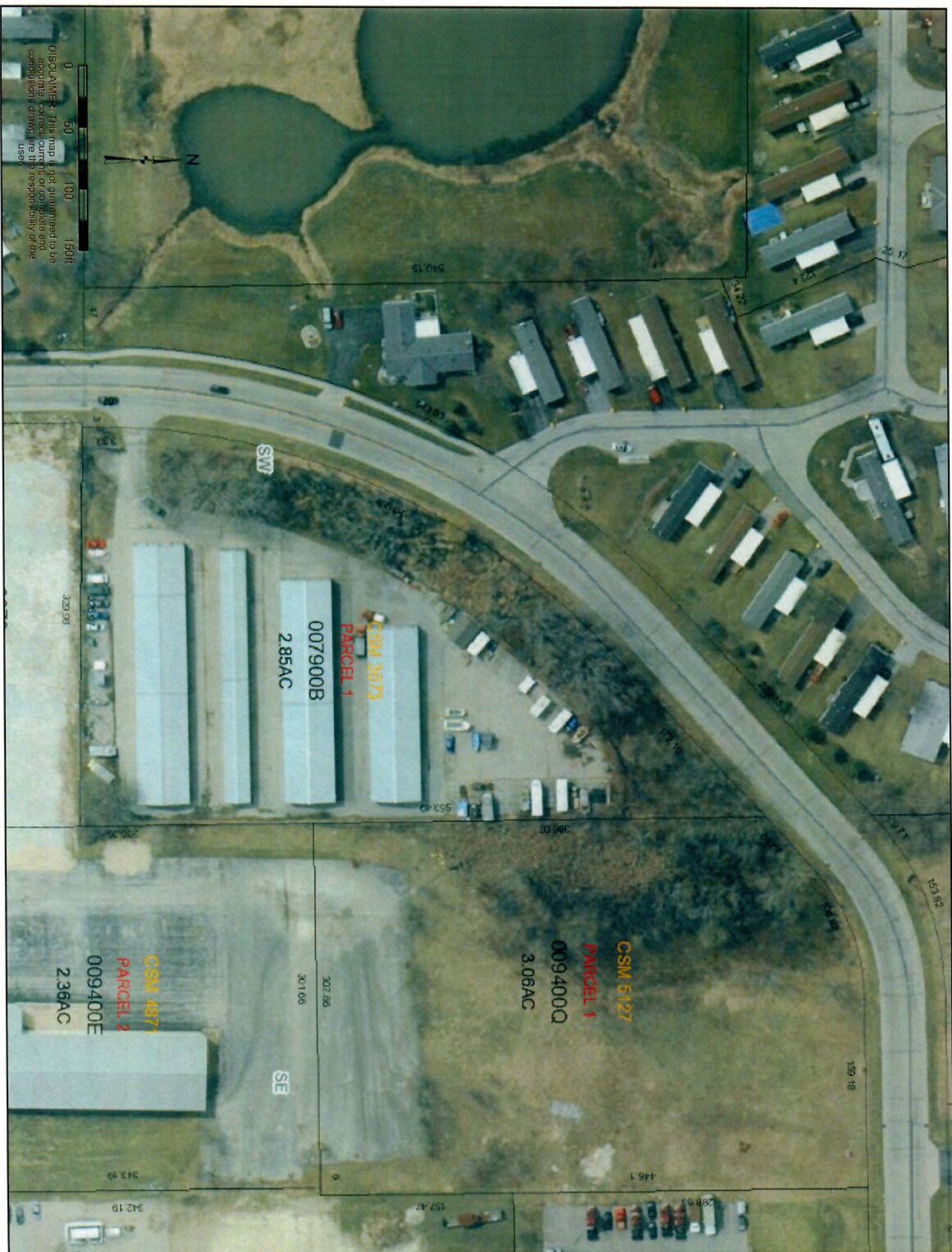
Re: Project Description

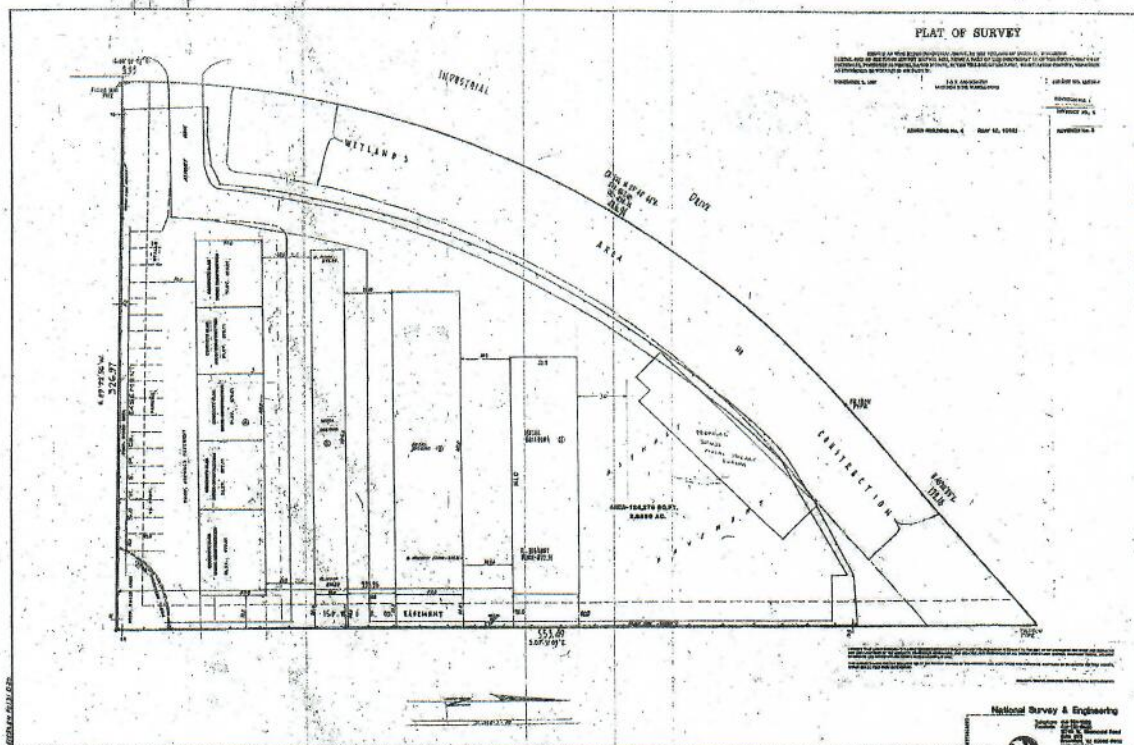
Date: June 20, 2017

Dittmar Realty, Inc., as agent for owner, proposes to construct one (1) building containing ten 12 x 30 and two 10 x 12 self-storage units at our existing Self-Storage Facility on Industrial Drive. The doors will face the interior of the property and the elevation facing the street will contain windows with shutters and shed awnings for decorative appeal. There is also an existing wetland/vegetated area along the entire length of the proposed building as visual screen from Industrial Drive. The project will involve the elimination of twenty (20) outside storage spaces.

Thank you for your consideration.



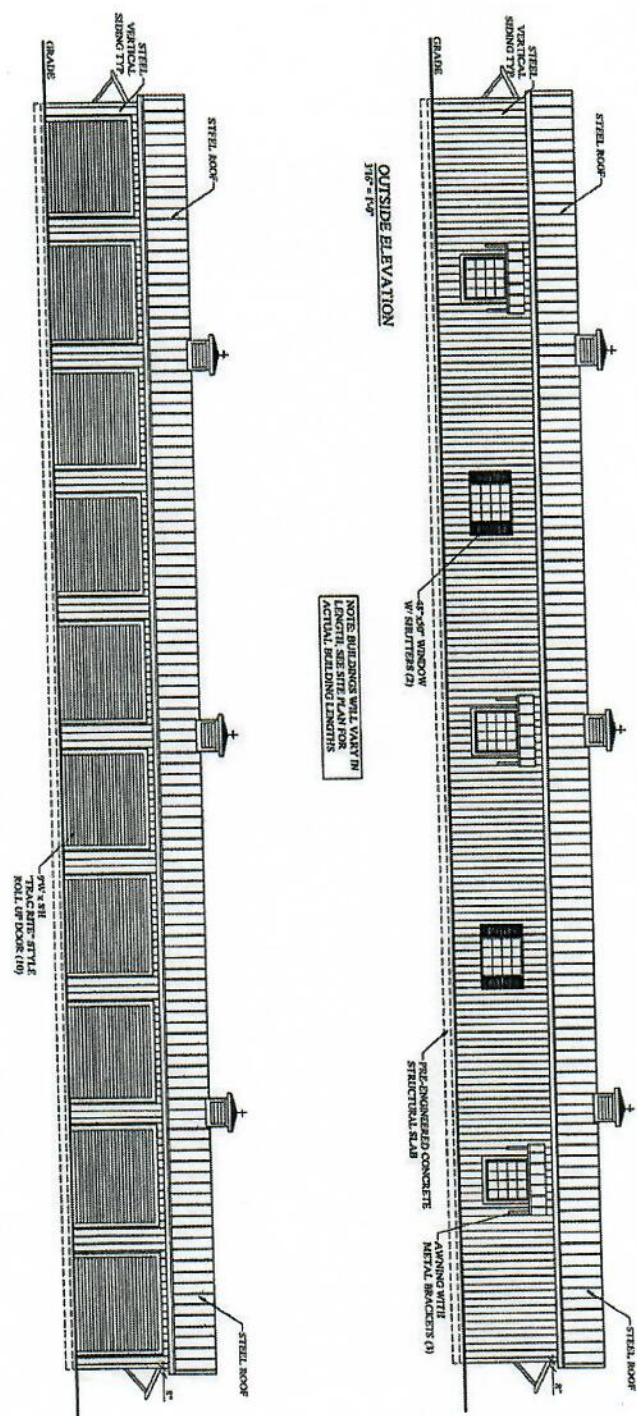




National Survey & Engineering—

155054





OUTSIDE ELEVATION
1st - Top

NOTE: BUILDING WALL VARY IN
THICKNESS AND HEIGHTS FOR
ACTUAL BUILDING LENGTHS

TRUCK RAMP - STEEL
ROLL UP DOOR (10)

**FOR FIELD
USE**

1. This drawing is the property of Horizon Design & Detailing, LLC. It is to be used only for the project and site identified herein. It is not to be reproduced, copied, or used for any other project without the written consent of Horizon Design & Detailing, LLC.

2. The user of this drawing assumes all liability for the use of this drawing. Horizon Design & Detailing, LLC is not responsible for any errors or omissions in this drawing.

3. The user of this drawing is to ensure that all dimensions and specifications are followed exactly as shown. Any deviation from the drawing is at the user's risk.

4. The user of this drawing is to ensure that all materials and workmanship are of the highest quality. Any substandard materials or workmanship is at the user's risk.

5. The user of this drawing is to ensure that all safety regulations are followed. Any violation of safety regulations is at the user's risk.

**HORIZON DESIGN
& DETAILING, LLC**
Commercial / Residential Design
Project Management & Consulting
INC. (197)

1141 W10351 Oakwood Drive
Zachary, Wisconsin 53037
TEL 262-674-1502
FAX 262-674-3941
horizondesign@horizondesign.com
www.horizondesign.com

STORAGE FACILITY
DETMAR REALTY, INC.

FLOOR PLAN

SM	50207
SM	50207
SM	50207
SM	50207

HI 702

AI.1-2



VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM
(Due 1st Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Arthur Melius
 Contact _____ Address/ZIP 3564 Sherman Rd. Jackson 53037 Phone # 262-677-9408
 E-mail Address jmelius12@gmail.com Fax # where Agenda/Staff comments are to be faxed _____
 Name of Owner Arthur Melius Address/ZIP 3564 Sherman Rd. Jackson 53037 Phone# 262-677-9408
 Owner Representative/Developer Same
 Proposed Use of Site Residential Present Zoning Agriculture

ACTION REQUESTED	FEE	SUBMITTAL REQUIREMENTS	TYPE OF INFORMATION DESCRIBED (See page 5)	PAPER COPIES	CD
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (all pages)		XXX
			2) Describe what you intend to do (paragraph)		XXX
CONDITIONAL USE	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	3) Address Labels of adjacent owners to be notified (500' / 200') *	Labels*	
			4) Owner acknowledgement of the request	1	
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	5) Impact Statement		XXX
			6) Location Map		XXX
REZONING	\$200	1,2,(3),4,6,9 or 10 (500' for rezoning 200' for Cond. Use or PUD Site Plan)	7) Development Plan / Site Plan		XXX
			8) Preliminary Plat		XXX
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	9) Final Plat		XXX
			10) Certified survey Map		XXX
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	11) Annexation Petition		XXX
			12) Annexation Map	1	XXX
Extra-territorial Plat or CSM	\$150	1,2,6,9 / 10	13) Sketch Plan		XXX
			14) Landscape Plan	4 (24x36)	XXX
Extra-territorial Plat outside Sanitary Service Area	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure		
			15) Grading/Drainage Plan	4 (24x36)	XXX
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sewer / Storm Sewer Plans	4 (24x36)	XXX
			17) Street / Right of Way cross sections	4 (24x36)	XXX
FINAL PLAT / Final Plat Reappl..	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	4 (24x36)	XXX
			19) Proposed colors / materials		XXX
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement		XXX
			21) Annexation Agreement (includes pre-annex agreements)		XXX
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) other -		XXX
VARIANCE	\$150	1,2,3,4,6,7			
* Labels	\$25		If not included with submittal & prepared by the Village.		

I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

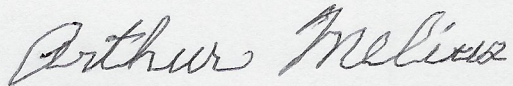
Name Arthur Melius Signature Arthur Melius Date 7/5/17

Office Use: Date Received _____ Date Paid _____ Receipt # _____ Amount Paid \$ _____

July 5, 2017

To Whom It May Concern:

I am selling 5 acres of land in the Town of Polk to my daughters, Susan and Jane Melius, so that they can build a home.

A handwritten signature in cursive script that reads "Arthur Melius". The ink is dark and the handwriting is fluid.

Arthur Melius

Land Division Planning Map For: The Arthur & Jane Melius Family (c/o Susan Melius)



Certified Survey Map

Part of the SE ¼ of the SW ¼ of Section 23, Town 10 North, Range 19 East,

Town of Polk, Washington County, Wisconsin,

Surveyor's Certificate:

I, Eric M. Schmitz, registered land surveyor, hereby certify that by the direction of Susan Melius, I have surveyed, divided, mapped, and shown the land described hereon; That part of the SE ¼ of the SW ¼ of Section 23, Town 10 North, Range 19 East, Town of Polk, Washington County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of said Section 23, also being the point of beginning; thence S 88°55'23" W along the South Line of said Southwest ¼ 331.80 feet; thence N 01°18'37" W 656.76 feet; thence N 88°55'23" E 331.47 feet to the East Line of said Southwest ¼; thence S 01°20'21" E along said East Line 656.76 feet to the point of beginning. Said described lands containing 217,802 sq.ft. (5.000 Acres) of land, more or less. That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. I have fully complied with the provision of Chapters 236.20, 236.21(2)(a) and 236.34 of the Wisconsin State Statutes, and the Land Division Ordinances of the Town of Polk in surveying, dividing and mapping said land.

NOTES:

Zoning = A-1 General Ag. (minimum building setback requirements are: 150' to centerline or 110' to property line (whichever is greater), 40' Rear Yard, 30' Sideyard.)

There are no wetlands, floodplain, or shoreland district lines which cross this property per Washington County GIS mapping, (<http://washingtoncowi.wgxtreme.com/>).

North Referenced To The Wisconsin Coordinate System, South Zone Based On The Control Survey Summary Diagram By Southeastern Wisconsin Regional Planning Commission, Revised April 2015 And The South Line Of The SW 1/4 Of Section 23-10-19 Bearing S 88°55'23" W.



Eric M. Schmitz
Eric M. Schmitz (S-1660) DATE 6-23-2017
3-7-2017

(Conc. Monument w/brass cap ind.)
SW CORNER
Sec. 23-10-19
N 482,443.61
E 2,473,433.68
(State Plane Coordinates)



Scale 1" = 120'

South Line of the SW ¼ of Sec. 23
N88°55'23"E 2649.56

LEGEND

⊙ DENOTES 1¼"(O.D.) x 18" IRON PIPE SET WEIGHTING NOT LESS THAN 1.13 LBS/FT.

UNPLATTED LANDS

N88°55'23"E 331.47

LOT 1

NET: 206,853 sq.ft. (4.749 AC)
ROW: 10,949 sq.ft. (0.251 AC)
TOTAL: 217,802 sq.ft. (5.000 AC)

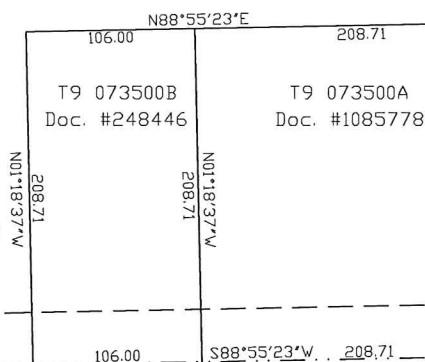
OWNER:

Arthur J. Melius Living Trust
3564 Sherman Road
Jackson, WI. 53037
(262) 677-9408

SURVEYOR:

Eric M. Schmitz
Eric Schmitz Corporation
2334 Stonebridge Circle
Unit A
West Bend, WI. 53095
(262) 338-6994

UNPLATTED LANDS



S88°55'23"W 331.78

S88°55'23"W 331.80

33' (10,949 sq.ft.) dedicated to the public for road purposes.

South 1/4 Corner
Sec. 23-10-19 (Conc. Monument w/brass cap ind.) N89°04'24"E
N 482,493.40 (State Plane Coordinates)
E 2,476,082.47

Sherman Road

Certified Survey Map

Part of the SE ¼ of the SW ¼ of Section 23, Town 10 North, Range 19 East,
Town of Polk, Washington County, Wisconsin,

Owner's Certificate:

As owner(s), We hereby certify that we caused the land shown and described herein to be surveyed, divided, dedicated, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Polk Plan Commission, the Town of Polk Town Board, the Village of Jackson Plan Commission and the Village of Jackson Village Board.

WITNESS the hand and seal of said owners this _____ day of _____, 2016. In the presence of:

Arthur J. Melius

Susan B. Melius

Judith E. Kurer

Jane M. Melius

Nancy A. Sutter

Witness

(STATE OF WISCONSIN WASHINGTON COUNTY) s.s.

Personally came before me this _____
day of _____, 2017, the above named owners are
to me known to be the same persons who executed the
foregoing instrument and acknowledge the same.
(Notary Seal) _____, Notary Public,

_____, Wisconsin.

My commission expires _____.

TOWN OF POLK PLAN COMMISSION APPROVAL

This land division is hereby approved by the Town of Polk Plan Commission on
this _____ day of _____, 2017

Albert Schulteis, Chairman

Tracy Groth, Zoning Secretary

TOWN OF POLK TOWN BOARD APPROVAL

This land division is hereby approved by the Town of Polk Town Board on
this _____ day of _____, 2017

Albert Schulteis, Chairman

Diana L. Degnitz -Town Clerk

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

This land division is hereby approved by the Village of Jackson Plan Commission on
this _____ day of _____, 2017

Michael E. Schwab, Chairperson

John Walther, Zoning Administrator

VILLAGE OF JACKSON BOARD APPROVAL

This land division is hereby approved by the Village of Jackson Board on
this _____ day of _____, 2017

Michael E. Schwab, President

Deanna Boldrey, Village Clerk/Treasurer



Eric M. Schmitz
Eric M. Schmitz (S-1660)

6-23-2017
3-7-2017
DATE

Soil Test & Building Site Planning Map
For: *The Arthur J. Melius Living Trust*

Part of the SE ¼ of the SW ¼ of Section 23, Town 10 North, Range 19 East,

Town of Polk, Washington County, Wisconsin,

N88°55'23"E 331.47

LOT 1

NET: 206,853 sq.ft. (4.749 AC)
ROW: 10,949 sq.ft. (0.251 AC)
TOTAL: 217,802 sq.ft. (5.000 AC)

N01°18'37"W 656.76

623.76

S01°20'21"E 656.76

623.76

Septic Field Areas:
3 cells (initial & replacement).
Area 1 5'x180'=900 sq.ft.
Area 2 (2) 5'x90'=450 sq.ft.
each (900 sq.ft. total).
System elevations:
Area 1 = 957.0.
Area 2 = 958.0.

T9 073500A
Doc. #1085778

0 12 24 36 48 60
Scale 1" = 60'
6-27-2017

208.71

S01°18'37"E 208.71

208.71

IPSet 33.00

S88°55'23"W 331.78

S88°55'23"W 331.80

IPSet 33.00

958.41

208.71

South 1/4 Corner
Sec. 23-10-19

957.05

Sherman Road

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – July 27, 2017 – 7:00 pm
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037**

1. Call to Order & Roll Call.

President Schwab called the meeting to order at 7:00 p.m.

Members present: Tr. Emmrich, Peter Habel, Steve Schoen, Jeff Dalton, Greg Winn

Members Absent: Tr. Kruepke (excused).

2. Minutes – May 25, 2017, Plan Commission Meetings.

Motion by Peter Habel, second by Tr. Emmrich to approve the minutes of May 25, 2017.

Vote: 6 ayes, 0 nays. Motion carried.

3. Planned Unit Development Amendment – Oversized Garage – Berben – English Oaks.

Mr. and Mrs. Keith Berben were present and had received staff comments.

Motion by Tr. Emmrich, second by Peter Habel to recommend approval of the Planned Unit Development Amendment – Oversized Garage – Berben – English Oaks, per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

4. Conditional Use – Storage Facility – Dittmar – Industrial Drive.

Carla Dunn of Dittmar Realty was present and had received staff comments.

Motion by Jeff Dalton, second by Peter Habel to recommend approval of the Conditional Use – Storage Facility – Dittmar – Industrial Drive, per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

5. Certified Survey Map – Extraterritorial – Melius – Sherman Road – Town of Polk.

Susan and Jane Melius were present and had received staff comments.

Motion by Peter Habel, second by Tr. Emmrich to recommend approval of the certified Survey Map – Extraterritorial – Melius – Sherman Road – Town of Polk.

Vote: 6 ayes, 0 nays. Motion carried.

6. Citizens to address the Plan Commission.

None.

7. Adjourn.

Motion by Peter Habel, second by Tr. Emmrich to adjourn.

Vote: 6 ayes, 0 nays. Meeting was adjourned at 7:06 p.m.

Respectfully submitted by Deanna L. Boldrey – Clerk / Treasurer

STAFF REVIEW COMMENTS
Plan Commission Meeting – July 27, 2017

1. Planned Unit Development Amendment – Oversized Garage – Berben – English Oaks.

Building Inspection

- This was brought back for Board Approval due to the garage size exceeds 720.0 Sq ft. per Village Ordinance. Mr. Berben's garage exceeds this amount by 350 Sq ft. The Board has approved in the past an oversized garage at the end of the cul-de-sac which is 978.0 Sq ft last year and the layout is very similar.
- Recommend approval since the garage looks like a two car garage from the front and the lot size warrants a larger garage.

Public Works/Engineering

- The increased garage size does not prohibit proper drainage of the lot. Recommend approval of the increased size of the garage.

Police Department

- No additional comments.

Fire Department

- No additional comments.

Administrative/Planning

- Recommend Approval.

2. Conditional Use – Dittmar Realty – New Self Storage Building

Building Inspection

- The building shall be located out of the wet land area.
- The new building shall match the existing colors of the other storage buildings.
- Recommend approval. This will screen the remaining outside storage spaces.

Public Works/Engineering

- The location of the building shall not infringe into the wetland delineation. The proposed location of the building will screen and place inside the existing storage of vehicles presently onsite. Recommend approval of the Conditional Use.

Police Department

- No additional comments.

STAFF REVIEW COMMENTS
Plan Commission Meeting – July 27, 2017

Fire Department

- The Fire Chief sees no problems. No common area, a Knox Box is not needed. Some of the storage sheds in the Village have sprinklers there is no occupancy so this is not necessary.

Administrative/Planning

- This building is consistent with what is currently on the site and will improve the overall appearance of the site. Recommend Approval.

3. Certified Survey Map – Extraterritorial CSM – Melius – Sherman Road – Town of Polk.

Building Inspection

- No additional comments.

Public Works/Engineering

- The land division created by the CSM is within the mile and a half of extraterritorial review by the Village of Jackson. The land division is not presently in the Village's sewer service and will not be for years. Recommend approval of the CSM with no other requirements.

Police Department

- No additional comments.

Fire Department

- No additional comments.

Administrative/Planning

- No additional comments.



Jackson Joint Parks & Recreation Department
 Jackson Area Community Center
 N165 W20330 Hickory Lane, Jackson, WI 53037
 Phone: (262) 677-9665

Date of Reservation : ____/____/____

Rental Agreement

☐ Check Here if this is a **LONG TERM**, annually renewing rental. (Note: these must be pre-approved and pre-negotiated by the Jackson Joint Parks & Recreation Department).

☒ Check here if "Additional Insured Certificate" is required.

Name of Applicant (or Organization): Democratic Party of Washington Co.

Applicant's Address (Street, City, State, Zip):

P.O. Box 355 West Bend, WI 53095

Phone and/or Cell Number: (262) 707-9935 Email: davidklissecharter.net

Event Date: 10-15-17

Purpose of Event: FUND-RAISER

* Will any of your guests require special accommodations? Yes ☐ No ☒

If Yes please explain: _____

* Tickets Sold or Admission Charged? Yes ☐ No ☒

* Will there be decorations? ☒ Yes ☐ No

* Will Alcoholic Beverages be Served? ☒ Yes ☐ No

(Please be aware that it is necessary to have the appropriate license to serve alcohol in this premise.

If the appropriate licenses are not obtained, the department reserves the right to refuse the reservation. Visit the Jackson Village Hall for more information.)

Estimated Number of Persons to Attend Event: 120

Rental Start Time: 4:00 Rental End Time: 8:00
 (Be sure to include setup and cleanup time to ensure return of your security deposit)

Please List The Rooms Being Rented & Rate:

Room Name	Number of hours	Room Rate	Total Room Cost
1. <u>Gym</u> X <u>4</u> X _____ = <u>200 -</u>			
2. <u>Kitchen</u> X <u>4</u> X _____ = <u>—</u>			
3. _____ X _____ X _____ = _____			

Black table skirts and black or white 120" round table clothes are available to rent at \$5.00 per.
 # SKIRTS _____ and/or # CLOTHES _____ X \$5.00 = _____

Total Rental Fees (not including \$100.00 deposit): \$ _____

Person Responsible for Walk Through with Building Attendant Before and After Event:

David Kliss Phone: 262-707-9935

Person Responsible for Cleaning after Event:

David Kliss Phone: 262-707-9935

Tell us what you would like. We may or may not be able to accommodate you but we want your event to be successful. If we can't help you, we'll try to direct you to someone who can help you.

Rounds in Gym with chairs

10 rec tables along wall

Please Circle How You Heard of the Jackson Area Community Center:

Previous Customer	Acitivity Guide	Event/Program	Facebook	Newspaper	None

SETUP REQUESTS: *Tables, Chairs and general layout may be made at the time of reservation.*

TOTAL FEES

Rental Deposit/Cleaning/Damage/Rental Reservation Time Violation: \$

Rental Fee: \$ 200⁰⁰ Long Term Rental Fees: ☐ Monthly ☐ Bi-Annually

Additional Charges: \$ _____ Description of Additional Charges: _____

TOTAL: \$

PAYMENT:		Check #:		Cash Total:		Credit Below
-----------------	--	----------	--	-------------	--	--------------

The applicant hereby agrees to save, secure, and keep harmless the Jackson Area Community Center/Jackson Joint Parks & Recreation Department/Village of Jackson and its officers, employees, agents, and the Village of Jackson against claims of action, liability, judgments, costs, and expenses, including attorney fees, and in all things strictly comply to the conditions of this agreement.

I certify that I have read all the **TERMS & CONDITIONS** as provided and shall accept responsibility on behalf of my group for any damage or theft sustained by the community center (i.e. premises, furniture, equipment, or supplies) because of the occupancy of said premises by our group.

Please initial after reading

I have read and agree with the terms and conditions of the ~~entire~~ contract.

Signature of responsible party: [Signature] Date: 6/28/17

Community Center Representative: _____ Date: _____

CREDIT CARD AUTHORIZATION

Name on Card (print) _____
☐ Billing Same as above or please list _____

AMEX [][] [][] [][] [][] [][][][] [][][][] Sec. Code [][][]

VISA/MC [][][][] [][][][] [][][][] [][][][] Exp. Mo. [][] Exp Yr. [][]

or Discover CVV Code [][][]

I authorize the Jackson Jt. Parks & Recreation Dept. to charge my credit card for the above fees. If the Jackson Jt. Parks & Recreation Dept. Is unable to process my payment, I will be responsible for an alternate payment arrangement.

Signature _____ Date ____/____/____

(A convenience fee will be added for credit cards.)

When paying with a credit card, the cardholder agrees to pay the rental fee immediately on the provided card.

We will hold the card information on file and it will be considered and used as a security deposit.

**VILLAGE OF JACKSON
WASHINGTON COUNTY, WISCONSIN**

**AN ORDINANCE ANNEXING TERRITORY TO
THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN**

The Village Board of the Village of Jackson, Washington County, Wisconsin, does ordain as follows:

SECTION 1. Territory Annexed.

In accordance with Wis. Stat., § 66.0217(2) and the Petition for Direct Unanimous Annexation filed with the Village and signed by all the owners of the land described below, and the Village Board having determined that there are no electors residing in such territory, the following described territory in the Town of Jackson, Washington County, Wisconsin, is annexed to the Village of Jackson, Washington County, Wisconsin.

Annexation Description

All of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Outlot 1, Outlot 4 and Outlot 5 of Twin Creeks, Outlot 10 of Twin Creeks – 3, Outlot 17 of Twin Creeks – 5, all being part of the Northwest $\frac{1}{4}$, Northeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, including parts of Jackson Drive, Maple Road and Sherman Road, all in Town 10 North, Range 20 East, in the Town of Jackson, Washington County, Wisconsin, bounded and described as follows:

See attached Annexation Exhibit

SECTION 2. Effect of Annexation.

From and after the date of this ordinance, the territory described in Section 1 shall be a part of the Village of Jackson for any and all purposes provided by law, and all persons coming or residing within such territory shall be subject to all ordinances, rules, and regulations governing the Village of Jackson.

SECTION 3. Temporary Zoning Classification.

The territory annexed to the Village of Jackson by this ordinance is temporarily zoned PUD, Planned Unit Development, pursuant to Wis. Stat., § 66.0217(8)(a), this temporary zoning having been recommended by the Village of Jackson Plan Commission.

SECTION 4. Ward Designation.

The territory described in Section 1 of this ordinance is hereby designated the 11th Ward of the Village of Jackson, subject to the ordinances, rules, and regulations of the Village of Jackson governing wards.

SECTION 5. Population of Annexed Area.

The population of the territory described in Section 1 of this ordinance is zero (1).

SECTION 6. Severability.

If any provision of this ordinance is invalid or unconstitutional, or if the application of his ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 7. Payment to the Town.

Pursuant to Wis. Stat., § 66.0217(14)(a)1, the Village agrees to pay annually to the Town of Jackson, for five (5) years, an amount equal to the amount of property taxes that the Town levied on the annexed territory, as shown by the tax roll under Wis. Stat., § 70.65, in the year in which the annexation is final.

SECTION 8. Effective Date.

This ordinance shall take effect upon its enactment. The Village Administrator is hereby authorized and directed to take such further action necessary to give effect to this ordinance.

Adopted by a vote of _____ for, _____ against, and _____ abstaining this 14th day of March, 2017.

VILLAGE OF JACKSON

By: _____
Mike Schwab, Village President

Attest:

Deanna Boldery, Clerk/Treasurer

ANNEXATION EXHIBIT

All of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 29, Part of the Southwest 1/4 of the Southwest 1/4 of Section 20, Outlot 1, Outlot 4 and Outlot 5 of Twin Creeks, Outlot 10 of Twin Creeks - 3, Outlot 17 of Twin Creeks - 5, all being part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 29, including parts of Jackson Drive, Maple Road and Sherman Road, all in Town 10 North, Range 20 East, in the Town of Jackson, Washington County, Wisconsin, bounded and described as follows:

Beginning at the Northwest corner of the Northwest 1/4 of said Section 29; thence South 89° 44' 17" East along the North line of the Northwest 1/4 of said Section 29 and the centerline of Sherman Road 38.99 feet to a point; thence North 00° 16' 44" East 40.01 feet to a point in the North line of Sherman Road; thence South 89° 44' 16" East along said North line and the existing Village Limits 140.40 feet to a point; thence South 00° 16' 44" West 40.01 feet to a point in the aforesaid centerline of Sherman Road and the North line of the Northwest 1/4; thence South 89° 44' 17" East along said centerline and said North line 785.71 feet to a point the centerline of Jackson Drive; thence South 45° 16' 44" West along said centerline 332.17 feet to a point; thence South 23° 04' 17" East 700.54 feet to a point; thence South 79° 11' 17" East 359.53 feet to a point; thence North 01° 10' 01" West 45.62 feet to a point; thence North 88° 52' 08" East 658.04 feet to a point; thence South 01° 07' 51" East 436.30 feet to a point; thence South 89° 52' 43" East 657.94 feet to a point in the West line of the Northeast 1/4 of said Section 29; thence South 89° 57' 35" East 2827.62 feet to a point in the East line of the Northeast 1/4 of said Section 29 and the Centerline of Maple Road; thence South 01° 03' 31" East along said Centerline 917.65 feet to a point; thence South 88° 56' 28" West 366.50 feet to a point; thence South 01° 03' 31" East 389.65 feet to a point in the South line of the Northeast 1/4 of said Section 29; thence South 89° 57' 58" West along said South line 2260.16 feet to the Southeast corner of the Northwest 1/4 of Section 29; thence North 01° 05' 42" West along the East line of said Northwest 1/4 Section a distance of 681.57 feet to a point in the North line of East Gate Drive; thence South 83° 32' 11" West along said North line 64.99 feet to a point; thence North 07° 36' 35" East 97.15 feet to a point; thence North 01° 05' 42" West 238.59 feet to a point; thence North 22° 42' 05" West 194.59 feet to a point; thence North 63° 09' 38" West 197.52 feet to a point; thence North 84° 48' 27" West 113.13 feet to a point; thence North 89° 52' 43" West 150.00 feet to a point; thence South 03° 43' 28" West 161.92 feet to a point in the North line of Fenceline Drive; thence Northwesterly 104.41 feet along said North line and an arc of a curve whose center lies to the South, whose radius is 283.00 feet, whose center lies to the South and chord bears North 85° 27' 16" West 103.82 feet to a point; thence South 83° 58' 35" West along said North line 5.37 feet to a point; thence North 02° 04' 28" West 111.34 feet to a point; thence North 01° 07' 51" West 99.04 feet to a point; thence North 02° 58' 17" West 163.16 feet to a point; thence North 38° 13' 57" West 173.25 feet to a point; thence North 69° 24' 08" West 177.56 feet to a point; thence North 89° 41' 37" West 121.12 feet to a point; thence South 88° 40' 57" West 134.78 feet to a point; thence South 00° 13' 42" East 136.50 feet to a point in the North line of Brookside Drive; thence South 89° 46' 18" West along said North line 85.00 feet to a point; thence North 00° 13' 42" West 139.55 feet to a point; thence North 79° 11' 17" West 293.88 feet to a point; thence South 83° 22' 11" West 185.08 feet to a point; thence South 10° 13' 51" West 159.98 feet to a point in the North line of Brookside Drive; thence North 79° 48' 09" West for a distance of 50.66 feet to a point in the Easterly line of Twin Creeks Road; thence Northwesterly 203.91 feet along said Easterly line and an arc of a curve whose radius is 533.00 feet, whose center lies to the Southwest and whose chord bears North 04° 16' 43" West 202.67 feet to a point; thence North 74° 45' 42" East 148.87 feet to a point; thence North 23° 04' 17" West 159.92 feet to a point; thence North 28° 00' 49" West 149.86 feet to a point; thence North 44° 09' 32" West 129.17 feet to a point; thence South 45° 15' 44" West 163.94 feet to a point in the Easterly line of Twin Creeks Road; thence North 44° 44' 16" West along said Easterly line 78.72 feet to a point; thence Northwesterly 13.55 feet along said easterly line and an arc of a curve whose center lies to the Northeast, whose radius is 19.00 feet, and whose chord bears North 24° 18' 19" West 13.27 feet to a point; thence Northwesterly 43.51 feet along said Easterly line and an arc of a curve whose center lies the Southwest, whose radius is 61.00 feet and whose chord bears North 24° 18' 19" West 42.59 feet to a point; thence North 44° 44' 16" West 92.00 feet to a point in the Westerly line of Jackson Drive; thence South 45° 15' 44" West along said Westerly line 521.61 feet to a point; thence Southwesterly 117.97 feet along said Westerly line and an arc of a curve whose center lies to the Southeast, whose radius is 355.00 feet, and whose chord bears South 35° 44' 33" West 117.42 feet to a point in the West line of the Northwest 1/4 of said Section 29; thence North 01° 14' 18" West along said West line 892.91 feet to the point of beginning.

Said land contains 4,005,967 square feet or 91.9843 acres.

January 31, 2017

Dittmar Realty

Drawing No. 161203-RMK

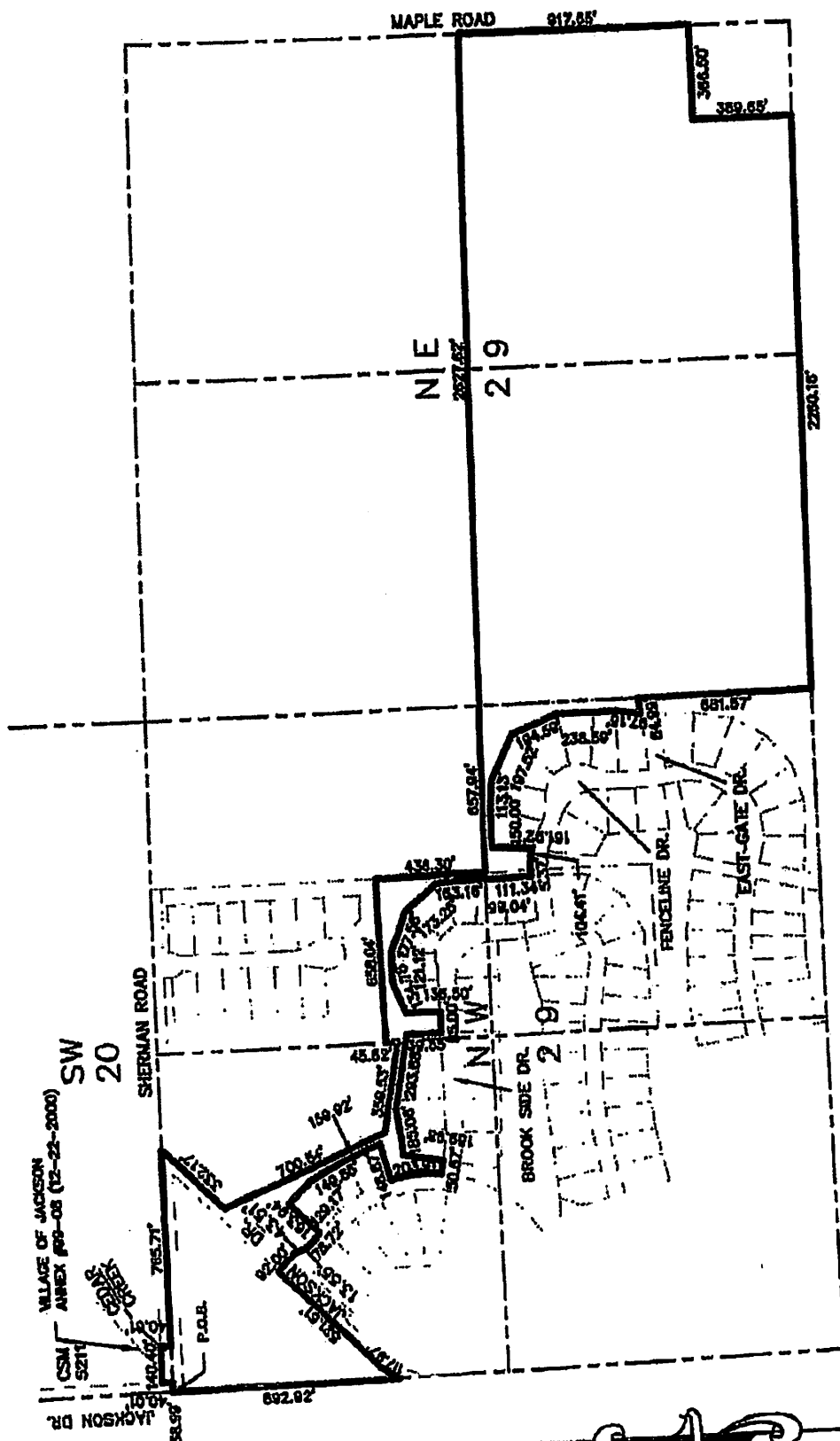
R.A. Smith National, Inc.

R.A. Smith National, Inc.
*Beyond Surveying
and Engineering*

16745 W. Diamond Road, Brookfield WI 53005
262-787-7373 www.rainwaterusa.com
262-781-1800 Fax 262-787-7373
Madison, WI Irvine, CA Pittsburgh, PA

1.1.2015 10:51 AM

R.A. Smith National, Inc.



A horizontal graphic scale bar with a black and white checkered pattern. It is labeled with '0', '600', and '1200' at the top, and 'Feet' at the right end. The text 'GRAPHIC SCALE' is written vertically below the bar.

DRAFT MINUTES
Board of Public Works Meeting
Tuesday, July 25, 2017 –7:00 p.m.
Jackson Village Hall
N168W20733 Main Street

1. Call to Order and Roll Call.

Chairman Tr. Don Olson called the meeting to order at 7:00 p.m.

Members present: Brian Heckendorf, Tr. Lippold, Linda Granec, Scott Thielmann, and Tr. Kufahl.

Excused: Gloria Teifke.

Staff present: Brian Kober, John Walther, and Deanna Boldrey.

2. Approval of Minutes for June 27, 2017, meeting.

Motion by Scott Thielmann, second by Brian Heckendorf to approve the minutes of the June 27, 2017, Board of Public Works meeting.

Vote: 6 ayes, 0 nays. Motion carried.

3. Review of Bid Storm Water Drainage Stonehedge Drive.

Brian Kober reviewed the quotes. Two bids were received. The quotes received were above the engineers estimate. This is late in the year to request quotes as most contractors have their year scheduled. Discussion ensued of rebidding the project and piggy-backing with another project. The storm laterals will be special assessed. Discussion ensued of redirecting the water and that the sump pumps were adjusted after the winter. Tr. Lippold questioned if there was any harm to salt the area. Brian Kober commented that it can harm the grass and increase the MS4 and Chloride ratings.

Tr. Olson recommended that the project be delayed until 2018 for a better bidding environment. Second by Brian Heckendorf.

Vote: 6 ayes, 0 nays. Motion carried.

4. Final Pay Request – Stonewall Sidewalk Project – Johnson & Sons Paving.

Brian Kober reviewed the pay request memo.

Motion by Tr. Kufahl, second by Linda Granec to recommend approval of the final pay request for Stonewall Sidewalk Project – Johnson & Sons Paving, in an amount not to exceed \$23,706.85.

Vote: 6 ayes, 0 nays. Motion carried.

5. Review of Pay Request #3 Chateau Dr. Reconstruction Project.

Brian Kober has met with Buteyn Peterson, Gremmer & Associates (inspector), and Zenith Tech (concrete contractor) to discuss the completion of the landscaping and correction of the driveways. Brian has walked the project with Buteyn Peterson. Brian reviewed the three options for the correction of the driveway aprons. The retainage for the project is \$19,359.87.

Motion by Scott Thielmann, second by Tr. Olson recommend payment of pay request #3 Chateau Dr. Reconstruction Project, in an amount not to exceed \$1,572.00.
Vote: 5 ayes, 1 nay (Lippold). Motion carried.

6. Discussion on Special Assessment for final lift of asphalt.

Brian reported on the item. He suggested to go out to bid for several projects with true bid numbers. He suggested to go forward with Alcan so that it goes against the TID.
Motion by Scott Thielmann, second by Tr. Olson for Brian Kober to go out to bid for the final lift of asphalt.
Vote: 5 ayes, 1 nay (Lippold). Motion carried.

7. Discussion on year-round street parking Georgetown Drive.

A request has been made for year-round street parking on Georgetown Drive. This was in the ordinance but was removed due to the recodification of the Village Code. Discussion ensued of the snow plow issues. Linda Granec commented that parking is an issue and the snow banks. It is right by the playground and a safety concern. The Board took no action on the item.

8. Final Pay Request – Industrial Dr. Sidewalk Project – TP Concrete Inc.

Brian Kober reviewed the final pay request memo and there are no issues.
Motion by Tr. Olson, second by Tr. Kufahl to recommend approval of the final pay request for Industrial Sidewalk Project – TP Concrete Inc, in an amount not to exceed \$2,298.09.
Vote: 6 ayes, 0 nays. Motion carried.

9. Selling of Village Equipment.

Brian Kober reviewed the list of surplus equipment.
Motion by Tr. Kufahl, second by Scott Thielmann to recommend approval selling of Village Surplus Equipment.
Vote: 6 ayes, 0 nays. Motion carried.

10. Director of Public Works report.

Brian Kober gave the report. Brian attended a meeting at the County in regards to the Hwy 45 project coordination. The resurfacing will be from the split by Cabela's to Hwy D. This project is earmarked for 2019 depending on state funding. Brian commented that County Trunk Hwy P is scheduled to be reconstructed next year from STH 60 to North of Cedar Creek Road.
Motion by Linda Granec, second by Tr. Lippold to place the Director of Public Works report on file.
Vote: 6 ayes, 0 nays. Motion carried.

11. Citizens/Village Staff to Address the Board.

Nicole Gonring of Stonewall Drive commented on the Stonewall Drive Asphalt item.

Russ Maki of Georgetown Drive commented on the On Street Parking on Georgetown Drive.

Versala Suichway commented on the Stonewall Drive Asphalt Item.

Linda Uhlenkep reported that Versala asked the questions.

Fred Beine of Stonewall Drive commented on the Stonewall Drive Asphalt Item.

Carol Wissmann of Stonewall Drive commented on whether the church and gas station would be included in the assessment.

Brian reported that the special assessment is in discussion only. Special Assessments have not been issued yet.

Sean Sciurbs commented on the undeveloped areas on Stonewall Drive and questioned if this is a bond or letter of credit.

Jamie Beno commented on Stonewall Drive questions have been answered.

Ray Glock of English Oaks is a past president of the homeowners association at English Oaks. He reported that in 2012 MLG, LLC set aside funds for the final lift of asphalt. In December of 2015 a letter from MLG's legal team was sent to the Village stating that they dissolved and that there was no longer money available for the final lift of asphalt. MLG is still active in the subdivision and charging homeowners for plan review.

Nick Stortz of English Oaks commented that MLG is still active.

Kurt Meyers of Georgetown Drive commented on parking on Georgetown Drive.

Ron Stuebs commented on the Stonewall Drive Asphalt Item.

12. Adjourn.

Motion by Brian Heckendorf, second by Tr. Olson to adjourn at 8:25 p.m.

Vote: 6 ayes, 0 nays. Motion carried.

Respectfully submitted by: Deanna L. Boldrey, Village Clerk-Treasurer