

Agenda
Village Board Meeting
Tuesday, October 10, 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 – Industrial Facility – Design to Construct – Alcan Court.
5. Approval of Minutes for the Village Board Meeting of September 12, 2017.
6. Approval of Licenses.
 - Operator Licenses:
East Side Mart: Kayla DeHarde
Walgreens: Pamela Stoiber
7. Resolution #17-18 Final Resolution Authorizing the Levy of Special Assessments Against Benefited Property Associated with Chateau Drive Project.
8. Review of Cedar Corp. Professional Service Proposal Public Safety Building.
9. Budget & Finance Committee.
 - Resolution #17-21 Allowing the Village of Jackson to Establish a North Shore Bank Deferred Compensation Plan.
 - Fire Department – DNR Grant – 50/50 Matching Grant for the Grass Rig Repairs.
10. Park & Recreation Committee.
-Jackson Festivals, Inc. – Action in Jackson Update.
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. Mid-Moraine Legislative Committee/Mid-Moraine Municipal Report.

16. Citizens to Address the Village Board.

17. 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 James Blise
Contact Mark Hertzfeldt Address/ZIP N173W21010 Northwest Passage, Jackson Phone # 262-677-9933
E-mail Address mhertzfeldt@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262-677-9934
Name of Owner James Blise Address/ZIP N173W21010 Northwest Passage, Jackson Phone# 262-677-9933
Owner Representative/Developer Same as Applicant
Proposed Use of Site Industrial spec Present Zoning Conditional Use

<u>ACTION REQUESTED</u>	<u>FEE</u>	<u>SUBMITTAL REQUIREMENTS</u>	<u>TYPE OF INFORMATION DESCRIBED</u> (See page 5)	<u>PAPER COPIES</u>	<u>CD</u>
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 Mark Hertzfeldt Signature _____ Date 09.01.2017

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: Delaney Group LLC - James Blise

For a property located at (address): Corner of Alcan Court and Alcan Drive

Phone number of Business/Applicant: 262-677-9933

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

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): None

Hours of Operation: To be determined by Tenant Occupancy

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): Masonry (Painted), Metal building wall panel, Annodized aluminum storefront and tinted glass, Aluminum composite metal (ACM) wall panels.

Finishes to match other Delaney buldings in the business park. reference photo of existing building

Setbacks from rights-of-way and property lines: 40'-0" street setback, 20'-0" side and rear setback

Screening/Buffering: None

Landscape Plan (sizes, species, location): Please refer to plan for details

Signing (dimensions, colors, lighting, location): None as part of this application - to follow at a later date when tenant occupancy is determined.

Lighting (wattage, style, pole location and height, coverage): light bolards at parking lot, full cutoff wall pack at loading areas

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), (sidewalk/pedestrian way width and material): Please refer to site plan for details

Storm-water Management: Part of the business park regional system

Erosion Control: Please refer to civil plans for details

Fire Hydrant Location(s): Existing street hydrants, no site hydrants proposed

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: To be provided and installed as part of the construction document submittal and building permit review

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: None

Parking (no. of spaces, handicapped parking, and dimensions): 9 spaces / 10'-0" w X 20'-0" d, 1 ADA stall

Tree and shrub preservation: N/A

Setbacks/height limitations: 40'-0" street setback, 20'-0" side and rear setback

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

James Blise _____, 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.



N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

September 1, 2017

Planning Commission

Village of Jackson

N168 W20733 Main Street
Jackson, WI 53037

Re: Planning Commission Submittal

Dear Planning Commission members,

Please accept the attached plans and Village of Jackson development application form for planning commission review under the heading of conditional use. The proposed building is a speculative industrial facility, which is approximately 25,500 square feet.

Impact from the development regarding wastewater, water consumption, vehicle trips and parking needs will not be available until an occupant is determined. Signage will follow at a later date under a separate submittal.

Construction start and end dates are yet to be determined.

You will also find attached the additional information required by the application form.

If you have any questions regarding these materials or require further information please feel free to contact our office.

Please contact me to discuss any questions or concerns you may have with any of our responses to your comments.

Sincerely,

Mark Hertzfeldt



BUILDING DESIGN FOR:

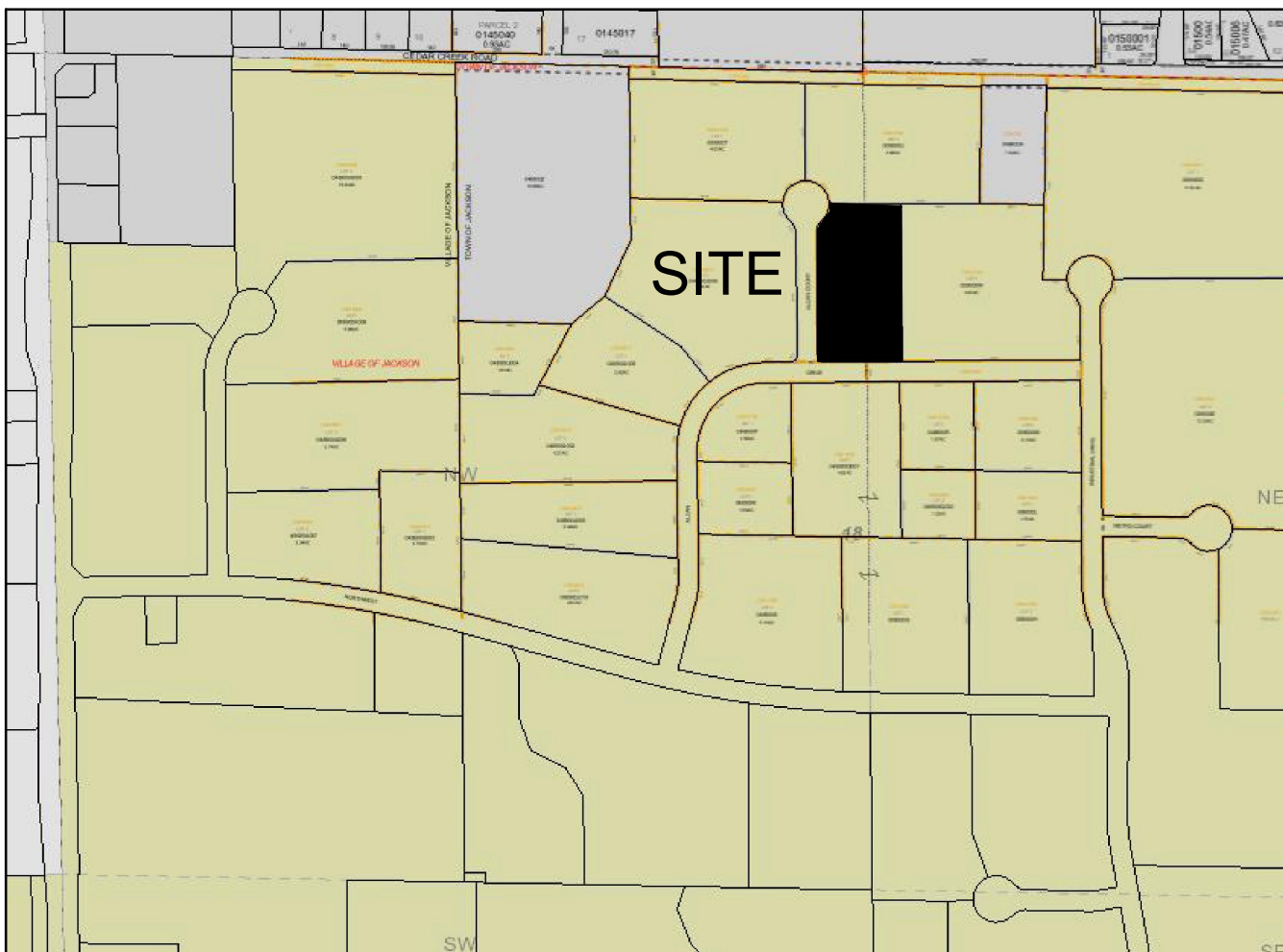
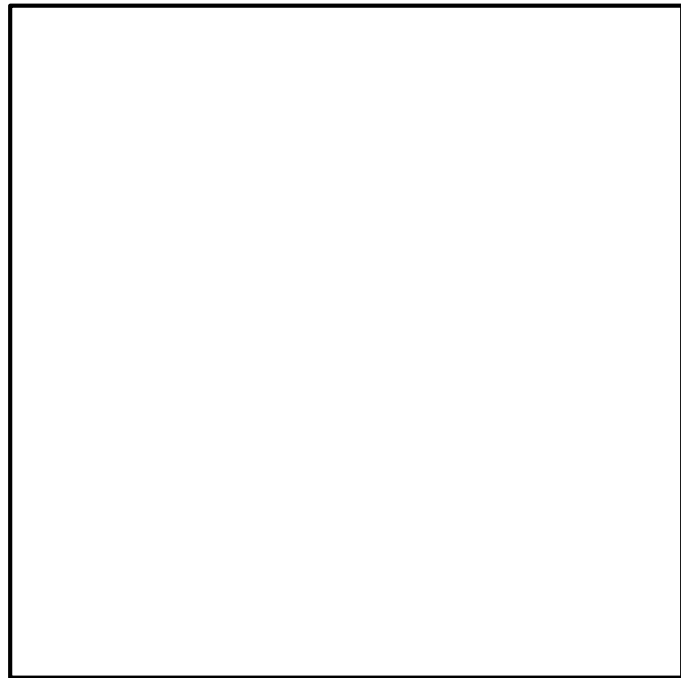
DELANEY VII
ALCAN DRIVE AND ALCAN COURT
JACKSON, WI 53037

SHEET INDEX:

TS	TITLE SHEET
	CIVIL DRAWINGS
C100	EXISTING SITE
C101	GRADING PLAN
C102	UTILITY PLAN
	ARCHITECTURAL
A1.0	SITE PLAN
A1.1	LANDSCAPE PLAN
A2.1	FIRST FLOOR PLAN
A4.0	EXTERIOR ELEVATIONS

PROJECT CONTACTS

CIVIL CONSULTANT	ARCHITECT
QUAM ENGINEERING	MARK HERTZFELDT
1519 E. WASHINGTON ST, SUITE A	
WEST BEND, WI 53095	PROJECT MANAGER
KEVIN PARISH	TERRY KOTH
kjparish@sbcglobal.net	
OFF: (262) 338-6641	PROJECT NO.
FAX: (262) 338-6684	17-00193
	DATE
	09.01.2017
	SEAL



PREV. TRANS. NO.:
NEW TRANS. NO.:
REVIEWER:

DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010

NORTHWEST PASSAGE WAY

JACKSON, WI 53037

•

PHONE 262.677.9933

FAX 262.677.9934

•

info@design2construct.com

BUILDING DESIGN FOR:

DELANEY VII

ALCAN COURT & ALCAN DRIVE

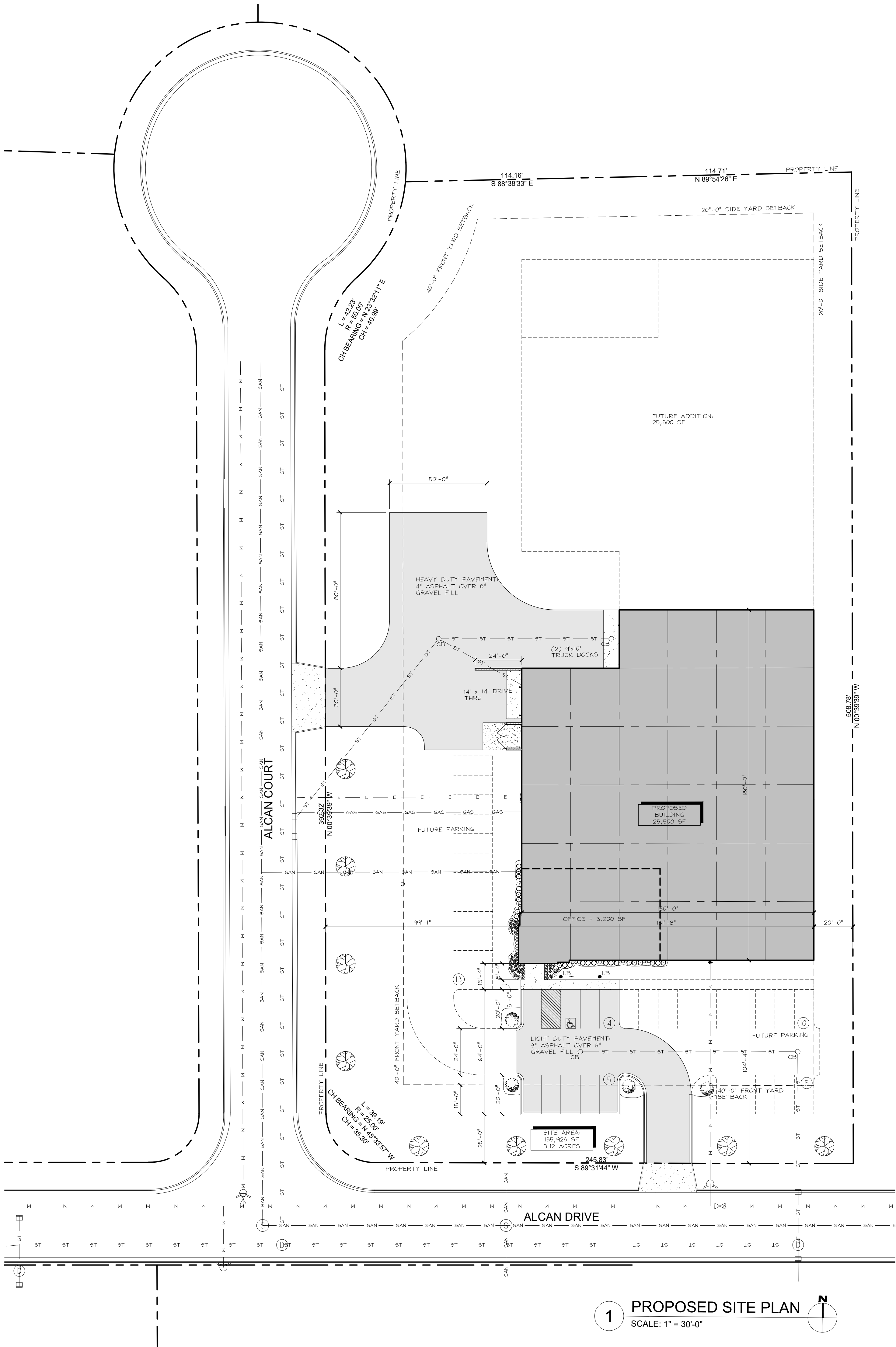
JACKSON, WI 53037

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA
DATE
09.01.2017
JOB NO.
17-00193
SET USE
PLAN COMMISSION
FILE NAME
A1-TS
DRAWN BY
MVH
SHEET NO.
TS

SITE DATA:	
SITE AREA:	136,928 S.F. 3.12 ACRES
AREA OF PROPOSED BUILDING	25,500 S.F.
TOTAL HARD SURFACE AREA:	15,014 S.F. (11% OF SITE)
CONCRETE AREA:	826 S.F.
CONCRETE APRONS	976 S.F.
CONCRETE WALK/CURB	51 L.F.
CONCRETE CURB	253 L.F.
HEAVY DUTY PAVING:	9,008 S.F.
LIGHT DUTY PAVING:	5,180 S.F.
TOTAL GREENSPACE AREA:	96,414 S.F. (70% OF SITE)
ZONING DISTRICT:	PUD
FRONT YARD SETBACK:	40'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	20'-0"
TOTAL PARKING PROVIDED:	9 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	1
HANDICAP PARKING PROVIDED:	1
FUTURE PARKING STALLS:	28



1 PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

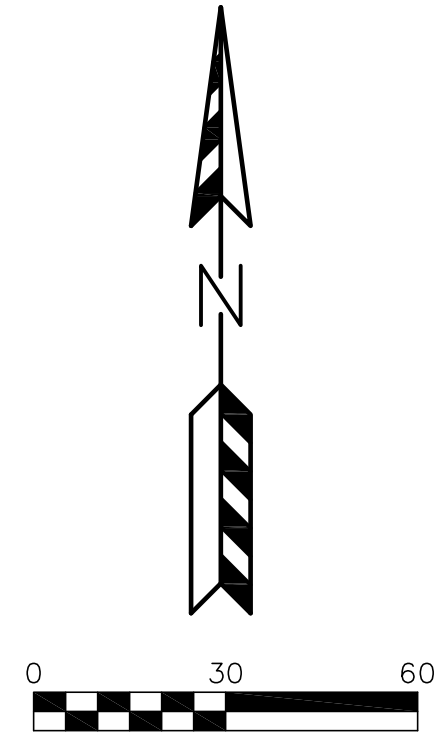
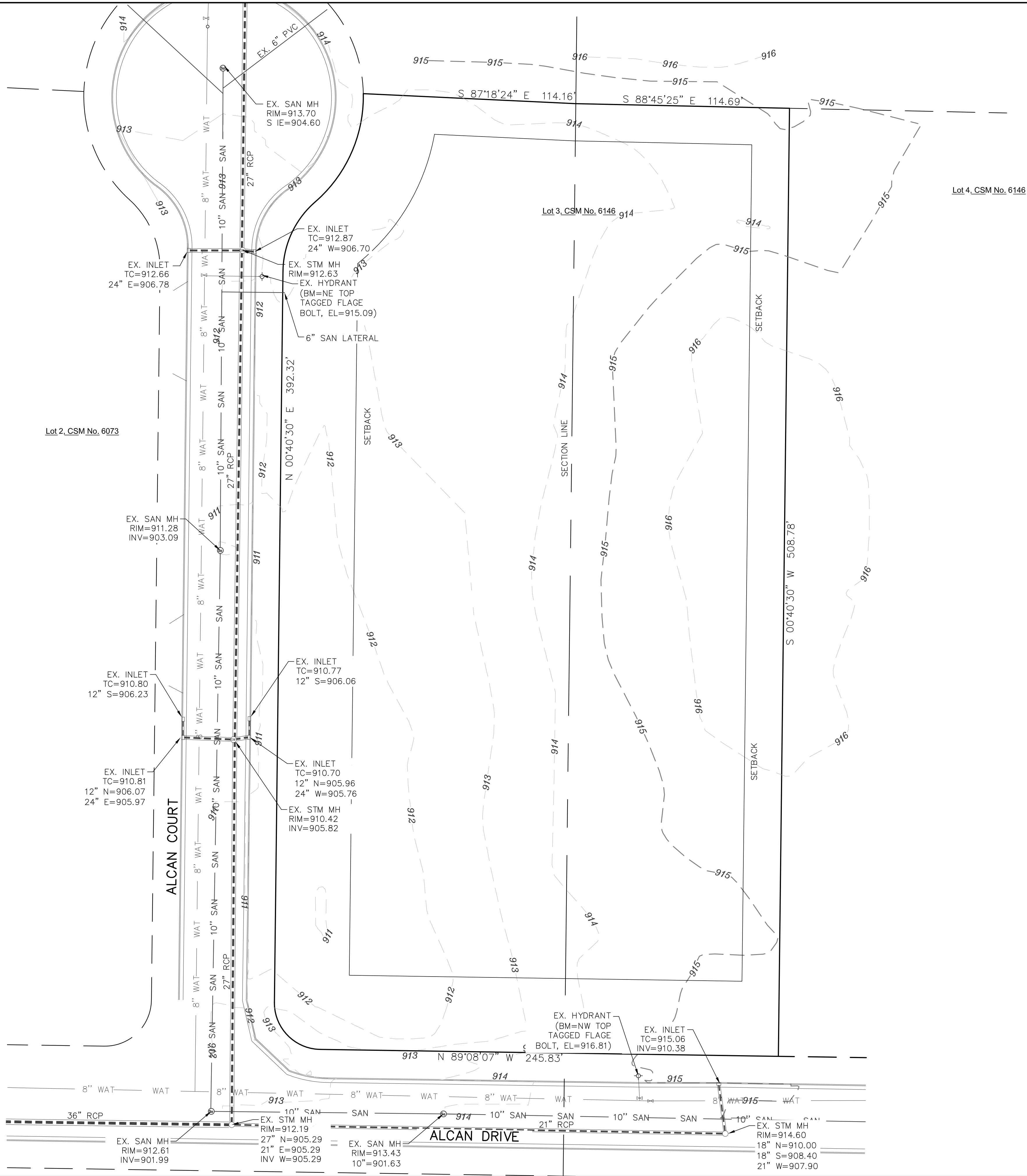
BUILDING DESIGN FOR:
DELANEY VII
ALCAN COURT & ALCAN DRIVE
JACKSON, WI 53037

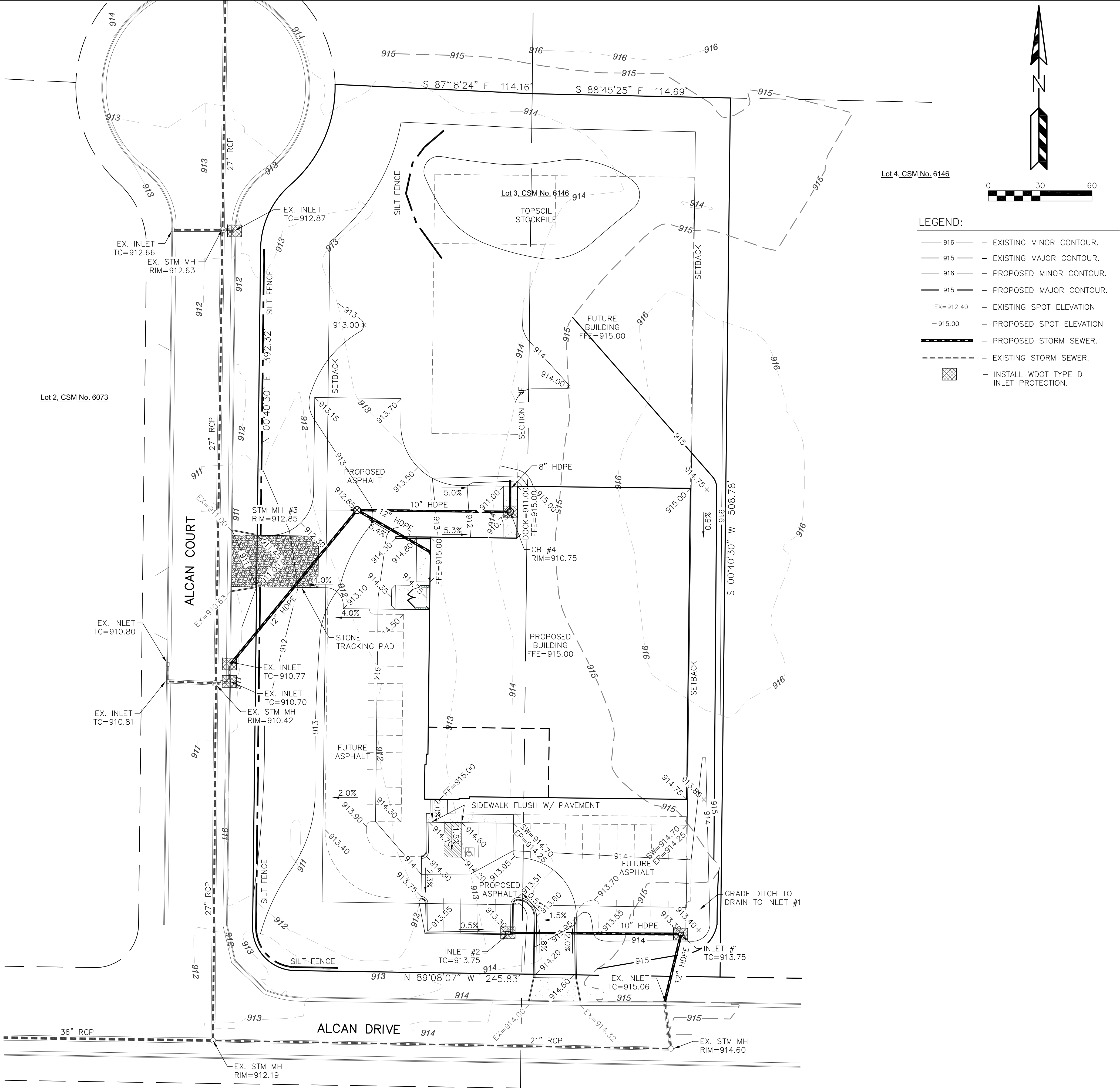
SHEET TITLE
SITE PLAN

REVISIONS

PROJECT DATA
DATE
JOB NO.
SET USE
PLAN COMMISSION
FILE NAME
DRAWN BY
SHEET NO.

A1.0





EROSION NOTES:
THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGEWAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

TIME SCHEDULE:

SEPT. 15, 2017	INSTALL INITIAL EROSION CONTROL DEVICES.
SEPT 16, 2017 – MAY 1, 2018	CONSTRUCT PROPOSED BUILDING, PARKING LOT AND UTILITIES.
MAY 1 – 15, 2018	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

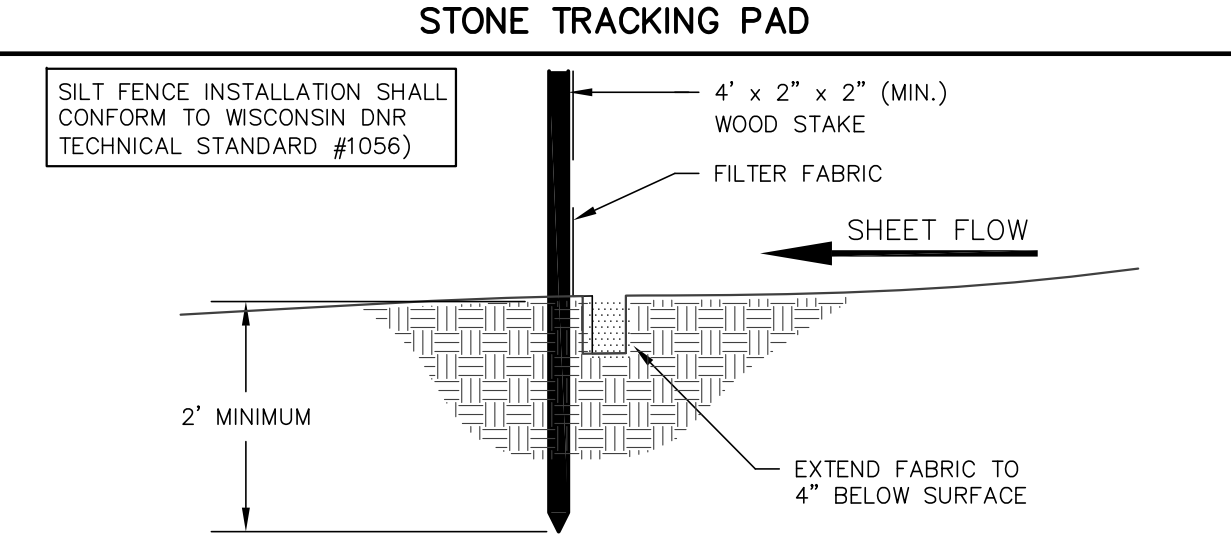
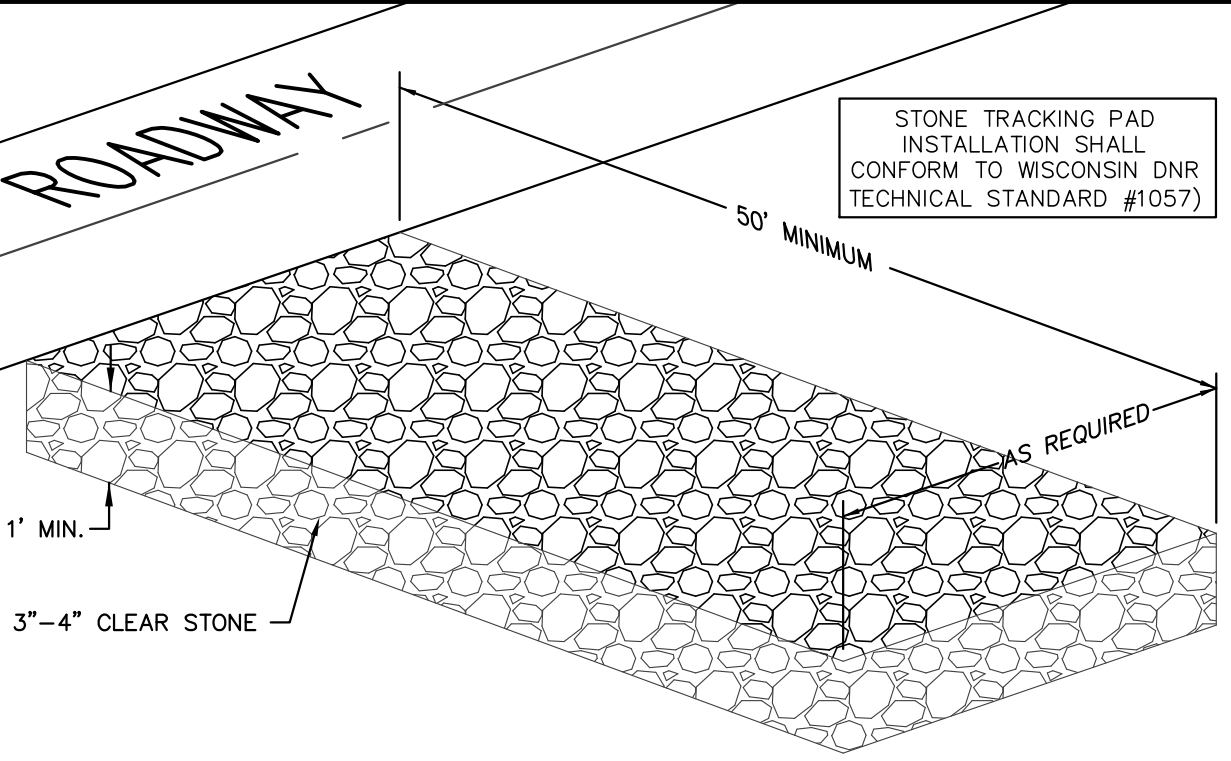
AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW. NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 6% POTASH, NOT LESS THAN 6%.

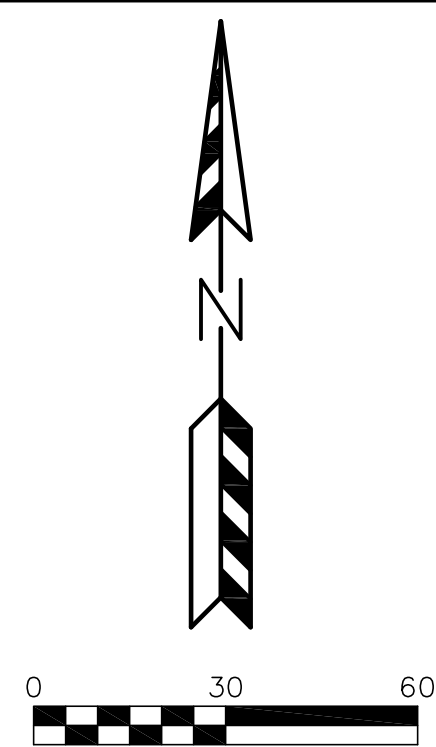
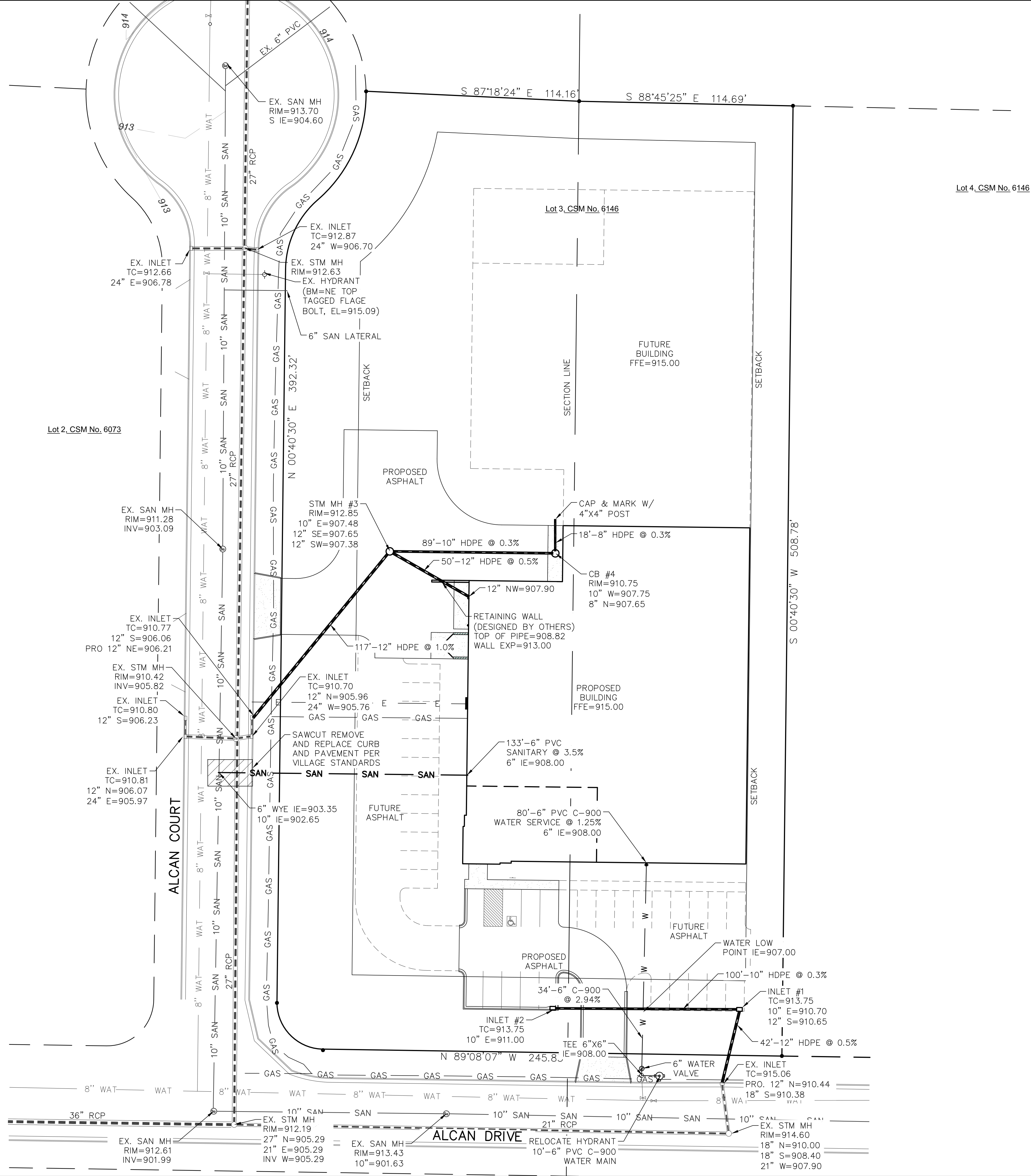
ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:
DELANEY GROUP, LLC
ATTN: JAMES BLISE
117302010 NORTHWEST PASSAGE
JACKSON, WI 53037

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: KEVIN PARISH
1519 E. WASHINGTON STREET, SUITE A
WEST BEND, WI 53095





UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF JACKSON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

ALL EXISTING PUBLIC VALVES AND HYDRANTS WILL ONLY BE OPERATED BY THE VILLAGE WATER UTILITY DEPARTMENT PERSONNEL.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL AND WATER SERVICE INVERTS PRIOR TO BUILDING CONSTRUCTION. SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

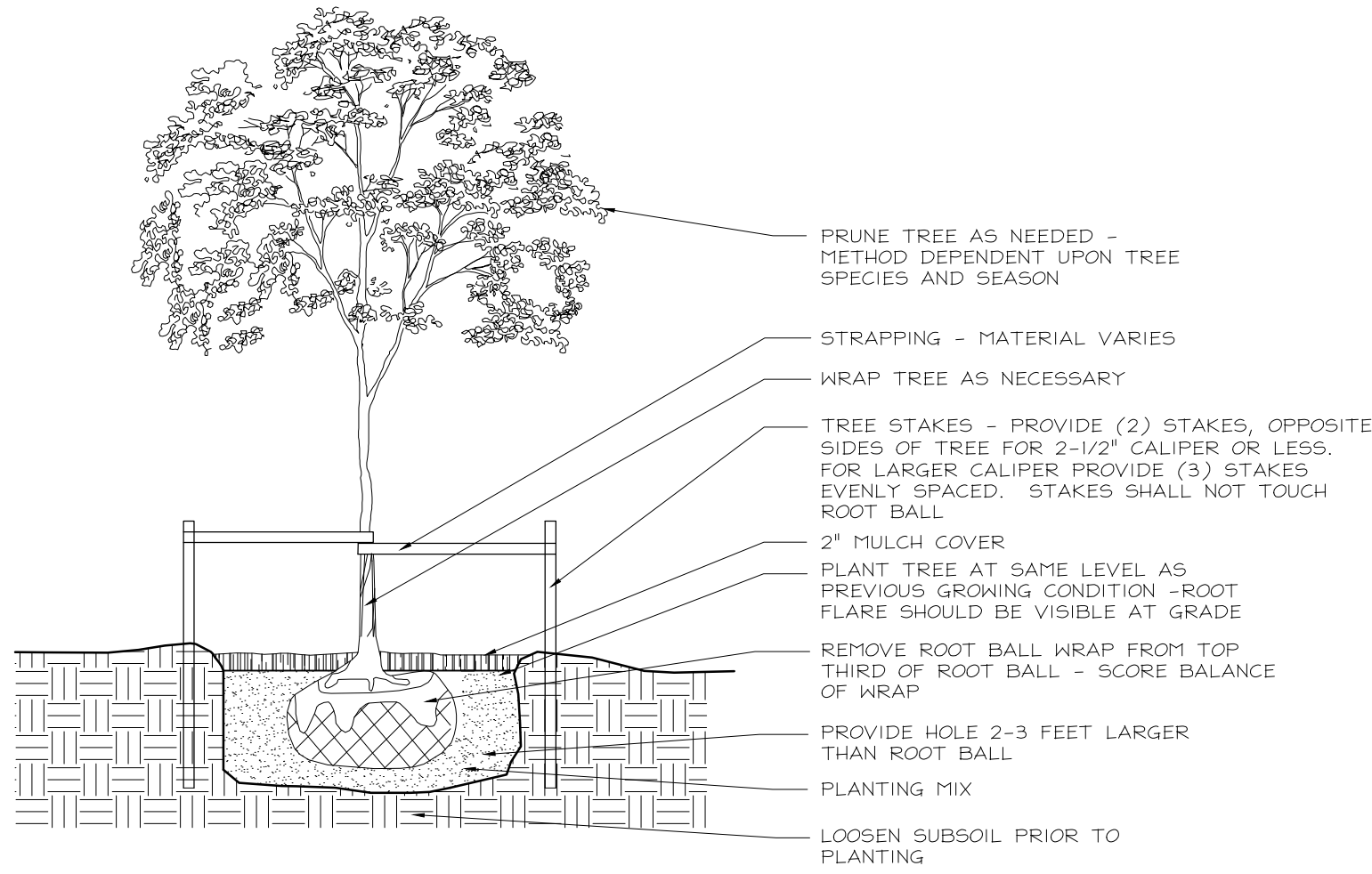
ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.



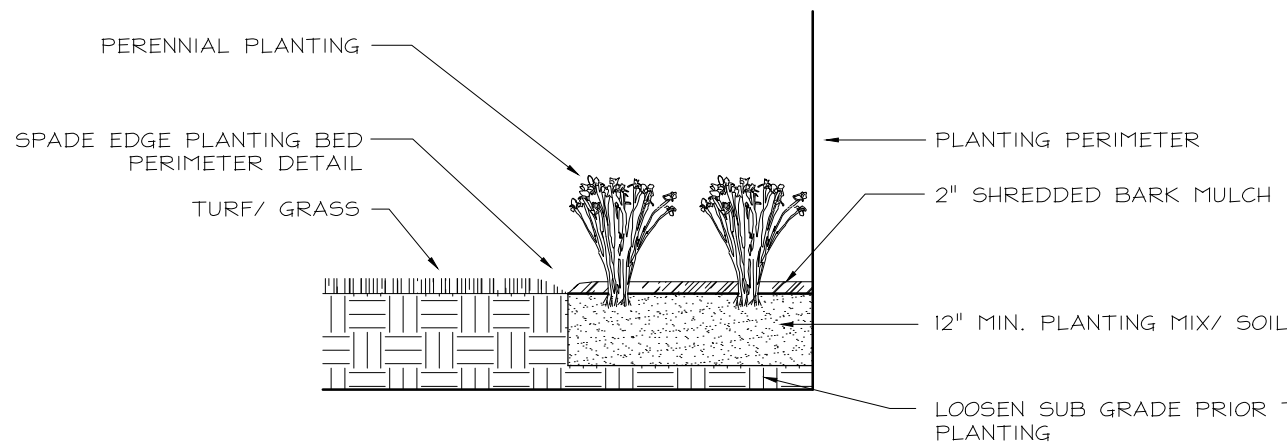
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE		ROOTS
				MATURE	AT PLANTING	
D1	4	CRATAEGUS CRUS-GALLI VAR INERMIS	THORNLESS COCKSPUR HAWTHORN	15 - 20'	2-1/2' CAL.	B & B
D2	9	ACER RUBRUM	RED MAPLE, RED SUNSET	50 - 60'	2-1/2" CAL.	B & B
S1	18	ROSA X RADTKOPINK PLANT	PINK DOUBLE KNOCKOUT ROSE	4'	12 - 18" HIGH	POT
S2	23	COTONEASTER LUCIDUS	COTONEASTER HEDGE	8'	12 - 18" HIGH	POT
S3		ROBECKIA FULGIDA VAR SULLIVANTII GOLDSTRUM	GOLDSTRUM BLACK EYED SUSAN	2'	18 - 24" HIGH	POT
G1	31	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER	FOERSTERS FEATHER REED GRASS	12"	2' - 6'	POT

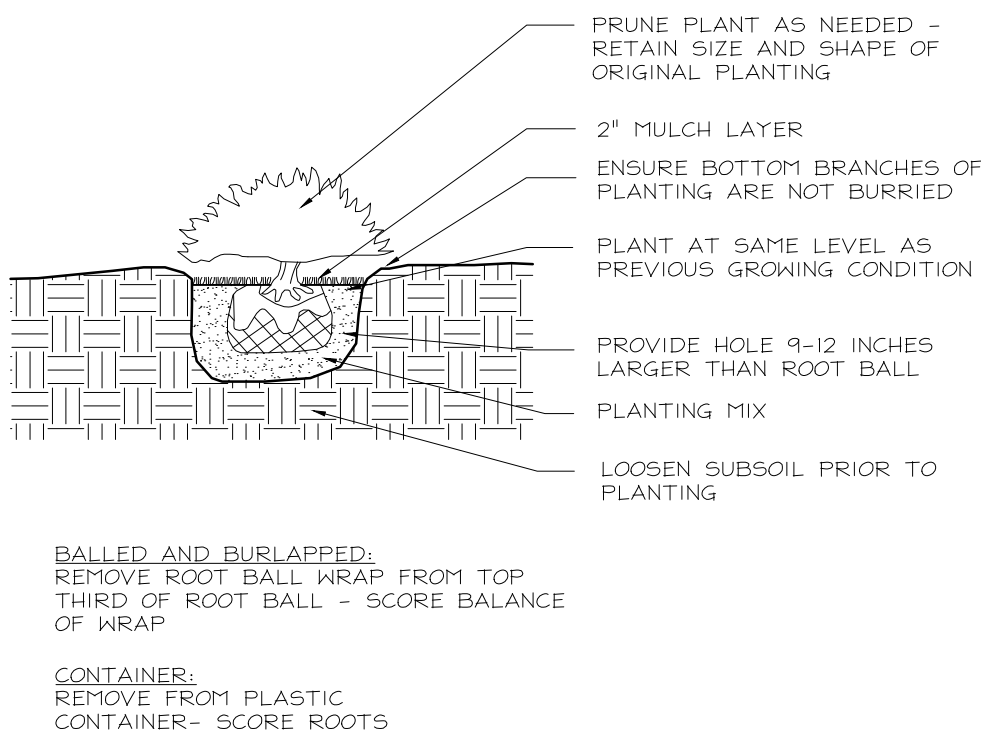
1. NEW PLANTS ARE TO BE OF REASONABLE GROWTH
2. PROVIDE MULCH BED AROUND ALL PLANTINGS
3. TREES TO HAVE 2-1/2" (MIN.) CALIPER.



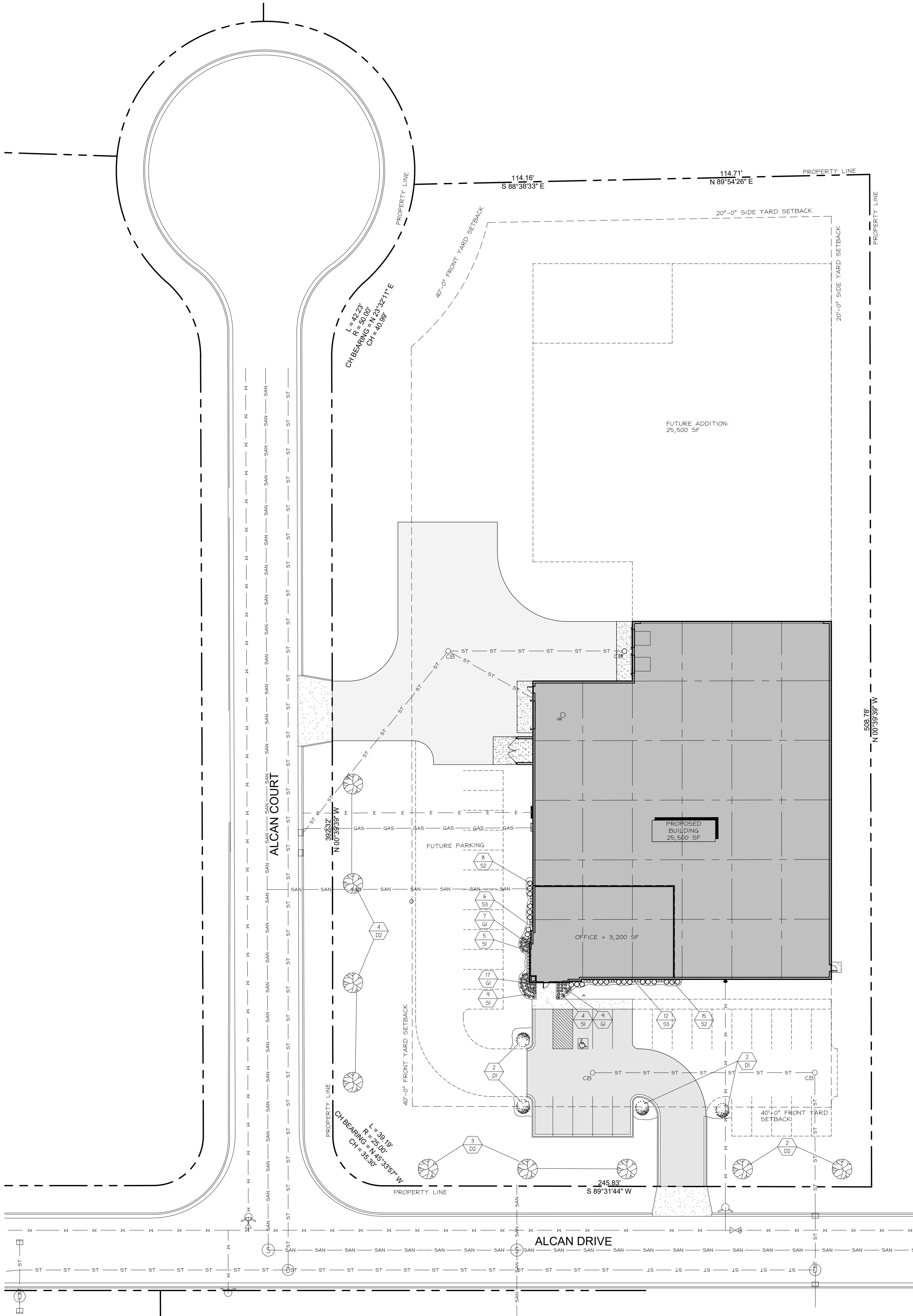
4 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



3 PERENNIAL BED PLANTING DETAIL
SCALE: NTS



2 DECIDUOUS SHRUB PLANTING DETAIL
SCALE: NTS



1 PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:

DELANEY VII

ALCAN COURT & ALCAN DRIVE

JACKSON, WI 53037

SHEET TITLE

LANDSCAPE PLAN

REVISIONS

--	--

PROJECT DATA

DATE	09.01.2017
JOB NO.	17-00193
SET USE	PLAN COMMISSION
FILE NAME	C2-A1.1
DRAWN BY	MVH
SHEET NO.	

DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010

NORTHWEST PASSAGE WAY

JACKSON, WI 53037

PHONE 262.677.9933

FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:

DELANEY VII

ALCAN COURT * ALCAN DRIVE

JACKSON, WI 53037

SHEET TITLE

FLOOR PLAN

REVISIONS

PROJECT DATA

DATE

09.01.2017

JOB NO.

17-00193

SET USE

PLAN COMMISSION

FILE NAME

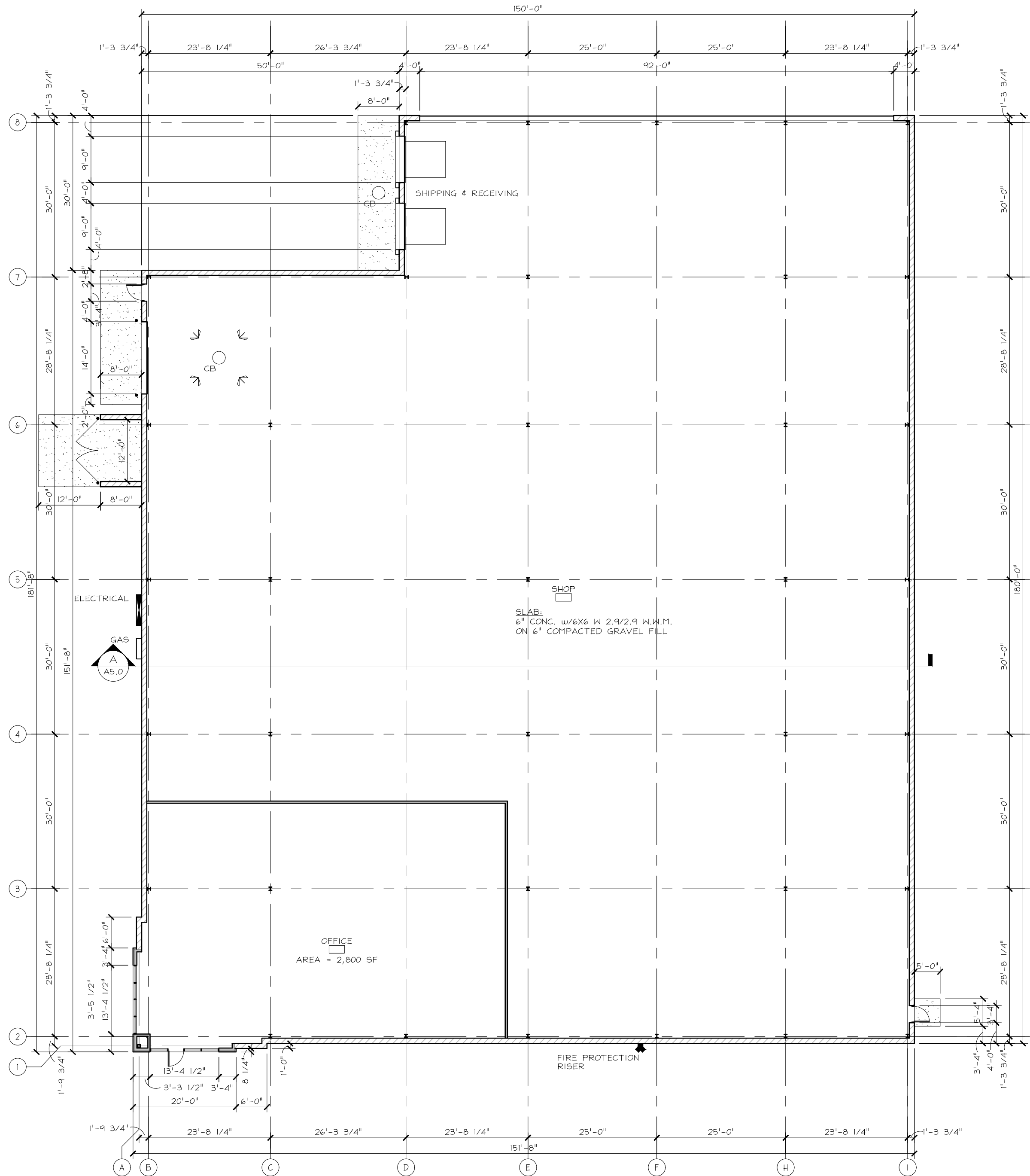
E4-A2.1

DRAWN BY

MVH, BW

SHEET NO.

A2.1



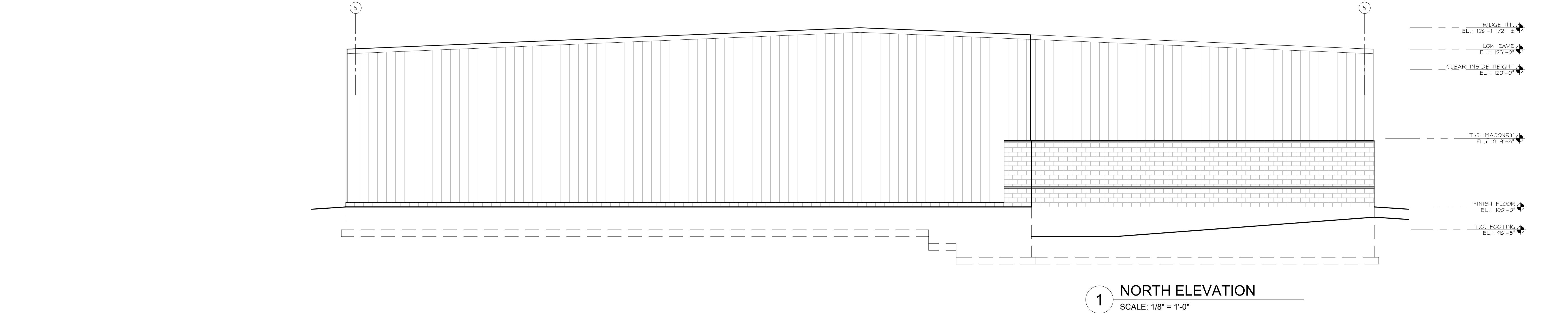
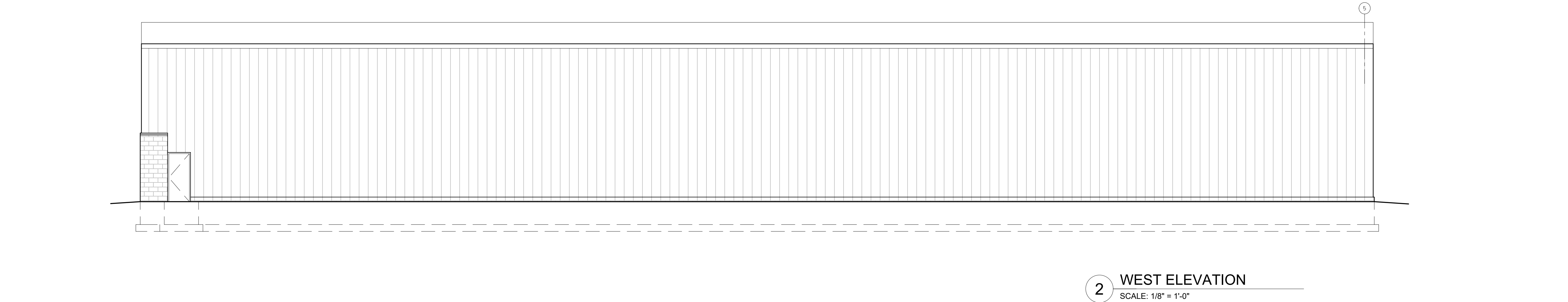
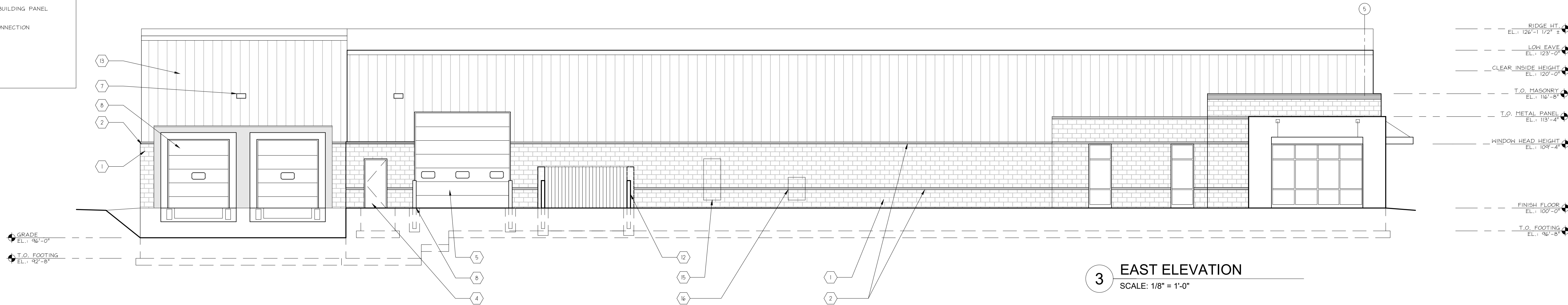
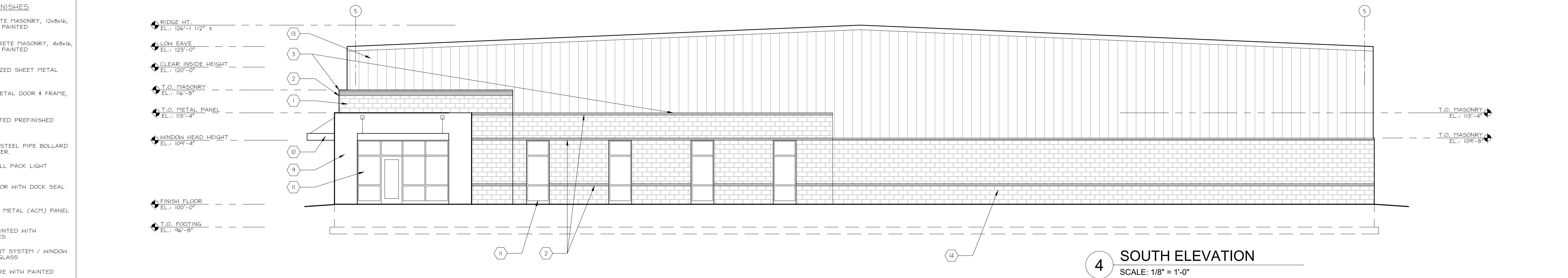
1 FLOOR PLAN

SCALE: 1/16" = 1'-0"

BUILDING AREA = 25,500 SF

TYPICAL BUILDING FINISHES

- 1 SPLIT-FACED CONCRETE MASONRY, 12x8x16, IN RUNNING BOND: - PAINTED
- 2 SMOOTH FACED CONCRETE MASONRY, 4x8x16, IN RUNNING BOND: - PAINTED
- 3 PREFINISHED GALVANIZED SHEET METAL COPING.
- 4 INSULATED HOLLOW METAL DOOR & FRAME, PAINTED.
- 5 14'-0" x 14'-0" INSULATED PREFINISHED METAL O.H. DOOR
- 6 6" CONCRETE-FILLED STEEL PIPE BOLLARD w/POLYETHYLENE COVER.
- 7 LED FULL CUTOFF WALL PACK LIGHT FIXTURE
- 8 9'-0" x 10'-0" O.H. DOOR WITH DOCK SEAL AND BUTTERS
- 9 ALUMINUM COMPOSITE METAL (ACM) PANEL
- 10 STEEL CANOPY - PAINTED WITH GALVANIZED TIE BACKS
- 11 ALUMINUM STOREFRONT SYSTEM / WINDOW WITH LOW-E TINTED GLASS
- 12 CMU TRASH ENCLOSURE WITH PAINTED GATES
- 13 PREFINISHED METAL BUILDING PANEL
- 14 FIRE DEPARTMENT CONNECTION
- 15 ELECTRICAL SERVICE
- 16 GAS SERVICE



DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
DELANEY VII
ALCAN COURT & ALCAN DRIVE
JACKSON, WI 53037

SHEET TITLE
SHEET NAME 1
SHEET NAME 2

REVISIONS

PROJECT DATA
DATE
JOB NO. 09.01.2017
SET USE 17-00193
PLAN COMMISSION
FILE NAME
FILE NAME
DRAWN BY
FILE NAME
SHEET NO. MVH
A4.0

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

Name of Applicant James Blise
 Contact Mark Hertzfeldt Address/ZIP N173W21010 Northwest Passage, Jackson Phone # 262-677-9933
 E-mail Address mhertzfeldt@design2construct.com Fax # where Agenda/Staff comments are to be faxed 262-677-9934
 Name of Owner James Blise Address/ZIP N173W21010 Northwest Passage, Jackson Phone# 262-677-9933
 Owner Representative/Developer Same as Applicant
 Proposed Use of Site Industrial spec Present Zoning Conditional Use

<u>ACTION REQUESTED</u>	<u>FEE</u>	<u>SUBMITTAL REQUIREMENTS</u>	<u>TYPE OF INFORMATION DESCRIBED</u> (See page 5)	<u>PAPER COPIES</u>	<u>CD</u>
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 Mark Hertzfeldt Signature _____ Date 09.01.2017

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: Delaney Group LLC - James Blise

For a property located at (address): Corner of Alcan Court and Alcan Drive

Phone number of Business/Applicant: 262-677-9933

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

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): None

Hours of Operation: To be determined by Tenant Occupancy

Comprehensive/Master Plan Compatibility: _____

Building Materials (type, color): Masonry (Painted), Metal building wall panel, Annodized aluminum storefront and tinted glass, Aluminum composite metal (ACM) wall panels.

Finishes to match other Delaney buldings in the business park. reference photo of existing building

Setbacks from rights-of-way and property lines: 40'-0" street setback, 20'-0" side and rear setback

Screening/Buffering: None

Landscape Plan (sizes, species, location): Please refer to plan for details

Signing (dimensions, colors, lighting, location): None as part of this application - to follow at a later date when tenant occupancy is determined.

Lighting (wattage, style, pole location and height, coverage): light bolards at parking lot, full cutoff wall pack at loading areas

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s), (sidewalk/pedestrian way width and material): Please refer to site plan for details

Storm-water Management: Part of the business park regional system

Erosion Control: Please refer to civil plans for details

Fire Hydrant Location(s): Existing street hydrants, no site hydrants proposed

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: To be provided and installed as part of the construction document submittal and building permit review

Hazardous Material Storage: N/A

Alarm Systems: N/A

Site Features/Constraints: None

Parking (no. of spaces, handicapped parking, and dimensions): 9 spaces / 10'-0" w X 20'-0" d, 1 ADA stall

Tree and shrub preservation: N/A

Setbacks/height limitations: 40'-0" street setback, 20'-0" side and rear setback

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

James Blise _____, 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.



N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

September 1, 2017

Planning Commission

Village of Jackson

N168 W20733 Main Street
Jackson, WI 53037

Re: Planning Commission Submittal

Dear Planning Commission members,

Please accept the attached plans and Village of Jackson development application form for planning commission review under the heading of conditional use. The proposed building is a speculative industrial facility, which is approximately 25,500 square feet.

Impact from the development regarding wastewater, water consumption, vehicle trips and parking needs will not be available until an occupant is determined. Signage will follow at a later date under a separate submittal.

Construction start and end dates are yet to be determined.

You will also find attached the additional information required by the application form.

If you have any questions regarding these materials or require further information please feel free to contact our office.

Please contact me to discuss any questions or concerns you may have with any of our responses to your comments.

Sincerely,

Mark Hertzfeldt



BUILDING DESIGN FOR:

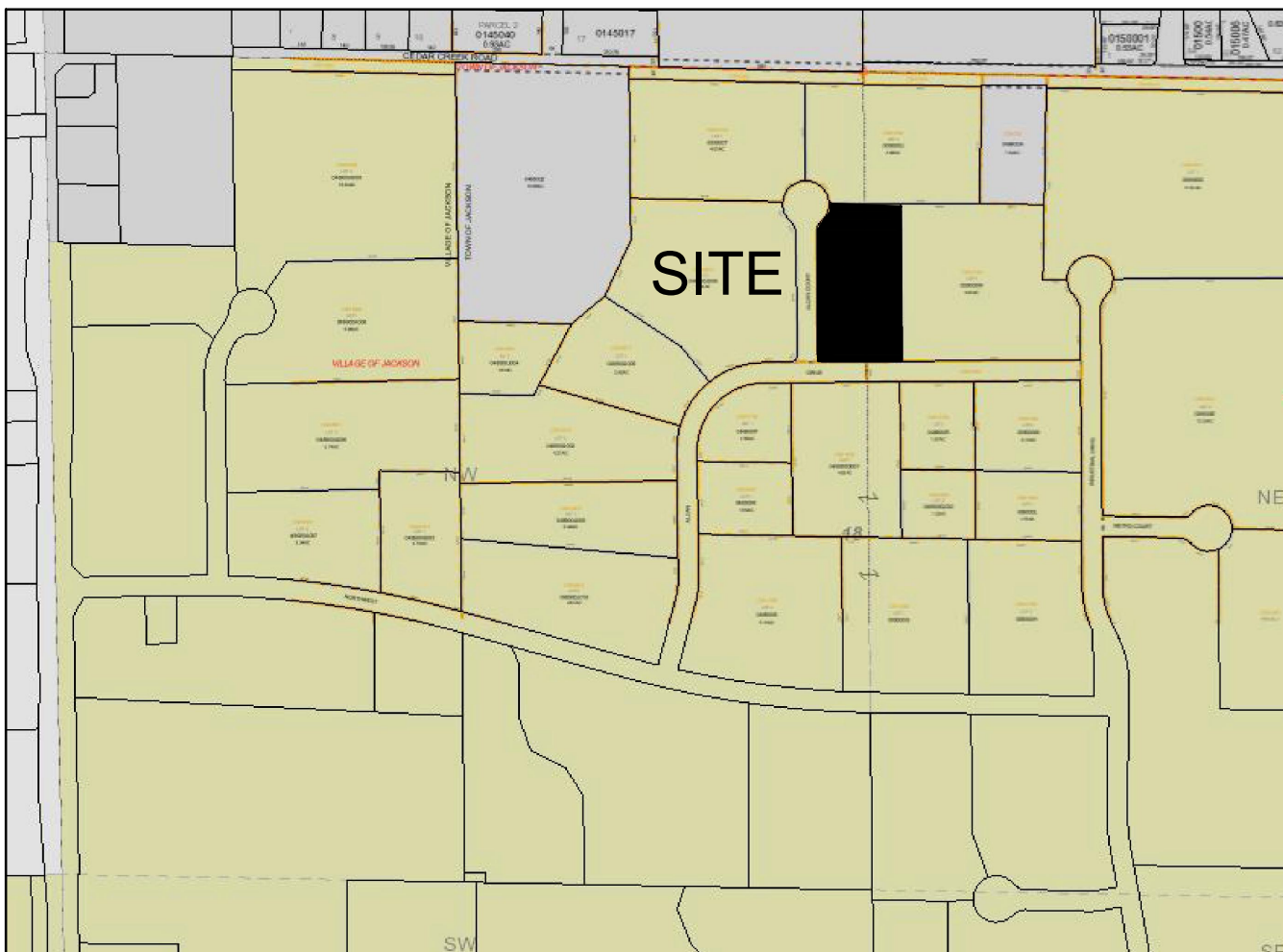
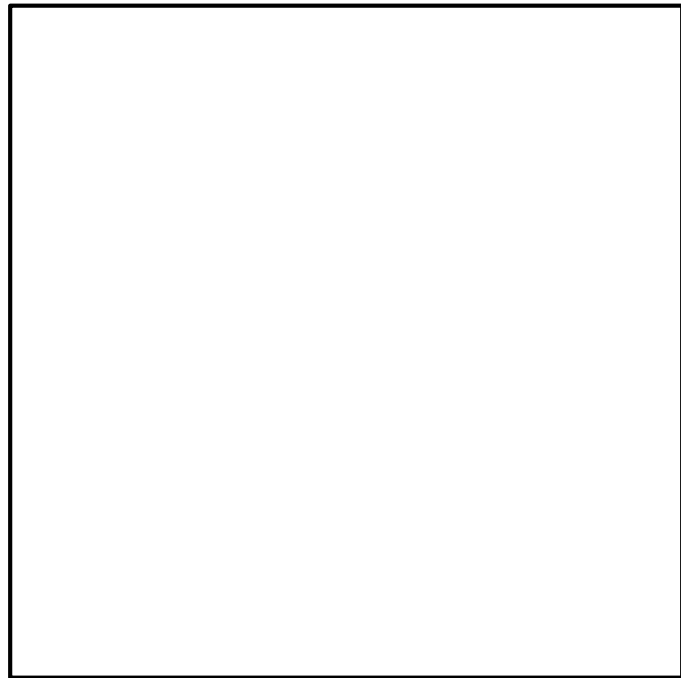
DELANEY VII
ALCAN DRIVE AND ALCAN COURT
JACKSON, WI 53037

SHEET INDEX:

TS	TITLE SHEET
	CIVIL DRAWINGS
C100	EXISTING SITE
C101	GRADING PLAN
C102	UTILITY PLAN
	ARCHITECTURAL
A1.0	SITE PLAN
A1.1	LANDSCAPE PLAN
A2.1	FIRST FLOOR PLAN
A4.0	EXTERIOR ELEVATIONS

PROJECT CONTACTS

CIVIL CONSULTANT	ARCHITECT
QUAM ENGINEERING	MARK HERTZFELDT
1519 E. WASHINGTON ST, SUITE A	
WEST BEND, WI 53095	PROJECT MANAGER
KEVIN PARISH	TERRY KOTH
kjparish@sbcglobal.net	
OFF: (262) 338-6641	PROJECT NO.
FAX: (262) 338-6684	17-00193
	DATE
	09.01.2017
	SEAL



PREV. TRANS. NO.:
NEW TRANS. NO.:
REVIEWER:

DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010

NORTHWEST PASSAGE WAY

JACKSON, WI 53037

•

PHONE 262.677.9933

FAX 262.677.9934

•

info@design2construct.com

BUILDING DESIGN FOR:

DELANEY VII

ALCAN COURT & ALCAN DRIVE

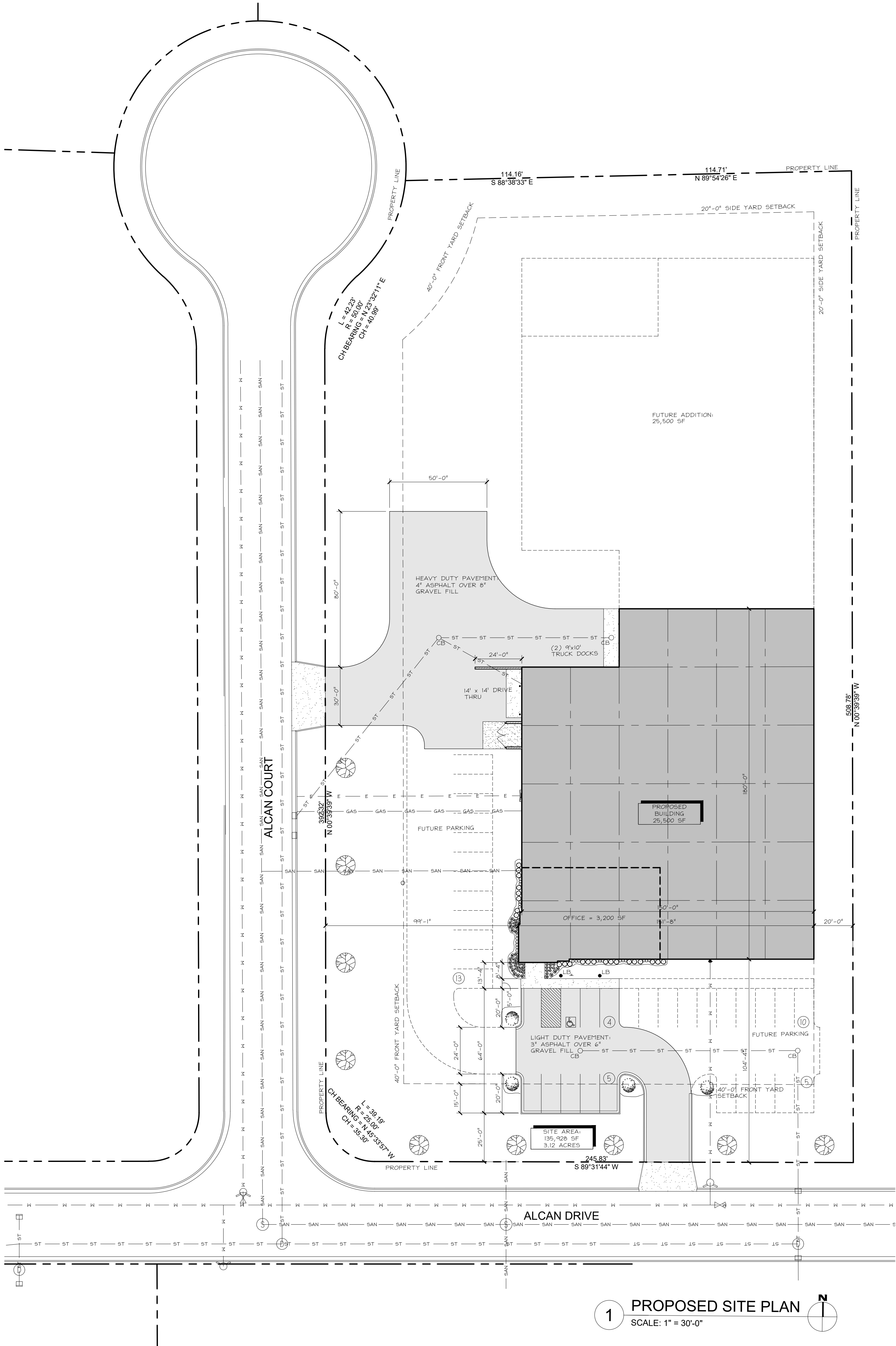
JACKSON, WI 53037

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA
DATE
09.01.2017
JOB NO.
17-00193
SET USE
PLAN COMMISSION
FILE NAME
A1-TS
DRAWN BY
MVH
SHEET NO.
TS

SITE DATA:	
SITE AREA:	136,928 S.F. 3.12 ACRES
AREA OF PROPOSED BUILDING	25,500 S.F.
TOTAL HARD SURFACE AREA:	15,014 S.F. (11% OF SITE)
CONCRETE AREA:	826 S.F.
CONCRETE APRONS	976 S.F.
CONCRETE WALK/CURB	51 L.F.
CONCRETE CURB	253 L.F.
HEAVY DUTY PAVING:	9,008 S.F.
LIGHT DUTY PAVING:	5,180 S.F.
TOTAL GREENSPACE AREA:	96,414 S.F. (70% OF SITE)
ZONING DISTRICT:	PUD
FRONT YARD SETBACK:	40'-0"
SIDE YARD SETBACK:	20'-0"
REAR YARD SETBACK:	20'-0"
TOTAL PARKING PROVIDED:	9 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	1
HANDICAP PARKING PROVIDED:	1
FUTURE PARKING STALLS:	28



DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

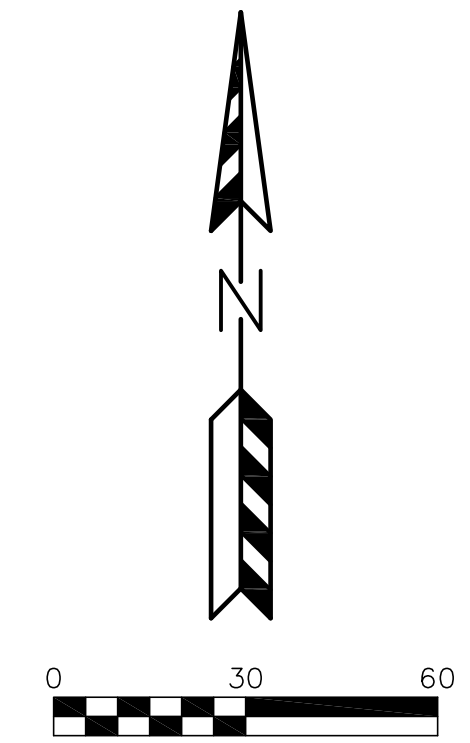
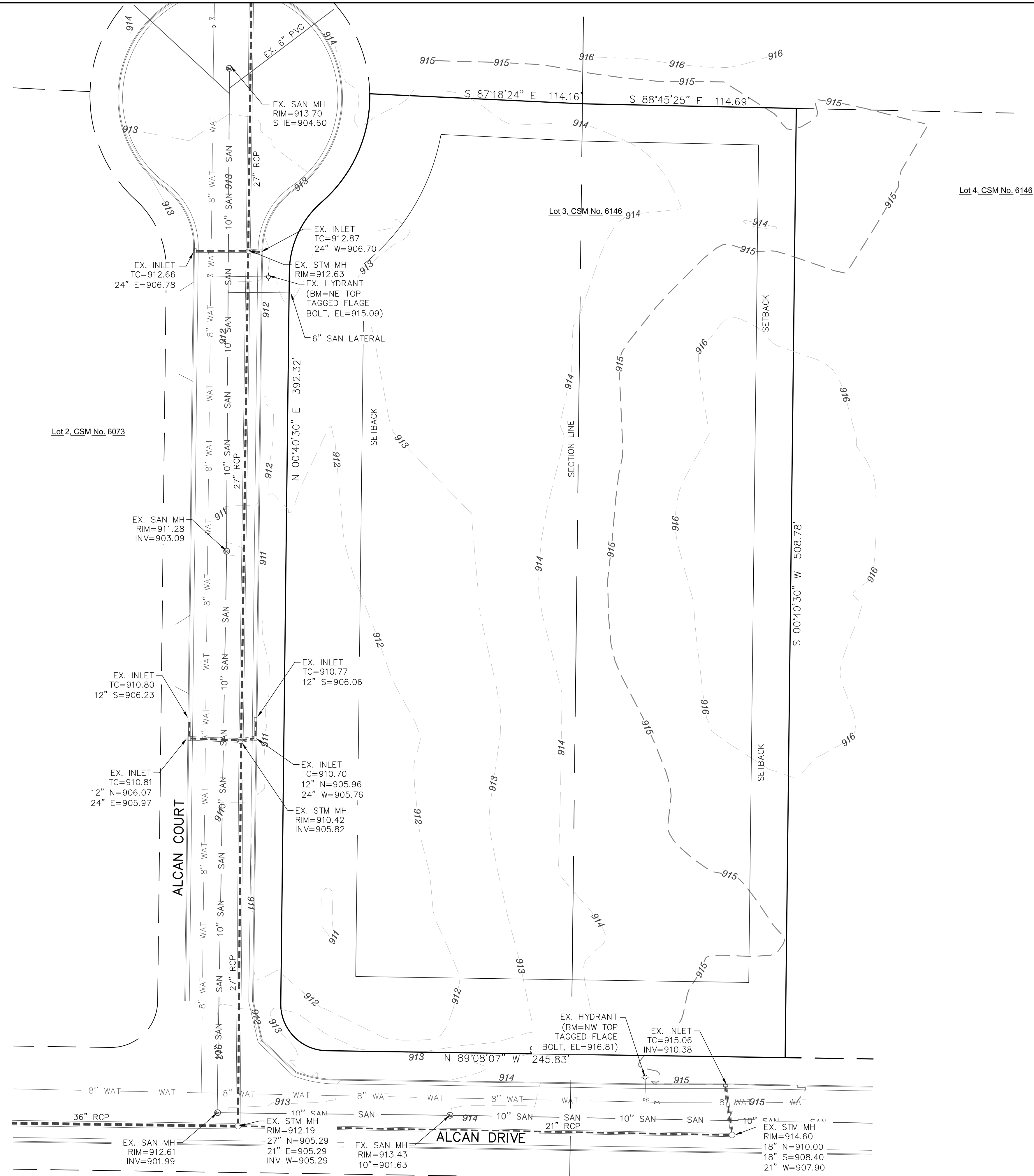
BUILDING DESIGN FOR:
DELANEY VII
ALCAN COURT & ALCAN DRIVE
JACKSON, WI 53037

SHEET TITLE
SITE PLAN

REVISIONS

PROJECT DATA
DATE
JOB NO.
SET USE
PLAN COMMISSION
FILE NAME
DRAWN BY
SHEET NO.

A1.0



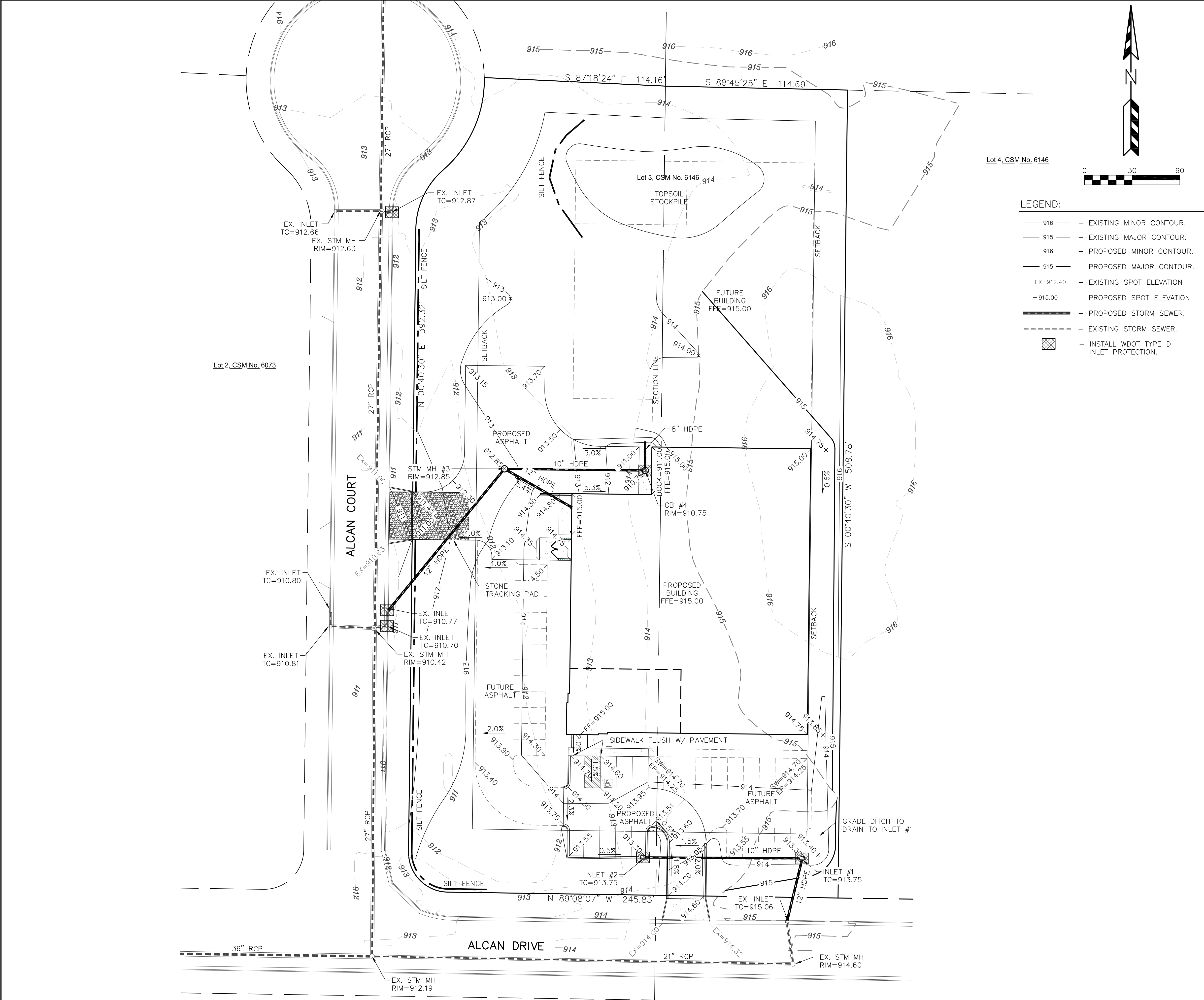
ALCAN COURT – JACKSON, WI
EXISTING SITE PLAN
DATED: AUGUST 30, 2017

C-100

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com



EROSION NOTES:
THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGEWAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

TIME SCHEDULE:

SEPT. 15, 2017	INSTALL INITIAL EROSION CONTROL DEVICES.
SEPT 16, 2017 – MAY 1, 2018	CONSTRUCT PROPOSED BUILDING, PARKING LOT AND UTILITIES.
MAY 1 – 15, 2018	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PVIOUSLY DISTURBED AREAS.

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

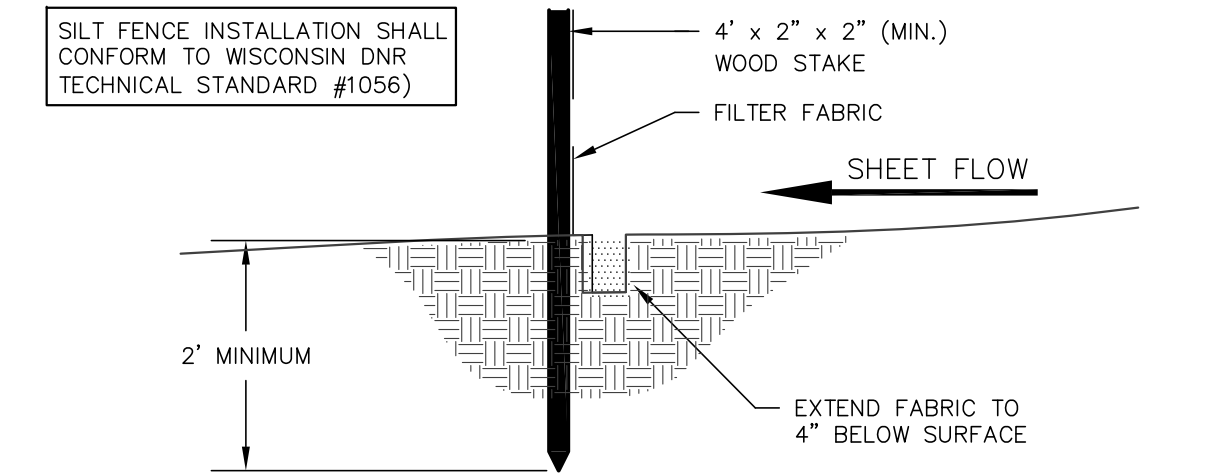
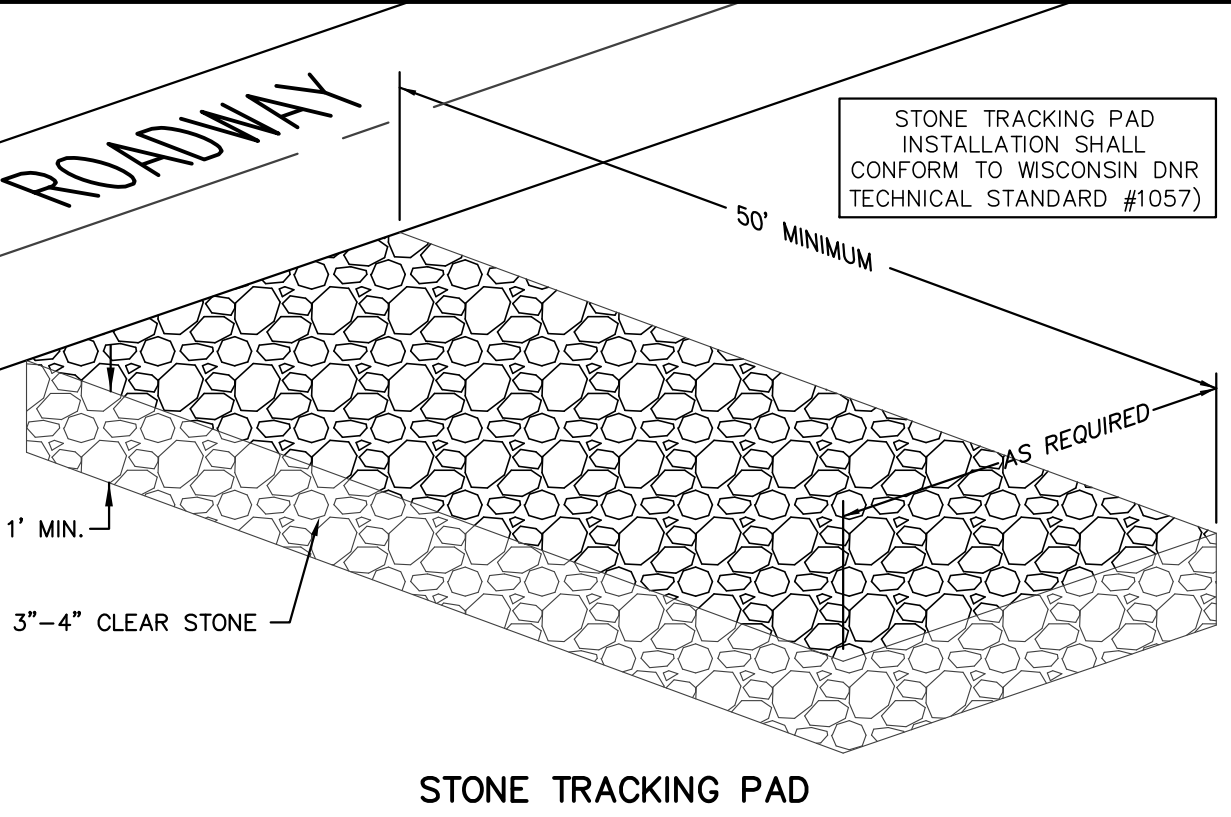
AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW. NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 6% POTASH, NOT LESS THAN 6%.

ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:
DELANEY GROUP, LLC
ATTN: JAMES BLISE
1173021010 NORTHWEST PASSAGE
JACKSON, WI 53037

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: KEVIN PARISH
1519 E. WASHINGTON STREET, SUITE A
WEST BEND, WI 53095

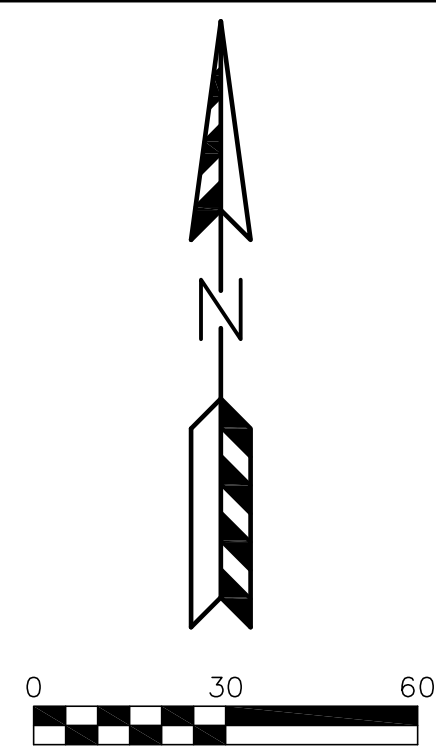
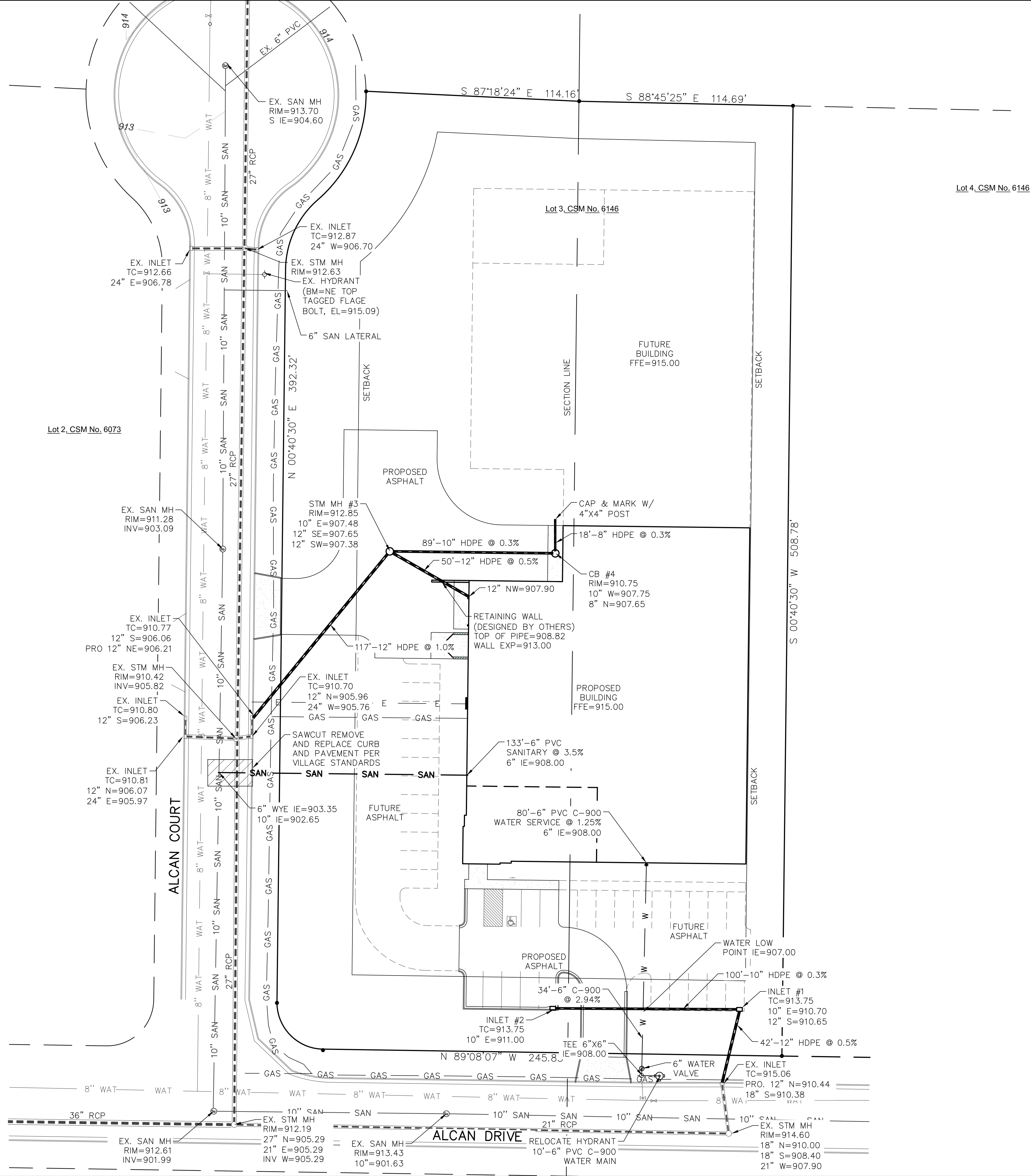


ALCAN COURT – JACKSON, WI
GRADING AND EROSION CONTROL PLAN
DATED: AUGUST 31, 2017

C-101

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com



UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF JACKSON AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

ALL EXISTING PUBLIC VALVES AND HYDRANTS WILL ONLY BE OPERATED BY THE VILLAGE WATER UTILITY DEPARTMENT PERSONNEL.

THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL AND WATER SERVICE INVERTS PRIOR TO BUILDING CONSTRUCTION. SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.

WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.



PLANT SCHEDULE							
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE		ROOTS	
				MATURE	AT PLANTING		
D1	4	CRATAEGUS CRUS-GALLI VAR INERMIS	THORNLESS COCKSPUR HAWTHORN	15 - 20'	2-1/2" CAL.	B & B	
D2	9	ACER RUBRUM	RED MAPLE, RED SUNSET	50 - 60'	2-1/2" CAL.	B & B	
S1	18	ROSA X RADTKEPINK PLANT	PINK DOUBLE KNOCKOUT ROSE	4'	12 - 18" HIGH	POT	
S2	23	COTONEASTER LUCIDUS	COTONEASTER HEDGE	8'	12 - 18" HIGH	POT	
S3		RDBECKIA FULGIDA VAR SULLIVANTII GOLDSTRUM	GOLDSTRUM BLACK EYED SUSAN	2'	18 - 24" HIGH	POT	
G1	31	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER	FOERSTERS FEATHER REED GRASS	12'	2' - 6'	POT	

DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010

NORTHWEST PASSAGE WAY

JACKSON, WI 53037

PHONE 262.677.9933

FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:

DELANEY VII

ALCAN COURT * ALCAN DRIVE

JACKSON, WI 53037

SHEET TITLE

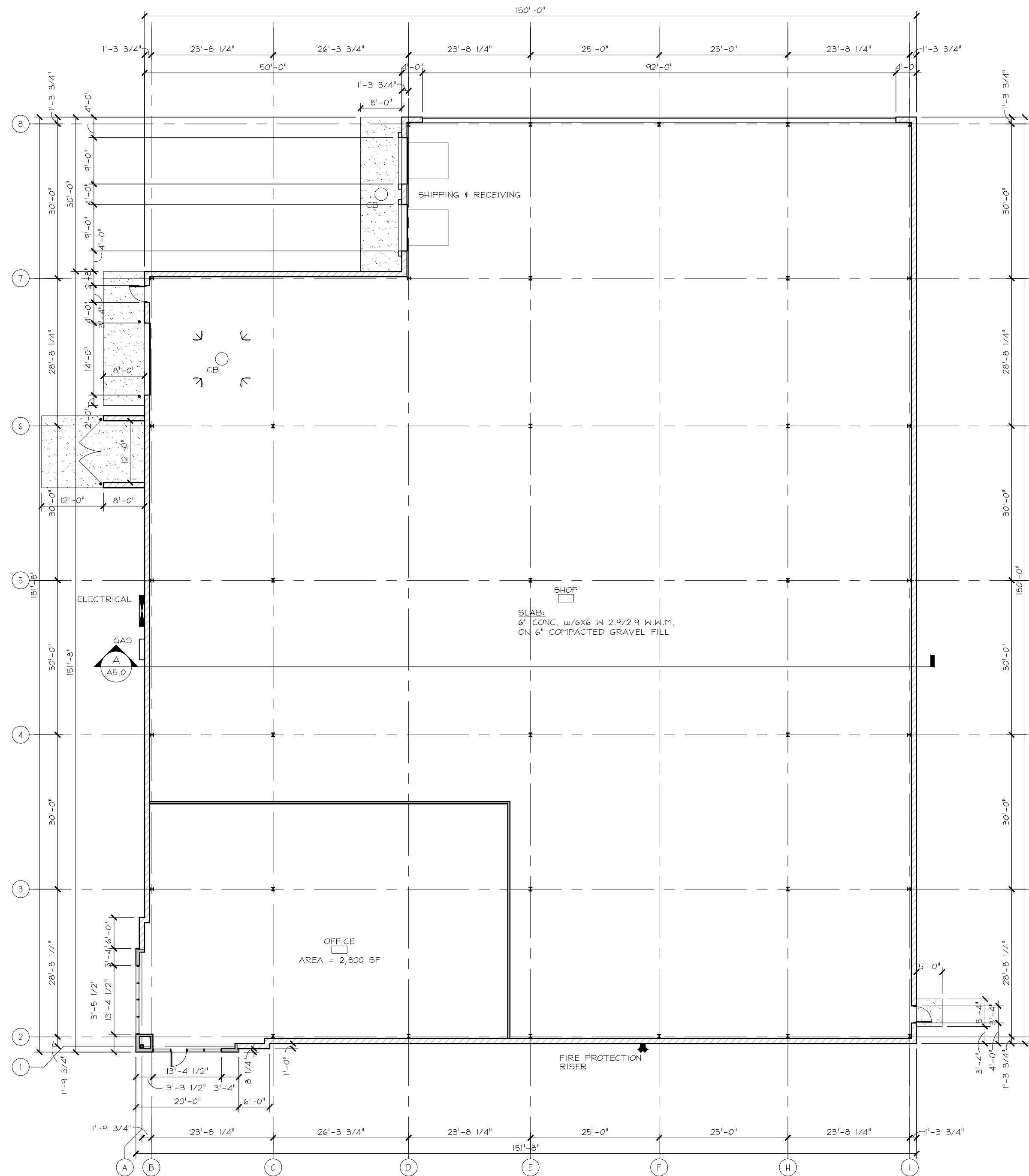
FLOOR PLAN

REVISIONS

PROJECT DATA

DATE	09.01.2017
JOB NO.	17-00193
SET USE	PLAN COMMISSION
FILE NAME	E4-A2.1
DRAWN BY	MVH, BW
SHEET NO.	

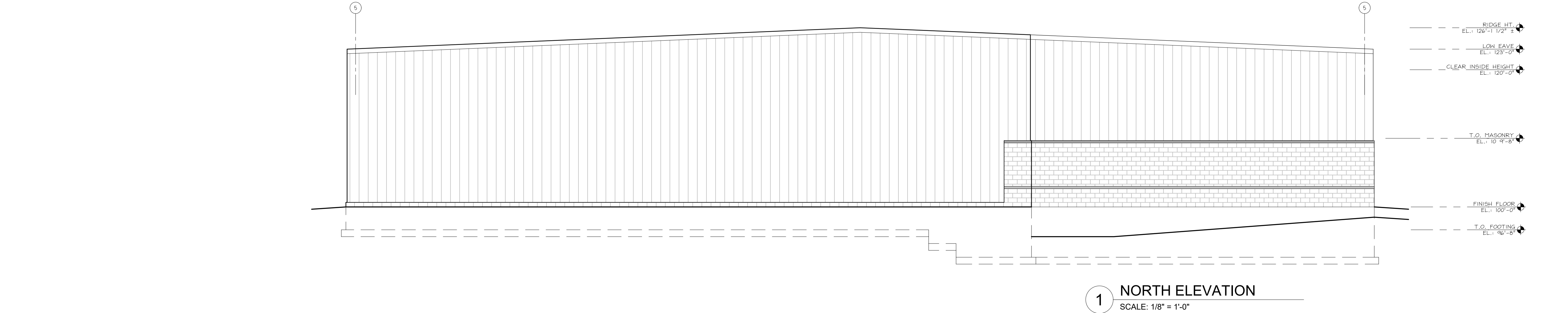
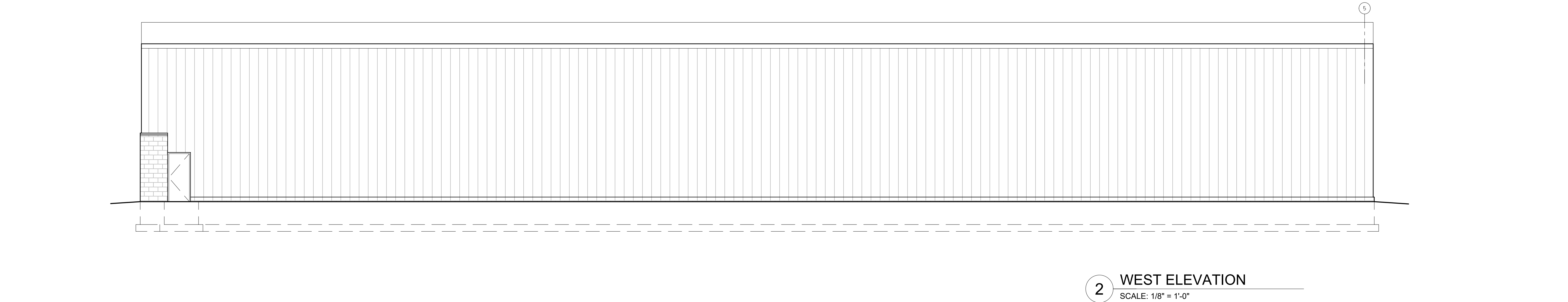
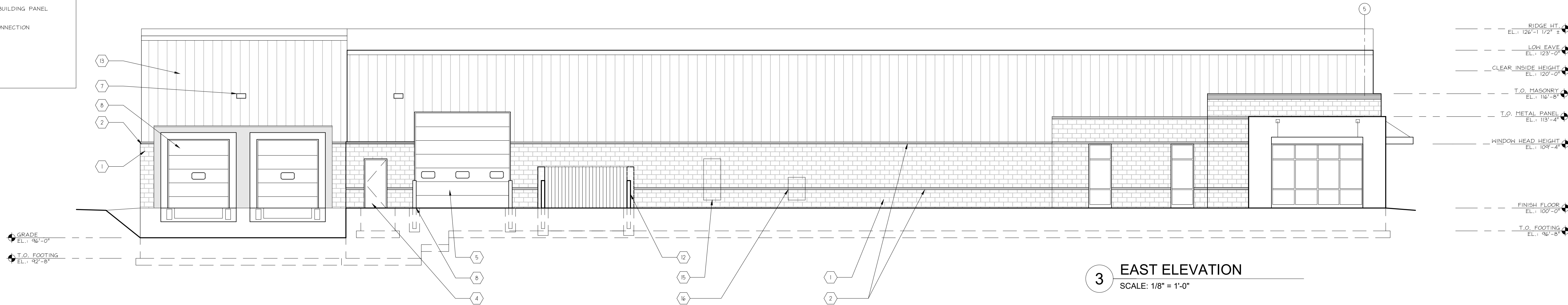
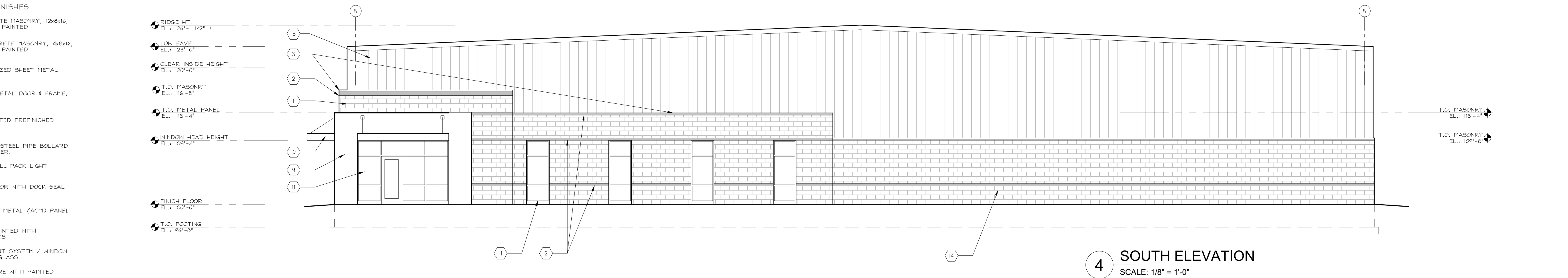
A2.1



1 FLOOR PLAN
SCALE: 1/16" = 1'-0"
BUILDING AREA = 25,500 SF

TYPICAL BUILDING FINISHES

- 1 SPLIT-FACED CONCRETE MASONRY, 12x8x16, IN RUNNING BOND: - PAINTED
- 2 SMOOTH FACED CONCRETE MASONRY, 4x8x16, IN RUNNING BOND: - PAINTED
- 3 PREFINISHED GALVANIZED SHEET METAL COPING.
- 4 INSULATED HOLLOW METAL DOOR & FRAME, PAINTED.
- 5 14'-0" x 14'-0" INSULATED PREFINISHED METAL O.H. DOOR
- 6 6" CONCRETE-FILLED STEEL PIPE BOLLARD w/POLYETHYLENE COVER.
- 7 LED FULL CUTOFF WALL PACK LIGHT FIXTURE
- 8 9'-0" x 10'-0" O.H. DOOR WITH DOCK SEAL AND BUTTERS
- 9 ALUMINUM COMPOSITE METAL (ACM) PANEL
- 10 STEEL CANOPY - PAINTED WITH GALVANIZED TIE BACKS
- 11 ALUMINUM STOREFRONT SYSTEM / WINDOW WITH LOW-E TINTED GLASS
- 12 CMU TRASH ENCLOSURE WITH PAINTED GATES
- 13 PREFINISHED METAL BUILDING PANEL
- 14 FIRE DEPARTMENT CONNECTION
- 15 ELECTRICAL SERVICE
- 16 GAS SERVICE



DESIGN

2

CONSTRUCT

DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:

DELANEY VII

ALCAN COURT & ALCAN DRIVE

JACKSON, WI 53037

SHEET TITLE
SHEET NAME 1
SHEET NAME 2

REVISIONS

PROJECT DATA
DATE
09.01.2017
JOB NO.
17-00193
SET USE
PLAN COMMISSION
FILE NAME
FILE NAME
DRAWN BY
MVH
SHEET NO.
A4.0

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday – September 28, 2017 – 7:00 pm
Jackson Village Hall
N168W20733 Main St
Jackson, WI 53037**

1. Call to Order & Roll Call.

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

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

Members Absent: Tr. Emmrich.

Staff Present: Jim Micech

Others Present: Jim Mann from Ehlers

2. Minutes – August 31, 2017, Plan Commission Meetings.

Motion by Peter Habel, second by Steve Schoen to approve the minutes of August 31, 2017.

Vote: 6 ayes, 0 nays. Motion carried.

3. Planned Unit Development Amendment – Industrial Facility – Design to Construct – Alcan Court.

Jim Blise was present and had received staff comments. Jim Blise reviewed the project. Multiple people have approached him with interest in the property. The property is 3.12 acres with a proposed building of 25,000 square feet, which is expandable to 50,000 feet. The front will be pre-cast and metal in the back. There is plenty of room for expansion. Motion by Peter Habel, second by Tr. Kruepke to recommend approval of the Planned Unit Development Amendment, Industrial Facility, Design to Construct on Alcan Court, per staff comments.

Vote: 6 ayes, 0 nays. Motion carried.

4. Motion to Call for a Public Hearing Regarding the Creation of Tax Increment District #6.

Jim Mann from Ehlers was present. Jim explained the time line and procedure for the public hearing. The proposed public hearing would be on October 26th, with the final consideration by the Village Board at the November 14th, Village Board Meeting.

Jim Blise explained that the proposed TID area would entail Rosewood North to Northwest Passage. The proposed area is approximately 42 acres. The valuation date is as of January 1, 2018. This is a mixed use TID with a 20 year cycle.

Motion by Pres. Schwab, second by Peter Habel to call for a public hearing scheduled for October 26th regarding the creation of TID #6.

Vote: 6 ayes, 0 nays. Motion carried.

5. Citizens to address the Plan Commission.

None.

6. Adjourn.

Motion by Tr. Kruepke, second by Jeff Dalton to adjourn at 7:17 p.m.

Vote: 6 ayes, 0 nays. Motion carried.

Respectfully submitted by Jim Micech, Director of Building Inspection

STAFF REVIEW COMMENTS
Plan Commission Meeting – September 28, 2017

1. Planned Unit Development – Industrial Building – Delaney VII – Design 2 Construct – Alcan Court.

Building Inspection

- Plan Review shall be completed by the State of Wisconsin due to the building size.
- The building shall be fully sprinklered due to the size of the building.
- A sampling manhole shall be installed on the new sanitary sewer lateral and located in the public right-of-way area.
- There is no sign with this submittal. All future signage shall require a separate approval.
- One (1) REU of sewer and water will be charged at the building permit stage. Water consumption totals shall be reviewed annually and additional fees will be charged if necessary.

Public Works/Engineering

- A sampling manhole will need to be installed on the proposed sanitary sewer lateral.
- The new sanitary lateral will require payment of one Sewer Connection Fee, and the water service would require payment of one Water Impact Fee.
- The landscaping plan shows trees along the property line of the right of way line. The proposed location of the trees will eliminate the need for any street trees in the right of way.
- The storm sewer is discharging into the regional pond the industrial park, so storm water calculations are necessary for the development.

Police Department

- No additional comments.

Fire Department

- Knox Box purchased for building
- Pertaining to any Fire Alarm Systems, Fire Sprinkler System or any other type of fire suppression systems.
- All appropriate Fire Protection Application Permits need to be completed and submitted to the Jackson Fire Department.
- All permit fees need to be paid in full to the Jackson Fire Department.
- Copies of the plans for each system.

Administrative/Planning

- Recommend Approval.

DRAFT MINUTES
Village Board Meeting
Tuesday, September 12, 2017 at 7:35 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 7:35 p.m.

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

Staff present: John Walther, Brian Kober, Jim Micech, and Kelly Valentino.

Others present: 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.

Gloria Teifke of Cranberry Creek Lane commented on the Public Works building in comparison with the Public Safety Building.

4. Public Hearing:

Planned Unit Development Amendment – Sign – Infinity EDM – Northwest Passage.

President Schwab opened the public hearing. No one spoke. President Schwab closed the public hearing. The item was recommended by Plan Commission per staff comments.

Motion by Pres. Schwab, second by Tr. Emmrich to approve the Planned Unit Development Amendment – Sign – Infinity EDM – Northwest Passage, per staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

5. Public Hearing:

Conditional Use – Building Addition – JD Laser – Industrial Drive.

President Schwab opened the public hearing. No one spoke. President Schwab closed the public hearing. The item was recommended by Plan Commission per staff comments.

Motion by Pres. Schwab, second by Tr. Lippold to approve the Conditional Use – Building Addition – JD Laser – Industrial Drive, per staff comments.

Vote: 7 ayes, 0 nays. Motion carried.

6. Public Hearing:

Resolution #17-18 Final Resolution Authorizing the Levy of Special Assessments Against Benefited Property Associated with Chateau Drive Project.

President Schwab opened the public hearing. Mike Sanders questioned the assessment.

Some property owners are taking care of the landscaping themselves. Brian Kober commented that the special assessment is for storm lateral and sidewalk. They are not being assessed for the landscaping. The driveway aprons were commented on.

An unknown resident commented on the landscaping. President Schwab closed the public hearing. The item was recommended by the Board of Public Works and the Budget & Finance Committee. Motion by Tr. Olson, second by Pres. Schwab to approve Resolution #17-18 Final Resolution Authorizing the Levy of Special Assessments Against Benefited Property Associated with Chateau Drive Project. Tr. Olson commented to keep as an agenda item on the Board of Public Works to address the landscaping completion. \$19,000 is being held back for retainage. Both Tr. Olson and Pres. Schwab withdrew their motions.

Discussion ensued of communicating with the property owners prior to the walk through of the project.

Motion by Pres. Schwab and second by Tr. Kufahl, to refer Resolution #17-18 to next month's meeting.

Vote: 7 ayes, 0 nays. Motion carried.

7. Approval of Minutes for the Village Board Meeting of August 8, 2017.

Motion by Tr. Kufahl, second by Tr. Kurtz to approve the Village Board Minutes of August 8, 2017.

Vote: 7 ayes, 0 nays. Motion carried.

8. Approval of Licenses.

- **Operator Licenses.**

East Side Mart: Christine Hofecker

Walgreens: Laurie Ruplinger

Motion by Tr. Kufahl, second by Tr. Lippold to approve the Operator's Licenses.

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

9. Budget & Finance Committee.

Addition to Fee Schedule – Abandoned Vehicle Fee.

The Budget & Finance Committee recommended approval of the Abandoned Vehicle Fee to the Fee Schedule. Motion by Pres. Schwab, second by Tr. Olson to approve the Abandoned Vehicle Fee Addition to the Fee Schedule.

Vote: 7 ayes, 0 nays. Motion carried.

Review of Cedar Corp. Professional Service Proposal Public Safety Building.

The Board of Public Works recommended approval of the Cedar Corp. Professional Service Proposal Public Safety Building. The Budget and Finance Committee referred the item to the Village Board without recommendation. Corey Scheidler and Ron Dalton of Cedar Corp were present. Corey reviewed the proposal. The lion's share of the proposal is building design. Discussion ensued of the acquisition of the property.

Motion by Tr. Kufahl second by Tr. Kurtz to refer the proposal to the next month's meeting.

Vote: 7 ayes, 0 nays. Motion carried.

Review of Change Order #1 – SCADA Project – Altronex Control Systems.

The Board of Public Works and Budget & Finance Committee recommended approval of the Change Order #1 – SCADA Project – Altronex Control Systems in an amount not to exceed \$33,524.

Motion by Tr. Kufahl, second by Tr. Lippold to approve Change Order #1 – SCADA Project – Altronex Control Systems.

Vote: 7 ayes, 0 nays. Motion carried.

Review of Bid for TIF #4 Paving Project.

The Board of Public Works recommended approval of the Alcan Drive and Alcan Court project. The Budget & Finance Committee recommended approval of the TIF #4 Paving Project to include Alcan Drive, Alcan Court, and Delaney Court in an amount not to exceed \$252,840.

Motion by Pres. Schwab, second by Tr. Olson to approve the bid for TIF #4 Paving Project to include Alcan Drive, Alcan Court, and Delaney Court in an amount not to exceed \$252,840. Tr. Olson commented that this is a TIF expense.

Vote: 7 ayes, 0 nays. Motion carried.

Update on Reconstruction of Water and Street Department Building and Salt Storage Options.

Discussion ensued of the expenditures to date. Brian Kober commented that he has been working with local contractors for bids and is working to keep bids down.

Discussion of Closing out Buteyn-Peterson Contract – Wilshire Drive Project.

The Board of Public Works and Budget & Finance Committee recommended

Closing out of the Buteyn – Peterson Contract and withholding \$5,000.

Motion by Pres. Schwab, second by Tr. Emmrich to Close out the Buteyn – Peterson Contract and withhold \$5,000.

Vote: 7 ayes, 0 nays. Motion carried.

Resolution #17-19 - Requesting an Annual Equitable Distribution of Twenty-Five Percent of the Washington County Local Sales Tax to All County Municipalities.

The Budget & Finance Committee recommended Resolution #17-19 - Requesting an Annual Equitable Distribution of Twenty-Five Percent of the Washington County Local Sales Tax to All County Municipalities. Motion by Tr. Olson, second by Pres. Schwab, to Approve Resolution #17-19 - Requesting an Annual Equitable Distribution of Twenty-Five Percent of the Washington County Local Sales Tax to All County Municipalities.

Vote: 7 ayes, 0 nays. Motion carried.

10. Resolution #17-20 - Authorization to File a Cross Appeal Objection with the Wisconsin State Board of Assessors.

Motion by Pres. Schwab, second by Tr. Emmrich approve Resolution #17-20 - Authorization to File a Cross Appeal Objection with the Wisconsin State Board of Assessors. John Walther reported that mid-August he received objections to the manufacture assessments for Kerry.

Vote: 7 ayes, 0 nays. Motion carried.

11. 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.

12. Departmental Reports.

Kelly Valentino thanked everyone for the support at the Pig Roast Luau. \$3,319 was raised for the new playground. The October Fest Beer Garden will be from September 27 – October 1. There will be food at the event. Kelly is still looking for volunteers. The Glo Run will be on October 7th.

Brian commented that there will be an informational meeting on September 14th at the Community Center in regards to the reconstruction of CTH P. October 8th is another Washington County Clean-Up Day.

Chief Swaney commented that the Fire Department is accepting donations for Hurricane Irma victims. The Fire Department is a drop off location.

Chief Dolnick reported that Custard with the Cops is tomorrow. Gun locks will be handed out. A retired Milwaukee Police Officer will bring a restored 1950s squad.

Jim Micech thanked residents for cleaning up the weeds on Main Street.

John reported that the Joint Village Town Public Hearing is scheduled for Monday, October 16th at 7 p.m.

Deanna reported on upcoming budget meeting dates.

13. West Bend School District Liaison Report.

No Report.

14. Greater Jackson Business Alliance Report.

No Report.

15. Mid-Moraine Legislative Committee / Mid-Moraine Municipal Report.

The Legislative Committee will meet here tomorrow night. Representative Brooks and Gannon will be here. The next Mid-Moraine Dinner will be on September 27th in Grafton, Jennifer Semrau will be the speaker. Let Deanna know by September 20th if you plan to attend.

16. Citizens to Address the Village Board.

Tr. Kufahl commented on the parking lot by the soccer fields.

17. Closed session pursuant to Wis. Stats. § 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises authority.

Motion by Pres. Schwab, second by Tr. Lippold to Convene into Closed session at 9:11 p.m. pursuant to Wis. Stats. § 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises authority and to include the Village Board and Village Administrator.

Returned to Open Session at 10:10 p.m.

18. Adjourn.

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

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

Respectfully submitted by Deanna L. Boldrey, Clerk/Treasurer

NAME

POLICE CHIEF
RECOMMENDATION

Kayla DeHarde

East Side Mart

Approval

Pamela Stoiber

Walgreens

Approval

RESOLUTION #17-18

FINAL RESOLUTION AUTHORIZING THE LEVY OF SPECIAL ASSESSMENTS AGAINST BENEFITED PROPERTY ASSOCIATED WITH CHATEAU DRIVE PROJECT 2017

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin, on the 14th day of March, 2017, adopted a Preliminary Resolution declaring it's intention to levy special assessments pursuant to Section 66.0703, Wisconsin Statutes upon the property benefited by the installation of Storm Sewer Laterals and Sidewalk,

WHEREAS the governing body held a public hearing at the Jackson Village Hall, located at N168 W20733 Main Street at 7:30 p.m. on the 12th day of September, 2017 for the purpose of hearing all interested persons who desired to speak concerning the project's improvements and assessments, and

WHEREAS the governing body has examined the report relating to the improvements and assessments (contained therein) and has considered the statements of those persons appearing at the public hearing,

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Jackson, Washington County, Wisconsin, as follows:

1. The report pertaining to the construction of the above-described public improvements, including plans and specifications, therefore, is adopted and approved.
2. The improvements were carried out in accordance with such report, and payment for assessing the cost to the property shall make the improvements, benefited those properties as indicated in the report.
3. The assessments shown on the report represent an exercise of police power, have been determined and completed on a reasonable basis, and are hereby confirmed. The total amount assessed is \$46,763.46. The amount assessed against each of the affected properties is enumerated in the Assessment Report contained herein.
4. The assessments for all projects included in the report, are hereby combined as a single assessment, but any interested property owner may object to each assessment separately or to all of the assessments jointly, for any purpose.
5. The property owners may, at their option, pay the assessment to the Treasurer of the Village of Jackson, in one single total payment, or have the amount added as a Special Assessment to their annual property tax statement for the tax year 2017.

6. The Village Clerk shall publish this Resolution as a Class 1 notice, an Installment Assessment Notice, in accordance with Section 66.0703, Wisconsin Statutes.
7. The Village Treasurer shall mail to every interested person whose post office address is known or can with reasonable diligence be ascertained, including each property owner whose name appears on the property tax roll, a copy of this resolution, an invoice for the final assessment against the benefited property, and a contract agreement form in which the interested party shall elect their option of payment for such assessment, sign, and return to the Village Treasurer.

Introduced by: _____

Seconded by: _____

Vote: _____ ayes _____ nays

Passed and Approved: _____

Michael E. Schwab – Village President

Attest: _____
Deanna L. Boldrey – Village Clerk

NOTICE OF PUBLIC HEARING ON SPECIAL ASSESSMENTS

PLEASE TAKE NOTICE that the Village Board of the Village of Jackson, Washington County, Wisconsin has adopted a preliminary resolution declaring its intention to exercise its police power to levy special assessments pursuant to Section 66.0703, Wis. Stats., upon property within the following proposed assessment district for benefits conferred upon the property by the Chateau Drive Reconstruction Project 2017:

<u>Property Address</u>	<u>Tax Key Number</u>
N169 W21057 Chateau Drive	V3 0013 00C
N169 W20163 Chateau Drive	V3 0013 000
N169 W20189 Chateau Drive	V3 0013 001
N169 W20209 Chateau Drive	V3 0013 002
N169 W20227 Chateau Drive	V3 0013 003
N169 W20249 Chateau Drive	V3 0013 004
N169 W20267 Chateau Drive	V3 0013 005
N169 W20289 Chateau Drive	V3 0013 006
N169 W20295 Chateau Drive	V3 0013 007
N169 W20311 Chateau Drive	V3 0013 008
N169 W20322 Chateau Drive	V3 0013 009
N169 W20314 Chateau Drive	V3 0013 010
N169 W20300 Chateau Drive	V3 0013 011
N169 W20282 Chateau Drive	V3 0013 012
N169 W20262 Chateau Drive	V3 0013 013
N169 W20240 Chateau Drive	V3 0013 014
N169 W20218 Chateau Drive	V3 0013 015
N169 W20192 Chateau Drive	V3 0013 016
N169 W20165 Wilshire Drive	V3 0013 017

A report showing plans and specifications for the improvements, the estimated cost of improvements and a schedule of proposed assessments are on file at the Jackson Village Hall and may be inspected there during any business day between the hours of 8:00 AM and 4:30 PM.

YOU ARE FURTHER NOTIFIED that the Village Board will hear all interested person, or their agents or attorneys, concerning matters contained in the preliminary resolution authorizing the assessments and the above-described report at 7:30 PM on the 12th day of September, 2017 in the Jackson Village Hall at N168 W20733 Main Street. All objections will be considered at this hearing and thereafter the amount of the assessments will be finally determined.



Taking the lead in Washington County.

September 1, 2017

«Title» «First_Name» «Last_Name»
«Mailing_Address»
«City», «State» «ZIP_Code»

RE: Chateau Drive Reconstruction Project 2017
Chateau Drive from Wilshire Drive to West End
Final Assessment Letter

Dear «Title» «Last_Name»:

This letter is a notice for your property described with **Tax Key No. «Tax_Key_No»** and located at **«Physical_Address»**, Jackson, WI.

The Village of Jackson has completed the final construction costs for the Chateau Drive Reconstruction Project 2017 from Wilshire Dr to west end. The project consisted of the following items:

- Replacement of existing sanitary sewer and laterals
- Replacement of existing water main and services
- Installation of new storm sewer
- Provide storm sewer laterals for sump pump discharge, per Village Code
- Replacement and installation of new curb and gutter
- Replacement and installation of new sidewalk
- Resurface roadway

The Village of Jackson has approved through the passage of Resolution 17-05 to special assess properties along Chateau Dr that benefit from the project. The following items were determined to be assessed to the benefiting properties: **Sidewalk, and Storm Laterals.**

The following assessment amount will be levied against your property: **«Total_Assessment»**

A Public Hearing has been scheduled for **Tuesday, September 12, 2017** during the Village Board meeting starting at **7:30 PM**. The Village Board meeting will be held in the Village Hall located at **N168 W20733 Main Street, Jackson WI 53037**. At the Public Hearing, you can express any concerns or questions about the project or assessment, and thereafter the amount of the assessment will be finalized. The project assessment report is available for viewing at the Village Hall.

If you have any questions please do not hesitate to ask by calling 262-677-9001 or email: dirpubwks@villageofjackson.com.

Sincerely,

Brian W. Kober

Brian W. Kober, P.E.
Director of Public Works/ Village Engineer

N168 W20733
Main Street
Jackson, WI 53037
Phone: 262-677-9001
Fax: 262-677-1710

Mailing Address:
P.O. Box 637

www.villageofjackson.com

Village of Jackson
Chateau Drive Reconstruction Project 2017
Reconstruction of Chateau Drive from Wilshire Drive to End
Final Property Assessment
September 8, 2017

Title	First Name	Last Name	City	State	ZIP Code	Physical Address	Mailing Address	Tax Key No	Phone Number	Email Address	Onsite Inspection Completed	Linear Frontage	Estimated Sidewalk Installed (S.F.)	Sidewalk Installation Unit Price (\$/S.F.)	Estimated Sidewalk Cost (S.F.)	Storm Sewer Lateral Cost	Asphalt Driveway Credit	Total Assessment Amount
Mr. & Mrs.	Michael & Linda	Hansen	Jackson	WI	53037	N169 W20157 Chateau Drive	N169 W20157 Chateau Drive	V3 0013 00C	Cell 262-384-1206 262-677-1295		done	83.00	83.00	\$3.90	\$323.70	\$0.00		\$323.70
Mr. & Mrs.	Joseph & Helen	Hubmann	Jackson	WI	53037	N169 W20163 Chateau Drive	N169 W20163 Chateau Drive	V3 0013 000			2/20/2017	68.00	68.00	\$3.90	\$265.20	\$1,972.06		\$2,237.26
Mrs.	Agnes	Motzko	Jackson	WI	53037	N169 W20189 Chateau Drive	N169 W20189 Chateau Drive	V3 0013 001			2/20/2017	68.00	68.00	\$3.90	\$265.20	\$1,972.06	-\$295.53	\$1,941.73
Mr. & Mrs.	Michael & JoAnn	Sanders	Jackson	WI	53037	N169 W20209 Chateau Drive	N169 W20209 Chateau Drive	V3 0013 002			3/16/2017	66.61	66.61	\$3.90	\$259.78	\$1,972.06		\$2,231.84
Mr. & Mrs.	Kyle & Megan	Huettl	Jackson	WI	53037	N169 W20227 Chateau Drive	N169 W20227 Chateau Drive	V3 0013 003			done	70.08	70.08	\$3.90	\$273.31	\$1,972.06		\$2,245.37
Mr.	Jeffery	Janca	Jackson	WI	53037	N169 W20249 Chateau Drive	N169 W20249 Chateau Drive	V3 0013 004			4/5/2017	70.11	70.11	\$3.90	\$273.43	\$1,972.06		\$2,245.49
Mr. & Mrs.	G. Andrew & Nancy	Kunkler	Jackson	WI	53037	N169 W20267 Chateau Drive	N169 W20267 Chateau Drive	V3 0013 005			done	70.70	70.70	\$3.90	\$275.73	\$1,972.06		\$2,247.79
Mr.	Jeffery	Friedrich	Jackson	WI	53037	N169 W20289 Chateau Drive	N169 W20289 Chateau Drive	V3 0013 006			done	81.00	81.00	\$3.90	\$315.90	\$1,972.06		\$2,287.96
Mr.	Dean	Wilde	Jackson	WI	53037	N169 W20295 Chateau Drive	N169 W20295 Chateau Drive	V3 0013 007			2/16/2017	59.42	59.42	\$3.90	\$231.74	\$1,972.06		\$2,503.80
Mr.	Paul	Buschke	Jackson	WI	53037	N169 W20311 Chateau Drive	N169 W20311 Chateau Drive	V3 0013 008			4/6/2017	50.00	50.00	\$3.90	\$195.00	\$1,972.06		\$2,167.06
Mr. & Mrs.	Mark & Lisa	Kitzke	Jackson	WI	53037	N169 W20322 Chateau Drive	N169 W20322 Chateau Drive	V3 0013 009			done	50.00	250.00	\$3.90	\$975.00	\$1,972.06		\$2,947.06
Mr.	Gunner J.	Seaver	Jackson	WI	53037	N169 W20314 Chateau Drive	N169 W20314 Chateau Drive	V3 0013 010			done	50.00	250.00	\$3.90	\$975.00	\$1,972.06		\$2,947.06
Mr. & Mrs.	Jeffery & Stephanie	Pohl	Jackson	WI	53037	N169 W20300 Chateau Drive	N169 W20300 Chateau Drive	V3 0013 011			2/16/2017	58.55	292.75	\$3.90	\$1,141.73	\$1,972.06		\$3,113.78
Mr. & Mrs.	Timothy & Tori	Schone	Jackson	WI	53037	N169 W20282 Chateau Drive	N169 W20282 Chateau Drive	V3 0013 012			2/20/2017	87.08	435.40	\$3.90	\$1,698.06	\$1,972.06	-\$1,534.97	\$2,135.15
Mr. & Mrs.	Kenneth & Lorry	Walker	Jackson	WI	53037	N169 W20262 Chateau Drive	N169 W20262 Chateau Drive	V3 0013 013			2/24/2017	77.96	389.80	\$3.90	\$1,520.22	\$1,972.06		\$3,492.28
Ms.	Linda	Grainger	Jackson	WI	53037	N169 W20240 Chateau Drive	N169 W20240 Chateau Drive	V3 0013 014			3/29/17	68.50	342.50	\$3.90	\$1,335.75	\$1,972.06	-\$514.05	\$2,793.76
Mr. & Mrs.	Patrick & Kay	Rego	Jackson	WI	53037	N169 W20218 Chateau Drive	N169 W20218 Chateau Drive	V3 0013 015			done	68.54	342.70	\$3.90	\$1,336.53	\$1,972.06		\$3,308.59
Mr. & Mrs.	Daniel & Kristen	Pommer	Jackson	WI	53037	N169 W20192 Chateau Drive	N169 W20192 Chateau Drive	V3 0013 016			4/5/2017	106.85	534.25	\$3.90	\$2,083.58	\$1,972.06		\$4,055.63
Mr. & Mrs.	Jason & Kristin	Stewart	Jackson	WI	53037	N169 W20165 Wilshire Drive	N169 W20165 Wilshire Drive	V3 0013 017			done	95.48	477.40	\$3.90	\$1,861.86	\$0.00		\$1,861.86
Totals												1266.88			\$15,283.01	\$33,525.00		\$46,763.46

Storm Sewer Lateral Pipe	Feet 1,341	Unit Price \$25.00	Total \$33,525.00	Number of Laterals 17	Cost per lateral \$1,972.06
--------------------------	---------------	-----------------------	----------------------	-----------------------------	-----------------------------------

Village of Jackson
Chateau Drive Reconstruction Project 2017
STH 60 (Main St) from Ridgeway Drive to Eagle Drive
Final Cost Assessment
August 29, 2017

Contractor **Gremmer & Associates**

Date	Invoice #	Description	Amount
12/12/2016	1	Engineering Design	\$2,657.90
1/6/2017	2	Engineering Design	\$2,278.20
2/7/2017	3	Engineering Design	\$11,201.15
3/7/2017	4	Engineering Design	\$2,991.25
4/4/2017	5	Engineering Design	\$4,027.12
5/3/2017	6	Engineering Design	\$16,134.96
6/8/2017	7	Engineering Design	\$14,690.68
7/10/2017	8	Engineering Design	\$5,086.00
Subtotal			\$59,067.26

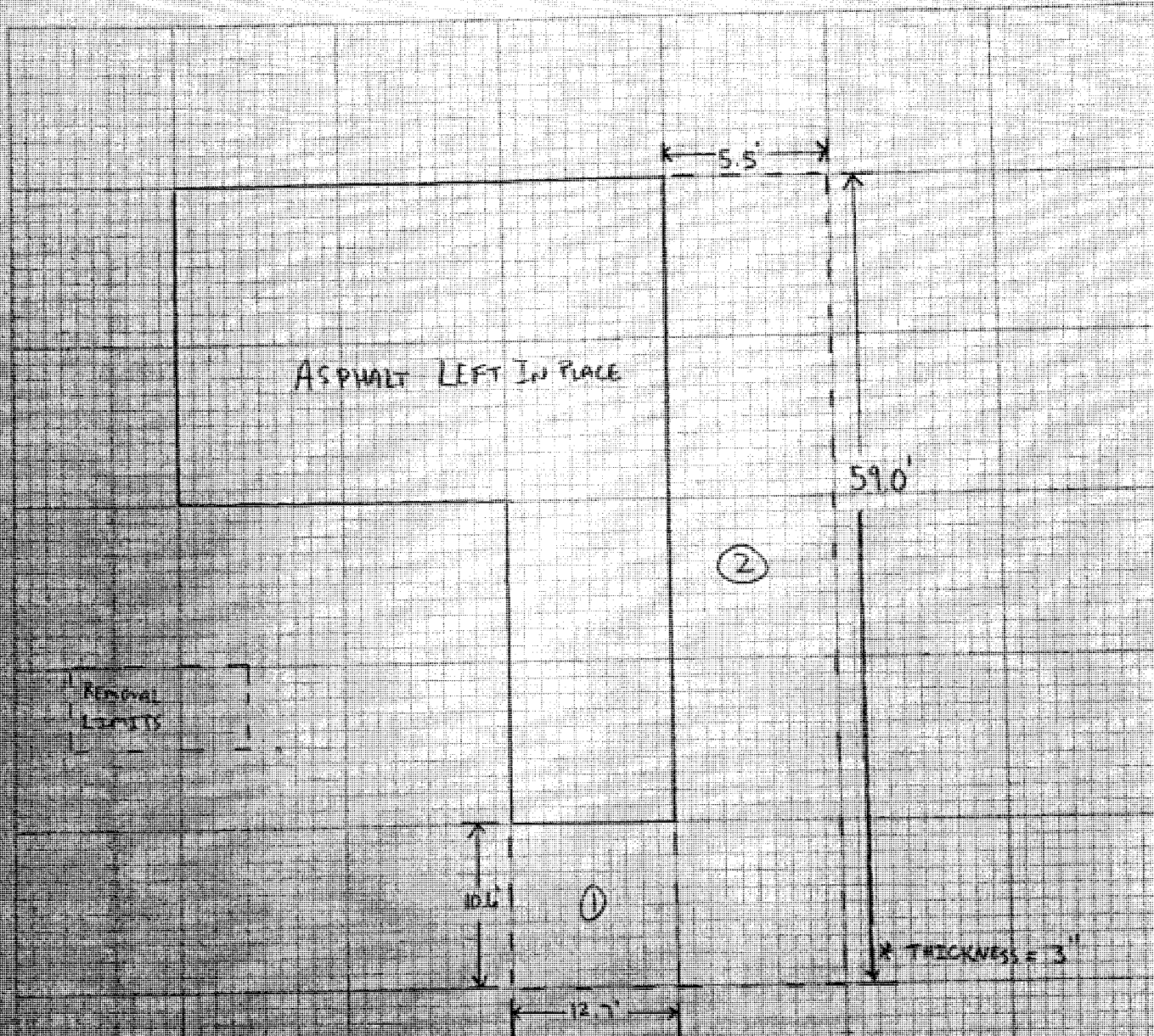
Contractor **Buteyn-Peterson**

Date	Pay Request #	Description	Amount
4/19/2017	1	First Pay Request	\$160,378.90
6/13/17	2	Second Pay Request	\$207,840.39
8/8/17	3	Payment of Change order #1	\$1,572.00
2018		Payment of Retainage	\$19,359.87
Subtotal			\$389,151.16

Others

Date	Company	Description	Amount
3/28/17	Menards	Sump Pump Piping	\$151.75
4/17/17	AJ Outdoor	Cut down two trees	\$1,000.00
4/21/17	Menards	Sump Pump Piping	\$64.12
4/24/17	Tennies	Sump Pump Piping	\$30.71
4/24/2017	Menards	Sump Pump Piping	\$74.35
4/24/2017	Tennies	Sump Pump Piping	\$9.98
4/24/2017	Menards	Sump Pump Piping	\$28.03
4/24/2017	Tennies	Sump Pump Piping	\$19.96
4/24/2017	Tennies	Sump Pump Piping	\$4.99
4/24/2017	Tennies	Sump Pump Piping	\$5.99
4/25/2017	Tennies	Sump Pump Piping	\$71.98
4/25/2017	Menards	Sump Pump Piping	\$70.32
4/27/2017	Tennies	Sump Pump Piping	\$23.43
5/2/2017	Tennies	Sump Pump Piping	-\$9.18
5/3/2017	Menards	Sump Pump Piping	-\$9.14
7/24/2017	Pieper Power	Streetlights	\$2,980.00
Subtotal			\$4,517.29

Total Expenditures \$452,735.71



① $12.71 \times 10.6 \times 2.9 \frac{\text{cu yd}}{\text{ft}^3} = 14.96 \text{ cu yd}$

② $59.0' \times 5.5' \times 2.9 \frac{\text{cu yd}}{\text{ft}^3} = 96.02 \text{ cu yd}$

TOTAL $\text{cu yd} = 110.98 \text{ cu yd}$

Amount of material = $110.98 \text{ cu yd} \times 1.48 \frac{\text{cu yd}}{\text{ton}} \times 3 \text{ lanes} / 2000 \frac{\text{lb}}{\text{ton}} = 8.91 \text{ tons}$

Amount of material = $110.98 \text{ cu yd} \times 1.48 \frac{\text{cu yd}}{\text{ton}} = 164.25 \text{ tons}$

Amount of material = $110.98 \text{ cu yd} \times 1.48 \frac{\text{cu yd}}{\text{ton}} = 164.25 \text{ tons}$

N169 W20240 ASPHALT QUANTITY

$$8.0' \times 19.2' / 9 = 17.07 \text{ SY}$$

$$17.07 \text{ SY} \times 112 \frac{\text{LB}}{\text{SY}} \times 3 \text{ INCHES} / 2000 \frac{\text{LB}}{\text{TON}}$$

$$\text{TOTAL TONNAGE} = 2.87 \text{ TONS}$$

$$\text{TOTAL COST} = 2.87 \text{ TONS} \times \$179.11/\text{TON} = \$514.05$$

N169 W20189 ASPHALT QUANTITY

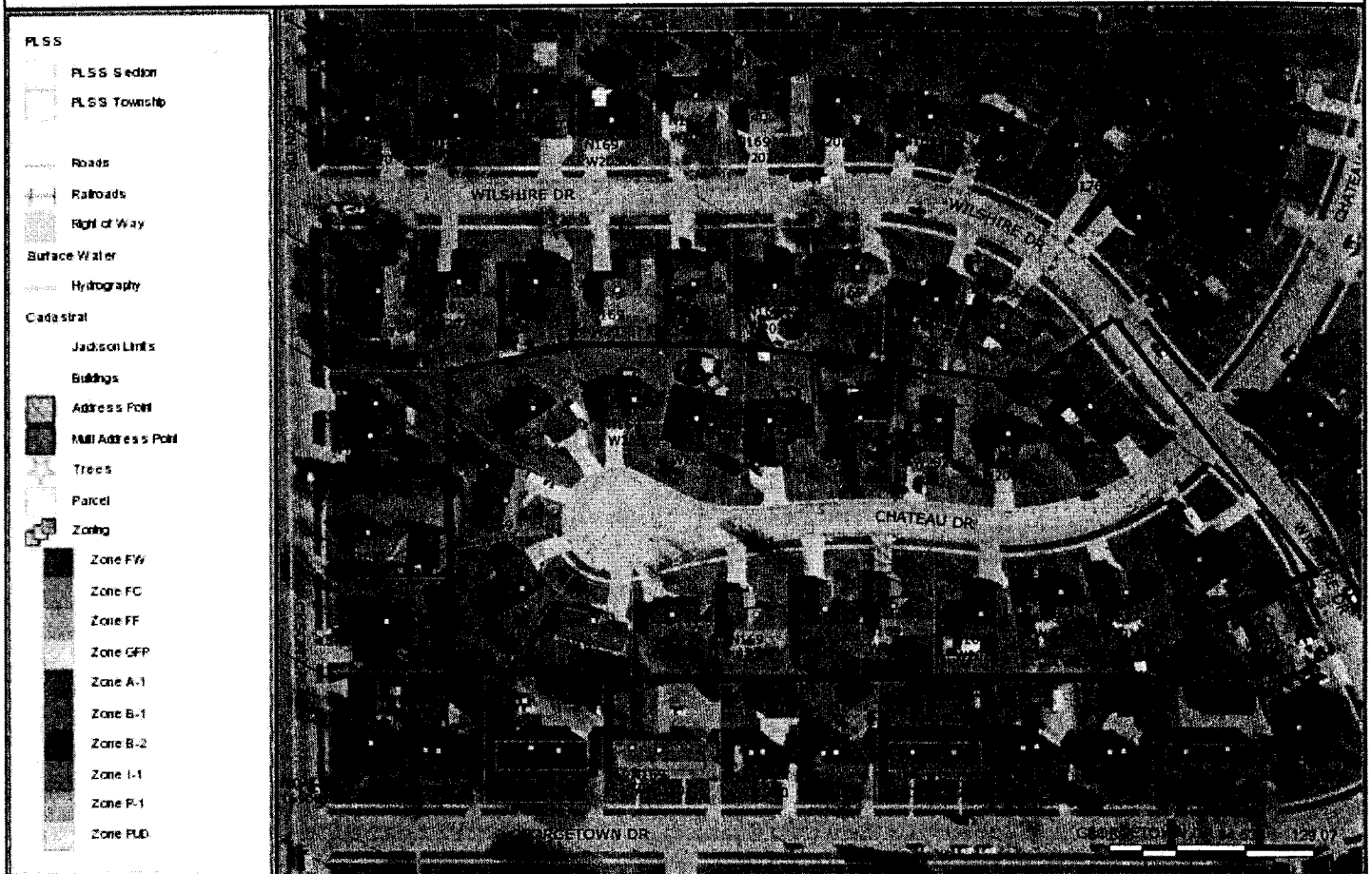
$$4.8' \times 18.4' / 9 = 9.81 \text{ SY}$$

$$9.81 \text{ SY} \times 112 \frac{\text{LB}}{\text{SY}} \times 3 \text{ INCHES} / 2000 \frac{\text{LB}}{\text{TON}}$$

$$\text{TOTAL TONNAGE} = 1.65 \text{ TONS}$$

$$\text{TOTAL COST} = 1.65 \text{ TONS} \times \$179.11/\text{TON} = \$295.53$$

Village of Jackson



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys and historical analyses of sites may differ from the maps.



September 7, 2016

Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

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

Subject: Project I.D. 151021
Wilshire Drive
Utility Construction Project
Estimate #4

Dear Mr. Kober:

Enclosed you will find Pay Estimate #4 for the Wilshire Drive project in the Village of Jackson. The total amount, due to the contractor, has not been reduced by five percent (5%) for retainage due to the fact that the work is beyond 50% completion. This is per Article 6.02.A.1 Progress Payments; Retainage, of Contract Document 00500, Agreement. All previously retained money shall be paid to the contractor minus \$5,000. This is per Article 6.02.A.2 Progress Payments; Retainage, of Contract Document 00500, Agreement. The remainder of retained money will be paid upon final acceptance of all contract work. This is per Article 6.03.A Final Payment, of Contract Document 00500, Agreement.

Work completed, Estimate # 4	= \$5,904.81
Retainage Due, Estimate #4	= \$10,384.09
Retainage Remaining, Estimate #4	= \$5,000
Amount due to Contractor, Estimate #4	= \$16,288.90

If you have any questions or comments, please contact me at (920) 924-5720 or cell (414) 397-8100.

Sincerely,

Kevin Schmidt
Gremmer & Associates, Inc.

Gremmer and Associates, Inc.

93 S. Pioneer Road, Suite 300
Fond du Lac, WI 54935
(920) 924-5720
fax (920)924-5725

Buteyn-Peterson - Prime Contractor

Village of Jackson - Wilshire Drive

Item No.	Description	Units	TOTAL	Unit Price	Bid Total	Previous Estimates		Estimate #4		Cumulative Totals		% Complete
						Actual Quantity	Total	Actual Quantity	Total	Actual Quantity	Total	
100.01	Removing Concrete	SY	1885	\$3.47	\$6,540.95	1,903.90	\$6,606.53		\$0.00	1,903.90	\$6,606.53	101%
100.02	Removing Curb & Gutter	LF	2595	\$2.75	\$7,136.25	2,618.00	\$7,199.50		\$0.00	2,618.00	\$7,199.50	101%
100.03	Excavation Common	CY	2535	\$13.00	\$32,955.00	2,596.50	\$33,754.50		\$0.00	2,596.50	\$33,754.50	102%
100.04	Base Aggregate Dense 3/4-Inch	TON	830	\$17.43	\$14,466.90	819.04	\$14,275.87		\$0.00	819.04	\$14,275.87	99%
100.05	Base Aggregate Dense 1 1/4-Inch	TON	3400	\$10.60	\$36,040.00	3,197.03	\$33,888.52	90.26	\$956.76	3,287.29	\$34,845.27	97%
100.06	Breaker Run	TON	100	\$9.23	\$923.00	104.68	\$966.20		\$0.00	104.68	\$966.20	105%
100.07	Concrete Driveway 7-Inch	SY	1310	\$43.00	\$56,330.00	1,267.00	\$54,481.00		\$0.00	1,267.00	\$54,481.00	97%
100.08	HMA Pavement, Type E-0.3	TON	1520	\$49.20	\$74,784.00	1,318.39	\$64,864.79		\$0.00	1,318.39	\$64,864.79	87%
100.09	Asphaltic Surface Driveway	TON	10	\$84.50	\$845.00	19.00	\$1,605.50		\$0.00	19.00	\$1,605.50	190%
100.10	Concrete Curb & Gutter 30-Inch Type D	LF	2600	\$11.30	\$29,380.00	2,654.00	\$29,990.20		\$0.00	2,654.00	\$29,990.20	102%
100.11	Concrete Sidewalk 4-Inch	SF	10300	\$3.51	\$36,153.00	10,477.00	\$36,774.27		\$0.00	10,477.00	\$36,774.27	102%
100.12	Lawn Restoration	SY	4150	\$5.25	\$21,787.50	3,066.90	\$16,101.23	16.20	\$85.05	3,083.10	\$16,186.28	74%
100.13	Erosion Control	LS	1	\$2,300.00	\$2,300.00	1.00	\$2,300.00		\$0.00	1.00	\$2,300.00	100%
100.14	Traffic Control	LS	1	\$1,800.00	\$1,800.00	0.90	\$1,620.00	0.10	\$180.00	1.00	\$1,800.00	100%
100.15	Sawing Asphalt	LF	365	\$2.00	\$730.00	326.50	\$653.00		\$0.00	326.50	\$653.00	89%
100.16	Sawing Concrete	LF	480	\$3.00	\$1,440.00	381.00	\$1,143.00		\$0.00	381.00	\$1,143.00	79%
200.01	Removing Manholes	EACH	5	\$350.00	\$1,750.00	5.00	\$1,750.00		\$0.00	5.00	\$1,750.00	100%
200.02	Removing Inlets	EACH	8	\$200.00	\$1,600.00	8.00	\$1,600.00		\$0.00	8.00	\$1,600.00	100%
200.03	Removing Storm Sewer	LF	1150	\$5.00	\$5,750.00	1,105.00	\$5,525.00		\$0.00	1,105.00	\$5,525.00	96%
200.04	Storm Sewer Pipe PVC SDR-35 4-Inch	LF	1671	\$18.00	\$30,078.00	1,693.00	\$30,474.00		\$0.00	1,693.00	\$30,474.00	101%
200.05	Storm Sewer Pipe Reinforced Concrete 12-Inch	LF	167	\$60.00	\$10,020.00	167.00	\$10,020.00		\$0.00	167.00	\$10,020.00	100%
200.06	Storm Sewer Pipe Reinforced Concrete 15-Inch	LF	812	\$54.50	\$44,254.00	803.50	\$43,790.75		\$0.00	803.50	\$43,790.75	99%
200.07	Storm Sewer Pipe Reinforced Concrete 18-Inch	LF	54	\$70.50	\$3,807.00	54.00	\$3,807.00		\$0.00	54.00	\$3,807.00	100%
200.08	Storm Sewer Pipe Reinforced Concrete 24-Inch	LF	434	\$66.50	\$28,861.00	486.00	\$32,319.00		\$0.00	486.00	\$32,319.00	112%
200.09	Catch Basins 2.5x3-FT w/ Casting	EACH	7	\$1,157.00	\$8,099.00	7.00	\$8,099.00		\$0.00	7.00	\$8,099.00	100%
200.10	Manholes 4-FT Diameter w/ Casting	EACH	6	\$823.00	\$4,938.00	6.00	\$4,938.00		\$0.00	6.00	\$4,938.00	100%
200.11	Manholes 5-FT Diameter w/ Casting	EACH	3	\$1,220.00	\$3,660.00	3.00	\$3,660.00		\$0.00	3.00	\$3,660.00	100%
200.12	Manholes 6-FT Diameter Doghouse w/ Casting "	EACH	1	\$1,789.00	\$1,789.00	1.00	\$1,789.00		\$0.00	1.00	\$1,789.00	100%
200.13	Inlets 2.5x3-FT w/ Casting	EACH	3	\$1,058.00	\$3,174.00	3.00	\$3,174.00		\$0.00	3.00	\$3,174.00	100%
200.14	Concrete Collar	EACH	3	\$500.00	\$1,500.00		\$0.00		\$0.00	0.00	\$0.00	0%
300.01	Removing Sanitary Sewer Manholes	EACH	1	\$1,388.30	\$1,388.30	1.00	\$1,388.30		\$0.00	1.00	\$1,388.30	100%
300.02	Abandoning Sanitary Sewer	LS	1	\$500.00	\$500.00	1.00	\$500.00		\$0.00	1.00	\$500.00	100%
300.03	Adjusting Sanitary Manhole	EACH	7	\$669.00	\$4,683.00		\$0.00	7.00	\$4,683.00	7.00	\$4,683.00	100%
300.04	Connect to Existing Sanitary Sewer	EACH	2	\$500.00	\$1,000.00	2.00	\$1,000.00		\$0.00	2.00	\$1,000.00	100%
300.05	Sanitary Sewer PVC SDR-35 6-Inch	LF	165	\$93.00	\$15,345.00	159.50	\$14,833.50		\$0.00	159.50	\$14,833.50	97%
300.06	Sanitary Sewer PVC SDR-35 8-Inch	LF	400	\$93.87	\$37,548.00	397.00	\$37,266.39		\$0.00	397.00	\$37,266.39	99%
300.07	Sanitary Sewer Manhole w/ Casting	EACH	2	\$3,920.00	\$7,840.00	2.00	\$7,840.00		\$0.00	2.00	\$7,840.00	100%
400.01	Removing Hydrant	EACH	3	\$1,014.00	\$3,042.00	3.00	\$3,042.00		\$0.00	3.00	\$3,042.00	100%
400.02	Abandoning Water Main	LS	1	\$600.00	\$600.00	1.00	\$600.00		\$0.00	1.00	\$600.00	100%
400.03	Water Main Pipe HDPE 1 1/4-Inch	LF	855	\$74.00	\$63,270.00	893.50	\$66,119.00		\$0.00	893.50	\$66,119.00	105%
400.04	Water Main Pipe PVC C-900 6-Inch	LF	35	\$72.00	\$2,520.00	32.50	\$2,340.00		\$0.00	32.50	\$2,340.00	93%
400.05	Water Main Pipe PVC C-900 8-Inch	LF	1420	\$73.33	\$104,128.60	1,429.50	\$104,825.24		\$0.00	1,429.50	\$104,825.24	101%
400.06	Gate Valve 6-Inch	EACH	3	\$1,800.00	\$5,400.00	3.00	\$5,400.00		\$0.00	3.00	\$5,400.00	100%
400.07	Gate Valve 8-Inch	EACH	5	\$2,240.00	\$11,200.00	5.00	\$11,200.00		\$0.00	5.00	\$11,200.00	100%
400.08	Reducer 8-Inch x 6-Inch	EACH	2	\$924.00	\$1,848.00	2.00	\$1,848.00		\$0.00	2.00	\$1,848.00	100%
400.09	Anchor Tee 8-Inch x 6-Inch	EACH	3	\$1,071.00	\$3,213.00	4.00	\$4,284.00		\$0.00	4.00	\$4,284.00	133%
400.10	Cross 8-Inch x 8-Inch	EACH	1	\$1,329.00	\$1,329.00	1.00	\$1,329.00		\$0.00	1.00	\$1,329.00	100%
400.11	Bend 11.25 Degree 8-Inch	EACH	8	\$950.00	\$7,600.00	8.00	\$7,600.00		\$0.00	8.00	\$7,600.00	100%
400.12	Bend 22.5 Degree 8-Inch	EACH	2	\$961.00	\$1,922.00	4.00	\$3,844.00		\$0.00	4.00	\$3,844.00	200%
400.13	Bend 45 Degree 8-Inch	EACH	6	\$965.00	\$5,790.00	5.00	\$4,825.00		\$0.00	5.00	\$4,825.00	83%
400.14	Connect to Existing Water Main	EACH	4	\$929.00	\$3,716.00	4.00	\$3,716.00		\$0.00	4.00	\$3,716.00	100%
400.15	Hydrant	EACH	3	\$4,076.00	\$12,228.00	3.00	\$12,228.00		\$0.00	3.00	\$12,228.00	100%
400.16	Temporary 6 Cap w/ 2" Blowoff "	EACH	1	\$2,221.00	\$2,221.00	1.00	\$2,221.00		\$0.00	1.00	\$2,221.00	100%
400.17	Polystyrene Insulation 4-Inch	SF	96	\$9.00	\$864.00	96.00	\$864.00		\$0.00	96.00	\$864.00	100%
SUBTOTAL						\$772,087.50	\$756,283.27		\$5,904.81		\$762,188.08	99%



Work completed, previous estimates	\$756,283.27
Work completed, this estimate	\$5,904.81
Total work completed	\$762,188.08
Retainage, this estimate	\$5,000.00
Total Retainage, previous estimates	\$15,384.09
Total Retainage, final	\$5,000.00
Amount due to contractor, this estimate	\$16,288.90



engineering | architecture | environmental | surveying
landscape architecture | planning | economic development

W61 N497 Washington Avenue
Cedarburg, WI 53012
262-204-2360
800-472-7372
FAX 262-375-2688
www.cedarcorp.com

August 22, 2017

Mr. Brian W. Kober, P.E.
Director of Public Works/Village Engineer
Village of Jackson

Dear Mr. Kober:

Cedar Corporation appreciates the opportunity to provide you and the Village of Jackson with continuing Professional Services in the development of the Future Public Safety Building. We have prepared a summary of the Scope of Services that are appropriate for the next phase of the project. We feel that the proposed scope will appropriately plan for development near the Public Safety Facility and advance the design of the facility beyond conceptual plans. During this phase, we will continue to address questions that the Village may have, further refine budgetary and space objectives, and refine the needs and desires of the Village.

During the site development planning efforts and the schematic design phase, we will develop a master plan, complete additional due diligence, review budgetary and space objectives, provide material and system options to compare initial, and life cycle cost. This will include facilitation of discussion with project shareholders to evaluate and present options for the facility.

The schematic design phase will include development of preliminary site, building, structural, mechanical, plumbing, and electrical designs. These designs will be utilized to reform the design and needs of the Village, establish project milestone, and refine the budget and space needs of the Village. During this phase, we will also consider future phases, cost saving measures, and life cycle cost analysis of the facility.

We will develop preliminary plans, exterior elevations, and renderings for aid in public education of the project. This information will further be used in review of alternatives, cost estimation and preliminary design efforts. This process will include regular updates to staff and the Village Board.

We appreciate your consideration in our Scope of Service / Cost Proposal and are available to answer any questions that you may have. Again, we appreciate the opportunity to work with the Village and look forward to working on this exciting project.

Sincerely,

Cory A. Scheidler, AIA
Director of Architecture
cory.scheidler@cedarcorp.com
800-472-7372

Ron Dalton, PE
Consulting Engineer
ron.dalton@cedarcorp.com
262-204-2341

Cedar Corporation's trademark quality is to listen to you. We seek to create an environment that allows various shareholders to work together and develop exceptional solutions. We will facilitate discussions, meetings, and workshops with the Village Board and Departments to understand your wants, needs, and expectations for the project. This phase of design includes a process of focused discussions and follows with established action items and milestones. This process allows us to efficiently gather all of the available information and ideas and then review them to complete a thorough evaluation to develop design solutions.

SITE DEVELOPMENT COORDINATION & PLANNING

The Public Safety Facility is proposed to be set into a future 40 acre development that may contain a variety of uses ranging from commercial to residential and mixed use. The facility is also adjacent to Jackson Creek, near the 100 year flood boundary and adjacent to STH 60.

Site Development Planning will require coordination with the Village, a site development partner, and the Village's financial consultant. We anticipate four coordination meetings. We propose to complete the following tasks to facilitate development of the 40 acre site:

- Complete a topographic survey of overall 40 acres
- Perform a wetland delineation of overall 40 acres
- Develop property master plan of overall 40 acres
- Determination of endangered resources review with WDNR
- Obtain geotechnical quotations for Public Safety Building Site (11 acres $\pm$)
- Evaluation of geotechnical conditions for public safety building
- Evaluation of roadway and utility extensions for public safety building
- Coordination with WDOT to determine road and driveway access.
- Review of grant funding mechanisms, ie, Safe Routes to School, DNR, and DOT grants
- Evaluation of roadway and utility extensions of overall 40 acres
- Determination for a need of a traffic impact analysis for public safety access and street extension for overall project development
- Preparation of general development plan for overall development indicating commercial and residential development in association with streets, parks, utilities, etc.
- Prepare preliminary design of roadway and public utilities along Spruce Street from the western property boundary to Eagle Drive and Ridgeway Drive from Hwy. 60 to Spruce Street
- Prepare preliminary cost estimate for roads and utilities

Deliverables include:

- Topographic Survey
- Wetland delineation
- Endangered resources review
- Geotechnical Report for Public Safety building site
- WDOT determinations
- Grant funding mechanisms
- General development plan
- Preliminary plans for Spruce Street and Ridgeway Drive
- Opinions of probable cost

SCHEMATIC DESIGN PHASE

Schematic design sets the tone and is the most important stage of the project. Cedar has worked with the Village to outline the need for a Public Safety Facility, establish the needs for the Police and Fire Departments, and develop a conceptual plan of the overall facility and site. The conceptual design forms the basis of the design and program of the facility and establish reasonable budget expectations.

The next step of the process will refine the design and establish the final objectives for the Village. These efforts will include added evaluation, architectural design, and engineering to further refine the design, review and discuss options, and opportunities. This will formulate a more refined design that will develop through the subsequent phases.

Discussions will include material options, building system options, and review of cost and lifecycle impacts for space and programming, operational and functional capacity, and growth of the Village. As Cedar continues to meet with the Village and the Police and Fire Departments, the Schematic Phase can be outlined as:

Schematic Design / Design Development

- Continued review of space and programing needs
- Review and update building plans
- Evaluation of future growth opportunities
- Evaluation of sustainable design features
- Evaluate zoning and regulatory codes
- Evaluate building code review
- Evaluation and development of building envelope (exterior) options, performance and lifecycle cost impact
- Evaluation of emergency vehicle response and flow within site
- Evaluation and development of structural systems, configuration, durability, resiliency and opportunity for future modifications
- Evaluation of mechanical system and associated, efficiency and lifecycle cost
- Evaluation of electrical system and associated, efficiency and lifecycle cost
- Evaluation of plumbing system and associated, efficiency and lifecycle cost
- Development of phasing and future expansion options
- Preparation of site specific hardscaping and landscaping
- Preparation of schematic grading and site development plan
- Preparation of schematic utility, and storm water systems
- Preparation of schematic floor, roof, and ceiling plans, building sections, and elevations incorporating the following
 - Material Selection
 - Structural systems
 - Building Systems
 - Life safety components
 - Preliminary finishes
- Preparation of schematic structural plans
- Preparation of schematic mechanical system plans
- Preparation of schematic electrical system plans
- Preparation of schematic plumbing system plans preparation of building model and rendering
- Preparation of outline specifications
- Preparation of opinion of probable construction cost
- Preparation of project delivery alternatives

Design Meetings: (anticipated 4 meetings)

- Review any necessary revisions to the programing and needs and space assessment as required
- Facilitate workshop meetings to review any additional needs and expectations
- Review proposed size, programing, life span, and future phases
- Review cost comparison vs space requirements
- Review site access, facility orientation, and layout
- Review building construction types
- Review building systems and options
- Review project delivery alternatives
- Review current market conditions, value enhancements, and cost saving measures to determine the most effective construction alternatives and financing, and grant opportunities to prepare estimated project cost

Deliverables include:

- Schematic (40%) architectural, mechanical, electrical, plumbing, and site design drawings
- Preliminary technical specifications
- Building code summary
- Updated space needs calculations
- Summary of grant / funding assistance
- Regulatory coordination, recommendations, and conclusions
- Geotechnical recommendations
- Project delivery recommendations
- Real Time Cost Estimate Updates with recommended project delivery options and recommendations

Professional Services Fees

Based on the project scope and our scope of services we propose to complete Professional Services as outlined for an estimated fee as follows:

Site Development Coordination & Planning	\$ 21,000
Preliminary Design Spruce Street and Ridgeway Drive	\$ 23,000
Public Safety Building Preliminary Design	\$113,000

Upon completion of the Site Development Coordination and Planning, and the Schematic Design phase, and at the request of the Village, Cedar will provide a summary and proposal for any necessary professional services needed for the design as defined in the deliverables.

RESOLUTION #17-21

A RESOLUTION ALLOWING THE VILLAGE OF JACKSON TO ESTABLISH A NORTH SHORE BANK DEFERRED COMPENSATION PLAN

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

Deferred Compensation Plan Adopting Resolution IRC CODE SECTION 457

Whereas, **INTERNAL REVENUE CODE 457** and Chapter 40.81 Laws of the Wisconsin Statutes permit the **Village of Jackson**, Wisconsin, to establish a **Deferred Compensation Plan**; and

Whereas, The Plan may permit eligible employees to voluntarily elect to participate in the favorable tax treatment on the deferral of income; and

Whereas, the **Village of Jackson** desires to establish such **Deferred Compensation Plan** providing for “voluntary” contributions **through North Shore Bank fsb**, Brookfield, Wisconsin, to become an eligible plan for its employees; and

Whereas, the Laws of Wisconsin permit the **Village of Jackson** to make legal deposits to “custodial accounts” established within the **North Shore Bank Deferred Compensation Plan**; and

Whereas, **North Shore Bank** shall be responsible to hold funds, as “custodian”, for the future benefit of those participating employees under all rules and regulations of the **IRS CODE Section 457**.

Now, therefore, BE IT RESOLVED, that the **Village of Jackson**, Wisconsin, hereby amends its current **DEFERRED COMPENSATION PLAN** appointing **North Shore Bank**, as an additional provider serving the Village and its employees as “custodian” and “administrator” for all investments provided within its Plan.

BE IT FURTHER RESOLVED that all Village officials are authorized and directed to assist North Shore Bank in the implementation of this Plan.

Authorized by: (Signed name)_____

Title: _____

Printed Name: _____

Date: _____

Federal Tax ID#: 39-_____

Introduced by:_____

Seconded by:_____

Vote:_____ Aye_____ Nay

Passed and Approved:_____

Michael E. Schwab, Village President

Attest:_____

Deanna L. Boldrey, Village Clerk-Treasurer

RESOLUTION #17-21

A RESOLUTION ALLOWING THE VILLAGE OF JACKSON TO ESTABLISH A NORTH SHORE BANK DEFERRED COMPENSATION PLAN

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

Deferred Compensation Plan Adopting Resolution IRC CODE SECTION 457

Whereas, **INTERNAL REVENUE CODE 457** and Chapter 40.81 Laws of the Wisconsin Statutes permit the **Village of Jackson**, Wisconsin, to establish a **Deferred Compensation Plan**; and

Whereas, The Plan may permit eligible employees to voluntarily elect to participate in the favorable tax treatment on the deferral of income; and

Whereas, the **Village of Jackson** desires to establish such **Deferred Compensation Plan** providing for “voluntary” contributions **through North Shore Bank fsb**, Brookfield, Wisconsin, to become an eligible plan for its employees; and

Whereas, the Laws of Wisconsin permit the **Village of Jackson** to make legal deposits to “custodial accounts” established within the **North Shore Bank Deferred Compensation Plan**; and

Whereas, **North Shore Bank** shall be responsible to hold funds, as “custodian”, for the future benefit of those participating employees under all rules and regulations of the **IRS CODE Section 457**.

Now, therefore, BE IT RESOLVED, that the **Village of Jackson**, Wisconsin, hereby amends its current **DEFERRED COMPENSATION PLAN** appointing **North Shore Bank**, as an additional provider serving the Village and its employees as “custodian” and “administrator” for all investments provided within its Plan.

BE IT FURTHER RESOLVED that all Village officials are authorized and directed to assist North Shore Bank in the implementation of this Plan.

Authorized by: (Signed name)_____

Title: _____

Printed Name: _____

Date: _____

Federal Tax ID#: 39-_____

Introduced by:_____

Seconded by:_____

Vote:_____ Aye_____ Nay

Passed and Approved:_____

Michael E. Schwab, Village President

Attest:_____

Deanna L. Boldrey, Village Clerk-Treasurer

**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° 15' 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° 58' 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

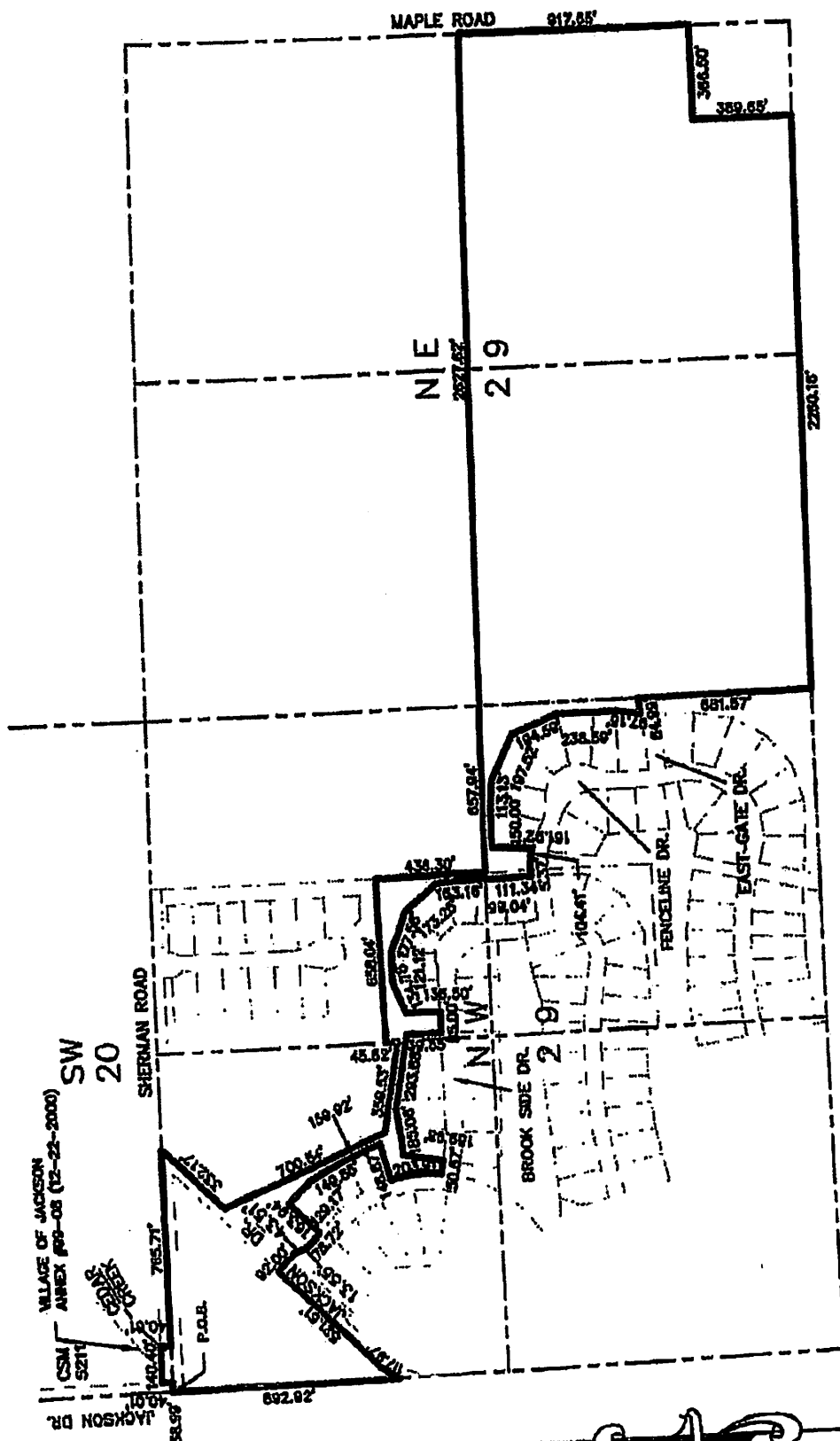
R.A. Smith National, Inc.

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 marked with '0' at the left end, '600' at the midpoint, and '1200' at the right end. The word 'Feet' is written at the far right end. Below the bar, the text 'GRAPHIC SCALE' is printed.

DRAFT MINUTES
Board of Public Works Meeting
Tuesday, September 26, 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, Gloria Teifke, Scott Thielmann, Tr. Kufahl, and Linda Granec.

Staff present: Chief Dolnick, Jim Micech, Brian Kober, John Walther, and Deanna Boldrey.

2. Approval of Minutes for August 29, 2017, meeting.

Motion by Tr. Lippold, second by Scott Thielmann to approve the minutes of the August 29, 2017, Board of Public Works meeting.

Vote: 7 ayes, 0 nays. Motion carried.

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

Discussion of year-round street parking on Georgetown Drive ensued. This is from past discussions. Previously parking on Georgetown Drive was allowed by ordinance. The on street parking ordinance was removed with the recent recodification. Discussion ensued of the parking area and the snow removal from last year. Discussion ensued of possible future parking permits. Casey Latz was allowed the floor. She commented on the properties that she owns and the parking needed. She also commented on the parking needs for other properties. Discussion ensued of the monitoring and enforcement of parking permits. Chief Dolnick commented that Georgetown Drive is not unique in the Village as they have two spaces per unit. Many families in the Village are in the same boat. The park is available for parking. Georgetown is walking distance to Jackson Park. Not many are utilizing the park for parking. Kurt Meyer was present and spoke in favor of the parking. No motions were made on the item.

4. Update on Chateau Dr. Reconstruction Project.

Brian Kober reported on the project and the punch list. The landscaper has been back. This was a report only. No motions were made on the item. The grant money has been received.

5. Update on Reconstruction Water and Street Department Building.

A tour of the building was provided prior to the meeting. Tr. Kurtz, Tr. Emmrich, and Linda Granec toured the building with Jim Micech, Brian Kober and John Walther.

Cedar Corp Professional Service Proposal – Salt Storage Building.

Brian Kober reported on the salt building. The old salt building has served its purpose and would be difficult to move. Brian would like a design to meet the standards set by the DNR and WisDOT. The design would be submitted to the DNR, and WisDOT for approval. The current salt building is inspected annually by WisDOT and DNR for the General Stormwater Permit.

The steel cold storage building on Eagle Drive was recommended not to be used for salt storage because it is metal and the corrosive nature of the salt to metal. The quote from Cedar Corp to design the foundation is \$5,000.

Discussion ensued of using the existing salt building for one year and revisit the item in the Spring. Brian will make contacts for a lower quote.

Review of Ventilation System for Vehicle Area.

Brian reported on the Ventilation System. He referenced the Conditional Approval from the Department of Safety and Professional Services with regard to an exhaust ventilation system. He commented that this is a requirement by the state. He hopes to have the quote back by the next Board of Public Works Meeting or the Budget & Finance and Village Board Meetings.

Discussion using existing garage doors from old street department building.

Brian reported on the garage doors. The plan was to reuse the doors from the old building. Discussion of the doors ensued.

6. 2018 Budget Presentation – Building Inspection Department.

Jim Micech presented the 2018 Building Inspection Budget. There is one full-time inspector with, a commercial electrical inspector as needed.

The Village will be built out very soon. Jim presented information on the lots that are available per subdivision. There are seven lots left in the English Oaks subdivision. Laurel Springs has three lots available in phase one and approximately forty lots available in phase two when it is built. Cranberry Creek phase two has two pads available and Cranberry Creek phase three has one lot left. Stonewall Ridge has a multi-family buildings left to build. In Sherman Meadows, Twin Bridge Estates is underway and is expected to build one twelve family building per year over the next three years. The Crossings, two buildings are expected for next year. Cobblestone has one pad left for a two family. Dallman Village phase two has no updated plans at this time. Dallman Village phase one has one lot left. The single family lots are nearly built out. The incoming developments are vital to the Village's growth. The 2018 Building Inspection Department Budget is very similar to last year's budget. Jim reported that he is filing most forms and reports electronically. There have been issues with the speed of the internet with the filing of the forms and reports. The speed issues are being worked out.

Jim presented 2017 end of year projections and the 2018 budget for the Building Inspection Department.

7. 2018 – Five Year Capital Improvements Program.

Brian Kober presented the 2018 Five Year Capital Improvements Program. Discussion points included the water main under the tracks on Cedar Creek Road (Laurel Springs) and repaving of Cedar Creek Road / Jackson Drive.

8. 2018 Public Works Equipment Program.

Brian Kober presented the 2018 Public Works Equipment Program. Discussion ensued of a needed snowplow truck to replace the 1998 plow truck. Replacement of a zero turn lawn mower was discussed.

9. 2018 Budget Presentation – Public Works, Water & Wastewater Utilities.

Brian Kober presented the 2018 Public Works, Water & Wastewater Utilities. He reported on a 2% budget increase for the Public Works portion and a 1% budget increase for the Utilities portion.

10. Director of Public Works report.

Brian Kober gave the report. Motion by Linda Granec, second by Tr. Lippold to place the Director of Public Works report on file.

Vote: 7 ayes, 0 nays. Motion carried.

11. Citizens/Village Staff to Address the Board.

John Walther reported on the railroad tracks. He has been in contact with the Senator Stroebel Office and Representative Bob Gannon's Office in regards to the railroad tracks on Hwy 60. This has become a safety hazard as there is a sag in the road. There is a tele conference in the works in regards to the railroad tracks on Hwy 60.

12. Adjourn.

Motion by Linda Granec, second by Tr. Lippold to adjourn at 9:24 p.m.

Vote: 7 ayes, 0 nays. Motion carried.

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