



VILLAGE OF JACKSON VILLAGE BOARD MEETING AGENDA

Tuesday, July 9, 2024 at 7:30 PM

(Or immediately following the Budget & Finance Committee meeting)

Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Presentations
 - a. Review of 2023 Audited Financial Statements Report - Patricia Reda, Sitzberger & Company, LLC
4. Public Hearing
 - a. Conditional Use Request and Site Plan Review - Drive-Thru Expansion and Signage Updates - W227 N16880 Tillie Lake Court - Culvers
5. Village Citizen Comment on an Agenda Item (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on an item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)
6. Consent Agenda
 - a. Approval of Minutes for the Special Village Board Meeting of June 25, 2024
7. Budget and Finance Committee
 - a. Resolution #24-19 Preliminary Resolution for Special Assessment of 2024 Ridgeway Drive and Chestnut Court Reconstruction Project
 - b. Pay Request #4 - WWTP Tertiary Filters & Disinfection Project - JH Hassinger in the amount of \$348,745.00
8. Plan Commission
 - a. Conditional Use Request and Site Plan Review - Drive-Thru Expansion and Signage Updates - W227 N16880 Tillie Lake Court - Culvers
9. Board of Public Works
 - a. Reviewing connection for Village Sanitary Sewer and Water for Cedar Creek Townhomes - Eagle Drive
10. West Bend School District
11. Washington County Board Report
12. Greater Jackson Business Alliance

13. Mid-Moraine Municipal Association Report
14. 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 Village has jurisdiction or exercises responsibility" and 19.85(1)(e) "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session."

The closed session is for the following purposes:

1. To Discuss Development Agreements for Property Publicly Owned in TID 7.
 2. To Receive Information about Candidates for the Village Clerk Position and to discuss specific candidates.
15. Reconvene into Open Session with Possible Action Related to the Subject of the Preceding Closed Session, Including Possible Appointment of Village Clerk
16. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Administration Department at the Jackson Municipal Complex at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

VILLAGE OF JACKSON

**INDEPENDENT AUDITORS' REPORT
AND
FINANCIAL STATEMENTS**

YEAR ENDED DECEMBER 31, 2023

DRAFT 6/27/2024

VILLAGE OF JACKSON

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VILLAGE OF JACKSON

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INDEPENDENT AUDITORS' REPORT

To the Village Board
Village of Jackson, Wisconsin

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Jackson, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Village of Jackson's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Jackson, as of December 31, 2023, and the respective changes in financial position and, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of Financial Statements section of our report. We are required to be independent of the Village of Jackson and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of a Matter

As described in Note 3 to the financial statements, the December 31, 2023 financial statement have been restated to correct the following misstatement: A prior period adjustment was made to record annexed capital assets and their related depreciation and contributed capital assets and their related depreciation to the government-wide financial statements.

Our opinion is not modified with respect to this matter.

To the Village Board
Village of Jackson, Wisconsin

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village of Jackson's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village of Jackson's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village of Jackson's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

To the Village Board
Village of Jackson, Wisconsin

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The accompanying supplementary information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management as was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Lucida LLC
Lake Geneva, Wisconsin
June 27, 2024

VILLAGE OF JACKSON
STATEMENT OF NET POSITION
DECEMBER 31, 2023

	Primary Government		
	Governmental	Business-type	
	Activities	Activities	Totals
<u>ASSETS</u>			
Current assets:			
Cash and investments	\$ 10,516,180	\$ 2,554,858	\$ 13,071,038
Taxes receivable	4,589,246	-	4,589,246
Delinquent taxes and special charges	3,741	-	3,741
Accounts receivable (net of allowance of \$294,097)	154,176	809,993	964,169
Inventory	-	54,442	54,442
Prepaid expenditures	89,489	14,104	103,593
Non-current assets:			
Restricted - cash and investments	389,226	3,566,201	3,955,427
Special assessments receivable	365,171	-	365,171
Capital assets:			
Land	2,087,681	384,719	2,472,400
Construction in progress	3,017,897	5,714,490	8,732,387
Capital leases, net of amortization	149,422	-	149,422
Capital assets, net of accumulated depreciation	48,912,306	29,701,067	78,613,373
TOTAL ASSETS	70,274,535	42,799,874	113,074,409
<u>DEFERRED OUTFLOWS OF RESOURCES</u>			
Deferred outflows related to pension	3,948,088	589,944	4,538,032
Deferred outflows related to OPEB	84,642	12,647	97,289
TOTAL DEFERRED OUTFLOWS OF RESOURCES	4,032,730	602,591	4,635,321
<u>LIABILITIES</u>			
Current liabilities:			
Accounts payable, tax equivalent, and other accruals	445,421	434,627	880,048
Accrued salaries and benefits	191,823	26,363	218,186
Accrued interest	51,675	63,889	115,564
Deposits held	1,316,436	-	1,316,436
Developer agreement payments	594,342	-	594,342
Capital leases, due within one year	27,794	-	27,794
Long-term debt, due within one year	1,427,313	270,000	1,697,313
Non-current liabilities:			
Developer agreement payments	1,518,951	-	1,518,951
Capital leases, due in more than one year	116,946	-	116,946
Long-term debt, due in more than one year	18,433,586	4,980,000	23,413,586
Unamortized premium on debt	699,107	228,592	927,699
Net OPEB liability	161,436	24,122	185,558
Net pension liability	1,047,677	156,550	1,204,227
Accrued compensated absences	382,083	101,167	483,250
TOTAL LIABILITIES	26,414,590	6,285,310	32,699,900
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Property taxes	6,983,961	-	6,983,961
Deferred inflows related to pension	2,213,853	330,806	2,544,659
Deferred inflows related to OPEB	137,337	20,521	157,858
TOTAL DEFERRED INFLOWS OF RESOURCES	9,335,151	351,327	9,686,478
<u>NET POSITION</u>			
Net investment in capital assets	33,718,566	30,321,684	64,040,250
Restricted	1,430,731	3,680,831	5,111,562
Unrestricted	3,408,227	2,763,313	6,171,540
TOTAL NET POSITION	\$ 38,557,524	\$ 36,765,828	\$ 75,323,352

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-type Activities	Totals
PRIMARY GOVERNMENT							
GOVERNMENTAL ACTIVITIES							
General government	\$ 1,053,020	\$ 108,910	\$ -	\$ 53,123	\$ (890,987)	\$ -	\$ (890,987)
Public safety	4,309,854	726,559	638,696	-	(2,944,599)	-	(2,944,599)
Public works	2,084,397	419,326	328,565	-	(1,336,506)	-	(1,336,506)
Culture and recreation	926,560	369,454	-	47,600	(509,506)	-	(509,506)
Conservation and development	2,112,920	-	-	5,624,331	3,511,411	-	3,511,411
Interest and fiscal charges	521,043	-	-	-	(521,043)	-	(521,043)
TOTAL GOVERNMENTAL	11,007,794	1,624,249	967,261	5,725,054	(2,691,230)	-	(2,691,230)
BUSINESS-TYPE ACTIVITIES							
Water	1,657,415	1,486,529	-	982,787	-	811,901	811,901
Sewer	2,494,057	1,911,313	-	1,214,259	-	631,515	631,515
TOTAL BUSINESS-TYPE	4,151,472	3,397,842	-	2,197,046	-	1,443,416	1,443,416
TOTAL PRIMARY GOVERNMENT	\$ 15,159,266	\$ 5,022,091	\$ 967,261	\$ 7,922,100	(2,691,230)	1,443,416	(1,247,814)
GENERAL REVENUES							
					6,695,259	-	6,695,259
					85,105	-	85,105
					74,849	-	74,849
					217,410	-	217,410
					382,425	-	382,425
					268,217	252,719	520,936
					74,151	-	74,151
					63,030	-	63,030
					399,410	133,500	532,910
TOTAL GENERAL REVENUES					8,259,856	386,219	8,646,075
CHANGE IN NET POSITION					5,568,626	1,829,635	7,398,261
NET POSITION - BEGINNING OF YEAR					20,859,838	34,936,193	55,796,031
Prior Period Adjustment					12,129,060	-	12,129,060
NET POSITION - BEGINNING OF YEAR, AS RESTATED					32,988,898	34,936,193	67,925,091
NET POSITION - END OF YEAR					\$ 38,557,524	\$ 36,765,828	\$ 75,323,352

See accompanying notes to basic financial statements.

**VILLAGE OF JACKSON
BALANCE SHEETS
GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

	General Fund	Debt Service Fund	Capital Projects			Nonmajor Governmental Funds	Total Governmental Funds
			General	TID 4	TID 7		
<u>ASSETS</u>							
Cash and investments	\$ 5,232,660	\$ 909,556	\$ 1,740,166	\$ 994,995	\$ -	\$ 1,638,803	\$ 10,516,180
Receivables:							
Taxes	2,642,918	1,002,989	167,537	494,674	8,538	272,590	4,589,246
Delinquent taxes and special charges	3,741	-	-	-	-	-	3,741
Accounts (net of allowance for doubtful accounts of \$294,097)	79,798	-	-	-	-	74,378	154,176
Special assessments	-	-	358,000	-	-	7,171	365,171
Advances to other funds	491,429	-	1,165,886	-	-	-	1,657,315
Prepaid expenditures	76,239	-	-	-	-	13,250	89,489
Restricted Assets:							
Cash and investments	30,603	-	358,623	-	-	-	389,226
TOTAL ASSETS	8,557,388	1,912,545	3,790,212	1,489,669	8,538	2,006,192	17,764,544
<u>LIABILITIES</u>							
Accounts payable and other accruals	133,241	-	229,598	-	62,596	19,986	445,421
Accrued salaries and benefits	130,521	-	-	-	-	61,302	191,823
Deposits held	2,368	-	1,283,262	-	30,806	-	1,316,436
Advance from other funds	-	-	-	1,165,886	491,429	-	1,657,315
TOTAL LIABILITIES	266,130	-	1,512,860	1,165,886	584,831	81,288	3,610,995
<u>DEFERRED INFLOWS OF RESOURCES</u>							
Property taxes	4,062,406	1,545,217	184,000	762,115	13,183	417,040	6,983,961
Special assessments	-	-	422,310	-	-	8,605	430,915
TOTAL DEFERRED INFLOWS OF RESOURCES	4,062,406	1,545,217	606,310	762,115	13,183	425,645	7,414,876
<u>FUND BALANCES</u>							
Nonspendable	567,668	-	1,165,886	-	-	13,250	1,746,804
Restricted	46,543	367,328	-	-	-	330,302	744,173
Assigned	-	-	-	-	-	1,155,707	1,155,707
Unassigned	3,614,641	-	505,156	(438,332)	(589,476)	-	3,091,989
TOTAL FUND BALANCES	\$ 4,228,852	\$ 367,328	\$ 1,671,042	\$ (438,332)	\$ (589,476)	\$ 1,499,259	\$ 6,738,673

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2023

TOTAL FUND BALANCES - GOVERNMENTAL FUNDS \$ 6,738,673

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds as assets.

Capital assets	\$ 67,193,296	
Accumulated depreciation	<u>(13,025,990)</u>	54,167,306

Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as deferred inflows of resources in the funds.
Special assessments

430,915

The Village's proportionate share of the Wisconsin Retirement System net pension liability is reported on the statement of net position, but is not reported in the governmental funds.

(1,047,677)

The Village's proportionate share of the net OPEB liability for the Local Retiree Life Insurance Fund ("LRLIF") administered by the Wisconsin Department of Employee Trust Funds ("ETF") is reported on the statement of net position, but is not reported in the governmental funds.

(161,436)

Deferred outflows and inflows of resources related to pensions and OPEB are applicable to future periods, and therefore, are not reported in the governmental funds.

Deferred outflows related to pensions	3,948,088	
Deferred inflows related to pensions	(2,213,853)	
Deferred outflows related to OPEB	84,642	
Deferred inflows related to OPEB	<u>(137,337)</u>	1,681,540

Long-term debt and related items are not due and payable in the current period and, therefore, are not reported in the governmental funds.

Long-term debt and related items at year end consist of:

Long-term debt	(19,860,899)	
Capital leases	(144,740)	
Unamortized premium on debt issuance	(699,107)	
Developer agreements	(2,113,293)	
Compensated absences	<u>(382,083)</u>	(23,200,122)

Accrued interest payable on debt is not due and payable in the current period and, therefore, is not reported as a liability in the governmental funds.

(51,675)

TOTAL NET POSITION - GOVERNMENTAL ACTIVITIES \$ 38,557,524

VILLAGE OF JACKSON
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2023

	General Fund	Debt Service Fund	Capital Projects			Nonmajor Governmental Funds	Total Governmental Funds
			General	TID 4	TID 7		
<u>REVENUES</u>							
Taxes	\$ 3,811,487	\$ 1,632,859	\$ 181,390	\$ 831,556	\$ 4,780	\$ 610,077	7,072,149
Special assessments	-	-	189,890	-	-	1,434	191,324
Intergovernmental revenue	732,206	-	-	24,910	1,660,348	144,127	2,561,591
Licenses and permits	408,560	-	-	-	-	-	408,560
Fines and forfeitures	39,998	-	-	-	-	-	39,998
Charges for services	65,783	-	106,852	-	-	783,894	956,529
Intergovernmental charges for services	-	-	-	-	-	359,308	359,308
Interest income	204,935	4,234	19,615	-	-	39,433	268,217
Other	210,914	-	33,300	-	313	14,102	258,629
TOTAL REVENUES	5,473,883	1,637,093	531,047	856,466	1,665,441	1,952,375	12,116,305
<u>EXPENDITURES</u>							
Current:							
General government	770,611	-	-	1,788	51,734	3,575	827,708
Public safety	2,350,334	-	-	-	-	1,128,600	3,478,934
Public works	1,083,468	-	-	-	-	-	1,083,468
Culture and recreation	202,525	-	-	-	-	587,161	789,686
Conservation and development	-	-	136,058	-	139,573	1,474,130	1,749,761
Capital outlay	4,177,951	-	1,662,482	-	2,168,450	275,119	8,284,002
Debt Service:							
Principal	-	1,436,215	-	-	-	93,434	1,529,649
Interest and fiscal charges	-	507,862	-	-	-	57,542	565,404
TOTAL EXPENDITURES	8,584,869	1,944,077	1,798,540	1,788	2,359,757	3,619,561	18,308,612
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(3,111,006)	(306,984)	(1,267,493)	854,678	(694,316)	(1,667,186)	(6,192,307)
<u>OTHER FINANCING SOURCES (USES)</u>							
Proceeds from sale of capital assets	-	-	-	-	499,890	-	499,890
Proceeds on bonds	-	-	-	-	-	1,465,000	1,465,000
Proceeds on leased vehicles	164,363	-	-	-	-	-	164,363
Developer contributions	3,963,983	-	-	-	-	-	3,963,983
Transfers in (out)	(513,572)	190,443	-	-	(118,989)	442,118	-
TOTAL OTHER FINANCING SOURCES (USES)	3,614,774	190,443	-	-	380,901	1,907,118	6,093,236
NET CHANGE IN FUND BALANCES	503,768	(116,541)	(1,267,493)	854,678	(313,415)	239,932	(99,071)
FUND BALANCES - BEGINNING	3,725,084	483,869	2,938,535	(1,293,010)	(276,061)	1,259,327	6,837,744
FUND BALANCES - ENDING	\$ 4,228,852	\$ 367,328	\$ 1,671,042	\$ (438,332)	\$ (589,476)	\$ 1,499,259	\$ 6,738,673

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL
FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS \$ (99,071)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay	\$ 8,284,002	
Depreciation expense	<u>(1,802,989)</u>	6,481,013

In the statement of activities, losses on disposal of assets are shown, whereas, in the governmental funds only the proceeds on the disposal, if any, are shown

Loss on disposal of capital assets		100,480
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Receivables not currently available are reported as revenue when collected or currently available in the fund financial statements but are recognized as revenue when earned in the government-wide financial statements.

Payment on special assessments	193,399	
Additions to special assessments	<u>(297,642)</u>	(104,243)

In the statement of activities, the cost of pension and OPEB benefits earned net of employee contributions is reported as an expense. In the governmental funds, however, expenditures for these items are measured by the amount of financial resources used.

Pension (expense) revenue	(481,760)	
Village pension contributions	239,396	
OPEB expense	(15,638)	
Village OPEB contributions	<u>848</u>	(257,154)

Governmental funds report proceeds from the issuance of long-term debt as other financing sources, but issuing debt increases long-term liabilities in the statement of net position. Repayments of long-term debt principal are expenditures in the governmental funds but the repayments reduce long-term liabilities in the statement of net position.

Proceeds on issuance of debt	(1,465,000)	
Proceeds on leases	(164,363)	
Proceeds from developers deposits	(511,357)	
Amortization of premium on debt	44,411	
Principal payments on developer agreement	93,434	
Principal payments on capital leases	19,623	
Principal payments on bonds and notes	<u>1,436,215</u>	(547,037)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Changes in interest accrued on long-term debt	(51)	
Changes in compensated absences	<u>(5,311)</u>	(5,362)

CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES \$ 5,568,626

VILLAGE OF JACKSON
STATEMENTS OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2023

	Business-type Activities - Enterprise Funds		
	Water Utility	Sewer Utility	Totals
<u>ASSETS</u>			
Current Assets:			
Cash and investments	\$ 935,642	\$ 1,619,216	\$ 2,554,858
Customer and other accounts receivable	366,913	443,080	809,993
Inventories	54,442	-	54,442
Prepaid expenses	6,438	7,666	14,104
Total Current Assets	1,363,435	2,069,962	3,433,397
Non-current Assets:			
Cash and investments - restricted	201,837	3,364,364	3,566,201
Capital Assets:			
Land	352,219	32,500	384,719
Construction in process	1,695,633	4,018,857	5,714,490
Capital assets, net of accumulated depreciation	17,082,560	12,618,507	29,701,067
Total Non-current Assets	19,332,249	20,034,228	39,366,477
TOTAL ASSETS	20,695,684	22,104,190	42,799,874
<u>DEFERRED OUTFLOWS OF RESOURCES</u>			
Deferred outflows related to pension	272,282	317,662	589,944
Deferred outflows related to OPEB	5,837	6,810	12,647
TOTAL DEFERRED OUTFLOWS OF RESOURCES	278,119	324,472	602,591
<u>LIABILITIES</u>			
Current Liabilities:			
Accounts payable	\$ 26,802	\$ 218,391	\$ 245,193
Accrued salaries and benefits	12,007	14,356	26,363
Accrued property tax equivalent	189,434	-	189,434
Accrued interest on long-term obligations	22,420	41,469	63,889
Revenue bonds due within 1 year	95,000	175,000	270,000
Total Current Liabilities	345,663	449,216	794,879
Non-current liabilities:			
Net OPEB liability	11,133	12,989	24,122
Net pension liability	72,254	84,296	156,550
Revenue bonds due in greater than 1 year	1,745,000	3,235,000	4,980,000
Unamortized premium on issuance	81,071	147,521	228,592
Accrued compensated absences	40,951	60,216	101,167
Total Non-current Liabilities	1,950,409	3,540,022	5,490,431
TOTAL LIABILITIES	2,296,072	3,989,238	6,285,310
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Deferred inflows related to pension	152,680	178,126	330,806
Deferred inflows related to OPEB	9,471	11,050	20,521
TOTAL DEFERRED INFLOWS	162,151	189,176	351,327
<u>NET POSITION</u>			
Net investment in capital assets	17,209,341	13,112,343	30,321,684
Restricted for:			
Capital Projects	201,837	2,110,133	2,311,970
Equipment Replacement	-	1,254,231	1,254,231
WRS Pension	47,348	67,282	114,630
Unrestricted	1,057,054	1,706,259	2,763,313
TOTAL NET POSITION	\$ 18,515,580	\$ 18,250,248	\$ 36,765,828

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2023

	Business-type Activities - Enterprise Funds		
	Water Utility	Sewer Utility	Totals
<u>OPERATING REVENUES</u>			
Charges for service	\$ 1,413,393	\$ 1,903,787	\$ 3,317,180
Other operating revenues	73,136	7,526	80,662
TOTAL OPERATING REVENUES	<u>1,486,529</u>	<u>1,911,313</u>	<u>3,397,842</u>
<u>OPERATING EXPENSES</u>			
Operation and maintenance	859,754	1,476,066	2,335,820
Taxes	200,781	-	200,781
Depreciation	513,225	863,039	1,376,264
TOTAL OPERATING EXPENSES	<u>1,573,760</u>	<u>2,339,105</u>	<u>3,912,865</u>
OPERATING INCOME (LOSS)	<u>(87,231)</u>	<u>(427,792)</u>	<u>(515,023)</u>
<u>NONOPERATING REVENUES (EXPENSES)</u>			
Interest income	31,550	221,169	252,719
Interest expense	(22,420)	(41,469)	(63,889)
Bond issuance expense	(61,235)	(113,483)	(174,718)
Sale of property	7,200	126,300	133,500
TOTAL NONOPERATING REVENUES (EXPENSES)	<u>(44,905)</u>	<u>192,517</u>	<u>147,612</u>
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	<u>(132,136)</u>	<u>(235,275)</u>	<u>(367,411)</u>
Capital contributions/Impact fees	<u>982,787</u>	<u>1,214,259</u>	<u>2,197,046</u>
CHANGE IN NET POSITION	<u>850,651</u>	<u>978,984</u>	<u>1,829,635</u>
NET POSITION - BEGINNING OF YEAR	<u>17,664,929</u>	<u>17,271,264</u>	<u>34,936,193</u>
NET POSITION - END OF YEAR	<u>\$ 18,515,580</u>	<u>\$ 18,250,248</u>	<u>\$ 36,765,828</u>

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2023

	Business-type Activities - Enterprise Funds		
	Water Utility	Sewer Utility	Totals
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Receipts from customers and users	\$ 1,453,386	\$ 1,879,121	\$ 3,332,507
Payments to suppliers	(1,105,710)	(1,322,467)	(2,428,177)
Payments to employees	(1,028)	(1,049)	(2,077)
NET CASH PROVIDED BY OPERATING ACTIVITIES	346,648	555,605	902,253
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</u>			
Capital contributions/impact fees	982,787	1,214,259	2,197,046
Proceeds from issuance of revenue bonds	1,925,338	3,565,286	5,490,624
Interest paid on bonds	(22,420)	(41,469)	(63,889)
Bond issuance costs	(61,235)	(113,483)	(174,718)
Acquisition and construction of capital assets	(2,854,517)	(5,621,639)	(8,476,156)
Sale of fixed assets	7,200	126,300	133,500
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	(22,847)	(870,746)	(893,593)
<u>CASH FLOWS FROM INVESTING ACTIVITIES</u>			
Interest income	31,550	221,169	252,719
NET CHANGE IN CASH AND INVESTMENTS	355,351	(93,972)	261,379
CASH AND INVESTMENTS - BEGINNING OF YEAR	782,128	5,077,552	5,859,680
CASH AND INVESTMENTS - END OF YEAR	\$ 1,137,479	\$ 4,983,580	\$ 6,121,059

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
STATEMENT OF CASH FLOWS - CONTINUED
PROPRIETARY FUNDS
YEAR ENDED DECEMBER 31, 2023

	Business-type Activities - Enterprise Funds		
	Water Utility	Sewer Utility	Totals
<u>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET</u>			
<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>			
Operating income (loss)	\$ (87,231)	\$ (427,792)	\$ (515,023)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation	542,213	863,039	1,405,252
Amortization of premium	(4,267)	(7,765)	(12,032)
Changes in assets and liabilities:			
(Increase) decrease in customer and other receivables	(33,143)	(32,192)	(65,335)
(Increase) decrease in inventories	(14,634)	-	(14,634)
(Increase) decrease in due from general fund	-	-	-
(Increase) decrease in prepaid expenses	(6,438)	(7,666)	(14,104)
(Increase) decrease related to pensions and OPEB	17,735	20,690	38,425
Increase (decrease) in accounts payable	(55,558)	103,153	47,595
Increase (decrease) in accrued liabilities	(4,895)	41,500	36,605
Increase (decrease) in compensated absences payable	(7,134)	2,638	(4,496)
NET CASH FLOWS PROVIDED (USED) BY OPERATING ACTIVITIES	\$ 346,648	\$ 555,605	\$ 902,253
<u>RECONCILIATION OF CASH AND INVESTMENTS TO STATEMENT OF NET POSITION - PROPRIETARY FUNDS</u>			
Cash and investments reported as current assets	\$ 935,642	\$ 1,619,216	\$ 2,554,858
Cash and investments reported as restricted assets	201,837	3,364,364	3,566,201
TOTAL CASH AND INVESTMENTS	\$ 1,137,479	\$ 4,983,580	\$ 6,121,059
<u>NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES</u>			
Capital outlay paid by developers	\$ 934,407	\$ 963,415	\$ 1,897,822

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUND
DECEMBER 31, 2023

	Custodial Funds Tax Collection Fund
<u>ASSETS</u>	
Cash and investments	\$ 3,002,699
Taxes receivable	5,547,879
TOTAL ASSETS	8,550,578
<u>LIABILITIES</u>	
Due to other taxing units	8,550,578
TOTAL LIABILITIES	8,550,578
NET POSITION	\$ -

VILLAGE OF JACKSON
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUND
YEAR ENDED DECEMBER 31, 2023

	Custodial Funds Tax Collection Fund
<u>ADDITIONS</u>	
Collection of property tax	\$ 8,918,593
TOTAL ADDITIONS	8,918,593
<u>DEDUCTIONS</u>	
Distributions to other governmental units	8,918,593
TOTAL DEDUCTIONS	8,918,593
NET POSITION, January 1	-
NET POSITION, December 31	\$ -

See accompanying notes to basic financial statements.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023

Note A - Summary of Significant Accounting Policies

The basic financial statements of the Village of Jackson (the "Village") have been prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") as applied to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting principles and policies utilized by the Village are described below.

Financial Reporting Entity

This report includes all of the funds of the Village. The reporting entity for the Village consists of (a) the primary government, (b) organizations for which the primary government is financially accountable and (c) other organizations for which the nature and significance of their relationship with the primary government are such that their exclusion would cause the reporting entity's financial statements to be misleading or incomplete. A legally separate organization should be reported as a component unit if the elected officials of the primary government are financially accountable to the organization. The primary government is financially accountable if it appoints a voting majority of the organization's governing body and (1) it is able to impose its will on that organization or (2) there is a potential for the organization to provide specific financial benefits to or burdens on the primary government. The primary government may be financially accountable if an organization is fiscally dependent on the primary government.

A legally separate, tax-exempt organization should be reported as a component unit of a reporting entity if all of the following criteria are met: (1) The economic resources received or held by the separate organization are entirely or almost entirely for the direct benefit of the primary government, its component units, or its constituents; (2) The primary government is entitled to, or has the ability to otherwise access, a majority of the economic resources received or held by the separate organization; (3) The economic resources received or held by an individual organization that the specific primary government, or its component units, is entitled to, or has the ability to otherwise access, are significant to that primary government. Blended component units, although legally separate entities are, in substance, part of the government's operations and are reported with similar funds of the primary government.

This report does not contain any component units or blended component units.

Basis of Presentation

Government-wide Financial Statements

The statement of net position and the statement of activities display information about the reporting government as a whole. They include all funds of the reporting entity except for fiduciary funds. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenue, and other non-exchange revenues. Business-type activities are financed, in whole or in part, by fees charged to external parties for goods and services. Eliminations have been made to avoid double counting of internal activities of the Village.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. The Village does not allocate indirect expenses to functions in the statement of activities. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not included among program revenues are reported as general revenues. Internally dedicated resources are reported as general revenues rather than as program revenues.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Basis of Presentation (continued)

Fund Financial Statements

Financial statements of the reporting entity are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues, and expenditures/expenses.

Funds are organized as major funds or non-major funds within the governmental and proprietary statements. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the Village or meets the following criteria:

- a. Total assets, deferred outflows of resources, liabilities, deferred inflows of resources, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type, and
- b. The same element of the individual governmental fund or enterprise fund that met the 10 percent test is at least 5 percent of the corresponding total for all governmental and enterprise funds combined.
- c. In addition, any other governmental or proprietary fund that the Village believes is particularly important to financial statement users may be reported as a major fund.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Major Funds

The Village reports the following major governmental funds:

General Fund - The General Fund is the primary operating fund of the Village and is always classified as a major fund. It is used to account for all financial transactions except those legally and/or administratively required to be accounted for in another fund.

Debt Service Fund - This fund accounts for the accumulation of resources for, and the payment of, general long-term obligations principal, interest and related costs (other than debt accounted for in the Proprietary Funds).

Capital Projects Fund - This fund accounts for the activities involving borrowing for construction or purchase of capital assets.

Tax Incremental District No. 4 - This fund accounts for revenues and expenditures associated with the Tax Incremental District No. 4.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Major Funds (continued)

Tax Incremental District No. 7 – This fund accounts for revenues and expenditures associated with the Tax Incremental District No. 7.

The Village reports the following major proprietary funds:

Water Utility Enterprise Fund – This fund accounts for the activities of operating the water distribution system.

Sewer Utility Enterprise Fund – This fund accounts for the activities of operating the sewage treatment plant, sewage pumping stations, and collections systems.

Non-Major Funds

The Village reports the following non-major governmental funds:

Special Revenue Funds – Special revenue funds are used to account for the proceeds of specific revenue sources that are restricted or assigned to expenditures for specific purposes. The Village reports the following non-major special revenue funds:

Recreation Fund
Hotel/Motel Tax Fund
Park Fund
Special Revenue

Capital Projects Funds – Capital projects funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditures of funds for capital outlays, including the acquisition or construction of capital facilities and other capital assets. The Village reports the following non-major capital projects fund:

Tax Incremental District No. 5
Tax Incremental District No. 6

Additionally, the Village reports the following fund type:

Fiduciary Funds – Custodial funds are used to account for assets held by the Village in a purely custodial capacity. The Village's custodial fund is used for recording assets collected for other taxing jurisdictions. Since by definition these assets are held for the benefit of a third party and cannot be used to address activities or obligations of the government, these funds are not included in the preparation of the government-wide financial statements.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-wide Financial Statements

The government-wide statement of net position and statement of activities are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Property taxes are recognized as revenues in the year for which they are levied. Taxes receivable for the following year are recorded as receivables and deferred inflows of resources. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider are met.

Special assessments are recorded as revenue when earned. Unbilled receivables are recorded as revenues when services are provided.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the Village's Water and Sewer Utilities, and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Fund Financial Statements

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recorded when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the Village considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on long-term debt, claims, judgments, compensated absences, pension and OPEB expenditures, which are recorded as a fund liability when expected to be paid with expendable available financial resources.

Property taxes are recorded in the year levied as receivables and deferred inflows of resources. They are recognized as revenues in the succeeding year when services financed by the levy are being provided.

Intergovernmental aids and grants are recognized as revenues in the period the Village is entitled to the resources and the amounts are available. Amounts owed to the Village which are not available, are recorded as receivables and deferred inflows of resources. Amounts received prior to the entitlement period are also recorded as deferred inflows of resources. Amounts received prior to meeting eligibility requirements are recorded as unearned revenue.

Special assessments are recorded as revenues when they become measurable and available as current assets. Annual installments due in future years are reflected as receivables and deferred inflows of resources. Delinquent special assessments being held by the county are reported as receivable and deferred inflows of resources.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

Fund Financial Statements (continued)

Revenues susceptible to accrual include property taxes, miscellaneous taxes, public charges for services, special assessments, and interest. Other general revenues such as fines and forfeitures, inspection fees, recreation fees, and miscellaneous revenues are recognized when received in cash or when measurable and available under the criteria described above.

The Village reports deferred inflows of resources on its governmental funds balance sheet. Deferred inflows arise from taxes levied in the current year which are for subsequent years' operations. For governmental fund financial statements, deferred inflows of resources arise when potential revenue does not meet both the "measurable" and "available" criteria for recognition in the current period. In subsequent periods, when both revenue recognition criteria are met, the liability for deferred inflows of resources is removed from the balance sheet and revenue is recognized.

Proprietary and fiduciary fund financial statements (other than agency funds) are reported using the economic resources measurement focus and the accrual basis of accounting, as described previously in this note. Agency funds allow the accrual basis of accounting, and do not have a measurement focus.

The proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Village's enterprise funds are charges to customers for services. Operating expenses for proprietary funds include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Estimates

The preparation of the Village's financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

Cash and Investments

The Village's cash and cash equivalents consist of cash on hand and demand deposits. Cash balances for individual funds are pooled unless maintained in segregated accounts. For purposes of the statement of cash flows for the enterprise funds, cash equivalents are temporary cash investments with a maturity of three months or less at the date of purchase.

Investments are measured at fair value on a recurring basis. *Recurring* fair value measurements are those that GASB Statements require or permit in the statement of net position at the end of each reporting period.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Cash and Investments (continued)

Wisconsin Statute 66.0603 authorizes the Village to invest in the following types of investments:

- Time deposits in any credit union, bank, savings bank, trust company, or savings and loan association which is authorized to transact business in Wisconsin.
- Bonds or securities of any county, drainage district, technical college district, Village, City, Town, or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority, or by the Wisconsin Aerospace Authority.
- Bonds or securities issued or guaranteed by the federal government and its agencies.
- The local government investment pool.
- Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.
- Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.
- Repurchase agreements with public depositories, with certain conditions.

As discussed in Note C, the Village categorizes fair value measurements of its investments based on the hierarchy established by GAAP. The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Exchange Traded Funds: Valued at the closing price reported on the active market on which the individual securities are traded.

The preceding method described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Village believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

Interest income is recorded on the accrual basis. Interest income on comingled investments of the Village's accounting funds is allocated based on average investment balances. Purchases and sales of investments are recorded on a trade-date basis. Realized gains and losses of the Village's assets are reported in the statement of revenues, expenditures and changes in fund balances. Adjustments necessary to record investments at fair value are recorded in the statement of revenues, expenditures and changes in fund balance as interest income.

The Village also has investments in the Local Government Investment Pool ("LGIP"), which is valued at amortized cost and is exempt from fair value disclosure.

The Village has adopted an investment policy which permits all investments allowed under the state statutes as described above.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Receivables

In the government-wide statements, receivables consist of all revenues earned or to which the Village is otherwise entitled and has not yet received.

In the fund financial statements, material receivables include revenue accruals such as intergovernmental grants and aids and other similar revenues since they are usually both measurable and available. Receivables collectible, but not available, are deferred in the fund financial statements in accordance with the modified accrual basis of accounting but not deferred in the government-wide financial statements in accordance with the accrual basis of accounting. Interest earnings are recorded when earned only if paid within 60 days since they would be considered both measurable and available.

Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. No provision for uncollectible accounts receivable has been made for the proprietary funds because they have the right by law to place substantially all delinquent bills on the tax roll, and other delinquent bills are generally not significant.

Property taxes are recorded in the year levied as receivables and deferred inflows of resources. They are recognized as revenues in the succeeding year when services financed by the levy are provided. In addition to property taxes for the municipality, taxes are collected for and remitted to the state and county governments as well as the local and vocational school districts. Taxes for all state and other local governmental units billed in the current year for the succeeding year are reflected as receivables and as due to other governmental units on the statement of net position – fiduciary (agency) fund. Taxes are levied in December on the assessed value as of the prior January 1.

Details of the Village's property tax calendar for the 2023 tax levy follows:

Lien and levy dates	December 2023
Real estate collection due dates:	
First installment due	January 31, 2024
Second installment due	July 31, 2024
Personal property tax due in full	January 31, 2024
Final settlement with county	August 2024
Tax sale of 2023 delinquent real estate taxes	October 2026

Delinquent real estate taxes as of July 31 are paid in full by the County, which assumes the collection. Therefore, management has determined that no allowance accounts are considered necessary.

Inventories

Inventories of the utility enterprise funds are generally used in the operation and maintenance of the Water Utility. The inventories are valued at cost using the first-in/first-out method ("FIFO"), which approximates market value. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Prepaid Expenditures

Payments made to vendors that will benefit periods beyond the end of the current fiscal year are recorded as prepaid expenditures.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Restricted Assets

Mandatory segregations of assets are presented as restricted assets. Such segregations are required by bond agreements or other external parties. Current liabilities payable from these restricted assets are so classified. The excess of restricted assets over current liabilities payable from restricted assets will be used first for retirement of related long-term debt. The remainder, if generated from earnings, is shown as restricted net position.

Cash and equivalents of the Village's governmental and proprietary funds have been restricted for the following purposes:

	Governmental Funds	Proprietary Funds	Total
Impact fees	\$ 133,220	\$ 33,709	\$ 166,929
South interceptor connection fees		20,759	20,759
Unspent debt proceeds	256,006	-	256,006
2023A Bond reserves	-	487,285	487,285
Equipment replacement fund		1,302,803	1,302,803
Connection fees	-	1,721,645	1,721,645
Total Restricted Assets	\$ 389,226	\$ 3,566,201	\$ 3,955,427

Capital Assets

Government-wide Statements

Capital assets, which include property, plant and equipment and intangible assets, are reported in the government-wide financial statements. Capital assets are defined by the Village as assets with an initial cost of more than \$5,000 for general capital assets and infrastructure assets, with an estimated useful life in excess of two years. All capital assets are valued at historical cost or estimated historical costs if actual amounts are unavailable. Donated capital assets are recorded at their estimated fair value at the date of donation. The costs of maintenance and repairs that do not add to the value of the asset or extend the asset life are not capitalized. No interest was capitalized during the current period.

Prior to January 2004, infrastructure assets of governmental funds were not capitalized. Upon implementing GASB Statement No. 34, governmental units are required to account for all capital assets, including infrastructure, in the government-wide statements prospectively from the date of implementation. Retroactive reporting of all major general infrastructure assets is encouraged but not required. The Village has not retroactively reported infrastructure acquired by its governmental fund types prior to implementation of GASB Statement No. 34.

Additions to, and replacements of, capital assets of business-type activities are recorded at original cost, which includes material, labor, overhead, and an allowance for the cost of funds used during construction when significant. For tax-exempt debt, the amount of interest capitalized equals the interest expense incurred during construction netted against any interest revenue from temporary investment of borrowed funds proceeds. No interest was capitalized during the current year. The cost of renewals and betterments relating to retirement units is added to plant accounts. The cost of property replaced, retired or otherwise disposed of, is deducted from plant accounts and, generally, together with removal costs less salvage, is charged to accumulated depreciation.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Capital Assets (continued)

Government-wide Statements (continued)

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the statement of activities, with accumulated depreciation reflected in the statement of net position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation.

The range of estimated useful lives by type of asset is as follows:

<u>Assets</u>	<u>Years</u>
Buildings	20 - 50
Land improvements	20 - 50
Equipment	5 - 25
Infrastructure	40

Fund Financial Statements

In the fund financial statements, capital assets acquired in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in proprietary fund operations are accounted for the same way as in the government-wide statements.

The Village reviews long-lived assets for impairment whenever events or changes in circumstances indicate the carrying amount of an asset may not be recoverable. Recoverability of assets to be held and used is measured by a comparison of the carrying amount of an asset to future undiscounted net cash flows expected to be generated by the asset. If such assets are considered to be impaired, the impairment to be recognized is measured by the amount by which the carrying amount of the assets exceeds the fair value of the assets. Assets to be disposed of are reported at the lower of carrying amount or the fair value less costs to sell.

Compensated Absences

Employees earn vacation time and compensatory time off in varying amounts in accordance with Village policy. All full-time employees are eligible for paid vacation annually on the anniversary of their date of hire. Payments for vacation will be made at rates in effect when the benefits are used. At December 31, 2023, the total vacation and compensatory benefits accrued were \$382,083 for the governmental activities and \$101,167 for the business-type activities.

Full-time employees may accumulate unused sick leave up to a maximum of 960 hours. Upon retirement from Village employment, in accordance with any provisions of the Wisconsin State Retirement Fund, fifty (50) percent of the value of the accrued sick leave hours, to a maximum of 480 hours based on the last hourly base rate, shall be placed into an account to be used by the retiree or his spouse for medical insurance premiums.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Compensated Absences (continued)

Nonexempt employees shall be allowed to utilize accrued compensatory time off, subject to approval of their immediate supervisor. The choice of compensatory time credit or pay must be made by the employee when the overtime is worked, with the exception of December during which month all overtime worked shall be paid as overtime. Compensatory time off will be allowed to accumulate until the employee has accrued forty (40) hours in a regenerated account. Accumulated compensatory time off must be used in the calendar year in which it is earned. In the event there are extenuating medical or operational reasons an employee cannot utilize all accrued compensatory time in the same calendar year, the employee's supervisor may grant a one-time allowance for remaining compensatory time to be paid on the last pay period in December of the current calendar year. Exempt employees are not eligible for compensatory time off.

All vested vacation and sick leave is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Deferred Outflows / Inflows of Resources

In accordance with GASB, the statement of financial position will sometimes report separate sections for deferred outflows and inflows of resources.

The separate financial statement element, deferred outflows of resources, represents a decrease in net position or fund balance that applies to future period(s) and thus, will not be recognized as an outflow of resources (expense/expenditure) until then. The Village reports deferred outflows of resources related to pensions and OPEB.

The separate financial statement element, deferred inflows of resources, represents an increase in net position or fund balance that applies to a future period(s) and thus, will not be recognized as an inflow of resources (revenue) until then. The Village reports deferred inflows of resources related to property taxes, pensions, and OPEB.

Pensions

The fiduciary net position of the Wisconsin Retirement System ("WRS") has been determined using the flow of economic resources measurement focus and the accrual basis of accounting. This includes for purposes of measuring the following:

- Net Pension Liability (Asset).
- Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions,
- Pension Expense (Revenue)

Information about the fiduciary net position of the WRS and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by the WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Other Post-Employment Benefits (OPEB)

The fiduciary net position of the Local Retiree Life Insurance Fund ("LRLIF") has been determined using the flow of economic resources measurement focus and the accrual basis of accounting. This includes for purposes of measuring the following:

- Net OPEB Liability
- Deferred Outflows of Resources and Deferred Inflows of Resources Related to Other Post-Employment Benefits, and
- OPEB Expense (Revenue)

Information about the fiduciary net position of the LRLIF and additions to/deductions from LRLIF's fiduciary net position have been determined on the same basis as they are reported by LRLIF. For this purpose, benefit payments (including refunds of member contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Long-term Obligations

All long-term obligations to be repaid from governmental and business-type resources are reported as liabilities in the government-wide statements. The long-term obligations consist primarily of notes and bonds payable, developer agreements, unamortized premium on debt, and accrued compensated absences.

Long-term obligations for governmental funds are not reported as liabilities in the fund financial statements. The face value of debt and premiums on issuance are reported as other financing sources. Payments of principle and interest, losses on debt refunding, as well as costs of issuance are reported as expenditures in the period in which they occur.

For the government-wide statements, bond premiums are deferred and amortized over the life of the issue using the straight-line method. Gains or losses on refunding are amortized over the remaining life of the old debt, or the life of the new debt, whichever is shorter. Unamortized premiums are shown as a liability on the statement of net position. The balance at year-end for gains/losses, is shown as a deferred outflows or resources or deferred inflow of resources on the statement of net position. The accounting for proprietary fund obligations is the same in the fund financial statements as it is in the government-wide financial statements.

Claims and Judgements

When applicable, claims and judgments are recorded as liabilities if all of the conditions of GASB pronouncements are met. Claims and judgments that would normally be liquidated with expendable available financial resources are recorded during the year as expenditures in the governmental funds. If they are not to be liquidated with expendable available financial resources, no liability is recognized in the governmental fund statements. The related expenditure is recognized when the liability is liquidated. Claims and judgments are recorded in the government-wide statements and proprietary funds as expenses when the related liabilities are incurred. There were no significant claims or judgments at year end.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note A - Summary of Significant Accounting Policies (continued)

Net Position and Fund Balances

Government-wide Financial Statements

Equity is classified as net position and displayed in three components:

Net Investment in Capital Assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances or any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position - Consists of Net Position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.

Unrestricted Net Position - All other net position that does not meet the definition of "restricted" or "net investment in capital assets."

When both restricted and unrestricted resources are available for use, it is the Village's policy to use restricted resources first unless legal requirements disallow it, then unrestricted resources as they are needed.

Governmental Fund Financial Statements

Governmental fund equity is classified as fund balance. GASB established fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. The initial distinction that is made is identifying amounts that are considered nonspendable. Fund balance is further classified as restricted, committed, assigned and unassigned.

The Village's fund balance classification policies and procedures are as follows:

Non-spendable Fund Balance - includes amounts that cannot be spent because they are not in a spendable form and cannot be converted to cash or because they are legally or contractually required to remain intact.

Restricted Fund Balance - includes amounts that have constraints placed upon the use of the resources either by an external party or imposed by law through a constitutional provision or enabling legislation.

Committed Fund Balance - includes amounts that can be used only for the specific purposes pursuant to constraints imposed by a formal action of the Village Board, the Village's highest level of decision-making authority. This formal action is a Village Board resolution.

Assigned Fund Balance - includes amounts that are constrained by the Village's intent to be used for a specific purpose, but are neither restricted nor committed. For governmental funds, other than the general fund, this is the residual amount within the fund that is not restricted or committed. Assignments of fund balance are created by the Village Administrator.

Unassigned Fund Balance - is the residual classification for the general fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund. The general fund should be the only fund that reports an unassigned fund balance amount.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Net Position and Fund Balances (continued)

Governmental Fund Financial Statements (continued)

When an expenditure/expense is incurred for purposes for which both restricted and unrestricted (committed, assigned, or unassigned) resources are available, it is the Village's general policy to use restricted resources first.

When expenditures/expenses are incurred for purposes for which unrestricted (committed, assigned, and unassigned) resources are available, and amounts in any of these unrestricted classifications could be used, it is the Village's general policy to spend committed resources first, followed by assigned amounts, and then unassigned amounts.

Proprietary fund equity is classified in the same manner as the Government-wide statements.

It is the goal of the Village to achieve and maintain an unassigned fund balance in the general fund at fiscal year-end equal to a minimum of 35% and a maximum of 75% of the ensuing year's total budgeted general fund expenditures.

Utility User Rates

Water Utility user rates currently in place were approved by the Village Board effective October 1, 2023. Sewer Utility rates currently in place were approved by the Village Board effective October 1, 2023.

Note B - Stewardship, Compliance, and Accountability

DNR Replacement Fund

The Wisconsin Department of Natural Resources required the creation of an equipment replacement fund as a condition of receiving a grant for the sewer utility. The equipment replacement fund has been established and the balance at December 31, 2023 was \$1,302,803.

Deficit Fund Balance

At December 31, 2023 the following funds had a deficit fund balance:

<u>Fund</u>	<u>Amount</u>
TID #4	\$ 438,332
TID #7	589,476

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note C - Cash and Investments

The Village's cash and investments at December 31, 2023 consisted of the following:

	<u>Cash</u>	<u>Investments</u>	<u>Total</u>
Custodial Risk:			
Petty cash	\$ 150	\$ -	\$ 150
Demand deposits	5,851,404	-	5,851,404
Money market	8,076,731	-	8,076,731
Local government investment pool	-	3,474,011	3,474,011
Custodial and Interest Rate Risk:			
Fixed income - Government securities	-	2,575,868	2,575,868
Custodial, Interest Rate and Credit Risk:			
Mutual funds - Government obligations	-	51,000	51,000
Total cash and investments	<u>\$ 13,928,285</u>	<u>\$ 6,100,879</u>	<u>\$ 20,029,164</u>

The Village's cash and investments are reported in the financial statements as follows:

Per Statement of Net Position

Cash and investments	\$ 13,071,038
Restricted cash and investments	3,955,427

Per State of Fiduciary Net Position

Cash and investments	3,002,699
Total cash and investments	<u>\$ 20,029,164</u>

Deposits in each local and area bank are insured by the FDIC in the amount of \$250,000. Deposits in local banks and the Wisconsin Local Government Investment Pool ("LGIP") are also insured by the State Deposit Guarantee Fund ("SDGF") in the amount of \$400,000 per financial institution. However, due to the relatively small size of the Guarantee Fund in relationship to the total deposits covered and other legal implications, recovery of material principal losses may not be significant to individual participants. Investments in the local government investment pool are covered under a surety bond issued by Financial Security Assurance, Inc. The bond insures against losses arising from principal defaults on substantially all types of securities acquired by the pool. The bond provides unlimited coverage on principal losses, reduced by any FDIC, SDGF insurance, and income on the investment during the calendar quarter a loss occurs.

The LGIP does not have a credit quality rating and is also not subject to credit risk disclosures because investments are not issued in securities form. It is part of the State Investment Fund ("SIF") and is managed by the State of Wisconsin Investment Board. The LGIP is not registered with the Securities and Exchange Commission but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually and carries investments at amortized cost for purposes of calculating income to participants. At December 31, 2023, the fair value of the Village's share of the LGIP's assets was substantially equal to the amount reported in these statements.

In accordance with certain contractual provisions, investment income associated with LGIP is assigned to the corresponding fund in which the assets are held. Participants in LGIP have the right to withdraw their funds in total on one day's notice. The LGIP does not include any involuntary participants.

A separate financial report for SIF is prepared in accordance with GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*. Copies of the report can be obtained from [HTTP://www.doa.state.wi.us/Division/Budget-and-Financial/LGIP](http://www.doa.state.wi.us/Division/Budget-and-Financial/LGIP).

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note C - Cash and Investments (continued)

The Village has investments through Ehlers Investment Partners, LLC and Pershing Advisor Solutions consisting of money market accounts, fixed income securities and mutual funds. Ehlers is the joint marketing name of the following affiliated businesses (collectively, the "Affiliates"): Ehlers & Associates, Inc. ("EA"), a municipal advisor registered with the Municipal Securities Rulemaking Board ("MSRB") and the Securities and Exchange Commission ("SEC"); Ehlers Investment Parts, LLC ("EIP"), an SEC registered investment advisor; and Bond Trust Services Corporation ("BTS"), holder of a limited banking charter issued by the State of Minnesota. Funds may be withdrawn from bank deposit accounts and money market accounts upon order.

Ehlers Investment Partners, LLC is covered by the Securities Investor Protection Corporation ("SIPC") which provides protection including loss of cash and securities held by a customer at a financially-troubled SIPC-member brokerage firm. The limit of SIPC protection is \$500,000, which includes a \$250,000 limit for cash.

The Village has adopted an investment policy which permits all investments allowed under the state statutes.

Custodial Risk

Custodial risk is the risk that, in the event of a financial institution failure, the Village's deposits may not be returned to the Village. The Village's carrying value for cash and investments was \$20,029,164 at December 31, 2023, and the bank's carrying value was \$20,140,034, of which \$1,550,000 was fully insured, \$13,100,282 was collateralized by pledges, and \$5,489,752 was uninsured and uncollateralized.

The Village has policies to minimize custodial risk, which is the risk that in the event of a financial institution failure, the Village's deposits may not be returned to it, by:

- Maintaining a list of financial institutions, public depositories and broker/dealers authorized by resolution to provide deposit and investment services.
- All financial institutions, public depositories and broker/dealers authorized by resolution to provide deposit and investment services must supply as appropriate audited financial statements demonstrating compliance with state and federal capital adequacy guidelines.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. As a means of limiting its exposure to fair value losses arising from rising interest rates, the Village's investment policy limits the maturity of any security in accordance with state statutes and structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note C - Cash and Investments (continued)

Interest Rate Risk (continued)

Information regarding the exposure of the Village's investments to this risk using the segmented time distribution model is as follows:

Type of Investment	Fair Value	Investment Maturities in Years	
		Less than 1 Year	1-5 Years
Pershing-Ehlers Investments			
US Government bonds/securities	\$ 2,575,868	\$ 2,575,868	\$ -
Mutual Funds/Government obligations	51,000	51,000	-
	\$ 2,626,868	\$ 2,626,868	\$ -

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligation to the holder of the investment. This is measured by assignment of a rating by a nationally recognized rating organization. U.S. Government Securities or obligations explicitly guaranteed by the U.S. government are not considered to have credit risk exposure.

The Village has policies to minimize credit risk, which is the risk of loss due to the failure of the security issuer or backer, by:

- Limiting investments to the types of securities listed in the policy resolution.
- The Village Board shall by resolution each year approve the public depositories within the Village that are deemed appropriate for use under the state and federal law.
- Diversifying the investment portfolio so that the impact of potential losses from any one type of security or from any one individual issuer will be minimized.
- Maintain balances with its banking financial institutions that do not exceed the combined amount FDIC insurance and State Deposit Guarantee Fund insurance, along with the amount of collateralized deposits per an agreement with its primary banking institution. However, deposits may temporarily exceed the insured and collateralized amounts during periods when property taxes are collected.

The Village's deposits were exposed to custodial credit risk as follows:

Type of Investment	Amount	Rating as of 12/31/2023
Pershing-Ehlers Investments		
Mutual Funds - Government obligations	<u>\$ 51,000</u>	AAAm

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note C - Cash and Investments (continued)

Fair Value Measurements of Investments

The Village categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the assets and is described as follows:

- Level 1 Unadjusted quoted prices in active markets for identical assets or liabilities that a government can access at the measurement date.
- Level 2 Significant inputs other than quoted prices included within Level 1 that are observable for an asset or liability, either directly or indirectly.
- Level 3 Significant unobservable inputs for an asset or liability.

	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Exempt from Disclosure</u>	<u>Total</u>
LGIP	-	-	-	3,474,011	3,474,011
Mutual funds-Government obligations	51,000	-	-	-	51,000
US government bonds/securities	2,575,868	-	-	-	2,575,868
	<u>\$ 2,626,868</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,474,011</u>	<u>\$ 6,100,879</u>

Note D - Receivables

Governmental funds report deferred revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Property taxes levied for the subsequent year are not available and cannot be used to liquidate liabilities of the current period. Special assessments are not available and cannot be used to liquidate liabilities in the current period. Governmental funds also report deferred inflows of resources in connection with resources that have been received, but not yet earned.

A provision for uncollectable accounts has been provided for rescue squad receivables as the Village has determined that some accounts will not be collected. The receivable and allowance at year end for these rescue squad services were \$353,445 and (\$294,097), respectively.

A provision for uncollectable accounts has not been provided in the customer accounts receivable of the Water and Sewer utilities as the Village has the statutory authority to collect all delinquent utility bills from the property tax roll.

At the end of the current fiscal year, the various components of deferred revenue and deferred inflows of resources reported in the governmental funds were as follows:

<u>Description</u>	<u>Unearned</u>
Property taxes	\$ 6,983,961
Special assessments	430,915
Total Deferred / Unearned Revenue for Governmental Funds	<u><u>\$ 7,414,876</u></u>

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note E - Capital Assets

Governmental Activities

Governmental capital asset activity for the year ended December 31, 2023 was as follows:

	Balance 1/1/2023	Additions	Transfers	PPA	Disposals	Balance 12/31/2023
Governmental Activities:						
Capital assets not being depreciated:						
Land	\$ 2,087,681	\$ -	\$ -	\$ -	\$ -	\$ 2,087,681
Construction in process	24,897	3,017,897	(24,897)	-	-	3,017,897
Total capital assets not being depreciated	2,112,578	3,017,897	(24,897)	-	-	5,105,578
Capital assets being depreciated:						
Buildings and improvements	18,195,782	9,608	-	-	5,000	18,200,390
Land improvements and structures	-	-	-	-	-	-
Machinery and Equipment	6,305,445	510,592	-	35,085	890,709	5,960,413
Capital leases	-	164,363	24,897	-	-	189,260
Infrastructure	20,416,908	4,581,542	-	12,739,205	-	37,737,655
Total capital assets being depreciated:	44,918,135	5,266,105	24,897	12,774,290	895,709	62,087,718
Less: accumulated depreciation	11,373,000	1,763,151	-	645,229	795,228	12,986,152
Less: accumulated amortization on leases	-	39,838	-	-	-	39,838
Total accumulated	11,373,000	1,802,989	-	645,229	795,228	13,025,990
Net capital assets being depreciated:	33,545,135	\$ 3,463,116	\$ -	\$ 12,129,061	\$ 100,481	49,061,728
Net governmental activities capital assets	\$ 35,657,713					\$ 54,167,306

Depreciation expense was charged to governmental activities of the Village as follows:

General government	\$ 113,110
Public safety	83,132
Public works (includes depreciation of infrastructure)	625,487
Culture and recreation	981,260
Total governmental activities depreciation expense	\$ 1,802,989

A prior period adjustment was made to add capital assets which were acquired through annexation agreements and developer contributions of infrastructure. Depreciation was calculated on these assets and included in the prior period adjustment. See Note J for additional information.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note E - Capital Assets (continued)

Business-type Activities

Capital asset activity in the business type activities for the year ended December 31, 2023 was as follows:

	Balance 1/1/2023	Additions	Disposals	Balance 12/31/2023
Water Utility				
Capital assets not being depreciated:				
Land	\$ 352,219	\$ -	\$ -	\$ 352,219
Construction in process	-	1,695,633	-	1,695,633
Total capital assets not being depreciated	<u>352,219</u>	<u>1,695,633</u>	<u>-</u>	<u>2,047,852</u>
Capital assets being depreciated:				
Infrastructure	24,043,479	1,158,883	(57,295)	25,145,067
Less: accumulated depreciation	<u>(7,577,590)</u>	<u>(542,213)</u>	<u>57,295</u>	<u>(8,062,508)</u>
Net capital assets being depreciated	<u>16,465,889</u>	<u>\$ 616,670</u>	<u>\$ -</u>	<u>17,082,559</u>
Net water utility capital assets	<u>\$ 16,818,109</u>			<u>\$ 19,130,412</u>
Sewer Utility				
Capital assets not being depreciated:				
Land	\$ 32,500	\$ -	\$ -	\$ 32,500
Construction in process	-	4,018,857	-	4,018,857
Total capital assets not being depreciated	<u>32,500</u>	<u>4,018,857</u>	<u>-</u>	<u>4,051,357</u>
Capital assets being depreciated:				
Infrastructure	32,360,568	1,602,782	(341,926)	33,621,424
Less: accumulated depreciation	<u>(20,481,804)</u>	<u>(863,039)</u>	<u>341,926</u>	<u>(21,002,917)</u>
Net capital assets being depreciated	<u>11,878,764.48</u>	<u>\$ 739,743</u>	<u>\$ -</u>	<u>12,618,507</u>
Net sewer utility capital assets	<u>\$ 11,911,264</u>			<u>\$ 16,669,864</u>

Depreciation expense was charged to business-type activities of the Village as follows:

Water Utility	\$ 542,213
Sewer Utility	863,039
Total business-type activities depreciation expense	<u><u>\$ 1,405,252</u></u>

Depreciation expense may differ from business-type activity accumulated depreciation additions due to joint metering costs, salvage and costs associated with disposal of assets.

Note F - Inter-fund Receivables, Payables and Transfers

During the course of operations, transactions occur between individual funds that may result in amounts owed between funds. Short-term interfund loans are reported as "due to and from other funds". Long-term interfund loans (non-current portion) are reported as "advances from and to other funds". Interfund receivables and payables between funds within governmental activities are eliminated on the statement of net position.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note F - Inter-fund Receivables, Payables and Transfers (continued)

Advances from and to other funds consist of the following at December 31, 2023:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General capital projects	TID No. 4	\$ 1,165,886
General fund	TID No. 7	491,429
		<u>\$ 1,657,315</u>

Advances will be repaid with future tax increment, future borrowings and fund transfers.

Due to and from other funds consist of the following at December 31, 2023:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
None in cy		\$ -

Interfund transfers consist of the following at December 31, 2023:

<u>Fund Transferred From</u>	<u>Fund Transferred To</u>	<u>Amount</u>
TID #7	Debt Service	\$ 118,989
Fire and EMS	Debt Service	71,454
General Fund	Fire and EMS	513,572
		<u>\$ 704,015</u>

Note G - Long-term Obligations

General Obligation Debt

General obligation notes and bonds payable are backed by the full faith and credit of the Village. Governmental funds general obligation debt will be retired by future property tax levies and tax increments accumulated in the Debt Service Fund. Business-type activities general obligation debt will be retired by revenues from user fees or, if the revenues are not sufficient to cover debt, by future tax levies.

Water and Sewer Revenue Bonds

During the year ended December 31, 2023, the Village issued \$5,250,000 in water and sewer revenue bonds. Proceeds from the bonds provided financing for capital projects within the water and sewer utilities. These bonds carry interest rates ranging from 4.00% to 5.00% and mature on May 1, 2043. There were no principal and interest payments due on these bonds during 2023. Business-type activities revenue bonds are payable solely from revenues derived from the operation of the water and sewer utilities of the Village.

By Board resolution, the utilities have pledged future water and sewer revenues to repay revenue bonds. The Village covenants to maintain the utility systems in reasonably good condition and operate the utility system and to establish, charge and collect such lawfully established rates and charges for the services provided by the utility system so that net revenues will be at least 1.25 times the amount of principal and interest coming due on all outstanding bonds payable from the net revenues of the utility system each year. The Village has met this requirement.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note G - Long-term Obligations (continued)

Water and Sewer Revenue Bonds (continued)

A reserve requirement was established equal to the least of (a) 10% of the stated principal amount of the bonds; (b) the maximum annual debt service on the bonds in a bonds year; and (c) 125% of average annual debt service on the bonds in a bond year; provided, however, that on an ongoing basis it shall never exceed the remaining maximum annual principal and interest due on the outstanding bonds in any bond year. The Village has met this requirement.

Developer Agreement Obligations

The Village has entered into various agreements with developers. The Village is obligated to pay various amounts to developers if certain conditions of the developer agreements are fulfilled that contribute to economic development or otherwise benefit the Village or the citizens of the Village. As of December 31, 2023, the Village was obligated under two agreements for a total of \$2,113,293. These amounts will be paid out over various time periods. A portion of the annual tax increments levied for TID #5 and TID #6 are being used to fund these payments.

Developer Deposits

The Village has received deposits from three developers for infrastructure advancement in new housing developments. As of December 31, 2023, the Village held deposits totaling \$1,316,436 for the Morning Meadows Phase 3 project, the Maple Fields Phase 1 project, and the Next Generation Housing fund. These amounts will be repaid over various time periods as work on the projects progresses.

Compensated Absences

Estimated payments of compensated absences are not included in the debt service requirement schedules. The compensated absences liability attributable to governmental activities will be liquidated primarily by the general fund.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note G - Long-term Obligations (continued)

Outstanding debt and other long-term obligations were comprised of the following at December 31, 2023:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
<u>Governmental Activities</u>					
General obligation debt:					
General obligation notes	\$ 2,948,292	\$ -	\$ 368,824	\$ 2,579,468	\$ 395,734
General obligation bonds	16,372,000	1,465,000	960,000	16,877,000	921,000
Direct borrowings					
State trust fund loans	511,823	-	107,392	404,431	110,579
Capital leases	-	164,363	19,623	144,740	27,794
Total general obligation debt	<u>19,832,115</u>	<u>1,629,363</u>	<u>1,455,839</u>	<u>20,005,639</u>	<u>1,455,107</u>
Other liabilities:					
Developer agreements	\$ 1,695,370	\$ 1,917,924	\$ 1,500,001	\$ 2,113,293	\$ 594,342
Premium on debt issuance	743,517	-	44,410	699,107	44,411
Compensated absences	376,772	5,311	-	382,083	-
Total other liabilities	<u>2,815,659</u>	<u>1,923,235</u>	<u>1,544,411</u>	<u>3,194,483</u>	<u>638,753</u>
term obligations	<u>\$ 22,647,774</u>	<u>\$ 3,552,598</u>	<u>\$ 3,000,250</u>	<u>\$ 23,200,122</u>	<u>\$ 2,093,860</u>
<u>Business-type Activities</u>					
Other liabilities:					
Water and sewer revenue bonds	\$ -	\$ 5,250,000	\$ -	\$ 5,250,000	\$ 270,000
Premium on revenue bond issuance	-	240,624	12,032	228,592	12,032
Compensated absences	105,663	-	4,496	101,167	-
Total business-type activities:	<u>\$ 105,663</u>	<u>\$ 5,490,624</u>	<u>\$ 16,528</u>	<u>\$ 5,579,759</u>	<u>\$ 282,032</u>
Total Long-Term Obligations	<u>\$ 22,753,437</u>	<u>\$ 9,043,222</u>	<u>\$ 3,016,778</u>	<u>\$ 28,779,881</u>	<u>\$ 2,375,892</u>



VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note G - Long-term Obligations (continued)

General obligation debt for governmental activities of the Village currently outstanding is as follows:

Governmental Activities	Date of Issue	Final Maturity	Interest Rates	Original Principal	Balance 12/31/2023
G.O. Promissory Note	4/10/2018	5/1/2028	3.25%	600,000	324,468
G.O. Taxable Promissory Note	6/27/2019	6/1/2028	2.65% - 3.00%	1,020,000	820,000
G.O. Promissory Note	12/30/2019	6/1/2029	1.35% - 2.00%	2,005,000	1,435,000
G.O. Refunding Bond	12/9/2014	6/1/2028	0.40% - 3.55%	3,025,000	1,047,000
G.O. Community Dev Bond	6/27/2019	6/1/2039	3.00%	1,235,000	1,215,000
G.O. Bond	12/30/2019	6/1/2039	2.00% - 3.00%	6,350,000	5,825,000
State Trust Fund Loan	3/21/2017	3/15/2027	3.00%	550,000	239,554
State Trust Fund Loan	11/28/2016	3/15/2026	3.00%	450,000	164,877
G.O. Bond	2/25/2021	6/1/2030	1.00% - 3.00%	8,030,000	7,325,000
G.O. Bond	2/1/2023	6/1/2039	4.20% - 5.00%	1,465,000	1,465,000
Total general obligation debt - governmental activities					\$ 19,860,899

General obligation debt for business-type activities of the Village currently outstanding is as follows:

Business Activities	Date of Issue	Final Maturity	Interest Rates	Original Principal	Balance 12/31/2023
Water and sewer revenue bond	7/6/2023	5/1/2043	4.00%-5.00%	5,250,000	5,250,000
Total general obligation debt - business activities					\$ 5,250,000

The annual debt service requirements to maturity for general obligation long-term debt for governmental activities as of December 31, 2023, are as follows:

Year Ending December 31,	Governmental Activities							
	G.O. Notes		G.O. Bonds		STF Loans		Totals	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2024	\$ 395,733	\$ 56,082	\$ 921,000	\$ 410,045	\$ 110,579	\$ 12,166	\$ 1,427,312	\$ 478,293
2025	427,764	46,623	917,000	382,073	113,930	8,816	1,458,694	437,512
2026	454,832	36,205	939,000	353,467	117,348	5,398	1,511,180	395,070
2027	496,968	25,003	961,000	323,868	62,574	1,877	1,520,542	350,748
2028	529,171	12,956	984,000	293,291	-	-	1,513,171	306,247
2029-2033	275,000	2,750	5,080,000	1,070,297	-	-	5,355,000	1,073,047
2034-2038	-	-	5,495,000	492,407	-	-	5,495,000	492,407
2039-2043	-	-	1,580,000	23,933	-	-	1,580,000	23,933
	<u>\$ 2,579,468</u>	<u>\$ 179,619</u>	<u>\$ 16,877,000</u>	<u>\$ 3,349,381</u>	<u>\$ 404,431</u>	<u>\$ 28,257</u>	<u>\$ 19,860,899</u>	<u>\$ 3,557,257</u>

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note G - Long-term Obligations (continued)

Year Ending December 31,	Business-type Activities			
	Revenue Bonds		Totals	
	Principal	Interest	Principal	Interest
2024	\$ 270,000	\$ 301,868	\$ 270,000	\$ 301,868
2025	270,000	213,650	270,000	213,650
2026	270,000	200,150	270,000	200,150
2027	270,000	186,650	270,000	186,650
2028	270,000	173,150	270,000	173,150
2029-2033	1,300,000	670,800	1,300,000	670,800
2034-2038	1,300,000	390,000	1,300,000	390,000
2039-2043	1,300,000	130,000	1,300,000	130,000
	<u>\$ 5,250,000</u>	<u>\$ 2,266,268</u>	<u>\$ 5,250,000</u>	<u>\$ 2,266,268</u>

Leases

The Village entered into several lease agreement for police vehicles during the year ended December 31, 2023. Future minimum required payments under these contracts are as follows:

Years Ending December 31,	Minimum Payment
2024	\$ 27,794
2025	27,794
2026	24,057
2027	9,278
	<u>\$ 88,923</u>

Leased vehicles are expected to have a residual value at the end of the lease period.

Debt premiums are deferred and amortized using the straight-line method over the life of the debt issuance in the government-wide statements. The unamortized debt premiums are reported in the liability section.

Activity for the year ended December 31, 2023 is summarized as follows:

	Balance Beginning	Additions	Amortization	Balance Ending
Governmental activities	<u>\$ 743,518</u>	<u>\$ -</u>	<u>\$ (44,411)</u>	<u>\$ 699,107</u>

	Balance Beginning	Additions	Amortization	Balance Ending
Business Activities	<u>\$ -</u>	<u>\$ 240,624</u>	<u>\$ (12,032)</u>	<u>\$ 228,592</u>

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note G - Long-term Obligations (continued)

Margin of Indebtedness

The Wisconsin Statutes restrict the Village's general obligation debt to 5% of the equalized value of all property in the Village. This amount is compared below with the outstanding debt on December 31, 2023:

Equalized Value - 2023	\$ 1,182,093,600
Debt limit (5% of \$1,182,093,600)	59,104,680
Deduct general obligation debt	(19,860,899)
Margin of indebtedness	<u>\$ 39,243,781</u>

Other Debt Information

Estimated payments of compensated absences are not included in the debt service requirement schedules. The compensated absence liability attributable to governmental activities will be liquidated primarily by the general fund.

Note H - Lease Income

The Village has entered into various lease agreements with telecommunications companies, wherein the Village has agreed to allow the use of Village property for the purpose of telecommunications relays. Payments received on these leases totaled \$63,030 for the year ended December 31, 2023. Future minimum lease payments receivable in conjunction with these leases are as follows:

<u>Year</u>	<u>Amount</u>
2024	\$ 63,030
2025	63,030
2026	65,958
2027	65,958
2028	65,958
2029-2033	336,234
2034-2038	218,006
2039-2041	116,935
Expected future lease receipts	<u><u>\$ 995,109</u></u>

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note I - Net Position and Fund Balances

Governmental Activities

Governmental net position at December 31, 2023 consists of the following:

Net investment in capital assets:

Land	\$ 2,087,681	
Construction in process	3,017,897	
Other capital assets, net of accumulated depreciation	48,912,306	
Leased asset, net of accumulated amortization	149,422	
Less: Related long-term debt	(20,005,639)	
Less: Premium on issuance	(699,107)	
Plus: Unspent proceeds on long-term debt	256,006	
	<u> </u>	\$ 33,718,566

Restricted for:

Debt service	367,328	
Police K-9 program	46,543	
TID #5	13,267	
TID #6	317,035	
WRS Pension	686,558	
	<u> </u>	1,430,731
Unrestricted		<u>3,408,227</u>

Total Governmental Activities Net Position	<u><u>\$ 38,557,524</u></u>
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Business-type Activities

Net investment in capital assets:

Land	\$ 384,719	
Construction in process	5,714,490	
Capital assets, net of accumulated depreciation	29,701,067	
Less: Related long-term debt	(5,250,000)	
Less: Unamortized premium on debt	(228,592)	
	<u> </u>	\$ 30,321,684

Restricted for:

Capital projects	1,824,685	
2023 Bond reserve	487,285	
Equipment replacement	1,254,231	
WRS pension	114,630	
	<u> </u>	3,680,831
Unrestricted		<u>2,763,313</u>

Total Business-type Activities Net Position	<u><u>\$ 36,765,828</u></u>
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VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note I - Net Position and Fund Balances (continued)

Governmental Fund Financial Statements

Nonspendable:

Prepaid expenditures	\$ 89,489	
Advances	<u>1,657,315</u>	
		\$ 1,746,804

Restricted:

Debt service fund	367,328	
Police K-9 program	46,543	
Tid #5	13,267	
TID #6	<u>317,035</u>	
		744,173

Assigned:

Fire/EMS fund	776,531	
Recreation fund	97,093	
Hotel/Motel tax fund	107,719	
Park fund	<u>174,364</u>	
		1,155,707

Unassigned:

	<u>3,091,989</u>	
Total governmental funds - Fund balance		<u><u>\$6,738,673</u></u>

Note J - Restatement of Net Position

A prior period adjustment was made to the government-wide statement of net position to move prior years' infrastructure gained through annexation and developer contributions, along with related depreciation expense, to the Village. Additional machinery noted through a review of the capital asset schedule was added, along with accumulated depreciation. The net effect of these changes in net position are as follows:

Government-wide Statement of Net Position

	<u>Net position</u>
Net position as of December 31, 2022	\$ 20,859,838
Adjustment due to correction of an error	<u>12,129,060</u>
Net position as of December 31, 2022, as restated	<u><u>\$ 32,988,898</u></u>

Note K - WRS Pension Plan

Plan Description. The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds ("ETF"). The system provides coverage to all eligible State of Wisconsin, local government, and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, expected to work at least 1,200 hours a year (880 hours for teachers and school district educational support employees), and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note K - WRS Pension Plan (continued)

Plan Description (continued)

ETF issues a standalone Annual Comprehensive Financial Report (ACFR), which can be found at <http://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

Additionally, ETF issued a standalone Wisconsin Retirement System Financial Report, which can also be found using the link above.

Vesting. For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011 must have five years of creditable service to be vested.

Benefits provided. Employees who retire at or after age 65 (54 for protective occupations and 62 for elected officials and executive service retirement plan participants, if hired on or before 12/31/2016) are entitled to a retirement benefit based on a formula factor, their final average earnings, and creditable service.

Final average earnings is the average of the participant's three highest annual earnings periods. Creditable service includes current service and prior service for which a participant received earnings and made contributions as required. Creditable service also includes creditable military service. The retirement benefit will be calculated as a money purchase benefit based on the employee's contributions plus matching employer's contributions, with interest, if that benefit is higher than the formula benefit.

Vested participants may retire at or after age 55 (50 for protective occupations) and receive an actuarially-reduced benefit. Participants terminating covered employment prior to eligibility for an annuity may either receive employee-required contributions plus interest as a separation benefit or leave contributions on deposit and defer application until eligible to receive a retirement benefit.

The WRS also provides death and disability benefits for employees.

Post-Retirement Adjustments. The Employee Trust Funds Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with s. 40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system's consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the "floor") set at retirement.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note I - WRS Pension Plan (continued)

Post-Retirement Adjustments (continued)

The Core and Variable annuity adjustments granted during recent years are as follows:

Year	Core Fund Adjustment	Variable Fund Adjustment
2013	(9.6)%	9%
2014	4.7	25
2015	2.9	2
2016	0.5	(5)
2017	2.0	4
2018	2.4	17
2019	0.0	(10)
2020	1.7	21
2021	5.1	13
2022	7.4	15

Contributions. Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for General category employees, including Teachers, Executives and Elected Officials. Starting on January 1, 2016, the Executives and Elected Officials category was merged into the General Employee Category. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

During the reporting period, the WRS recognized \$275,167 in contributions from the employer.

Contribution rates as of December 31, 2023 are:

<u>Employee Category</u>	<u>Employee</u>	<u>Employer</u>
General (including Teachers, Executives, and Elected Officials)	6.80%	6.80%
Protective with Social Security	6.80%	13.22%
Protective without Social Security	6.80%	18.12%

Pension Liabilities (Assets), Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions.

At December 31, 2023, the Village reported a liability of \$1,204,227 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2021 rolled forward to December 31, 2022. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net pension liability was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2022, the Village's proportion was 0.02273110%, which was an increase of 0.00097562% from its proportion measured as of December 31, 2021.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note K - WRS Pension Plan (continued)

Pension Liabilities (Assets), Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued).

For the year ended December 31, 2023, the Village recognized pension expense (revenue) of \$553,747.

At December 31, 2023, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 1,917,958	\$ 2,519,768
Net differences between projected and actual earnings on pension plan investments	2,045,703	-
Changes in assumptions	236,800	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	6,584	24,891
Employer contributions subsequent to the measurement date	330,987	-
	<u>\$ 4,538,032</u>	<u>\$ 2,544,659</u>

The amount of \$330,987 reported as deferred outflows related to pension resulting from the Village's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2023.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

<u>Year Ended December 31,</u>	<u>Deferred Outflow of Resources</u>	<u>Deferred Inflow of Resources</u>
2023	\$ 2,327,651	\$ 2,261,120
2024	2,039,808	1,697,060
2025	1,638,012	1,288,035
2026	1,281,375	378,245

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note K - WRS Pension Plan (continued)

Actuarial assumptions. The total pension liability in the December 31, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	December 31, 2021
Measurement Date of Net Pension Liability	December 31, 2022
Experience Study:	January 1, 2018 - December 31, 2020 Published November 19, 2021
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-term Expected Rate of Return:	6.80%
Discount Rate:	6.80%
Salary Increases:	
Wage Inflation	3.00%
Seniority/Merit	0.1% - 5.6%
Mortality:	2020 WRS Experience Mortality Table
Post-retirement Adjustments*	1.7%

*No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.7% is the assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.

Actuarial assumptions are based upon an experience study conducted in 2021 that covered a three-year period from January 1, 2018 to December 31, 2020. The Total Pension Liability for December 31, 2022 is based upon a roll-forward of the liability calculated from the December 31, 2021 actuarial valuation.

Long-term Expected Return on Plan Assets. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note K - WRS Pension Plan (continued)

Long-term Expected Return on Plan Assets (continued). The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Allocation Targets and Expected Returns¹
As of December 31, 2022

<u>Core Fund Asset Class</u>	<u>Asset Allocation</u> %	<u>Long-Term</u> <u>Expected Nominal</u> <u>Rate of Return %</u>	<u>Long-Term</u> <u>Expected Real</u> <u>Rate of Return %²</u>
Public Equity	48 %	7.6 %	5.0 %
Public Fixed Income	25	5.3	2.7
Inflation Sensitive Assets	19	3.6	1.1
Real Estate	8	5.2	2.6
Private Equity/Debt	15	9.6	6.9
Total Core Fund ³	<u>115 %</u>	7.4 %	4.8 %
<u>Variable Fund Asset Class</u>			
U.S. Equities	70 %	7.2 %	4.6 %
International Equities	30	8.1	5.5
Total Variable Fund	<u>100 %</u>	7.7 %	5.1 %

¹Asset Allocations are managed within established ranges; target percentages may differ from actual monthly allocations

²New England Pension Consultants Long Term US CPI (Inflation) Forecast: 2.5%

³The investment policy used for the Core Fund involves reducing equity exposure by leveraging lower-volatility assets, such as fixed income securities. This results in an asset allocation beyond 100%. Currently, an asset allocation target of 15% policy is used, subject to an allowable range of up to 20%.

Single Discount rate. A single discount rate of 6.80% was used to measure the Total Pension Liability for the current and prior year. This single discount rate is based on the expected rate of return on pension plan investments of 6.80% and a municipal bond rate of 4.05%. (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2022. In describing this index, Fidelity notes that the Municipal Curves are constructed using option-adjusted analytics of a diverse population of over 10,000 tax-exempt securities.). Because of the unique structure of WRS, the 6.80% expected rate of return implies that a dividend of approximately 1.7% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the municipal bond rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note K - WRS Pension Plan (continued)

Sensitivity of the Village's proportionate share of the net pension liability (asset) to changes in the discount rate. The following presents the Village's proportionate share of the net pension liability (asset) calculated using the discount rate of 6.80 percent, as well as what the Village's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.80 percent) or 1-percentage-point higher (7.80 percent) than the current rate:

	1% Decrease to Discount Rate (5.80%)	Current Discount Rate (6.80%)	1% Increase to Discount Rate (7.80%)
Village's proportionate share of the net pension liability (asset)	\$ 3,996,787	\$ 1,204,226	\$ (716,816)

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in separately issued financial statements available at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>

Payables to the Pension Plan. The Village reported a payable of \$46,324 for the outstanding amount of contributions to the pension plan for the year ended December 31, 2023.

Note L - Other Post-Employment Benefits – Local Retiree Life Insurance Fund ("LRLIF")

Plan description. The LRLIF is a multiple-employer defined benefit OPEB plan. LRLIF benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. The Wisconsin Department of Employee Trust Funds (ETF) and the Group Insurance Board have statutory authority for program administration and oversight. The plan provides post-employment life insurance benefits for all eligible employees.

OPEB Plan Fiduciary Net Position. ETF issues a standalone Annual Comprehensive Financial Report (ACFR), which can be found at <https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements>.

Additionally, ETF issued a standalone Retiree Life Insurance Financial Report, which can also be found the link above.

Benefits provided. The LRLIF plan provides fully paid up life insurance benefits for post-age 64 retired employees and pre-65 retirees who pay for their coverage.

Contributions. The Group Insurance Board approves contribution rates annually, based on recommendations from the insurance carrier. Recommended rates are based on an annual valuation, taking into consideration an estimate of the present value of future benefits and the present value of future contributions. A portion of employer contributions made during a member's working lifetime funds a post-retirement benefit.

Employers are required to pay the following contributions based on employee contributions for active members to provide them with Basic Coverage after age 65. There are no employer contributions required for pre-age 65 annuitant coverage. If a member retires prior to age 65, they must continue paying the employee premiums until age 65 in order to be eligible for the benefit after age 65.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note L - Other Post-Employment Benefits – Local Retiree Life Insurance Fund (“LRLIF”) - (continued)

Contribution rates as of December 31, 2023 are:

Coverage Type	Employer Contribution
50% Post Retirement Coverage	40% of employee contribution
25% Post Retirement Coverage	20% of employee contribution

Member contributions are based upon nine age bands through age 69 and an additional eight age bands for those age 70 and over. Participating employees must pay monthly contribution rates per \$1,000 of coverage until the age of 65 (age 70 if active). The employee contribution rates in effect for the year ended December 31, 2022 are as listed below:

Life Insurance Employee Contribution Rates* For the year ended December 31, 2022		
Attained Age	Basic	Supplemental
Under 30	\$0.05	\$0.05
30-34	0.06	0.06
35-39	0.07	0.07
40-44	0.08	0.08
45-49	0.12	0.12
50-54	0.22	0.22
55-59	0.39	0.39
60-64	0.49	0.49
65-69	0.57	0.57
*Disabled members under age 70 receive a waiver-of-premium benefit.		

During the reporting period, the LRLIF recognized \$977 in contributions from the employer.

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEBs

At December 31, 2023, the Village reported a liability of \$185,558 for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of December 31, 2022, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of January 1, 2022 rolled forward to December 31, 2022. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net OPEB liability was based on the Village's share of contributions to the OPEB plan relative to the contributions of all participating employers. At December 31 2022, the Village's proportion was 0.04870500%, which was an increase of 0.004039% from its proportion measured as of December 31, 2021.

For the year ended December 31, 2023, the Village recognized OPEB expense of \$17,976.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note L - Other Post-Employment Benefits – Local Retiree Life Insurance Fund (“LRLIF”) - (continued)

At December 31, 2023, the Village’s reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 18,161
Net differences between projected and actual earnings on OPEB plan investments	3,482	-
Changes in assumptions	66,667	109,529
Changes in proportion and differences between employer contributions and proportionate share of contributions	26,047	30,168
Employer contributions subsequent to measurement date	1,093	-
	<u>\$ 97,289</u>	<u>\$ 157,858</u>

The amount of \$1,093 reported as deferred outflows related to OPEB resulting from the Village’s contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ended December 31, 2023.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended December 31,	Deferred Outflow of Resources	Deferred Inflow of Resources
2023	\$ 27,634	\$ 31,919
2024	26,173	31,730
2025	23,662	27,114
2026	12,686	25,742
2027	3,529	24,595
2028	2,513	16,758

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note L - Other Post-Employment Benefits – Local Retiree Life Insurance Fund (“LRLIF”) - (continued)

Actuarial assumptions. The total OPEB liability in the January 1, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	January 1, 2022
Measurement Date of Net OPEB Liability (Asset)	December 31, 2022
Experience Study:	January 1, 2018 – December 31, 2020, Published November 19, 2021
Actuarial Cost Method:	Entry Age Normal
20 Year Tax-Exempt Municipal Bond Yield:	3.72%
Long-term Expected Rate of Return:	4.25%
Discount Rate:	3.76%
Salary Increases	
Wage Inflation:	3.00%
Seniority/Merit:	0.1% – 5.6%
Mortality:	2020 WRS Experience Mortality Table

Actuarial assumptions are based upon an experience study conducted in 2021 that covered a three-year period from January 1, 2018 to December 31, 2020. The Total OPEB Liability for December 31, 2022 is based upon a roll-forward of the liability calculated from the January 1, 2022 actuarial valuation.

Long-term expected Return on Plan Assets. The long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. Investments for the LRLIF are held with Securian, the insurance carrier. Interest is calculated and credited to the LRLIF based on the rate of return for a segment of the insurance carriers’ general fund, specifically 10-year A- Bonds (as a proxy, and not tied to any specific investments). The overall aggregate interest rate is calculated using a tiered approach based on the year the funds were originally invested and the rate of return for that year. Investment interest is credited based on the aggregate rate of return and assets are not adjusted to fair market value. Furthermore, the insurance carrier guarantees the principal amounts of the reserves, including all interest previously credited thereto.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note L - Other Post-Employment Benefits – Local Retiree Life Insurance Fund (“LRLIF”) - (continued)

Long-term expected Return on Plan Assets (continued).

Local OPEB Life Insurance
Asset Allocation Targets and Expected Returns
As of December 31, 2022

<u>Asset Class</u>	<u>Index</u>	<u>Target Allocation</u>	<u>Long-Term Expected Geometric Real Rate of Return</u>
US Intermediate Credit Bonds	Bloomberg US Interm Credit	50%	2.45%
US Mortgages	Bloomberg US MBS	50%	2.83%
Inflation			2.30%
Long-Term Expected Rate of Return			4.25%

The long-term expected rate of return remained unchanged from the prior year at 4.25%. The long-term expected rate of return is determined by adding the expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The expected inflation rate remained unchanged from the prior year at 2.30%.

Single Discount rate. A single discount rate of 3.76% was used to measure the total OPEB liability for the current year, as opposed to a discount rate of 2.17% for the prior year. The significant change in the discount rate was primarily caused by the decrease in the municipal bond rate from 2.06% as of December 31, 2021 to 3.72% as of December 31, 2022. The Plan’s fiduciary net position was projected to be insufficient to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total OPEB liability is equal to the single equivalent rate that results in the same actuarial present value as the long-term expected rate of return applied to benefit payments, to the extent that the plan’s fiduciary net position is projected to be sufficient to make projected benefit payments, and the municipal bond rate applied to benefit payment to the extent that the plan’s fiduciary net position is projected to be insufficient. The plan’s fiduciary net position was projected to be available to make projected future benefit payments of current plan members through December 31, 2036.

The projection of cash flows used to determine the single discount rate assumed that employer contributions will be made according to the current employer contribution schedule and that contributions are made by plan members retiring prior to age 65.

VILLAGE OF JACKSON
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2023
(CONTINUED)

Note L - Other Post-Employment Benefits – Local Retiree Life Insurance Fund (“LRLIF”) - (continued)

Sensitivity of the Village’s proportionate share of the net OPEB liability to changes in the discount rate. The following presents the Village’s proportionate share of the net OPEB liability calculated using the discount rate of 3.76 percent, as well as what the Village’s proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.76 percent) or 1-percentage-point higher (4.76 percent) than the current rate:

	1% Decrease to Discount Rate (2.76%)	Current Discount Rate (3.76%)	1% Increase to Discount Rate (4.76%)
Village's proportionate share of the OPEB liability	\$ 252,988	\$ 185,558	\$ 133,880

Note M – Joint Agreements

The Village of Jackson, Town of Jackson, and the Town of Polk have a joint agreement for Fire and EMS services. These activities are accounted for in the Fire and EMS Special Revenue Fund. The cost of this fund is shared by the municipalities based on proportionate share of equalized values and other factors. The cost of operations to the Village for the year ended December 31, 2023 was \$442,118.

Note N - Litigation and Contingencies

From time to time, the Village is party to various pending claims and legal proceedings. Although the outcome of such matters cannot be forecasted with certainty, it is the opinion of management and the Village attorney that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the Village’s financial position or result of operations.

Note O - Subsequent Events

Management has evaluated the need for disclosure or recording of transactions resulting from subsequent events through (June 27, 2024) the date the financial statements were available to be issued. There were no events noted that required disclosure or recording.

Note P - Effect of New Accounting Standards on Financial Statements

The Government Accounting Standards Board (GASB) has approved the following:

- Statement No. 99, *Omnibus 2022*
- Statement No. 100, *Accounting Changes and Error Corrections – an Amendment of GASB Statement No. 62*
- Statement No. 101, *Compensated Absences*

When they become effective, application of these standards may restate portions of these financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

DRAFT 6/27/2024

VILLAGE OF JACKSON
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND REVENUES
YEAR ENDED DECEMBER 31, 2023

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
<u>TAXES</u>				
General property taxes	\$ 3,493,652	\$ 3,493,652	\$ 3,493,652	\$ -
Ag use-value penalties	-	-	15,379	15,379
Mobile home parking fees	95,000	95,000	85,105	(9,895)
Taxes from Utilities	260,000	260,000	216,937	(43,063)
Interest on personal property taxes	250	250	414	164
TOTAL TAXES	3,848,902	3,848,902	3,811,487	(37,415)
<u>INTERGOVERNMENTAL</u>				
Shared taxes from state	330,665	330,665	317,242	(13,423)
State personal property aid	19,975	19,975	19,976	1
State video service aid	19,431	19,431	19,431	-
Exempt computer aid	20,689	20,689	20,689	-
Recycling grants	10,500	10,500	10,569	69
Police - State/Federal aids	4,500	4,500	25,830	21,330
State Aid - in lieu of taxes	500	500	473	(27)
State transportation aid	317,955	317,955	317,996	41
TOTAL INTERGOVERNMENTAL	724,215	724,215	732,206	7,991
<u>LICENSES AND PERMITS</u>				
Liquor license	3,740	3,740	3,850	110
Hotel/Motel license	300	300	300	-
Operators license	4,000	4,000	3,379	(621)
Cigarette license	300	300	350	50
Video franchise fees	80,000	79,880	75,535	(4,345)
Dog license	5,000	5,000	8,604	3,604
Cat license	500	500	811	311
Other licenses	1,250	1,250	5,025	3,775
Building permits	160,000	160,000	290,791	130,791
Planning/Zoning application fees	3,500	3,500	5,155	1,655
WI permit seals	1,500	1,500	2,205	705
Address/Fire #	1,750	1,750	3,490	1,740
Erosion control permits	5,000	5,000	8,894	3,894
Publication fees	170	170	171	1
TOTAL LICENSES AND PERMITS	267,010	266,890	408,560	141,670

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND REVENUES
YEAR ENDED DECEMBER 31, 2023

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
<u>FINES AND FORFEITURES</u>				
Police - Court penalties	52,000	52,000	36,787	(15,213)
Police - Parking fines	4,500	4,500	3,211	(1,289)
TOTAL FINES AND FORFEITURES	\$ 56,500	\$ 56,500	\$ 39,998	\$ (16,502)
<u>CHARGES FOR SERVICES</u>				
Police - Accident reports	\$ 500	\$ 500	\$ 385	\$ (115)
Police - OWI test/fingerprinting	2,500	2,500	1,847	(653)
Conceal carry class	-	-	2,420	2,420
Police guns/equipment	-	-	360	360
Police restitution	-	-	575	575
Police - DVD's	-	-	60	60
Police - Warrant fees	500	500	35	(465)
Clerks fees	9,000	9,000	10,126	1,126
Public works revenue	100	100	4,931	4,831
Parks trees/shrubs	-	-	600	600
Recycling revenue	-	-	42	42
Street opening permits	1,000	1,000	12,225	11,225
NSF charges	40	40	160	120
Aurora Healthcare payment	31,000	31,000	32,017	1,017
TOTAL CHARGES FOR SERVICES	44,640	44,640	65,783	21,143
<u>MISCELLANEOUS AND INTEREST</u>				
Interest on temporary investments	6,000	6,000	204,935	198,935
Insurance dividends	9,406	9,406	39,836	30,430
Verizon lease	29,285	29,285	29,285	0
US Cellular lease	30,745	30,745	33,745	3,000
Police - Donations	-	-	103,862	103,862
Miscellaneous general revenue	-	-	4,186	4,186
TOTAL MISCELLANEOUS AND INTEREST	75,436	75,436	415,849	340,413
TOTAL REVENUES	\$ 5,016,703	\$ 5,016,583	\$ 5,473,883	\$ 457,300

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND EXPENDITURES
YEAR ENDED DECEMBER 31, 2023

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
<u>GENERAL GOVERNMENT</u>				
Village board	\$ 32,162	\$ 32,162	\$ 31,451	\$ 711
Appointed committee wages	1,884	1,884	4,160	(2,276)
Village attorney	62,000	61,880	31,616	30,264
Administrative wages	410,436	410,436	437,164	(26,728)
Administration	51,550	51,550	55,726	(4,176)
Elections	5,000	5,000	7,573	(2,573)
Admin - audit and accounting	30,000	30,000	39,135	(9,135)
Assessments	40,000	40,000	43,445	(3,445)
Insurance	50,000	50,000	58,320	(8,320)
Utilities	31,600	31,600	18,928	12,672
Supplies	1,500	1,500	14,065	(12,565)
Computer and internet	21,000	21,000	19,995	1,005
Repairs and maintenance	7,300	7,300	3,863	3,437
Signs	1,500	1,500	1,537	(37)
Licenses and fees	2,400	2,400	2,468	(68)
Property tax chargebacks	-	-	1,165	1,165
TOTAL GENERAL GOVERNMENT	748,332	748,212	770,611	(20,069)
<u>PUBLIC SAFETY</u>				
Police department	2,111,855	2,111,855	2,203,931	(92,076)
Emergency government	5,209	5,209	3,604	1,605
Building inspector	182,242	182,242	142,799	39,443
TOTAL PUBLIC SAFETY	2,299,306	2,299,306	2,350,334	(51,028)
<u>PUBLIC WORKS</u>				
Engineering	33,351	33,351	36,021	(2,670)
Streets	672,460	672,460	570,469	101,991
Storm sewers	3,000	3,000	3,154	(154)
Trash	324,511	324,511	285,187	39,324
Recycling	189,861	189,861	188,637	1,224
TOTAL PUBLIC WORKS	\$ 1,223,183	\$ 1,223,183	\$ 1,083,468	\$ 139,715
<u>CULTURE AND RECREATION</u>				
Parks	\$ 202,811	\$ 202,811	\$ 202,525	\$ 286

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND EXPENDITURES
YEAR ENDED DECEMBER 31, 2023

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
<u>CAPITAL OUTLAY</u>				
Parks	30,000	30,000	5,262	24,738
Police	-	-	175,363	(175,363)
Public works - contributed and purchased	-	-	3,997,326	(3,997,326)
TOTAL CAPITAL OUTLAY	<u>30,000</u>	<u>30,000</u>	<u>4,177,951</u>	<u>(4,147,951)</u>
TOTAL EXPENDITURES	<u>4,503,632</u>	<u>4,503,512</u>	<u>8,584,889</u>	<u>(4,079,047)</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Transfers out	(513,572)	(513,572)	(513,572)	-
Proceeds on leased vehicles	-	-	164,363	164,363
Developer contributions	-	-	3,963,983	3,963,983
Police - Sale of property	500	500	-	(500)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(513,072)</u>	<u>(513,072)</u>	<u>3,614,774</u>	<u>4,127,846</u>
NET CHANGE IN FUND BALANCE	(1)	(1)	503,768	<u>\$ 8,664,193</u>
FUND BALANCES - BEGINNING OF YEAR	<u>1,969,744</u>	<u>1,969,744</u>	<u>3,725,084</u>	
FUND BALANCES - END OF YEAR	<u>\$ 1,969,743</u>	<u>\$ 1,969,743</u>	<u>\$ 4,228,852</u>	

See accompanying notes to required supplementary information.

VILLAGE OF JACKSON
DECEMBER 31, 2023

SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (ASSET)
Wisconsin Retirement System
Last 10 Fiscal Years*

WRS Year End	Proportion of the net pension (asset) liability	Proportionate share of the net pension (asset) liability	Covered-employee payroll	Net pension (asset) liability as a percentage of employee payroll	Plan fiduciary net position as a percentage of total pension (asset) liability
2022	0.02273110%	\$ 1,204,226	\$ 2,963,207	40.64%	95.72%
2021	0.02175548%	\$ (1,753,531)	\$ 2,858,709	-61.34%	106.02%
2020	0.02083029%	\$ (1,300,463)	\$ 2,784,138	-46.71%	105.26%
2019	0.01972279%	\$ (635,952)	\$ 2,541,523	-25.02%	102.96%
2018	0.01903829%	\$ 677,322	\$ 2,388,882	28.36%	96.45%
2017	0.01831388%	\$ (543,760)	\$ 2,278,882	-23.86%	102.93%
2016	0.01780272%	\$ 145,947	\$ 2,221,840	6.57%	99.12%
2015	0.01782027%	\$ 289,291	\$ 2,128,161	13.59%	98.20%
2014	0.00178682%	\$ (438,892)	\$ 2,005,966	21.88%	102.74%

SCHEDULE OF CONTRIBUTIONS
Wisconsin Retirement System
Last 10 Fiscal Years*

WRS Year End	Contractually required contributions	Contributions in relation to the contractually required contributions	Contribution deficiency (excess)	Covered employee payroll	Contributions as a percentage of covered-employee payroll
2022	\$ 275,167	\$ 275,167	\$ -	\$ 2,963,207	9.29%
2021	\$ 262,567	\$ 262,567	\$ -	\$ 2,858,709	9.18%
2020	\$ 251,023	\$ 251,023	\$ -	\$ 2,784,138	9.02%
2019	\$ 213,126	\$ 213,126	\$ -	\$ 2,541,523	8.39%
2018	\$ 203,618	\$ 203,618	\$ -	\$ 2,388,882	8.52%
2017	\$ 192,405	\$ 192,405	\$ -	\$ 2,278,882	8.44%
2016	\$ 173,975	\$ 173,975	\$ -	\$ 2,221,840	7.83%
2015	\$ 170,215	\$ 170,215	\$ -	\$ 2,128,161	8.00%
2014	\$ 169,291	\$ 169,291	\$ -	\$ 2,005,966	8.44%

*The amounts presented for each fiscal year were determined as of the prior calendar year-end.

*GASB Pronouncements 67 and 68 require the presentation of the last 10 prior fiscal years completed under these pronouncements. The fiscal years completed prior to the enactment of these pronouncements are not required to be presented for this schedule.

VILLAGE OF JACKSON
DECEMBER 31, 2023

SCHEDULE OF PROPORTIONATE SHARE OF THE NET OPEB LIABILITY (ASSET)
Local Retiree Life Insurance
Last 10 Fiscal Years*

LRLIF Year End	Proportion of the net OPEB (asset) liability	Proportionate share of the net OPEB (asset) liability	Covered-employee payroll	Net OPEB (asset) liability as a percentage of employee payroll	Plan fiduciary net position as a percentage of total OPEB (asset) liability
2022	0.04870500%	\$ 185,558	\$ 2,864,000	6.48%	38.81%
2021	0.04466600%	\$ 263,993	\$ 2,727,000	9.68%	29.57%
2020	0.05541700%	\$ 304,834	\$ 2,728,000	11.17%	31.36%
2019	0.05223100%	\$ 222,746	\$ 2,379,000	9.36%	37.58%
2018	0.51101000%	\$ 131,858	\$ 2,305,000	5.72%	48.69%
2017	0.04788100%	\$ 144,054	\$ 2,013,533	7.15%	44.81%

SCHEDULE OF CONTRIBUTIONS - OPEB
Local Retiree Life Insurance
Last 10 Fiscal Years*

LRLIF Year End	Contractually required contributions	Contributions in relation to the contractually required contributions	Contribution deficiency (excess)	Covered-employee payroll	Contributions as a percentage of covered-employee payroll
2022	\$ 977	\$ 977	\$ -	\$ 2,864,000	0.05%
2021	\$ 1,105	\$ 1,105	\$ -	\$ 2,727,000	0.04%
2020	\$ 1,105	\$ 1,105	\$ -	\$ 2,728,000	0.04%
2019	\$ 945	\$ 945	\$ -	\$ 2,379,000	0.04%
2018	\$ 1,673	\$ 1,673	\$ -	\$ 4,126,000	0.04%
2017	\$ 1,802	\$ 1,802	\$ -	\$ 3,991,195	0.05%

*The amounts presented for each fiscal year were determined as of the prior calendar year-end.

*GASB Pronouncement 75 require the presentation of the last 10 prior fiscal years completed under these pronouncements. The fiscal years completed prior to the enactment of these pronouncements are not required to be presented for this schedule.

VILLAGE OF JACKSON
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
DECEMBER 31, 2023

Note 1. Budgetary Information

The Village creates a budget for the General Fund. The Village reviews and adopts its annual budget by December or earlier of the preceding year. The budgetary information included in the accompanying financial statements is comprised of the originally approved budget plus or minus approved revisions of budgeted revenues and expenditures. These budgets are adopted on a basis consistent with GAAP. Management control of the budgetary process has been established at the departmental level of expenditure. A department can be a fund, cost center, program or other activity for which control of expenditures is considered desirable. Budget appropriations for certain capital projects funds are project oriented, often possessing multi-year lives; consequently, budgeted capital projects expenditures are controlled through fund balances. The budget may be amended for supplemental appropriations periodically during the year. Budget changes require a two-thirds approval by the Village Board. The 2023 general fund budget was amended by the Village Board.

Note 2. Excess Expenditures over Appropriations

The Village had the following expenditures in excess of appropriations as presented in the "Budgetary Comparison Schedule – General Fund Expenditures".

	Amount
General government	\$ 20,069
Public Safety	51,028
Capital outlay	4,147,951

The excess expenditures were absorbed by revenues in excess of budget, developer contributions of infrastructure and available fund balances.

Note 3. OPEB Information

Changes of benefit terms. There were no recent changes in benefit terms.

Changes of assumptions. In addition to the rate changes detailed in the tables above, the State of Wisconsin Employee Trust Fund Board adopted economic and demographic assumption changes based on a three year experience study performed for the Wisconsin Retirement System. These assumptions are used in the actuarial valuations of OPEB liabilities (assets) for the retiree life insurance programs and are summarized below.

The assumption changes that were used to measure the December 31, 2021 total OPEB liabilities, including the following:

- Lowering price inflation rate from 2.5% to 2.4%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2018 Mortality Table to the 2020 WRS Experience Mortality Table.

The assumption changes that were used to measure the December 31, 2018 total OPEB liabilities, including the following:

- Lowering the long-term expected rate of return from 5.00% to 4.25%
- Lowering the wage inflation rate from 3.2% to 3.0%
- Lowering the price inflation rate from 2.7% to 2.5%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2012 Mortality Table to the Wisconsin 2018 Mortality Table.

VILLAGE OF JACKSON
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
DECEMBER 31, 2023
(CONTINUED)

Note 4. Wisconsin Retirement Systems Pensions

Changes of benefit terms. There were no changes of benefit terms for any participating employer in WRS.

Changes of assumptions. Based on a three-year study conducted in 2021 covering January 1, 2018 through December 31, 2020, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-end December 31, 2021, including the following:

- Lowering the long-term expected rate of return from 7.0% to 6.8%
- Lowering the discount rate from 7.0% to 6.8%
- Lowering price inflation rate from 2.5% to 2.4%
- Lowering the post-retirement adjustments from 1.9% to 1.7%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2018 Mortality Table to the 2020 WRS Experience Mortality Table.

Based on a three-year experience study conducted in 2018 covering January 1, 2015 through December 31, 2017, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-ended December 31, 2018, including the following:

- Lowering the long-term expected rate of return from 7.2% to 7.0%
- Lowering the discount rate from 7.2% to 7.0%
- Lowering the wage inflation rate from 3.2% to 3.0%
- Lowering the price inflation rate from 2.7% to 2.5%
- Lowering post-retirement adjustments from 2.1% to 1.9%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2012 Mortality Table to the Wisconsin 2018 Mortality Table.

DRAFT 6/21/2024

VILLAGE OF JACKSON
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2022
(CONTINUED)

Note 4 - Wisconsin Retirement System Pensions - continued

Significant methods and assumptions used in calculating Wisconsin Retirement System Actuarially Determined Contributions:

	2022	2021	2020	2019	2018
Valuation Date:	December 31, 2020	December 31, 2019	December 31, 2018	December 31, 2017	December 31, 2016
Actuarial Cost Method:	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age
Amortization Method:	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period
Amortization Period:	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS
Asset Valuation Method:	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)
Actuarial Assumptions					
Net Investment Rate of Return	5.4%	5.4%	5.4%	5.5%	5.5%
Weighted based on assumed rate for:					
Pre-retirement	7.0%	7.0%	7.0%	7.2%	7.2%
Post-retirement	5.0%	5.0%	5.0%	5.0%	5.0%
Salary Increases					
Wage Inflation	3.0%	3.0%	3.0%	3.2%	3.2%
Seniority/Merit	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%
Post Retirement Benefit Adjustments*:	1.9%	1.9%	1.9%	2.1%	2.1%
Retirement Age:	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2016 valuation pursuant to an experience study of the period 2015-2017.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2018 valuation pursuant to an experience study of the period 2015-2017.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2018 valuation pursuant to an experience study of the period 2015-2017.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2015 valuation pursuant to an experience study of the period 2012-2014.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2015 valuation pursuant to an experience study of the period 2012-2014.
Mortality:	Wisconsin 2018 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2018 fully generational improvement scale (multiplied by 60%).	Wisconsin 2018 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2018 fully generational improvement scale (multiplied by 60%).	Wisconsin 2018 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2018 fully generational improvement scale (multiplied by 60%).	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2015 fully generational improvement scale (multiplied by 50%).	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2015 fully generational improvement scale (multiplied by 50%).

*No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience, and other factors. Value is assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.

VILLAGE OF JACKSON
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2022
(CONTINUED)

Note 4 - Wisconsin Retirement System Pensions - continued

Significant methods and assumptions used in calculating Wisconsin Retirement System Actuarially Determined Contributions

	2017	2016	2015	2014	2013
Valuation Date:	December 31, 2015	December 31, 2014	December 31, 2013	December 31, 2012	December 31, 2011
Actuarial Cost Method:	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age	Frozen Entry Age
Amortization Method:	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period	Level Percent of Payroll-Closed Amortization Period
Amortization Period:	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS	30 Year closed from date of participation in WRS
Asset Valuation Method:	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)	Five Year Smoothed Market (Closed)
Actuarial Assumptions					
Net Investment Rate of Return	5.5%	5.5%	5.5%	5.5%	5.5%
Weighted based on assumed rate for:					
Pre-retirement	7.2%	7.2%	7.2%	7.2%	7.2%
Post-retirement	5.0%	5.0%	5.0%	5.0%	5.0%
Salary Increases					
Wage Inflation	3.2%	3.2%	3.2%	3.2%	3.2%
Seniority/Merit	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%	0.1%-5.6%
Post Retirement Benefit Adjustments*:	2.1%	2.1%	2.1%	2.1%	2.1%
Retirement Age:	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2015 valuation pursuant to an experience study of the period 2012-2014.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period 2009-2011.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period 2009-2011.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2012 valuation pursuant to an experience study of the period 2009-2011.	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2009 valuation pursuant to an experience study of the period 2006-2008.
Mortality:	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience adjusted for future mortality improvements using the MP-2015 fully generational improvement scale (multiplied by 50%).	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience projected to 2017 with scaled BB to all future improvements (margin) in mortality.	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience projected to 2017 with scaled BB to all future improvements (margin) in mortality.	Wisconsin 2012 Mortality Table. The rates based on actual WRS experience projected to 2017 with scaled BB to all future improvements (margin) in mortality.	Wisconsin Projected Experience Table - 2005 for women of the Wisconsin Projected Experience Table - 2005 for men.

*No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience, and other factors. Value is assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.

SUPPLEMENTARY INFORMATION

DRAFT 6/27/2024

VILLAGE OF JACKSON
COMBINING BALANCE SHEETS
NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE
DECEMBER 31, 2023

	Special Revenue Funds				Total Nonmajor Funds Special Revenue Funds
	Recreation Fund	Hotel/ Motel Tax Fund	Fire and EMS	Park Fund	
ASSETS					
Cash and investments	\$ 121,504	\$ 92,847	\$ 773,902	\$ 174,364	\$ 1,162,617
Receivables:					
Accounts (net of allowance for doubtful accounts of \$294,097)	-	15,030	59,348	-	74,378
Prepaid expenses	4,977	-	8,273	-	13,250
TOTAL ASSETS	<u>126,481</u>	<u>107,877</u>	<u>841,523</u>	<u>174,364</u>	<u>1,250,245</u>
LIABILITIES					
Accounts payable and accrued expenses	11,862	158	7,966	-	19,986
Accrued salaries and fringes	12,549	-	48,753	-	61,302
TOTAL LIABILITIES	<u>24,411</u>	<u>158</u>	<u>56,719</u>	<u>-</u>	<u>81,288</u>
FUND BALANCES					
Nonspendable	4,977	-	8,273	-	13,250
Assigned	97,093	107,719	776,531	174,364	1,155,707
TOTAL FUND BALANCES	<u>\$ 102,070</u>	<u>\$ 107,719</u>	<u>\$ 784,804</u>	<u>\$ 174,364</u>	<u>\$ 1,168,957</u>

DRAFT 6/27/2024

VILLAGE OF JACKSON
COMBINING STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - SPECIAL REVENUE
YEAR ENDED DECEMBER 31, 2023

	Special Revenue Funds				Total Nonmajor Funds Special Revenue Funds
	Recreation Fund	Hotel/Motel Tax Fund	Fire and EMS	Park Fund	
REVENUES					
Taxes	\$ 232,715	\$ 74,499	\$ -	\$ -	\$ 307,214
Intergovernmental	-	-	144,127	-	144,127
Charges for services	369,454	-	366,840	47,600	783,894
Intergovernmental charges for services	-	-	359,308	-	359,308
Interest income	-	-	800	6,213	7,013
Other	-	-	14,102	-	14,102
TOTAL REVENUES	602,169	74,499	885,177	53,813	1,615,658
EXPENDITURES					
Current:					
Public safety	-	-	1,128,600	-	1,128,600
Culture and recreation	587,161	-	-	-	587,161
Conservation and development	-	67,563	-	-	67,563
Capital outlay	-	-	275,119	-	275,119
TOTAL EXPENDITURES	587,161	67,563	1,403,719	-	2,058,443
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	15,008	6,936	(518,542)	53,813	(442,785)
OTHER FINANCING SOURCES (USES)					
Transfers in (out)	-	-	442,118	-	442,118
TOTAL OTHER FINANCING SOURCES (USES)	-	-	442,118	-	442,118
NET CHANGE IN FUND BALANCES	15,008	6,936	(76,424)	53,813	(667)
FUND BALANCES - BEGINNING	87,062	100,783	861,228	120,551	1,169,624
FUND BALANCES - ENDING	\$ 102,070	\$ 107,719	\$ 784,804	\$ 174,364	\$ 1,168,957

VILLAGE OF JACKSON
COMBINING BALANCE SHEETS
NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS
DECEMBER 31, 2023

	Capital Projects Funds		Total Nonmajor Capital Projects Funds
	TID 5	TID 6	
<u>ASSETS</u>			
Cash and investments	\$ 44,229	\$ 431,957	\$ 476,186
Receivables:			
Taxes	57,320	215,270	272,590
Special assessments	-	7,171	7,171
TOTAL ASSETS	101,549	654,398	755,947
<u>DEFERRED INFLOWS OF RESOURCES</u>			
Property taxes	88,282	328,758	417,040
Special assessments	-	8,605	8,605
TOTAL DEFERRED INFLOWS OF RESOURCES	88,282	337,363	425,645
<u>FUND BALANCES</u>			
Restricted	13,267	317,035	330,302
TOTAL FUND BALANCES	\$ 13,267	\$ 317,035	\$ 330,302

VILLAGE OF JACKSON
COMBINING STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS - CAPITAL PROJECTS
YEAR ENDED DECEMBER 31, 2023

	Capital Projects Funds		Total Nonmajor Capital Projects Funds
	TID 5	TID 6	
<u>REVENUES</u>			
Taxes	\$ 99,322	\$ 203,541	\$ 302,863
Special assessments	-	1,434	1,434
Interest income	-	32,420	32,420
TOTAL REVENUES	99,322	237,395	336,717
<u>EXPENDITURES</u>			
Current:			
General government	1,788	1,787	3,575
Conservation and development	-	1,406,567	1,406,567
Debt Service:			
Principal	93,434		93,434
Interest and fiscal charges	-	57,542	57,542
TOTAL EXPENDITURES	95,222	1,465,896	1,561,118
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	4,100	(1,228,501)	(1,224,401)
<u>OTHER FINANCING SOURCES (USES)</u>			
Proceeds on bonds	-	1,465,000	1,465,000
NET CHANGE IN FUND BALANCES	4,100	236,499	240,599
FUND BALANCES - BEGINNING	9,167	80,536	89,703
FUND BALANCES - ENDING	\$ 13,267	\$ 317,035	\$ 330,302



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: June 20, 2024
Agenda Item: # 3
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Conditional Use Request and Site Plan Review - Drive-Thru Expansion and Signage Updates
- W227 N16880 Tillie Lake Court - Culvers

Background and Analysis:

As part of the required ten-year branding update, the owner of Culvers is proposing various updates to the building and drive-thru. The most significant change will be the addition of a second drive-thru lane along the west and south sides of the building. Further changes included the addition of signage for the secondary drive-thru and updated exterior signage on the building and existing drive-thru.

Comprehensive Plan & Zoning Impacts:

The parcel is zoned Planned Unit Development (PUD), in which all uses are "conditional uses."

Site Plan:

See attached location map and site plan.

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing.

Signage:

General signage is covered by the current zoning code. Drive-thru signage is subject to Village review, as they are part of the overall site plan review.

Additional Staff Comments:

Fire Department:

- The revised plan is acceptable and allows for emergency vehicles to maneuver around the building in the event of an emergency.

Notice Requirements:

1. Posting on the agenda.



Taking the lead in Washington County.

2. Notification of all contiguous property owners.
3. Class II legal notice.

Potential Action:

Motion to recommend the Village Board approve the Conditional Use Request and proposed Site Plan pertaining to drive-thru and signage/branding updates for Culvers, located at W227 N16880 Tillie Lake Court.

Attachments:

1. Plan Commission Application
2. Location Map
3. Site Plan
4. Signage Renderings

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☒ COMMERCIAL	☐ INDUSTRIAL	☐ RESIDENTIAL	☐ OTHER _____
☒ CONDITIONAL USE	☐ PLANNED UNIT DEVELOPMENT	☐ CERTIFIED SURVEY MAP	
☐ <i>New</i>	☐ <i>New</i>	☒ CONCEPT PLAN	
☒ <i>Amendment</i>	☒ <i>Amendment</i>		
☐ <i>Special Use</i> (For existing Cond. Use ONLY)	☐ <i>Special Use</i> (For existing PUD ONLY)	☐ OTHER _____	

Property Address: W227N16880 Tillie Lake Ct. Unit: _____ Jackson, WI

Parcel #: 052100H Lot Size: 87,741 sq. ft. Building Area: 4,240 sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☒ PUD ☐ Other _____ Floodplain: Y/(N)

APPLICANT INFORMATION

Name(s): Vinnie Busalacchi
Mailing Address: W227N16880 Tillie Lake Ct. State WI Zip 53037
Office: (____) _____ Cell: (____) 414-550-4488 Fax: (____) _____
Email: culvers618@gmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: Existing Culver's Restaurant
D/B/A: _____ FEIN #: _____ - _____
Mailing Address: _____ State _____ Zip _____
Office: (____) _____ Cell: (____) 414-550-4488 Fax: (____) _____
Email: _____
Website: _____

PROPERTY OWNER INFORMATION

Name(s): Vinnie Busalacchi
Address: W227N16880 Tillie Lake Ct. State WI Zip 53037
Office: (____) _____ Cell: (____) 414-550-4488 Fax: (____) _____
Email: culvers618@gmail.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Kimley-Horn and Associates, Inc.
Primary Contact: Joseph Mayer
Address: 111 W Jackson Blvd, Ste 1320 State IL Zip 60604
Office: (630) 487-5563 Cell: (773) 972-7491 Fax: (____) _____
Email: Joe.Mayer@kimley-horn.com

Please provide as much detailed information as possible. *(Add additional pages if needed.)*

Briefly explain what you are requesting to be reviewed and/or approved: The client would like to incorporate a side-by-side drive-thru to serve the existing restaurant.

Provide a brief overview of proposed use(s) of entire property and/or lease space: The proposed use of the property will remain as it is today. (Culver's Restaurant with Drive Thru service)

Hours of Operation: 10 AM - 10 PM

Provide a brief overview of proposed daily on-site operations: Drive-thru and quick serve restaurant.

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: _____

Exterior Trash enclosure, transformer, and HVAC equipment to remain as existing.

The 2nd menu board and order confirmation screen will have a speaker, consistent with the existing equipment

Describe all businesses, properties and other entities located adjacent to the proposed use: BMO Bank, Domino's Pizza, H&R Block, Allay Hospice - Jackson, Comfort Inn & Suites Jackson - West Bend.

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: _____

The scope of work includes adding in two new menu boards and order confirmation systems (OCS) to support an additional drive-thru lane. A new bypass lane and associated parking will be introduced to accommodate the additional drive-thru lane.

Describe any proposed grading, and/or stormwater management plan: Proposing installation of 58 LF of 10" PVC storm pipe and a 2' diameter storm curb inlet. Proposed grading changes associated with drive-thru lane and bypass lane addition.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____

A revised landscape plan, including trees and shrubs, has been included for the proposed improvements.

Describe any proposed on-site security measures including site lighting: Existing site has site lighting

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____

Existing building is fire suppressed and has a fire alarm

Describe the projected traffic circulation and impacts: The additional drive-thru lane will increase the throughput and reduce stacking in each lane. The proposed bypass lane will provide costumers the opportunity to safely exit the site if necessary.

List all setbacks from rights-of-way and property lines and height limitations: See the revised site plan

Provide status of State/Federal License(s) or Certificate(s)s required for operation, if any: N/A (Existing)

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: See the revised site and signage plans
Two new menu boards are proposed, but no building signage

If construction is proposed, describe proposed exterior building materials (type, color, etc.): N/A

Describe any site-specific features/constraints, etc.: See the revised site plan

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
1 space required per 150 SF of gross floor area (GFA = 4,240) = 29 Spaces + 1 space for each two employees (25 employees) = 12 Spaces. Total required = 41 spaces
2 ADA parking spaces required for 41 total spaces

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): _____
See the revised site plan and landscape plan

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
Existing dumpster enclosure

Projected Sewer/Wastewater Usage: N/A - Existing gal/year

Projected Water Usage: N/A - Existing gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print):

Vincent Bysalacchi (owner)

Applicant Signature:

Vincent Bysalacchi

Co-Applicant Name (Print):

Joseph Mayer (Kimley-Horn - engineering consultant)

CO-Applicant Signature:

Joseph Mayer

Date of Application:

4/9/24

SUBMIT TO:

Village of Jackson – Building Inspection Dept.
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO:

Payment is required at the time of submittal.
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director:

Phone:

Email:

For questions concerning **application submittal, zoning, or technical questions.**

(262) 677-9696 x810

collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, 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. This approval 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 this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (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.

VILLAGE APPROVAL:

☐ **TEMPORARY** Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: 4/26/24

Amount: \$ 225.00

Payment Type: ~~CH~~ / CC / ~~CASH~~

Check/Rcpt. #: 41980211

Received By: CMJ

Utilities/fees Payment Confirmation (Ref #: 41980211)

PLC:

A00048

Village Of Jackson

N168 W19851 Main Street

Jackson, Wisconsin 53037

For: Utilities/fees

Date:

04/26/2024 09:33 EDT

TRANSACTION INFORMATION

Name:

Vincent Busalacchi

Utility Account #:

Building Permit #:

Parking Ticket #:

Police Dept

Program:

Fire Department

Program:

General:

Culver's Plan Commission Application Fee
For Site Plan And Conditional Use Review

Transaction Reference #:

41980211

Transaction Date/Time:

04/26/2024 09:33 EDT

BILLING INFORMATION

Name:

Vincent Busalacchi

Address:

W227 N16880 Tillie Lake Court

City, State Zip:

Jackson, Wi 53037

Phone #:

(414)550-4488

Card #:

xxxx-xxxx-xxxx-7525

PAYMENT INFORMATION

Approval #:

09007D

Payment Amount:

\$225.00

Service Fee:

\$6.64

Total Amount:

\$231.64

The service fee is not refundable.

ATTENTION CARDHOLDER

If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid

Drawing name: K:\CHL\DE\16887\018_Culvers_Jackson_WI\2 Design\CAO\PlanSheets\CO.0 - COVER SHEET.dwg CO.0 Apr 10, 2024 11:12am by: Anthony/Goziano
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FINAL ENGINEERING PLANS

CULVER'S

W227N16880 TILLIE LAKE CT.

JACKSON, WI 53037



UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF JACKSON
W194N16660 EAGLE DRIVE
JACKSON, WI 53037
TEL: (262) 677-0707
CONTACT: BRIAN KOBER

SEWER AUTHORITY
PUBLIC WORKS DEPARTMENT
W194N16660 EAGLE DRIVE
JACKSON, WI 53037
TEL: (262) 677-0707
CONTACT: BRIAN KOBER

BUILDING INSPECTIONS & ZONING DEPARTMENT
VILLAGE OF JACKSON
W194N16660 EAGLE DRIVE
JACKSON, WI 53037
TEL: (262) 677-9696
CONTACT: COLLIN JOHNSON

POWER COMPANY
WE ENERGIES
231 W. MICHIGAN STREET
MILWAUKEE, WI 53203
TEL: (800) 242-9137

FIRE DEPARTMENT
JACKSON FIRE DEPARTMENT
N168W19851 MAIN STREET
JACKSON, WI 53037
TEL: (262) 677-3811
CONTACT: AARON SWANEY

NATURAL GAS COMPANY
WE ENERGIES
231 W. MICHIGAN STREET
MILWAUKEE, WI 53203
TEL: (800) 242-9137

WATER SERVICE
VILLAGE OF JACKSON
W194N16660 EAGLE DRIVE
JACKSON, WI 53037
TEL: (262) 677-0707
CONTACT: JEFF KREUTZINGER

PROJECT TEAM

DEVELOPER
MJB SWEET DREAMS, INC.
W227N16880 TILLIE LAKE CT.
JACKSON, WI 53037
CONTACT: VINNIE BUSALACCHI

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD.
CHICAGO, IL 60604
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517 2ND AVENUE
NEW GLARUS, WI 53574
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CONTACT: JAMES M. BAKER

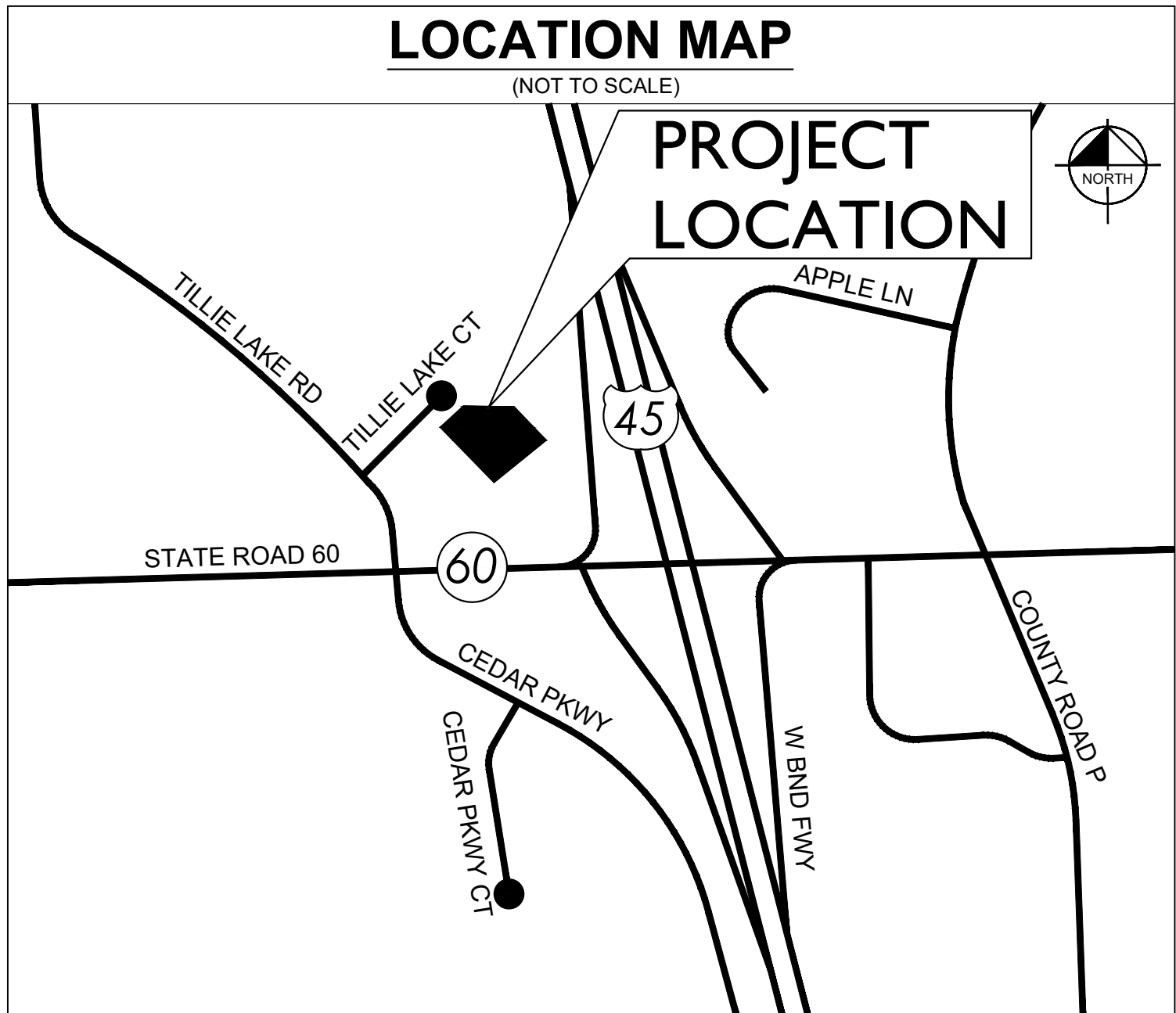
LANDSCAPE ARCHITECT
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TEL: (630) 487-5550
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CONTACT: JOE COGSWELL, P.L.A.

LEGAL DESCRIPTION

PARCEL 3 OF CERTIFIED SURVEY MAP 5086 (VOLUME 35, PAGES 202-205) BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 10 NORTH, RANGE 19 EAST, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

LOCATION MAP

(NOT TO SCALE)



BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

BM #1 CUT CROSS IN CURB. NORTHING 148456.44
EASTING 360796.10
ELEVATION=906.72 (NAVD 88)

BM #2 CUT CROSS IN CURB. NORTHING 148574.80
EASTING 360606.61
ELEVATION=906.45 (NAVD 88)

BM #3 CUT CROSS IN CURB. NORTHING 148659.05
EASTING 360808.89
ELEVATION=906.63 (NAVD 88)

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	BOUNDARY AND TOPOGRAPHIC SURVEY
C1.0	GENERAL NOTES
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C5.0	GRADING AND DRAINAGE PLAN
C6.0	CONSTRUCTION DETAILS

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ANDREW HEINEN, A LICENSED PROFESSIONAL ENGINEER OF WI, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF MJB SWEET DREAMS, INC BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS ____ DAY OF _____, A.D., 2024.

WI LICENSED PROFESSIONAL ENGINEER 36037-006
MY LICENSE EXPIRES ON JULY 31, 2024
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



Kimley»Horn
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111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-728-9445
WWW.KIMLEY-HORN.COM



COVER SHEET

CULVER'S
W227N16880 TILLIE LAKE CT
JACKSON, WI 53037

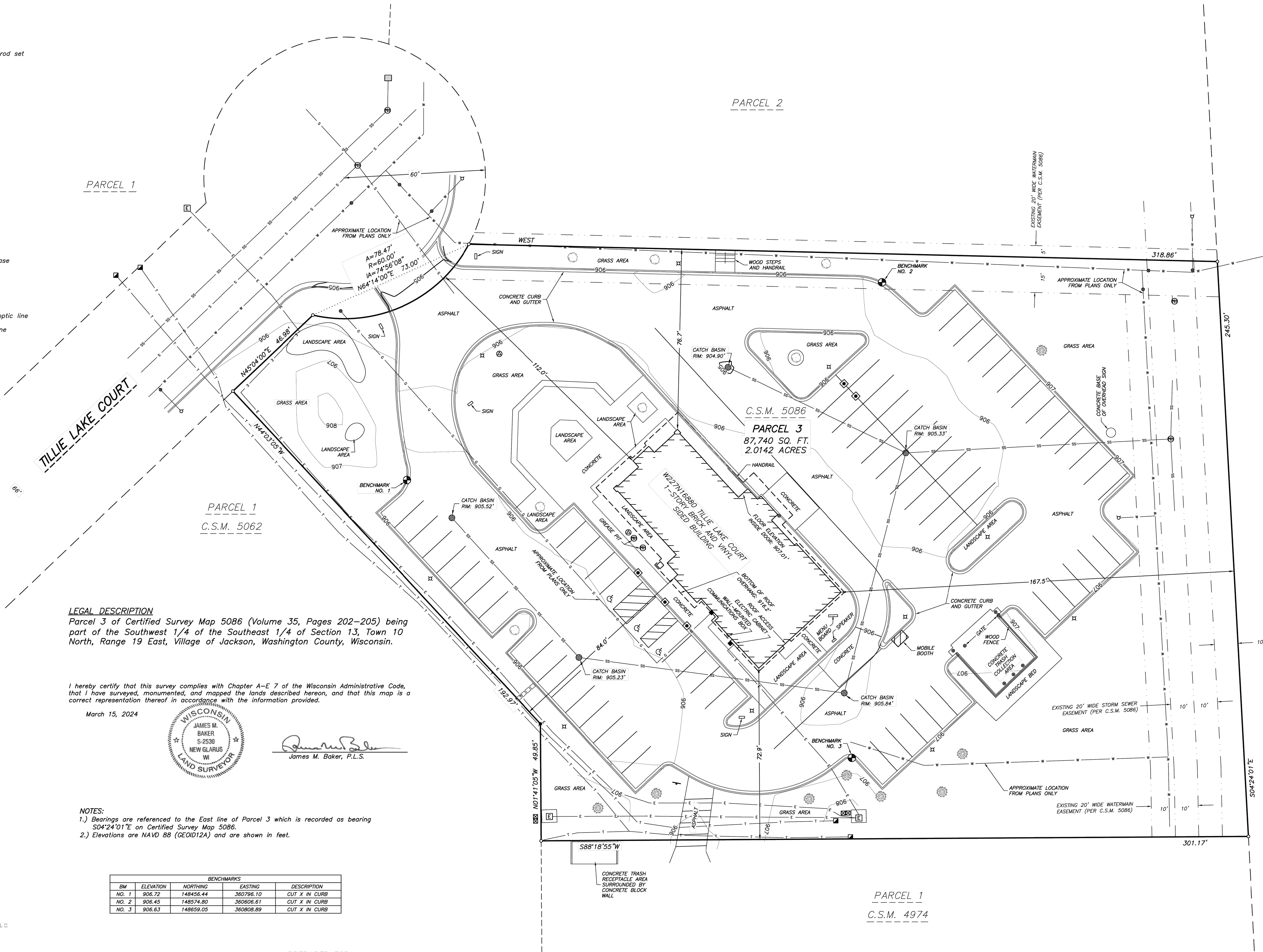
ORIGINAL ISSUE:
03/19/2024
KHA PROJECT NO.
168971018
SHEET NUMBER

C0.0

PLAT OF SURVEY WITH TOPOGRAPHIC DATA

LEGEND:

- 1" iron pipe found
- 3/4" x 24" solid round iron rod set
- Cut cross set in concrete
- Underground utility pedestal
- Underground utility valve
- Electric transformer box
- At-grade utility vault
- Utility meter
- Fire hydrant
- Catch basin
- Manhole
- Cleanout
- Inlet
- Light pole
- Bollard
- Sign
- Movable sign with concrete base
- Disabled parking space
- Deciduous tree
- Coniferous tree
- Underground telephone/fiber optic line
- Underground sanitary sewer line
- Underground storm sewer line
- Underground electric line
- Underground water line
- Underground gas line



LEGAL DESCRIPTION

Parcel 3 of Certified Survey Map 5086 (Volume 35, Pages 202-205) being part of the Southwest 1/4 of the Southeast 1/4 of Section 13, Town 10 North, Range 19 East, Village of Jackson, Washington County, Wisconsin.

I hereby certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code, that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

March 15, 2024



James M. Baker, P.L.S.

- NOTES:
- Bearings are referenced to the East line of Parcel 3 which is recorded as bearing S04°24'01"E on Certified Survey Map 5086.
 - Elevations are NAVD 88 (GEOID12A) and are shown in feet.

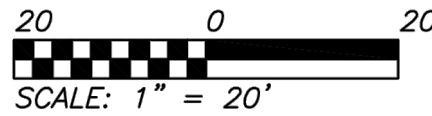
BENCHMARKS				
BM	ELEVATION	NORTHING	EASTING	DESCRIPTION
NO. 1	906.72	148456.44	360796.10	CUT X IN CURB
NO. 2	906.45	148574.80	360606.61	CUT X IN CURB
NO. 3	906.63	148659.05	360808.89	CUT X IN CURB



517 2nd Avenue
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608-527-5216
www.talarczyk surveys.com

JOB NO. 24017
POINTS 24017
DRWG. 24017.1
DRAWN BY JMB

PREPARED FOR:
Kimley-Horn and Associates, Inc.
4201 Winfield Road, Suite 600
Warrenville, IL 60555
(630) 487-5550



U.S.H. 45

Drawing name: K:\CHL\DE\168971018_Culver's-Jackson_WI2 Design\CAO\PlotSheets\C10 - GENERAL NOTES.dwg C10 Apr 10, 2024 11:22am by Anthony.Graziano
This document, including the concepts and designs presented herein, is an instrument of service, as intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

- EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:
TALARCZYK LAND SURVEYS
817 AND AVENUE
NEW GLARUS, WI 53574
TEL: (608) 527-5216
COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.
- COPIES OF SOLS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER, ANY BAAING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOLS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOLS INVESTIGATION.
- THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
- EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:
 - "ROADWAY STANDARD SPECIFICATIONS, WISCONSIN DEPARTMENT OF TRANSPORTATION," AS PREPARED BY WISDOT, CURRENT EDITION AND ITS SUPPLEMENTS.
 - "10 STATE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES", AS PUBLISHED BY HEALTH RESEARCH INC., LATEST EDITION.
 - REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE CITY OF JACKSON, UNLESS OTHERWISE NOTED ON THE PLANS.
 - THE NATIONAL ELECTRIC CODE.
 - ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.
- STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY IN THE EVENT OF DISAGREEMENT BETWEEN THE CONTRACTOR'S PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION SHALL BE CONSIDERED A WAIVER OF THE RIGHT TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC. THE CITY OF JACKSON, THEIR EMPLOYEES AND AGENTS AND THE OWNER, FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.
- THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
- CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.
- EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.
- THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- NOTIFICATION OF COMMENCING CONSTRUCTION:
 - THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE CITY OF JACKSON, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.
 - FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.
- ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE CITY OF JACKSON.
- ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
- ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER WSDOT SECTION 202. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.
- LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
- ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.
- ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.
- REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.
- THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
- NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE CITY OF JACKSON. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE CITY OF JACKSON PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.
- WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE LOCATING SERVICES (1-800-242-8511) AND THE CITY OF JACKSON FOR UTILITY LOCATIONS.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.
- ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVATE THE CONTRACTOR FROM ANY ADDITIONAL

ADJUSTMENTS AS REQUIRED BY THE CITY OF JACKSON UPON FINAL INSPECTION OF THE PROJECT.

- HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE STORM WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXPENSE LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.
- IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSE ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.
- THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR. THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE Dewatering, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.
- AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF EROSION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.
- AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
- EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGULATIONS AND WSDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.
- THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES THROUGH THE NPDES phase II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.
- THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEeper ON-SITE AT ALL TIMES.
- ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER WSDOT STANDARDS.
- ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.
- ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE CITY OF JACKSON OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER AND INCORPORATED INTO FIELD REPORTS AS DIRECTED BY THE OWNER.
- PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.
- WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD ELEVATIONS AS DIRECTED BY THE OWNER.
- BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE CITY OF JACKSON, AS NECESSARY.

EARTHWORK NOTES

- GENERAL
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.
 - ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.
- THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.
- PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.
- EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

- TOPSOIL EXCAVATION INCLUDES:
 - EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.
 - PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.
- TOPSOIL STOCKPILED FOR RESPEARD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.
- TOPSOIL RESPEARD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.
- Moderate compaction is required in non-structural fill areas.
- EARTH EXCAVATION INCLUDES:
 - EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.
 - PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.
 - STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL MATERIAL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
 - COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 93% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.
- UNUSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE AND MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.
- MISCELLANEOUS. THE CONTRACTOR SHALL:
 - SPREAD AND COMPACT UNIFORMITY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
 - SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.
 - PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
 - BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
 - TESTING AND FINAL ACCEPTANCE.
 - THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)
 - ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

- GENERAL
 - PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBGRADE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.
 - COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUBGRADE = 95%; SUBGRADE = 95% AGGREGATE BASE COURSE = 95% BITUMINOUS COURSE = 95% MINIMUM DENSITY, PER WISCONSIN DEPARTMENT OF TRANSPORTATION (WSDOT) HIGHWAY STANDARDS.
 - IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE CITY OF JACKSON CODE.
- SUBGRADE PREPARATION
 - EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.
 - PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
 - SCARIFY, DISC, AND AERATE.
 - REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
 - REMOVE AND REPLACE WITH GRANULAR MATERIAL.
 - USE OF GEOTEXTILE FABRIC.

- MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE-QUARTER (1/4) INCH TO ONE-HALF (1/2) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.
- PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO THAT THE ENGINEER ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
 - PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER.
 - CONCRETE WORK
 - ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN 5% AIR. THE MIX SHALL BE PORTLAND CEMENT, FINE AGGREGATE, A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS AND A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL MATERIALS SHALL BE DIRECTED TO THE DIRECTION OF TRAVEL.
 - CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS REQUIRED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BETWEEN THE CURB AND GUTTER. PRE-MOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4-INCH BY 18-INCH EPOXY-COATED STEEL DOWEL BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES.
 - CURBS SHALL BE DEPRESSED AND MEET THE SLOPE REQUIREMENTS OF THE FEDERAL ADA STANDARDS FOR ACCESSIBLE DESIGN AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.
 - THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.
 - CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 20-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES.
 - CONCRETE CURING AND PROTECTION SHALL BE PER WSDOT STANDARDS. TWO (2) COATS OF WSDOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.
 - THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.
 - FLEXIBLE PAVEMENT
 - THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AISLES SHALL BE AS SPECIFIED ON THE PLANS. UNLESS SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B, BITUMINOUS CONCRETE BINDER COURSE, AND BITUMINOUS CONCRETE SURFACE COURSE. OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS, THICKNESS SHALL BE SUCH AS TO PROVIDE THE MINIMUM COMPACTED THICKNESS.
 - ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE WSDOT TYPE B.
 - PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AFTER WSDOT STANDARDS.
 - SEAMS IN BAM, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES.
 - TESTING AND FINAL ACCEPTANCE.

- THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE MATERIALS/TESTING ENGINEER.
- PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE CITY OF JACKSON, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL, WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.
- WHEN REQUIRED BY THE CITY OF JACKSON, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE BATHO REQUIRED BY WSDOT STANDARDS.
- FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.
- ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF JACKSON CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

SIGNAGE AND PAVEMENT MARKING NOTES

- ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARDS.
- SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.
- POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT, SUCH AS A TYPE B METAL POST, AS PER THE WSDOT STANDARDS (OR 2-INCH PERFORATED STEEL TUBE).
- SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARDS.
- PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC ON ASPHALT AND EPOXY ON CONCRETE OR AS APPROVED BY WSDOT.
- PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW-WEAR" APPLICATIONS, SHALL BE PAINT IN ACCORDANCE WITH WSDOT STANDARDS.
- COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND LOCAL CODE. STANDARD PARKING SPACES SHALL BE PAINTED WHITE OR YELLOW PER LOCAL CODE.
- THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT AND RISING.

STORM SEWER NOTES

- STORM SEWER PIPE: ALL STORM SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED BY THE UTILITY PLAN, UNLESS OTHERWISE NOTED ON THE PLANS. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, IN ACCORDANCE WITH DOT STANDARD SPECIFICATIONS FOR DETERMINING PIPE CLASS AND CONFORMING TO ASTM C76. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND MUNICIPALITY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL STORM SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
12"-60"	RCP	REINFORCED CONCRETE PIPE (ASTM C76); SEE IDOT SPECS FOR PIPE CLASS
3"-12"	PVC	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241)
3"-48"	HDPE	HIGH DENSITY POLYETHYLENE PIPE
3"-48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND ANWA C151)
- BAND-SEAL OR SIMILAR COUPLING SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR GRADED OR PAVED.
- ALL FOOTING DRAIN DISCHARGE PIPES AND DOWN SPOUTS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
- CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
- COVER: THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO (2) FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES THAT HAVE LESS THAN TWO (2) FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.
- STRUCTURES: MANHOLE, CATCH BASIN, AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM OF FOUR (4) FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH "O" RING OR BUTYL ROPE. A MAXIMUM OF TWELVE (12) INCHES OF ADJUSTING RINGS SHALL BE USED.
- A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.
- THE FRAME, GATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.
- CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.
- THE STORM SEWER SHALL BE TELEVEISED IF REQUIRED BY THE MUNICIPALITY.
- MANHOLES, CATCH BASINS, INLETS, FRAMES, GRATES, AND OTHER STRUCTURES SHALL BE CONSTRUCTED OF THE TYPE, STYLE, AND SIZE AS SET FORTH WITH THE ORDINANCES AND STANDARDS OF THE MUNICIPALITY.
- ALL PVC PIPES CONNECTED TO REINFORCED CONCRETE PIPE SHALL BE CORED AND BOOTED PER THE MUNICIPALITY REQUIREMENTS.

ADA GENERAL NOTES

- CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION.
- ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING DETAILS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
- ANY COMPONENTS OF THE PROJECT SERVING MULTI-FAMILY DWELLINGS IN BUILDINGS THAT HAVE (4) OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
- CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.



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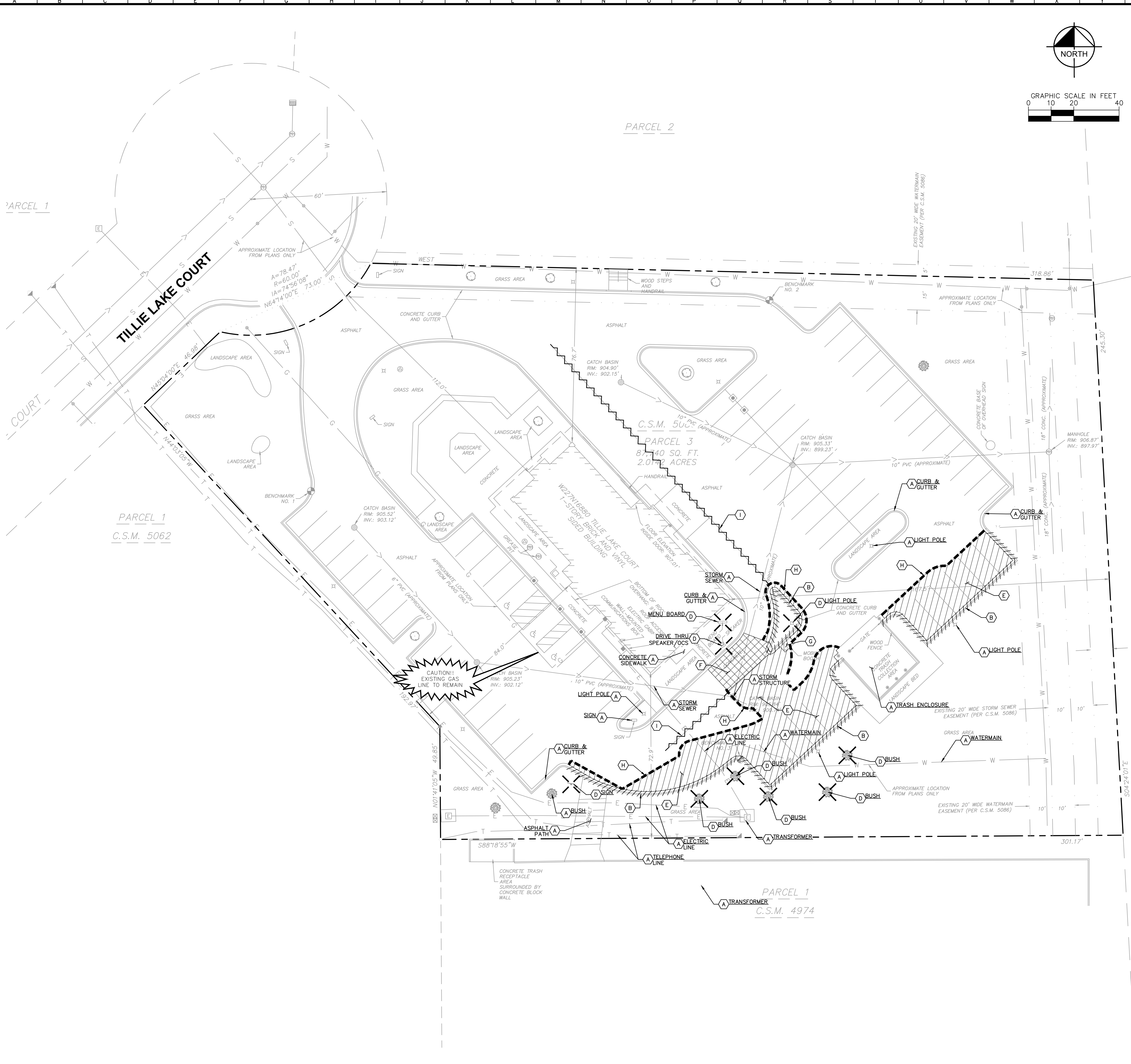


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DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING WISDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
- THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
- CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
- EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL. APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'DIGGERS' (1-800-242-8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
- USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
- COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE WISDOT APPROVED CRUSHED Limestone OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

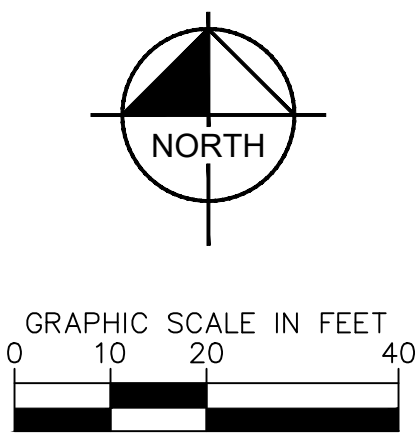
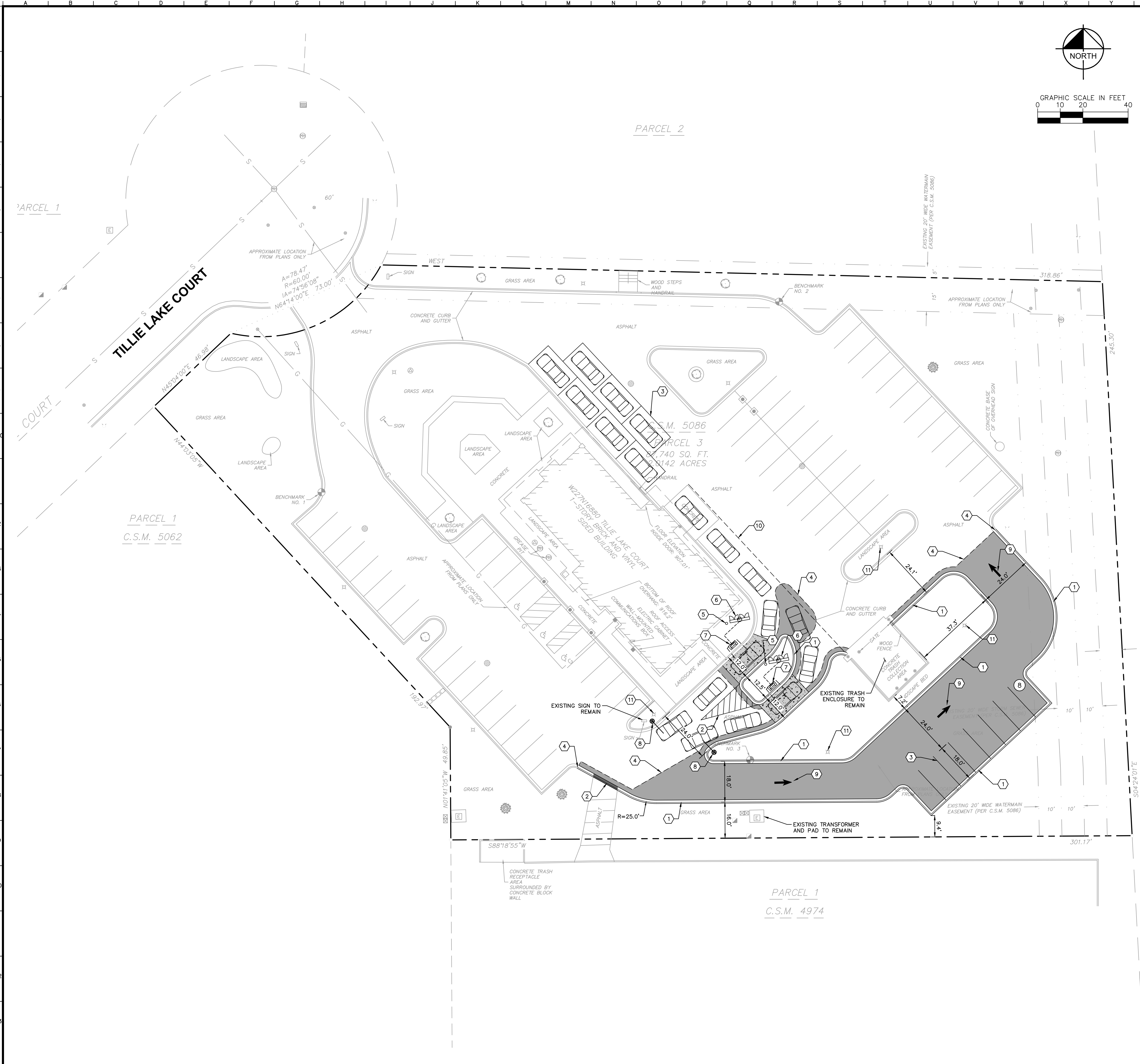
DEMOLITION LEGEND

- | | |
|-------------------------|---|
| (A) | ITEM TO REMAIN, PROTECT DURING CONSTRUCTION |
| (B) - - - - | CURB REMOVAL |
| (C) - X - X - | UTILITY REMOVAL |
| (D) X X | ITEM TO BE REMOVED |
| (E) [Hatched Box] | FULL-DEPTH ASPHALT PAVEMENT REMOVAL |
| (F) [Cross-hatched Box] | CONCRETE REMOVAL |
| (G) [Dashed Box] | BUILDING REMOVAL |
| (H) [Dashed Line] | SAWCUT LINE |
| (I) [Wavy Line] | STRIPING REMOVAL |

WARNING: CONTRACTOR TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.

CULVER'S W227N16880 TILLIE LAKE CT JACKSON, WI 53037		DEMOLITION PLAN				Scale: AS NOTED DESIGNED BY: AMG DRAWN BY: AMG CHECKED BY: JPM		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 111 WEST JACKSON BOULEVARD, STE 1320 CHICAGO, IL 60604-9445 WWW.KIMLEY-HORN.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Drawing name: K:\CH\DEV\168971018_Culver's_Jackson_WI\2 Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 Apr 10, 2024 11:12am by: AnthonyGraziano
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- ### GENERAL NOTES
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
 - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
 - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

- ### KEY NOTES
- 6-INCH CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS, SHEET C6.0)
 - DEPRESSED CURB AND GUTTER
 - 4" WIDE PAINTED SOLID LINE, TYP.
 - CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 - 5" BOLLARD, TYP. (SEE DETAILS, SHEET C6.0)
 - PROPOSED MENU BOARD (SEE SIGNAGE PLANS FOR DETAILS)
 - PROPOSED ORDER CONFIRMATION SYSTEM (OCS, SEE SIGNAGE PLANS FOR DETAILS)
 - VEHICULAR HEIGHT DETECTOR (VHD, SEE SIGNAGE PLANS FOR DETAILS)
 - SITE DIRECTIONAL MARKING (SEE DETAILS, SHEET C6.0)
 - 6" WHITE DASHED LINE
 - EXISTING LIGHT POLE TO REMAIN

PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER
	SAW CUT LINE

PARKING SUMMARY

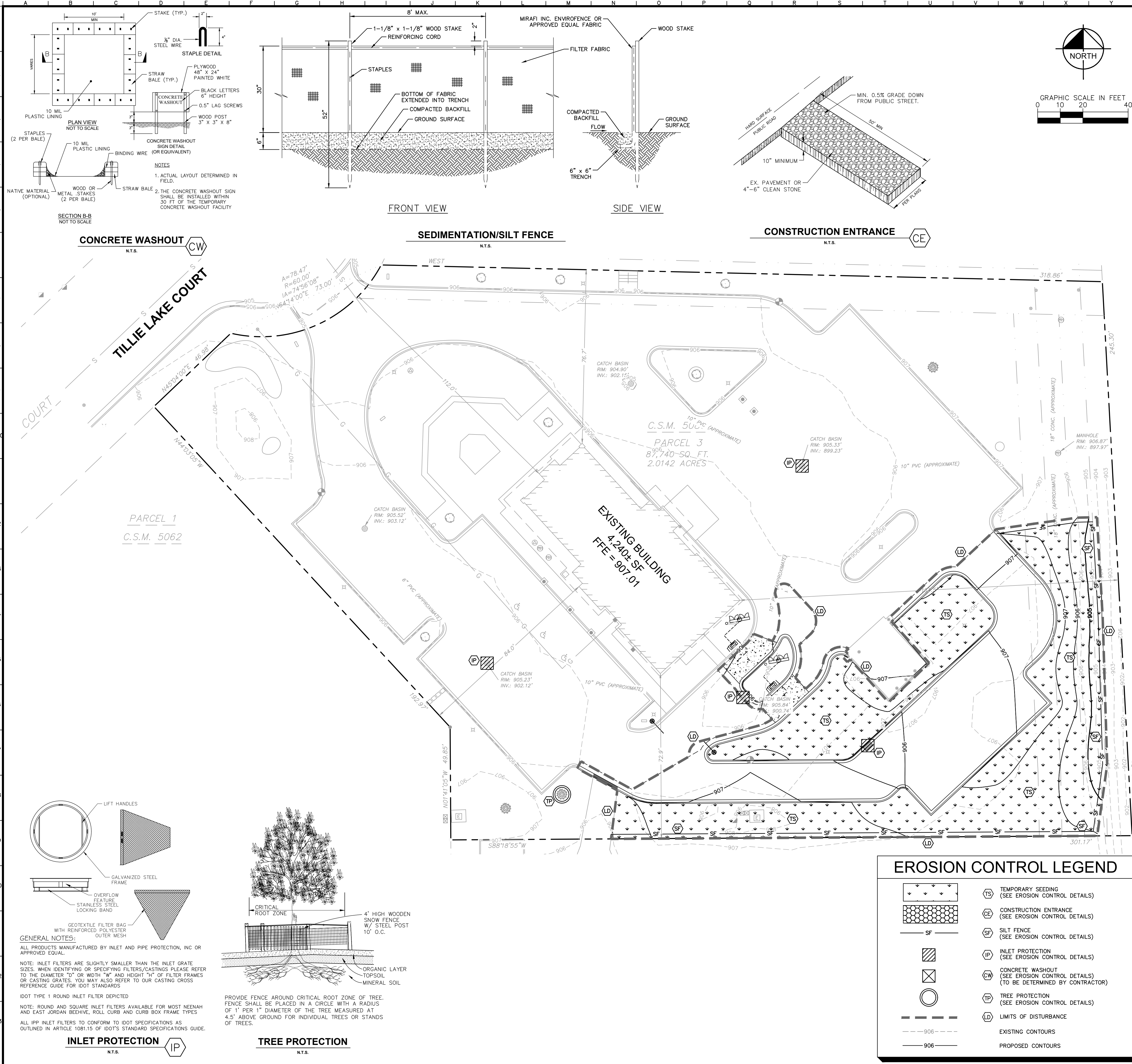
CURRENT STANDARD PARKING SPACES	=	69 SPACES
CURRENT ADA PARKING SPACES	=	3 SPACES
CURRENT ORDER WAITING PARKING SPACES	=	0 SPACES
PROPOSED STANDARD PARKING SPACES	=	65 SPACES
PROPOSED ADA PARKING SPACES	=	3 SPACES
PROPOSED ORDER WAITING PARKING SPACES	=	7 SPACES
NET LOSS IN STANDARD PARKING SPACES	=	4 SPACES
NET GAIN IN ORDER WAITING PARKING SPACES	=	7 SPACES

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 55131C0254D, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

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Culver's®		SITE PLAN		
CULVER'S W227N16880 TILLIE LAKE CT JACKSON, WI 53037		ORIGINAL ISSUE: 03/19/2024 KHA PROJECT NO. 168971018 SHEET NUMBER C3.0		

Drawing name: K:\CHLDEV\16897018_Culver's\Drawings\EROSION CONTROL PLAN.dwg C4.0 Apr 10, 2024 11:12am by: AnthonyGraziano
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- ### EROSION CONTROL NOTES
- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
 - POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
 - TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
 - BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
 - THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
 - ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
 - PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED. ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
 - PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
 - ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
 - ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
 - ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
 - SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
 - THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE MEASURES, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE GOVERNING MUNICIPALITY PROGRAM REQUIREMENTS.
 - PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
 - SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
 - STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
 - ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
 - WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
 - SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
 - WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

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EROSION CONTROL PLAN

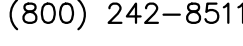
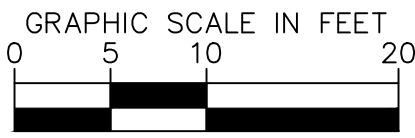
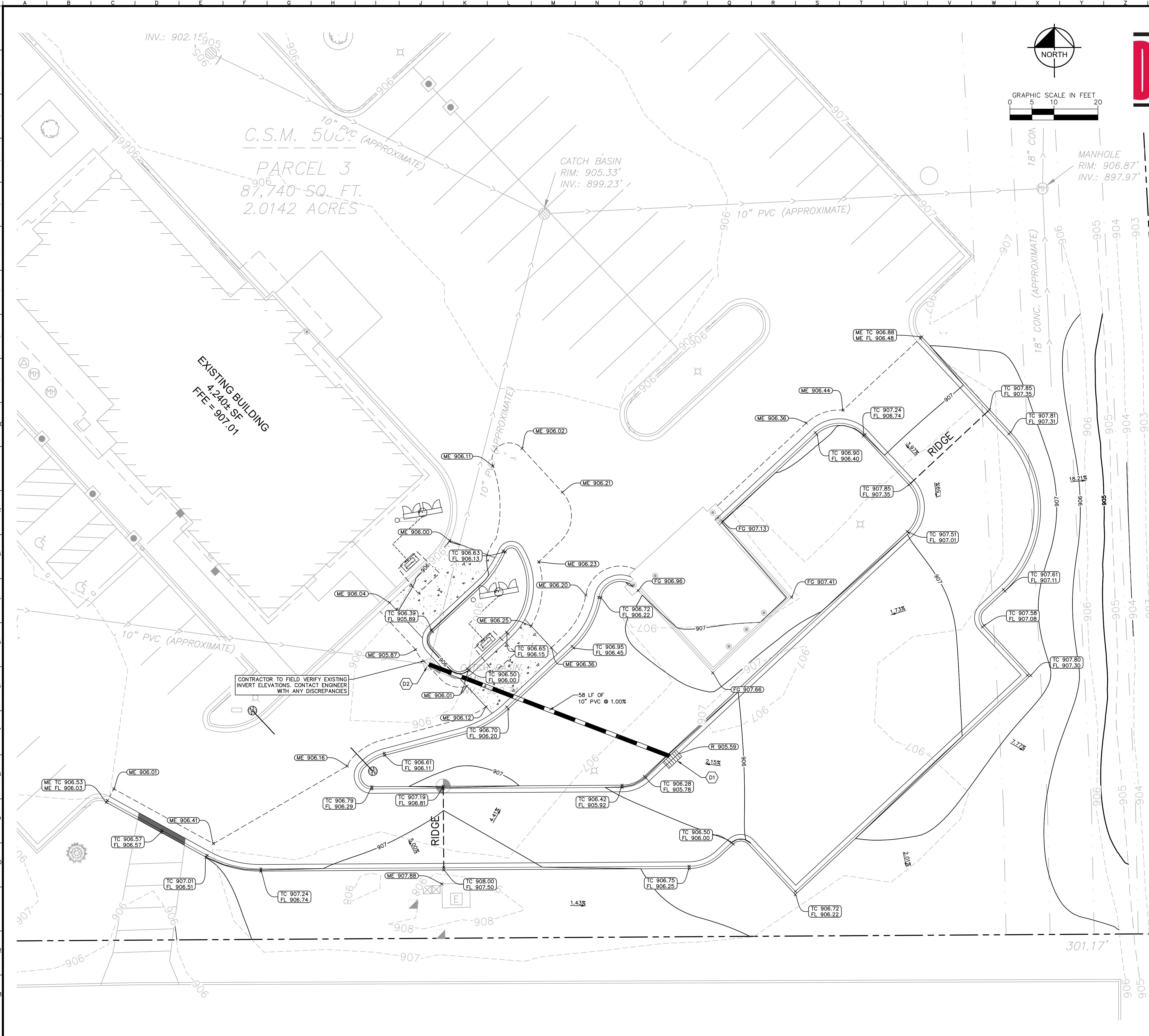
CULVER'S

W227N16880 TILLIE LAKE CT
JACKSON, WI 53007

ORIGINAL ISSUE:
03/19/2024

KHA PROJECT NO.
16897018

SHEET NUMBER
C4.0



1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

TP = TOP OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
ME = MATCH ELEVATION
R = RIM ELEVATION
FG = FINISHED GRADE

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PROPOSED CONTOUR
EXISTING CONTOUR
RIDGE LINE
SLOPE AND FLOW DIRECTION
100-YEAR OVERLAND OVERFLOW ROUTE
DETENTION BASIN 100-YEAR EMERGENCY
OVERLAND OVERFLOW ROUTE
PROPOSED SWALE

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	CURB INLET RIM: 905.59 INV OUT: 902.40 (W, 10")
D2	CONNECT TO EXIST STORM MANHOLE RIM: 905.84 INV IN: 901.82 (E, 10") EX. INV IN: 900.74 (W, 10") EX. INV OUT: 900.74 (N, 10")

[illegible]

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WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	AMG
DRAWN BY:	AMG
CHECKED BY:	JPM



GRADING AND DRAINAGE PLAN

CULVER'S
W227N16880 TILLIE LAKE CT
JACKSON, WI 53037

ORIGINAL ISSUE:	03/19/2024
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SHEET NUMBER	

C5.0



**HEAVY DUTY
CONCRETE PAVEMENT SECTION**

N.T.S.

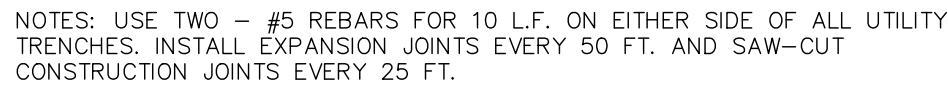


STANDARD DUTY ASPHALT PAVEMENT SECTION



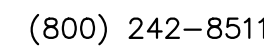
ONLY SYMBOL

NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER
STATE DOT STANDARDS PER DIMENSIONS ABOVE.

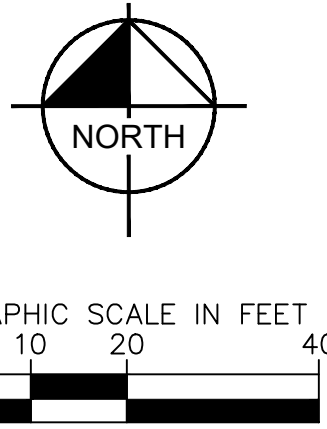
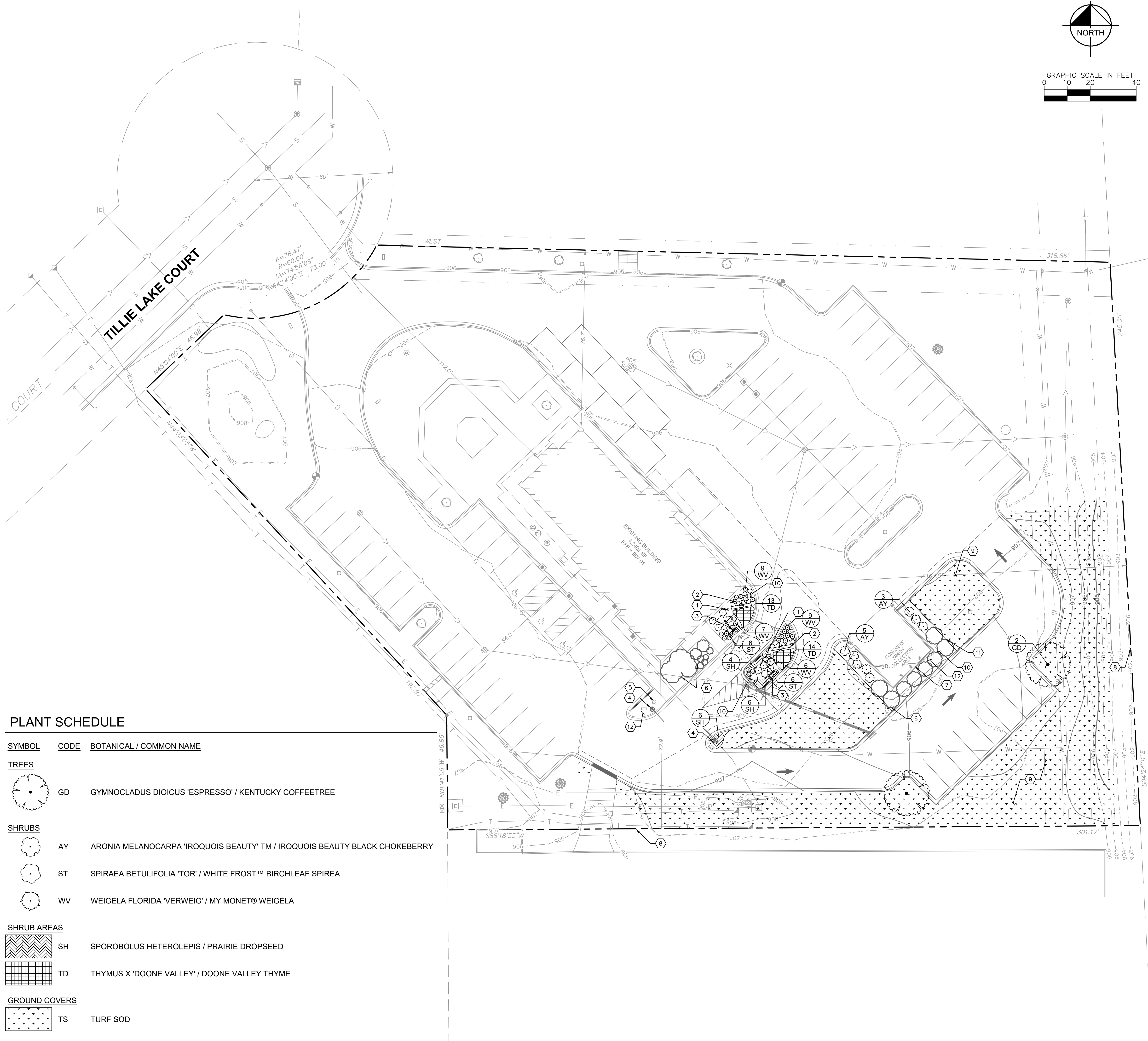


* MAXIMUM GUTTER SLOPE AT ADA RAMPS TO BE 5.0%

6-INCH CURB & GUTTER
N.T.S.



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C6.0								

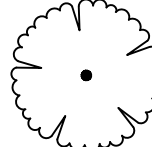
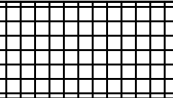
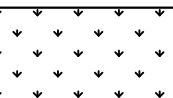


LANDSCAPE KEYNOTES

- 1 5" BOLLARD, TYP. (SEE DETAILS, SHEET C6.0)
- 2 PROPOSED MENU BOARD (SEE SIGNAGE PLANS FOR DETAILS)
- 3 PROPOSED ORDER CONFIRMATION SYSTEM (OCS, SEE SIGNAGE PLANS FOR DETAILS)
- 4 VEHICULAR HEIGHT DETECTOR (VHD, SEE SIGNAGE PLANS FOR DETAILS)
- 5 EXISTING LIGHT POLE TO REMAIN
- 6 EXISTING VEGETATION TO REMAIN, PROTECT IN PLACE TYP.
- 7 EXISTING TRASH ENCLOSURE TO REMAIN
- 8 PROPERTY LINE, TYP.
- 9 TURF SOD UP TO LIMITS OF DISTURBANCE, TYP.
- 10 CONTRACTOR TO FURNISH AND INSTALL STONE MULCH TO MATCH EXISTING ON SITE, CONTRACTOR TO FIELD VERIFY WITH OWNER OR OWNER'S REP.
- 11 BED EDGE, SEE DETAIL 02 ON SHEET L2.0.
- 12 CONTRACTOR TO RESTORE ANY IMPACTED LANDSCAPE AND MATCH EXISTING, IN KIND

SEE SHEET L2.0 FOR FULL PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.

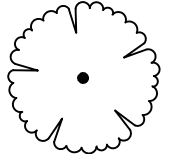
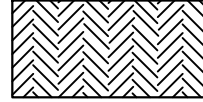
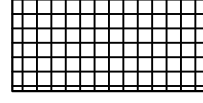
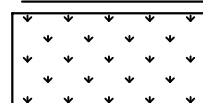
PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
<u>TREES</u>		
	GD	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE
<u>SHRUBS</u>		
	AY	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'™ / IROQUOIS BEAUTY BLACK CHOKEBERRY
	ST	SPIRAEA BETULIFOLIA 'TOR' / WHITE FROST™ BIRCHLEAF SPIREA
	WV	WEIGELA FLORIDA 'VERWEIG' / MY MONET® WEIGELA
<u>SHRUB AREAS</u>		
	SH	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED
	TD	THYMUS X 'DOONE VALLEY' / DOONE VALLEY THYME
<u>GROUND COVERS</u>		
	TS	TURF SOD

CULVER'S W227N16880 TILLIE LAKE CT JACKSON, WI 53037	LANDSCAPE PLAN		Kimley»»Horn 310 N. WISCONSIN AVENUE, SUITE 100 CHICAGO, IL 60604-9445 WWW.KIMLEY-HORN.COM	SCALE: AS NOTED							
				DESIGNED BY: HL							
				DRAWN BY: HL							
				CHECKED BY: AM							
					No.				DATE		BY
									REVISIONS		

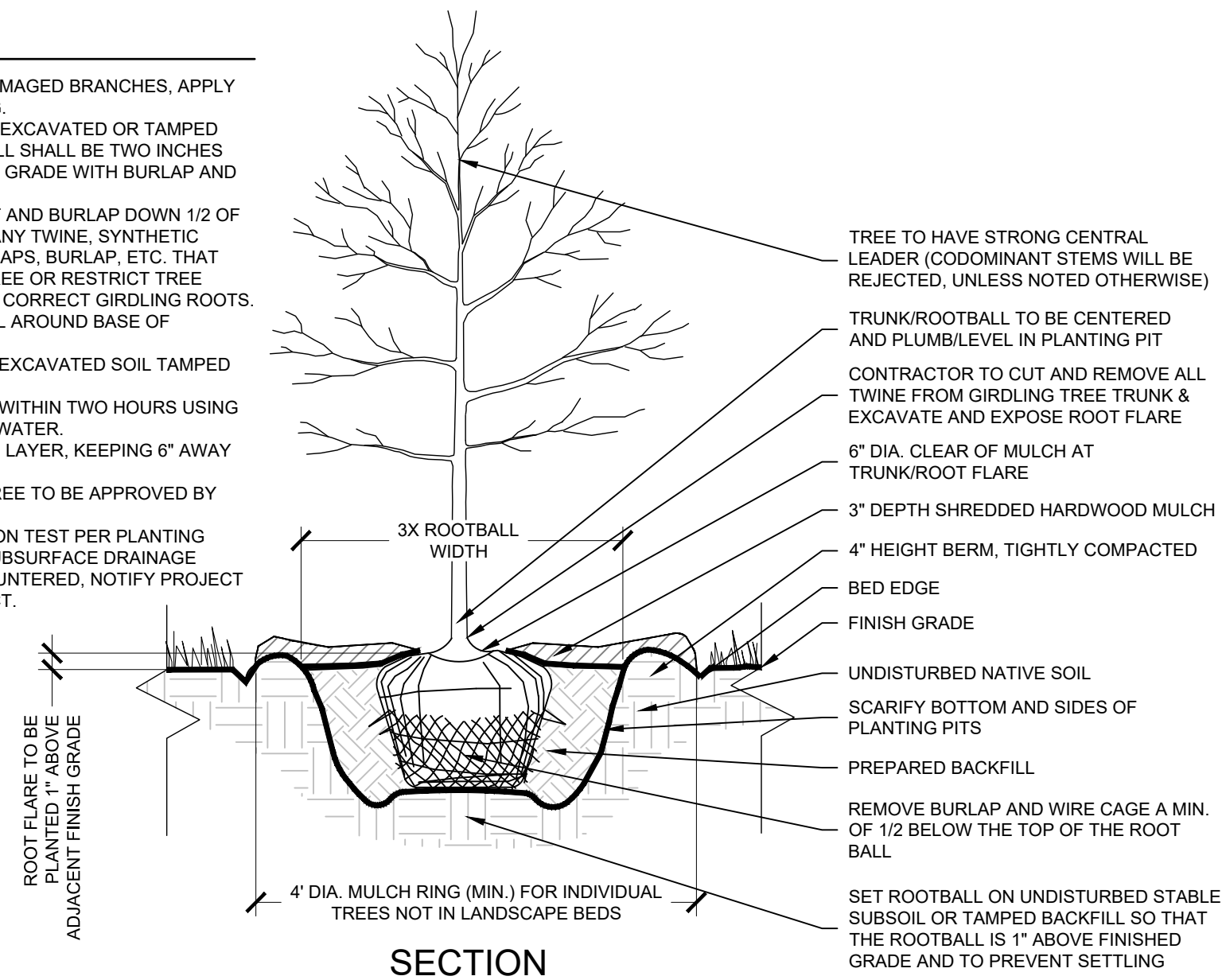
Drawing name: \\CHL-LDEV\168971018_Culver's.ctb Apr 10, 2024 11:12am by: Anthony Graziano
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PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
TREES						
	GD	2	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2" CAL. MIN.	
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>
SHRUBS						
	AY	8	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	36" HT. MIN.
	ST	12	SPIRAEA BETULIFOLIA 'TOR' / WHITE FROST™ BIRCHLEAF SPIREA	-	SEE PLAN	18" HT. MIN.
	WV	31	WEIGELA FLORIDA 'VERWEIG' / MY MONET® WEIGELA	-	SEE PLAN	12" HT. MIN.
SHRUB AREAS						
	SH	16	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	-	24" O.C.	18" HT. MIN.
	TD	27	THYMUS X 'DOONE VALLEY' / DOONE VALLEY THYME	-	24" O.C.	8" HT. MIN
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>				
GROUND COVERS						
	TS	TURF SOD				

NOTES:

- INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
- SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
- REMOVE WIRE BASKET AND BURLAP DOWN 1/2 OF ROOT BALL. REMOVE ANY TWINE, SYNTHETIC MATERIAL, WIRES, STRAPS, BURLAP, ETC. THAT COULD GIRDLE THE TREE OR RESTRICT TREE GROWTH. REMOVE OR CORRECT GIRDLING ROOTS.
- TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
- BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY.
- WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
- APPLY MULCH IN EVEN LAYER, KEEPING 6" AWAY FROM ROOT FLARE.
- FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.
- PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



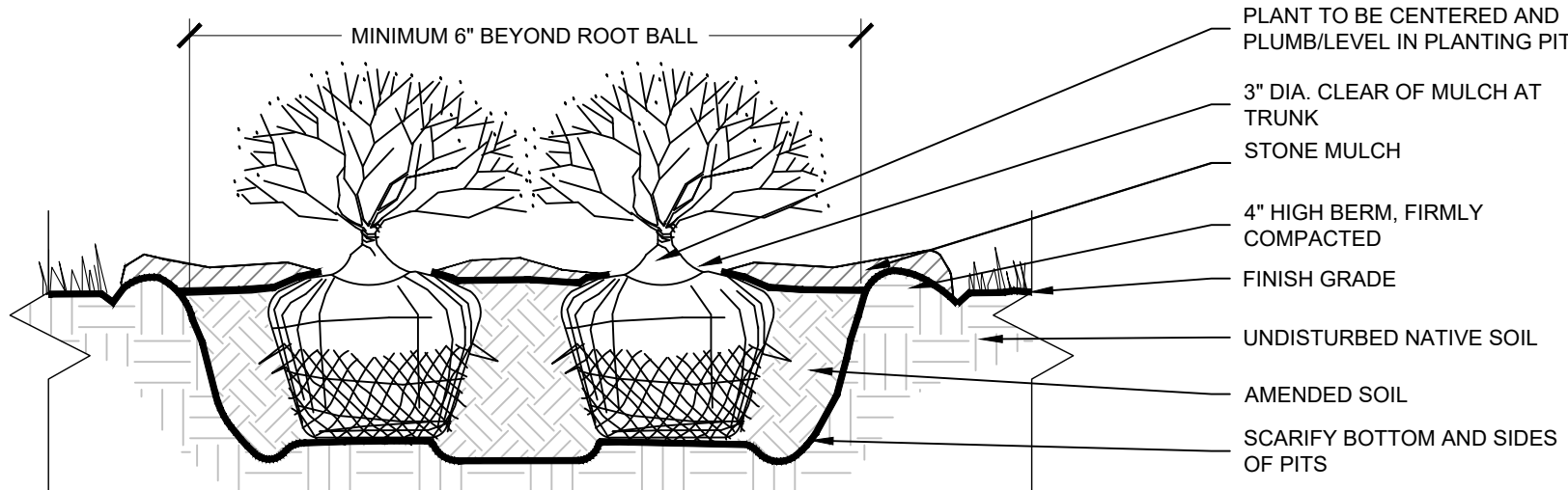
SECTION

1 TYPICAL TREE PLANTING

N.T.S.

NOTES:

- APPLY CORRECTIVE PRUNING.
- SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
- REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
- REMOVE OR CORRECT GIRDLING ROOTS.
- PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
- APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.



SECTION

3 SHRUB PLANTING

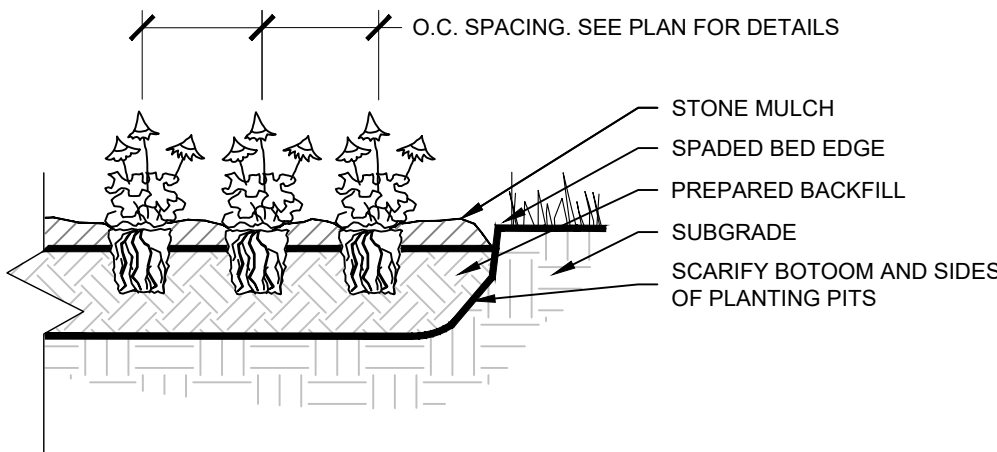
N.T.S.

2 STONE MULCH

3" = 1'-0"

NOTES:

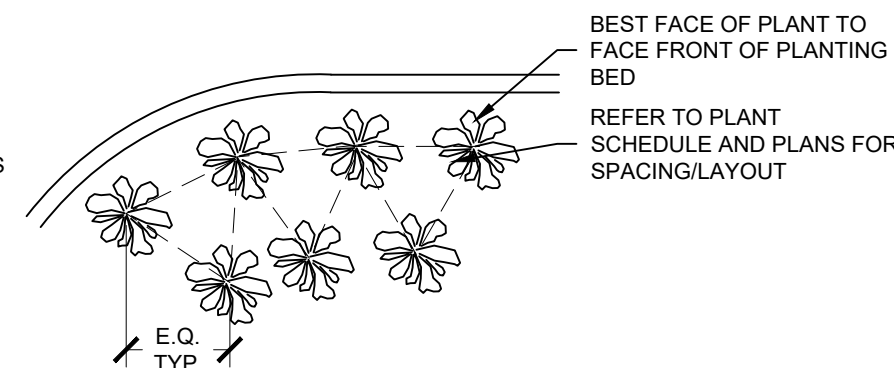
- EXCAVATE PLANTING BED.
- BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
- REMOVE CONTAINER. SCORE SOIL MASS TO REDIRECT AND PREVENT GIRDLING ROOTS. CORRECT GIRDLING ROOTS.
- PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
- PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
- APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUND COVER EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.
- SPACING TO BE AS SPECIFIED IN THE PLANT LIST OR AS SHOWN ON DRAWINGS. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



SECTION

4 PERENNIAL PLANTING

N.T.S.



PLAN



(800) 242-8511

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
- THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
- PLANTING AREA TOPSOIL SHALL BE TESTED AND AMENDED PER THE RECOMMENDATIONS OF THE AGRONOMICAL SOIL REPORT. CONTRACTOR SHALL OBTAIN AGRONOMICAL SOIL REPORT.
- SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
- CONTRACTOR SHALL INSTALL STONE MULCH TO ALL LANDSCAPE BEDS AS NOTED. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
- INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
- PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
- THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

Kimley»Horn
© 2024, KIMLEY-HORN AND ASSOCIATES, INC.
CHICAGO, IL 60601
PHONE: 312-726-9445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: AM



LANDSCAPE
NOTES DETAILS

CULVER'S
W227N16880 TILLIE LAKE CT
JACKSON, WI 53037

ORIGINAL ISSUE:
03/19/2024
KHA PROJECT NO.
168971018
SHEET NUMBER

L2.0

VHD-1

Vehicle Height Detector

SIGN DETAILS:

All steel (painted) construction

Re-settable if engaged

Used to help protect canopies from advancing vehicles that are too tall



Culver's

SIGN & MENU BOARD BRAND STANDARDS



DTC-2

Drive-Thru Canopy

SIGN DETAILS:

All aluminum construction

Rated for 160 mph & extreme northern 48 states snow load

Order Confirmation System (OCS) by others

Rear panel (door) access - lockable

Provides protection from rain for DT customer

Houses OCS, speaker & microphone

Culver's

FRONT



MB-DT-46

Blue Outdoor Drive-Thru Menu Board

SIGN DETAILS:

Standard Menu Board for Drive-Thru Lane

LED Internal Illumination

POP Graphic panels must be purchased separately

POPP-Out magnet access panels included for easy in & out of POP panels

“-CS” option for 160mph coastal wind standards available

Locking rear access doors (4)

REAR



Culver's

MINUTES
VILLAGE BOARD MEETING
Tuesday, June 25, 2024 at 7:00 PM
Village Board Special Meeting

1. Call to Order and Roll Call

The meeting was called to order at 7:00 PM by Pres. Heckendorf.

Members Present: Pres. Heckendorf, Tr. Emmrich, Tr. Engelhardt, Tr. Olson, Tr. Kruepke, Tr. Matter, and Tr. Wells.

Members Excused: None

Members Absent: None

Staff Present: Administrator Jen Heidtke, Police Lieutenant Todd Fristed, Public Works Director Brian Kober, Deputy Clerk Pam Wolf and Phil Cosson from Ehlers.

2. Pledge of Allegiance

The Pledge of Allegiance was recited by those who were in attendance.

3. Village Citizen Comment on an Agenda Item (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on an item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)

None

4. Approval of Minutes for the Village Board Meeting of June 11, 2024

The motion to approve the minutes for the Village Board Meeting of June 11, 2024 was made by Tr. Emmrich and seconded by Tr. Engelhardt.

Vote: 7 ayes, 0 nays. Motion carried.

5. Resolution #24-18 Resolution Authorizing the Issuance and Sale of Up to \$5,709,010 Water and Sewer System Revenue Bonds, Series 2024, and Providing for Other Details and Covenants With Respect Thereto

Phil Cosson with Ehlers was present to provide the Body an overview of this agenda item and an explanation of the process. Mr. Cosson also provided clarification of questions asked by the Body.

The motion to approve Resolution #24-18; was made by Tr. Olson and seconded by Tr. Wells.

Vote: 7 ayes, 0 nays. Motion carried.

6. Appointment of Interim Clerk Pamela Wolf

The motion to appoint Pamela Wolf to the position of Interim Village Clerk until such a time as the Village Board appoints a successor Village Clerk, and the chosen candidate has commenced work with the Village, was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Tr. Emmrich inquired regarding compensation. Administrator Heidtke provided clarification.

Vote: 7 ayes, 0 nays. Motion carried.

7. Ordinance #24-09 Amending Ordinance Section 30-1 of Village of Jackson Pertaining to Offenses Against State Laws Subject to Forfeiture

A motion to approve Ordinance #24-09; was made by Tr. Olson and seconded by Tr. Engelhardt.

Votes: 7 ayes, 0 nays. Motion carried.

A motion to suspend the rules for a second reading of Ordinance #24-09 was made by Pres. Heckendorf and seconded by Tr. Emmrich. A roll vote was taken:

Pres. Heckendorf: aye

Tr. Emmrich: aye

Tr. Engelhardt: aye

Tr. Kruepke: aye

Tr. Matter: aye

Tr. Olson: aye

Tr. Wells: aye

Vote: 7 ayes, 0 nays. Motion carried.

A motion to approve the second reading of Ordinance #24-09 was made by Tr. Olson and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried.

8. Adjourn

A motion to adjourn the meeting was made by Tr. Kruepke and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried. The meeting was adjourned at 7:15 PM.

Respectfully Submitted,
Pam Wolf - Deputy Clerk

RESOLUTION #24-19

PRELIMINARY RESOLUTION DECLARING INTENT TO EXERCISE SPECIAL ASSESSMENT POLICE POWERS, UNDER SECTION 66.0703 OF THE WISCONSIN STATUTES

WHEREAS, the Village Board of the Village of Jackson, Washington County, Wisconsin is pursuing the construction and reconstruction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks and the related improvements and expenses for the benefit of the properties described on Exhibit A hereto.

BE IT RESOLVED, by the Village Board of the Village of Jackson, Washington County, Wisconsin:

1. The Village Board hereby declares its intention to exercise its police power under Section 66.0703 of the Wisconsin Statutes to levy special assessments upon the properties described in Exhibit A hereto, for special benefits conferred upon such property by the construction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks and the related improvements and expenses.
2. The Village Board hereby determines that the construction of such improvements is in the best interest of, and for the health and welfare of the municipality and the property benefited by the improvements, and therefore constitutes an exercise of the police power.
3. The amount of such assessments shall be determined and levied upon completion of the construction of public improvements consisting of water and sanitary sewer mains; storm sewers; pavement; curb and gutter; and sidewalks and the related improvements and expenses.
4. The number of installments, rate of interest, and the terms of payment will be included in the Final Resolution after the Public Hearing; which will be held upon completion of the project, when final costs have been determined.
5. Every Special Assessment levied under this Resolution, shall be a lien against the property assessed, from the date of the Final Resolution of the Village Board determining the levy.
6. The Village Engineer shall prepare a report consisting of the following:
 - a. Preliminary of the final plans and specifications for the Public Works.

- b. An estimate of the entire cost of the proposed improvements.
 - c. A schedule of the proposed properties against which the assessments are to benefit.
 - d. A statement that each property against which the assessments are proposed, has been inspected and is benefited, setting forth the basis of such benefit.
 - e. Upon completion of the report, the Village Engineer shall file a copy with the Village Clerk, and with the Village Treasurer.
7. The Village Clerk shall make a copy of the report available for public inspection.

Introduced by: _____ Seconded by: _____

Vote: ____ ayes ____ nays Passed and Approved: _____

Brian Heckendorf - Village President

Attest: _____
Anastasia Gonstead - Village Clerk

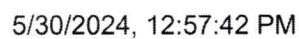
Proof of Posting:

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

Village Official

Date

NA



- # EXHIBIT A



AIA Document G702™ – 1992

Application and Certificate for Payment

TO OWNER: Village of Jackson N168 W19851 Main Street Jackson, WI 53037 FROM CONTRACTOR: J.H. HASSINGER, INC. N60 W16289 Kohler Lane Menomonee Falls, WI 53051	PROJECT: Jackson Tertiary Filters W194N16658 Eagle Drive Jackson, WI 53037 VIA ARCHITECT:	APPLICATION NO: 4 PERIOD TO: 6/15/2024 CONTRACT FOR: Jackson Tertiary Filters CONTRACT DATE: 3/11/2024 PROJECT NOS: / / INVOICE NO: 12427	Distribution to: OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER ☐
--	---	--	--

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$	4,715,248.00
2. NET CHANGE BY CHANGE ORDERS	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	4,715,248.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	500,600.00
5. RETAINAGE:		
a. <u>5</u> % of Completed Work (Columns D + E on G703)	\$	22,530.00
b. <u>5</u> % of Stored Material (Column F on G703)	\$	2,500.00
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$	25,030.00
6. TOTAL EARNED LESS RETAINAGE	\$	475,570.00
(Line 4 minus Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	126,825.00
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	348,745.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$	4,239,678.00
(Line 3 minus Line 6)		

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 0.00	\$ 0.00
Total approved this month	\$ 0.00	\$ 0.00
TOTAL	\$ 0.00	\$ 0.00
NET CHANGES by Change Order	\$ 0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: J.H. HASSINGER, INC

By: _____

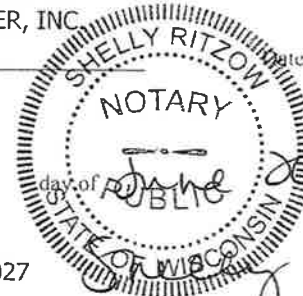
State of: WI

County of: Waukesha

Subscribed and sworn to before me this _____

Notary Public: Shelly Ritzow

My commission expires: 8/1/2027



Date: 6/20/2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 348,745.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: _____

By: _____

Date: 6/20/2024

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.:

Page 2

APPLICATION DATE: 4

PERIOD TO: 6/19/2024

ARCHITECT'S PROJECT NO.: 6/15/2024

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)		BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE) RATE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD			% (G ÷ C)		
1	General Conditions	155,178.00	17,500.00	7,500.00	0.00	25,000.00	16	130,178.00	1,250.00
2	Bonds and Insurance	90,000.00	90,000.00	0.00	0.00	90,000.00	100	0.00	4,500.00
3	Mobilization	20,000.00	6,000.00	10,000.00	0.00	16,000.00	80	4,000.00	800.00
4	Demolition	64,636.00	0.00	8,500.00	0.00	8,500.00	13	56,136.00	425.00
5	Excavation and Shoring	280,000.00	20,000.00	145,000.00	0.00	165,000.00	59	115,000.00	8,250.00
6	Paving	27,000.00	0.00	0.00	0.00	0.00	0	27,000.00	0.00
7	Landscaping	13,000.00	0.00	0.00	0.00	0.00	0	13,000.00	0.00
8	Concrete Labor	230,000.00	0.00	44,500.00	0.00	44,500.00	19	185,500.00	2,225.00
9	Concrete Materials	150,000.00	0.00	24,600.00	0.00	24,600.00	16	125,400.00	1,230.00
10	Precast Plank	29,500.00	0.00	0.00	0.00	0.00	0	29,500.00	0.00
11	Masonry	100,000.00	0.00	0.00	0.00	0.00	0	100,000.00	0.00
12	Steel	235,000.00	0.00	23,500.00	0.00	23,500.00	10	211,500.00	1,175.00
13	Carpentry	100,000.00	0.00	0.00	0.00	0.00	0	100,000.00	0.00
14	Air Barrier and Damp Proofing	9,000.00	0.00	0.00	0.00	0.00	0	9,000.00	0.00
15	Roofing	62,000.00	0.00	0.00	0.00	0.00	0	62,000.00	0.00
16	Caulking	14,000.00	0.00	0.00	0.00	0.00	0	14,000.00	0.00
17	OH and Doors	34,000.00	0.00	0.00	0.00	0.00	0	34,000.00	0.00
18	Painting	100,000.00	0.00	0.00	0.00	0.00	0	100,000.00	0.00
19	Plumbing	117,000.00	0.00	8,700.00	0.00	8,700.00	7	108,300.00	435.00
20	HVAC	300,000.00	0.00	0.00	0.00	0.00	0	300,000.00	0.00
21	Process	600,500.00	0.00	41,300.00	0.00	41,300.00	7	559,200.00	2,065.00
22	Electrical Materials	107,561.00	0.00	2,500.00	0.00	2,500.00	2	105,061.00	125.00



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G703-1992

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CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.:
APPLICATION DATE: 4
PERIOD TO: 6/19/2024
ARCHITECT'S PROJECT NO.: 6/15/2024

Page 3

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)		BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE) RATE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD			% (G ÷ C)		
23	Electrical Labor	175,000.00	0.00	1,000.00	0.00	1,000.00	1	174,000.00	50.00
24	Electrical Controls	175,340.00	0.00	0.00	0.00	0.00	0	175,340.00	0.00
25	Excavation Allowance	13,000.00	0.00	0.00	0.00	0.00	0	13,000.00	0.00
26	Trench Excavation Allowance	16,000.00	0.00	0.00	0.00	0.00	0	16,000.00	0.00
27	Structural Fill Allowance	52,000.00	0.00	0.00	0.00	0.00	0	52,000.00	0.00
28	Reinforced Concrete Allowance	60,000.00	0.00	0.00	0.00	0.00	0	60,000.00	0.00
29	Crushed Aggregate Base Allowance	2,200.00	0.00	0.00	0.00	0.00	0	2,200.00	0.00
30	Geo Textile Allowance	1,200.00	0.00	0.00	0.00	0.00	0	1,200.00	0.00
31	Sidewalk Allowance	4,500.00	0.00	0.00	0.00	0.00	0	4,500.00	0.00
32	Soil Testing	10,000.00	0.00	0.00	0.00	0.00	0	10,000.00	0.00
33	Electric Utility	4,000.00	0.00	0.00	0.00	0.00	0	4,000.00	0.00
34	Gas Utility	4,000.00	0.00	0.00	0.00	0.00	0	4,000.00	0.00
35	Polymer Tote	3,000.00	0.00	0.00	0.00	0.00	0	3,000.00	0.00
36	Shop Equipment	10,000.00	0.00	0.00	0.00	0.00	0	10,000.00	0.00
37	Filters	837,000.00	0.00	0.00	0.00	0.00	0	837,000.00	0.00
38	UV Treatment	209,633.00	0.00	0.00	0.00	0.00	0	209,633.00	0.00
39	Site Utilities	300,000.00	0.00	0.00	50,000.00	50,000.00	17	250,000.00	2,500.00
		4,715,248.00	133,500.00	317,100.00	50,000.00	500,600.00	11	4,214,648.00	25,030.00



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G703-1992

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Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: June 20, 2024
Agenda Item: # 3
To: Plan Commission
From: Collin Johnson, Director of Inspections/Zoning
Subject: Conditional Use Request and Site Plan Review - Drive-Thru Expansion and Signage Updates
- W227 N16880 Tillie Lake Court - Culvers

Background and Analysis:

As part of the required ten-year branding update, the owner of Culvers is proposing various updates to the building and drive-thru. The most significant change will be the addition of a second drive-thru lane along the west and south sides of the building. Further changes included the addition of signage for the secondary drive-thru and updated exterior signage on the building and existing drive-thru.

Comprehensive Plan & Zoning Impacts:

The parcel is zoned Planned Unit Development (PUD), in which all uses are "conditional uses."

Site Plan:

See attached location map and site plan.

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing.

Signage:

General signage is covered by the current zoning code. Drive-thru signage is subject to Village review, as they are part of the overall site plan review.

Additional Staff Comments:

Fire Department:

- The revised plan is acceptable and allows for emergency vehicles to maneuver around the building in the event of an emergency.

Notice Requirements:

1. Posting on the agenda.



Taking the lead in Washington County.

2. Notification of all contiguous property owners.
3. Class II legal notice.

Potential Action:

Motion to recommend the Village Board approve the Conditional Use Request and proposed Site Plan pertaining to drive-thru and signage/branding updates for Culvers, located at W227 N16880 Tillie Lake Court.

Attachments:

1. Plan Commission Application
2. Location Map
3. Site Plan
4. Signage Renderings

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☒ **COMMERCIAL** ☐ **INDUSTRIAL** ☐ **RESIDENTIAL** ☐ **OTHER** _____

☒ **CONDITIONAL USE** ☐ **PLANNED UNIT DEVELOPMENT** ☐ **CERTIFIED SURVEY MAP**

☐ *New* ☐ *New* ☒ **CONCEPT PLAN**

☒ *Amendment* ☒ *Amendment*

☐ *Special Use* ☐ *Special Use* ☐ **OTHER** _____

(For existing Cond. Use ONLY) *(For existing PUD ONLY)*

Property Address: W227N16880 Tillie Lake Ct. Unit: _____ Jackson, WI

Parcel #: 052100H Lot Size: 87,741 sq. ft. Building Area: 4,240 sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☒ PUD ☐ Other _____ Floodplain: Y/(N)

APPLICANT INFORMATION

Name(s): Vinnie Busalacchi

Mailing Address: W227N16880 Tillie Lake Ct. State WI Zip 53037

Office: (____) _____ Cell: (____) 414-550-4488 Fax: (____) _____

Email: culvers618@gmail.com

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: Existing Culver's Restaurant

D/B/A: _____ FEIN #: _____ - _____

Mailing Address: _____ State _____ Zip _____

Office: (____) _____ Cell: (____) 414-550-4488 Fax: (____) _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Vinnie Busalacchi

Address: W227N16880 Tillie Lake Ct. State WI Zip 53037

Office: (____) _____ Cell: (____) 414-550-4488 Fax: (____) _____

Email: culvers618@gmail.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION *(Circle One)*

Firm Name: Kimley-Horn and Associates, Inc.

Primary Contact: Joseph Mayer

Address: 111 W Jackson Blvd, Ste 1320 State IL Zip 60604

Office: (630) 487-5563 Cell: (773) 972-7491 Fax: (____) _____

Email: Joe.Mayer@kimley-horn.com

Please provide as much detailed information as possible. *(Add additional pages if needed.)*

Briefly explain what you are requesting to be reviewed and/or approved: The client would like to incorporate a side-by-side drive-thru to serve the existing restaurant.

Provide a brief overview of proposed use(s) of entire property and/or lease space: The proposed use of the property will remain as it is today. (Culver's Restaurant with Drive Thru service)

Hours of Operation: 10 AM - 10 PM

Provide a brief overview of proposed daily on-site operations: Drive-thru and quick serve restaurant.

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: _____

Exterior Trash enclosure, transformer, and HVAC equipment to remain as existing.

The 2nd menu board and order confirmation screen will have a speaker, consistent with the existing equipment

Describe all businesses, properties and other entities located adjacent to the proposed use: BMO Bank, Domino's Pizza, H&R Block, Allay Hospice - Jackson, Comfort Inn & Suites Jackson - West Bend.

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: _____

The scope of work includes adding in two new menu boards and order confirmation systems (OCS) to support an additional drive-thru lane. A new bypass lane and associated parking will be introduced to accommodate the additional drive-thru lane.

Describe any proposed grading, and/or stormwater management plan: Proposing installation of 58 LF of 10" PVC storm pipe and a 2' diameter storm curb inlet. Proposed grading changes associated with drive-thru lane and bypass lane addition.

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____

A revised landscape plan, including trees and shrubs, has been included for the proposed improvements.

Describe any proposed on-site security measures including site lighting: Existing site has site lighting

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): _____

Existing building is fire suppressed and has a fire alarm

Describe the projected traffic circulation and impacts: The additional drive-thru lane will increase the throughput and reduce stacking in each lane. The proposed bypass lane will provide costumers the opportunity to safely exit the site if necessary.

List all setbacks from rights-of-way and property lines and height limitations: See the revised site plan

Provide status of State/Federal License(s) or Certificate(s)s required for operation, if any: N/A (Existing)

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: See the revised site and signage plans
Two new menu boards are proposed, but no building signage

If construction is proposed, describe proposed exterior building materials (type, color, etc.): N/A

Describe any site-specific features/constraints, etc.: See the revised site plan

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
1 space required per 150 SF of gross floor area (GFA = 4,240) = 29 Spaces + 1 space for each two employees (25 employees) = 12 Spaces. Total required = 41 spaces
2 ADA parking spaces required for 41 total spaces

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): _____
See the revised site plan and landscape plan

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
Existing dumpster enclosure

Projected Sewer/Wastewater Usage: N/A - Existing gal/year

Projected Water Usage: N/A - Existing gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print):

Vincent Bysalacchi (owner)

Applicant Signature:

Vincent Bysalacchi

Co-Applicant Name (Print):

Joseph Mayer (Kimley-Horn - engineering consultant)

CO-Applicant Signature:

Joseph Mayer

Date of Application:

4/9/24

SUBMIT TO:

Village of Jackson – Building Inspection Dept.
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO:

Payment is required at the time of submittal.
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director:

Phone:

Email:

For questions concerning **application submittal, zoning, or technical questions.**

(262) 677-9696 x810

collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, 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. This approval 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 this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (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.

VILLAGE APPROVAL:

☐ **TEMPORARY** Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY	
Acct. #: 100-00-45730-000-00	
Date Received:	4/26/24
Amount: \$	225.00
Payment Type:	CH / CC / CASH
Check/Rcpt. #:	41980211
Received By:	CMJ

Utilities/fees Payment Confirmation (Ref #: 41980211)

PLC:

A00048

Village Of Jackson

N168 W19851 Main Street

Jackson, Wisconsin 53037

For: Utilities/fees

Date:

04/26/2024 09:33 EDT

TRANSACTION INFORMATION

Name:

Vincent Busalacchi

Utility Account #:

Building Permit #:

Parking Ticket #:

Police Dept Program:

Fire Department Program:

Transaction Reference #:

41980211

Transaction Date/Time:

04/26/2024 09:33 EDT

General:

Culver's Plan Commission Application Fee
For Site Plan And Conditional Use Review

BILLING INFORMATION

Name:

Vincent Busalacchi

Address:

W227 N16880 Tillie Lake Court

City, State Zip:

Jackson, Wi 53037

Phone #:

(414)550-4488

Card #:

xxxx-xxxx-xxxx-7525

PAYMENT INFORMATION

Approval #:

09007D

Payment Amount:

\$225.00

Service Fee:

\$6.64

Total Amount:

\$231.64

The service fee is not refundable.

ATTENTION CARDHOLDER

If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid

Drawing name: K:\CHL\DE\16887\018_Culvers_Jackson_WI\2 Design\CA\PlanSheets\CO.0 - COVER SHEET.dwg CO.0 Apr 10, 2024 11:12am by: Anthony/Goziano
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FINAL ENGINEERING PLANS

CULVER'S

W227N16880 TILLIE LAKE CT.

JACKSON, WI 53037



UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF JACKSON
W194N16660 EAGLE DRIVE
JACKSON, WI 53037
TEL: (262) 677-0707
CONTACT: BRIAN KOBER

SEWER AUTHORITY
PUBLIC WORKS DEPARTMENT
W194N16660 EAGLE DRIVE
JACKSON, WI 53037
TEL: (262) 677-0707
CONTACT: BRIAN KOBER

BUILDING INSPECTIONS & ZONING DEPARTMENT
VILLAGE OF JACKSON
W194N16660 EAGLE DRIVE
JACKSON, WI 53037
TEL: (262) 677-9696
CONTACT: COLLIN JOHNSON

POWER COMPANY
WE ENERGIES
231 W. MICHIGAN STREET
MILWAUKEE, WI 53203
TEL: (800) 242-9137

FIRE DEPARTMENT
JACKSON FIRE DEPARTMENT
N168W19851 MAIN STREET
JACKSON, WI 53037
TEL: (262) 677-3811
CONTACT: AARON SWANEY

NATURAL GAS COMPANY
WE ENERGIES
231 W. MICHIGAN STREET
MILWAUKEE, WI 53203
TEL: (800) 242-9137

WATER SERVICE
VILLAGE OF JACKSON
W194N16660 EAGLE DRIVE
JACKSON, WI 53037
TEL: (262) 677-0707
CONTACT: JEFF KREUTZINGER

PROJECT TEAM

DEVELOPER
MJB SWEET DREAMS, INC.
W227N16880 TILLIE LAKE CT.
JACKSON, WI 53037
CONTACT: VINNIE BUSALACCHI

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
111 W. JACKSON BLVD.
CHICAGO, IL 60604
TEL: (630) 487-5550
EMAIL: JOE.MAYER@KIMLEY-HORN.COM
CONTACT: JOE MAYER
EMAIL: AMDY.HEINEN@KIMLEY-HORN.COM
CONTACT: ANDY HEINEN, P.E.

SURVEYOR
TALARCZYK LAND SURVEYS, LLC
517 2ND AVENUE
NEW GLARUS, WI 53574
TEL: (608) 527-5216
CONTACT: JAMES M. BAKER

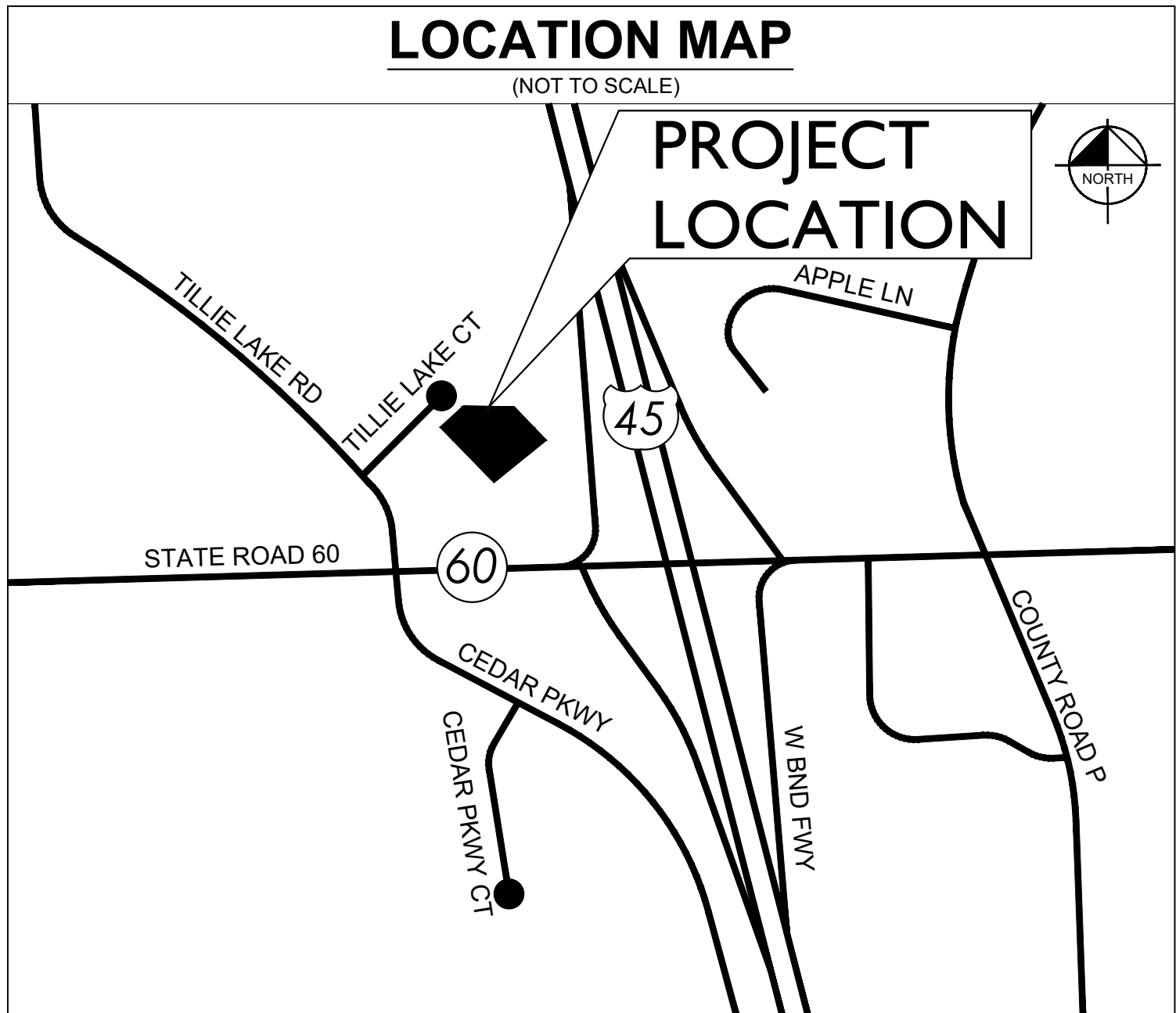
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: JOE.COGSWELL@KIMLEY-HORN.COM
CONTACT: JOE COGSWELL, P.L.A.

LEGAL DESCRIPTION

PARCEL 3 OF CERTIFIED SURVEY MAP 5086 (VOLUME 35, PAGES 202-205) BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 10 NORTH, RANGE 19 EAST, VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

LOCATION MAP

(NOT TO SCALE)



BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

BM #1 CUT CROSS IN CURB. NORTHING 148456.44
EASTING 360796.10
ELEVATION=906.72 (NAVD 88)

BM #2 CUT CROSS IN CURB. NORTHING 148574.80
EASTING 360606.61
ELEVATION=906.45 (NAVD 88)

BM #3 CUT CROSS IN CURB. NORTHING 148659.05
EASTING 360808.89
ELEVATION=906.63 (NAVD 88)

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	BOUNDARY AND TOPOGRAPHIC SURVEY
C1.0	GENERAL NOTES
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C5.0	GRADING AND DRAINAGE PLAN
C6.0	CONSTRUCTION DETAILS

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ANDREW HEINEN, A LICENSED PROFESSIONAL ENGINEER OF WI, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF MJB SWEET DREAMS, INC BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS ____ DAY OF _____, A.D., 2024.

WI LICENSED PROFESSIONAL ENGINEER 36037-006
MY LICENSE EXPIRES ON JULY 31, 2024
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-726-9445
WWW.KIMLEY-HORN.COM



COVER SHEET

CULVER'S
W227N16880 TILLIE LAKE CT
JACKSON, WI 53037

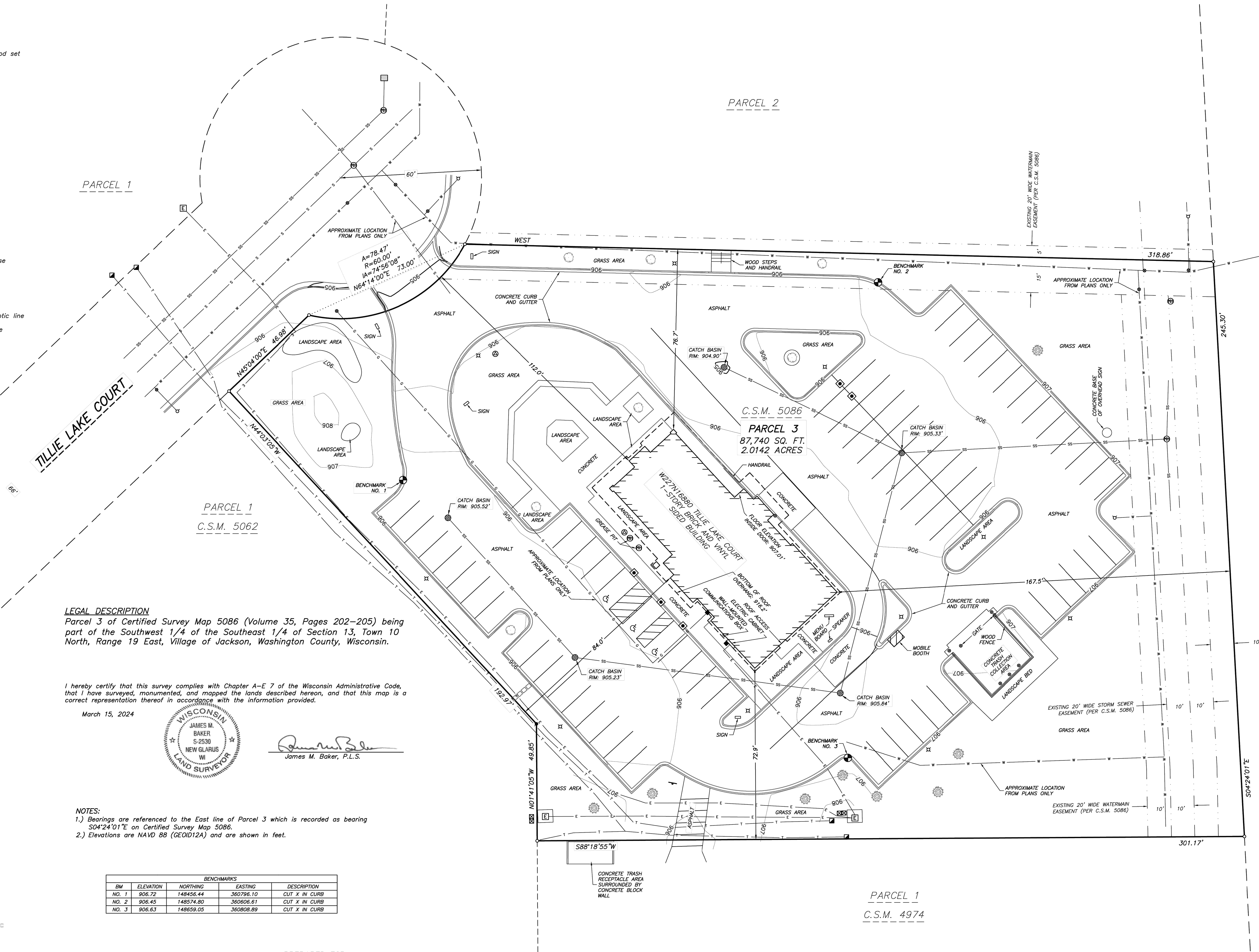
ORIGINAL ISSUE:
03/19/2024
KHA PROJECT NO.
168971018
SHEET NUMBER

C0.0

PLAT OF SURVEY WITH TOPOGRAPHIC DATA

LEGEND:

- 1" iron pipe found
- 3/4" x 24" solid round iron rod set
- Cut cross set in concrete
- Underground utility pedestal
- Underground utility valve
- Electric transformer box
- At-grade utility vault
- Utility meter
- Fire hydrant
- Catch basin
- Manhole
- Cleanout
- Inlet
- Light pole
- Bollard
- Sign
- Movable sign with concrete base
- Disabled parking space
- Deciduous tree
- Coniferous tree
- Underground telephone/fiber optic line
- Underground sanitary sewer line
- Underground storm sewer line
- Underground electric line
- Underground water line
- Underground gas line

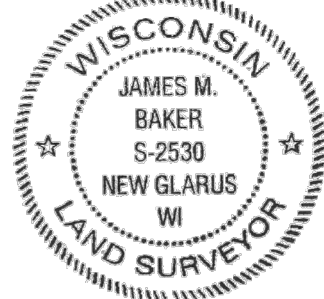


LEGAL DESCRIPTION

Parcel 3 of Certified Survey Map 5086 (Volume 35, Pages 202-205) being part of the Southwest 1/4 of the Southeast 1/4 of Section 13, Town 10 North, Range 19 East, Village of Jackson, Washington County, Wisconsin.

I hereby certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code, that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

March 15, 2024



James M. Baker, P.L.S.

- NOTES:
- Bearings are referenced to the East line of Parcel 3 which is recorded as bearing S04°24'01"E on Certified Survey Map 5086.
 - Elevations are NAVD 88 (GEOID12A) and are shown in feet.

BENCHMARKS				
BM	ELEVATION	NORTHING	EASTING	DESCRIPTION
NO. 1	906.72	148456.44	360796.10	CUT X IN CURB
NO. 2	906.45	148574.80	360606.61	CUT X IN CURB
NO. 3	906.63	148659.05	360808.89	CUT X IN CURB



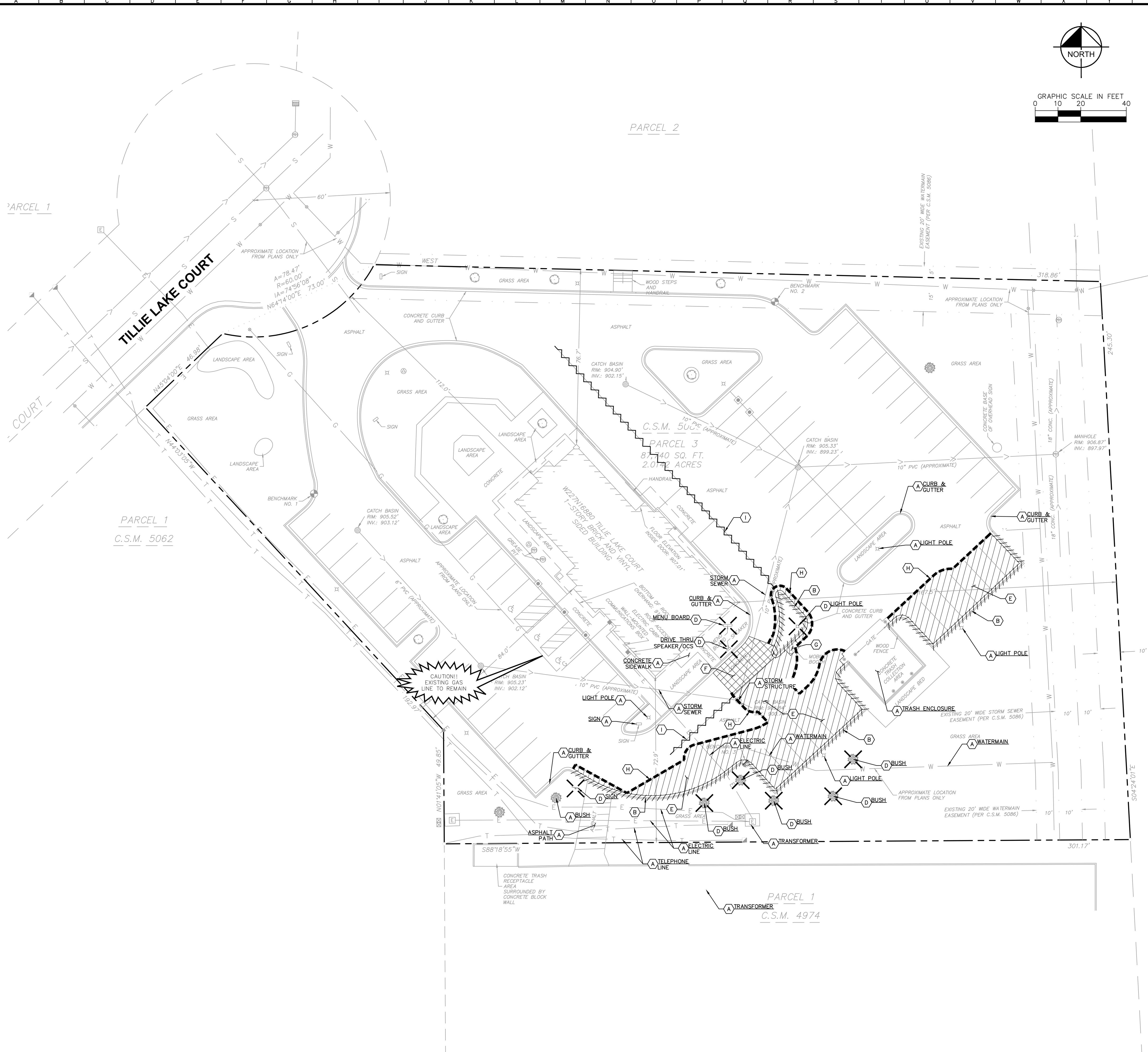
517 2nd Avenue
New Glarus, WI 53574
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JOB NO. 24017
POINTS 24017
DRWG. 24017_1
DRAWN BY JMB

PREPARED FOR:
Kimley-Horn and Associates, Inc.
4201 Winfield Road, Suite 600
Warrenville, IL 60555
(630) 487-5550

SCALE: 1" = 20'

U.S.H. 45



(800) 242-8511

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL OF DEBRIS SHALL BE IN ACCORDANCE WITH STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, FIELD SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS TO MINIMIZE THE IMPACT ON TRAFFIC. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING WISDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
7. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
8. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
9. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
10. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, SHALL BE KEPT IN SERVICE TO AVOID ANY PROPERTY DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR THE OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE CAPPED WITH ENGINEERED FILL TO BE COVERED WITH A MINIMUM 18" OF APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL ABOVE GROUND UTILITIES SUCH AS CABLES, WIRE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
11. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "DIGGERS" (1-800-242-8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR CONSTRUCTION. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTORS SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE RELOCATED OR REPAIRS TO BE REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
12. WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE ADJACENT AREAS, SHALL BE COMPLETED PRIOR TO ANY EXCAVATION BEING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
13. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE WISDOT APPROVED CRUSHED GRANITESTONE OR EQUIVALENT. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACING OF FILL MATERIAL, CONTRACTOR SHALL REMOVE ALL DEBRIS AND FILL OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO BE COMPRISED PRIOR TO PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

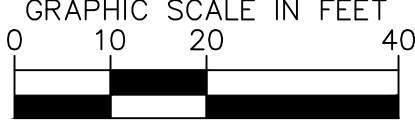
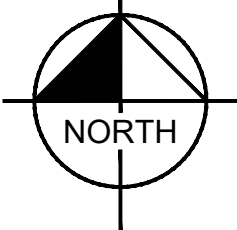
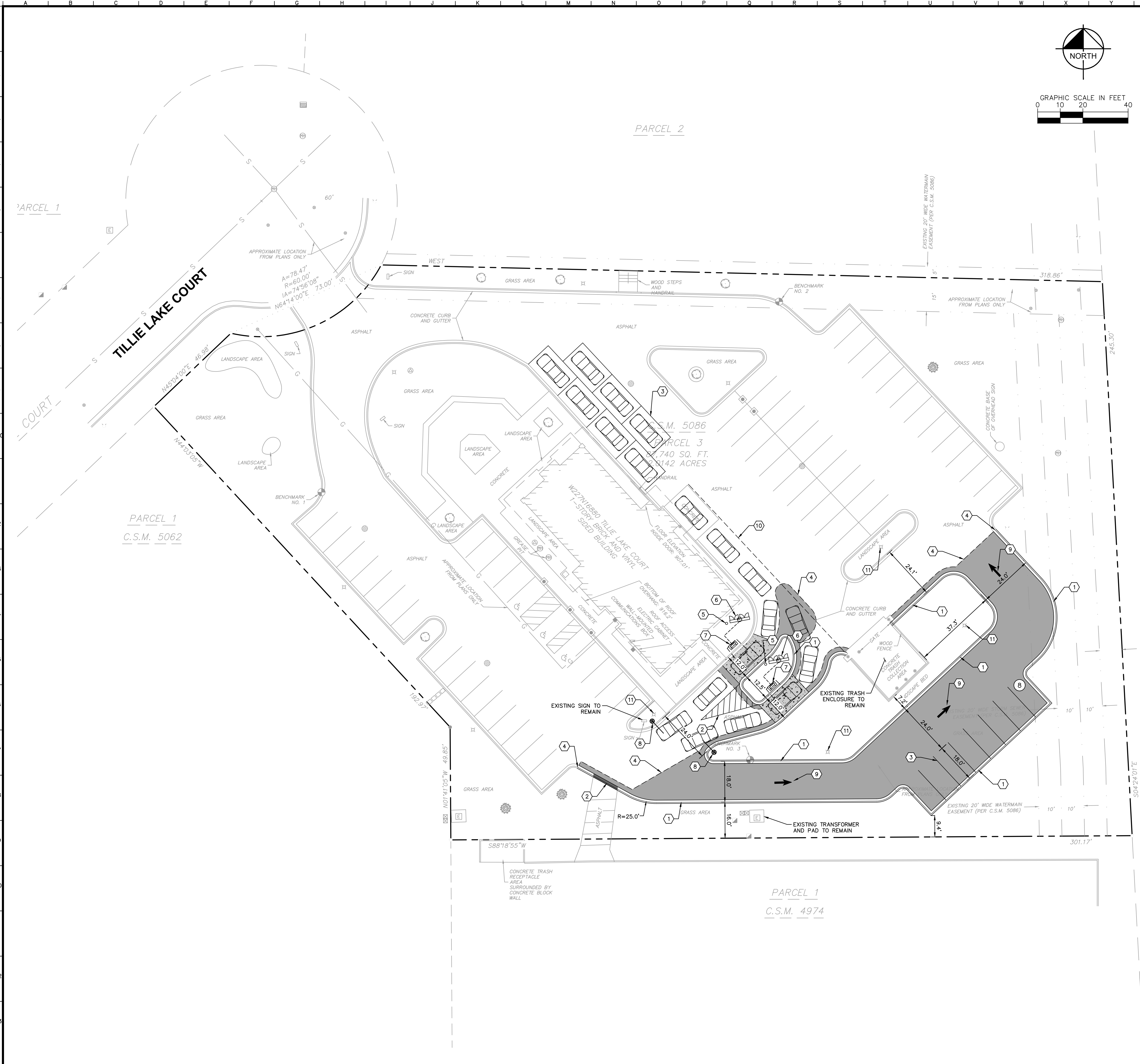
DEMOLITION LEGEND

- | | | |
|-----|---|---|
| (A) |  | ITEM TO REMAIN, PROTECT DURING CONSTRUCTION |
| (B) |  | CURB REMOVAL |
| (C) |  | UTILITY REMOVAL |
| (D) |  | ITEM TO BE REMOVED |
| (E) |  | FULL-DEPTH ASPHALT PAVEMENT REMOVAL |
| (F) |  | CONCRETE REMOVAL |
| (G) |  | BUILDING REMOVAL |
| (H) |  | SAWCUT LINE |
| (I) |  | STRIPING REMOVAL |

**WARNING: CONTRACTOR TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.**

CULVER'S W222N16880 TILLIE LAKE CT JACKSON, WI 53037		DEMOLITION PLAN				Kimley»Horn 311 WEST JACKSON BOULEVARD, STE. 1520 CHICAGO, IL 60606-3445 WWW.KIMLEY-HORN.COM		SCALE: AS NOTED DESIGNED BY: AMG DRAWN BY: AMG CHECKED BY: JPM		NO. REVISIONS DATE BY	
ORIGINAL ISSUE: 03/19/2024 KHA PROJECT NO. 168971018 SHEET NUMBER		C2.0									

Drawing name: K:\CH\DEV\168971018_Culvers_Jackson_WI\2 Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 Apr 10, 2024 11:12am by: AnthonyGraziano
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(800) 242-8511

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

- ① 6-INCH CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS, SHEET C6.0)
- ② DEPRESSED CURB AND GUTTER
- ③ 4" WIDE PAINTED SOLID LINE, TYP.
- ④ CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- ⑤ 5" BOLLARD, TYP. (SEE DETAILS, SHEET C6.0)
- ⑥ PROPOSED MENU BOARD (SEE SIGNAGE PLANS FOR DETAILS)
- ⑦ PROPOSED ORDER CONFIRMATION SYSTEM (OCS, SEE SIGNAGE PLANS FOR DETAILS)
- ⑧ VEHICULAR HEIGHT DETECTOR (VHD, SEE SIGNAGE PLANS FOR DETAILS)
- ⑨ SITE DIRECTIONAL MARKING (SEE DETAILS, SHEET C6.0)
- ⑩ 6" WHITE DASHED LINE
- ⑪ EXISTING LIGHT POLE TO REMAIN

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- SAW CUT LINE

PARKING SUMMARY

CURRENT STANDARD PARKING SPACES	=	69 SPACES
CURRENT ADA PARKING SPACES	=	3 SPACES
CURRENT ORDER WAITING PARKING SPACES	=	0 SPACES
PROPOSED STANDARD PARKING SPACES	=	65 SPACES
PROPOSED ADA PARKING SPACES	=	3 SPACES
PROPOSED ORDER WAITING PARKING SPACES	=	7 SPACES
NET LOSS IN STANDARD PARKING SPACES	=	4 SPACES
NET GAIN IN ORDER WAITING PARKING SPACES	=	7 SPACES

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 55131C0254D, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: AMG
DRAWN BY: AMG
CHECKED BY: JPM



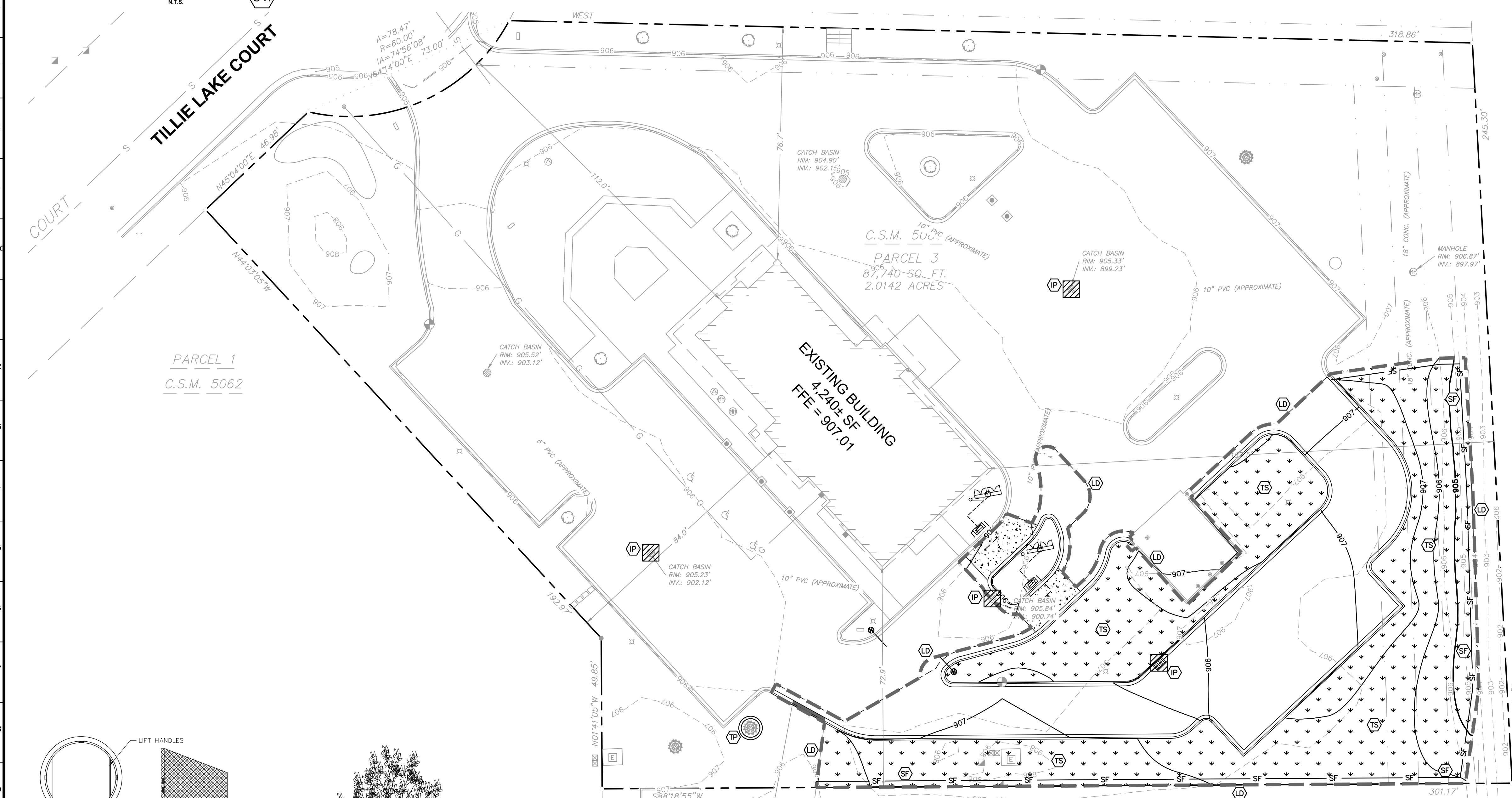
SITE PLAN

CULVER'S

W227N16880 TILLIE LAKE CT
JACKSON, WI 53037

ORIGINAL ISSUE:
03/19/2024
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SHEET NUMBER

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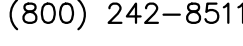
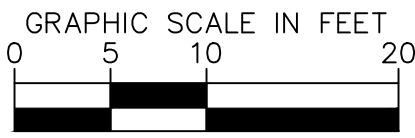
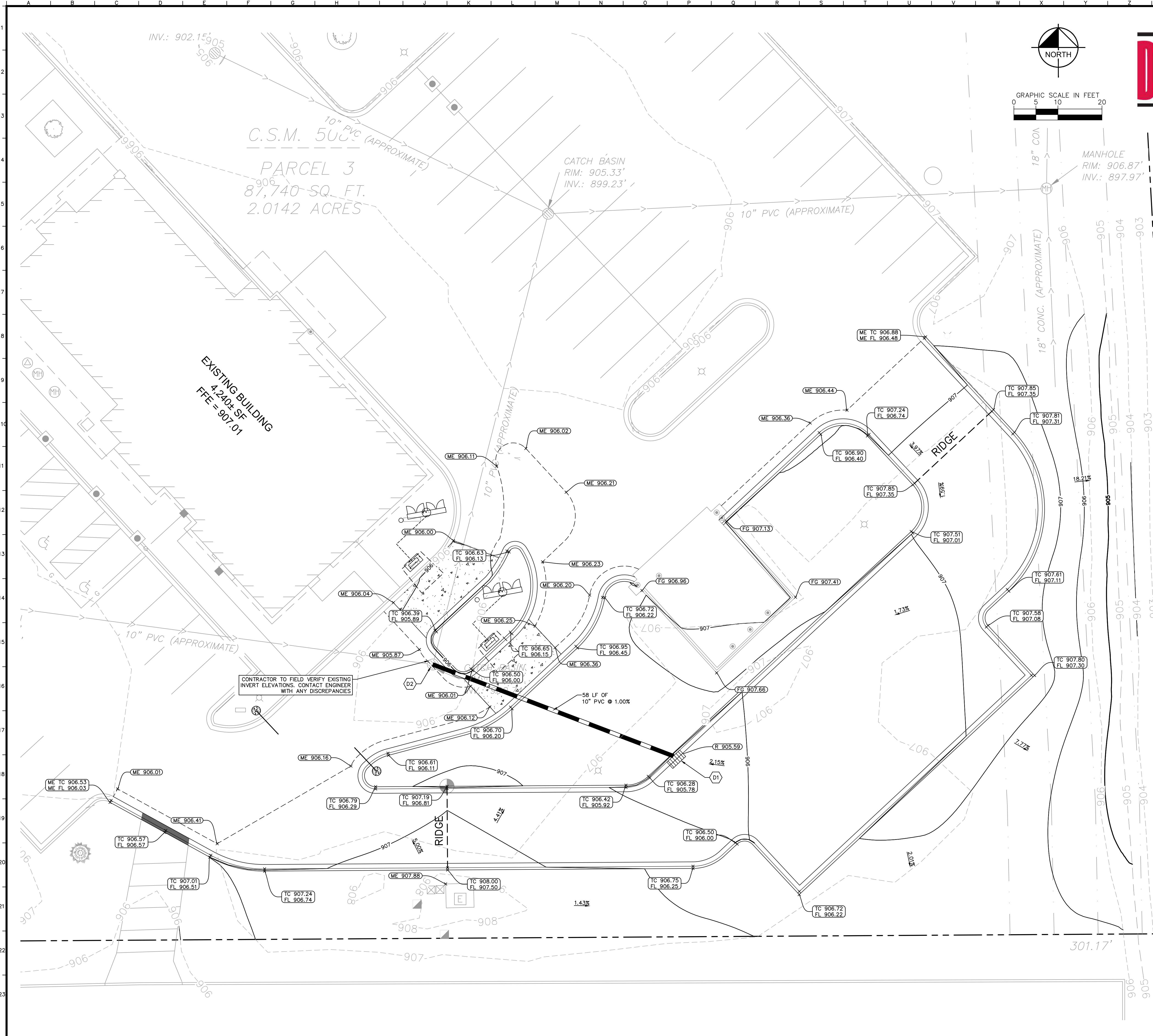
EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL THE CONSTRUCTION STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFLECTED CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUIV) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL IS REQUIRED TO EXPOSED SOIL MUST BE REVEGETATED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFFSITE PARKING SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKS MUST BE REMOVED BY THE APPROPRIATE MANAGEMENT PRACTICE LIKE A DESIGNATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE GOVERNING MUNICIPALITY PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGE, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SEDIMENT MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESS MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
 - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE IS CEASED) IS LESS THAN 14 DAYS, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

SCHEDULE AND SEQUENCING

- | | |
|--|--|
| I. ROUGH GRADING | CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION. |
| II. UTILITY INSTALLATION | ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED. |
| III. PAVING | ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT. |
| IV. FINAL GRADING/ SOIL STABILIZATION/ LANDSCAPING | ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY. |

[illegible]



1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

TP = TOP OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
ME = MATCH ELEVATION
R = RIM ELEVATION
FG = FINISHED GRADE

— 906 —
- - - 906 - - -
RIDGE
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PROPOSED CONTOUR
EXISTING CONTOUR
RIDGE LINE
SLOPE AND FLOW DIRECTION
100-YEAR OVERLAND OVERFLOW ROUTE
DETENTION BASIN 100-YEAR EMERGENCY
OVERLAND OVERFLOW ROUTE
PROPOSED SWALE

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	CURB INLET RIM: 905.59 INV OUT: 902.40 (W, 10")
D2	CONNECT TO EXIST STORM MANHOLE RIM: 905.84 INV IN: 901.82 (E, 10") EX. INV IN: 900.74 (W, 10") EX. INV OUT: 900.74 (N, 10")

[illegible]

Kimley»»Horn
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SCALE:	AS NOTED
DESIGNED BY:	AMG
DRAWN BY:	AMG
CHECKED BY:	JPM



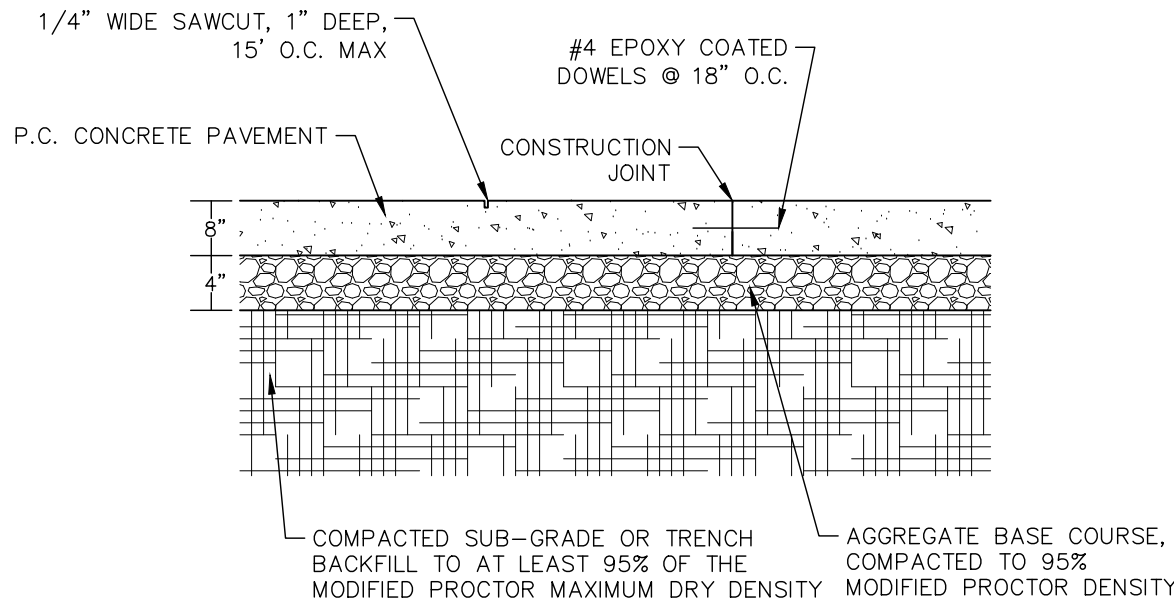
GRADING AND DRAINAGE PLAN

CULVER'S
W227N116880 TILLIE LAKE CT
JACKSON, WI 53037

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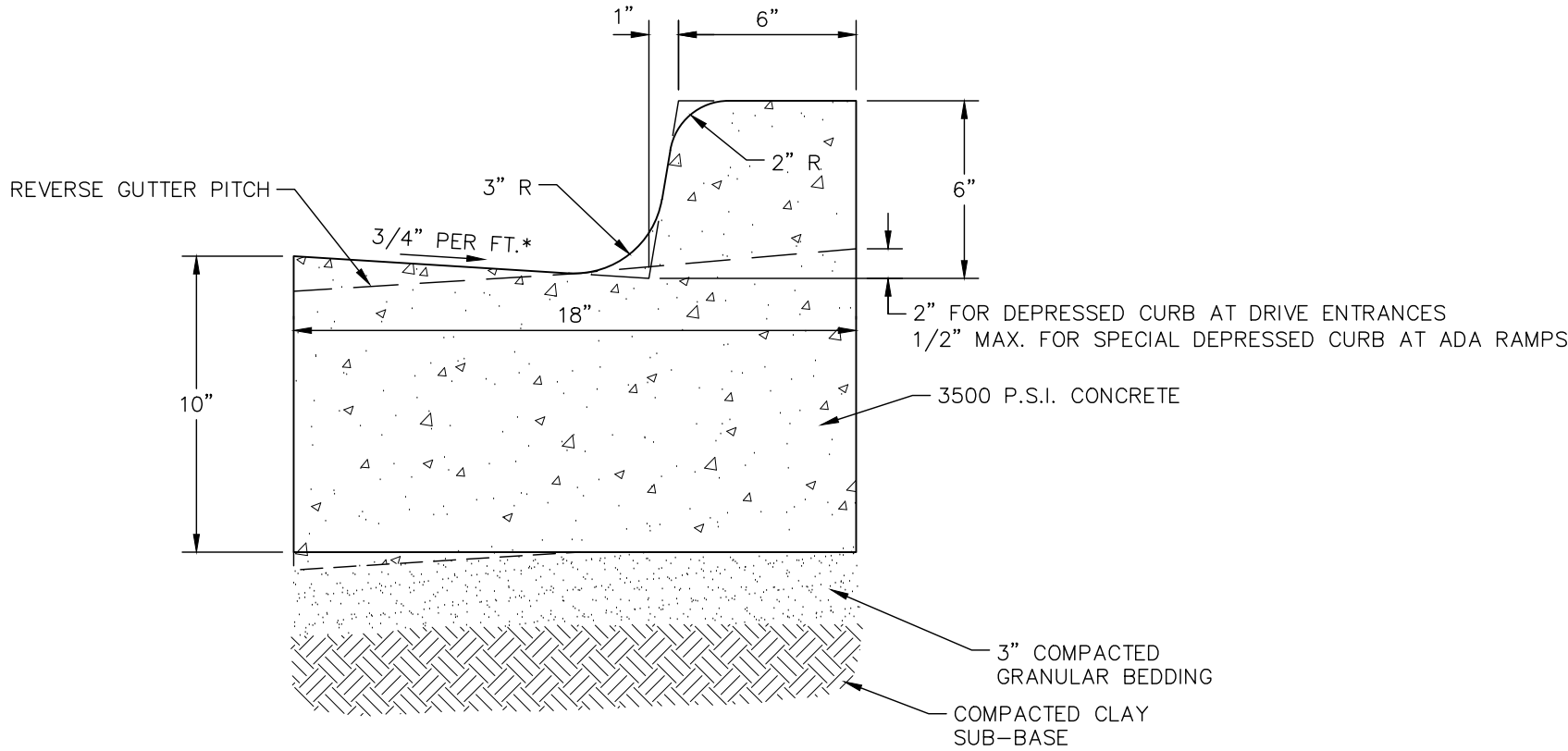
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Drawing name: K:\CH\LD\168971018_Culvers_Jackson_WI\2 Design\CAO\PlanSheets\06.0 - CONSTRUCTION DETAILS.dwg Apr 10, 2024 11:12am by: Anthony.Graziano Layout1
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NOTE:
PAVEMENT THICKNESS BASED ON GENERAL UNDERSTANDING OF THE AREA. NO GEOTECHNICAL ANALYSIS HAS BEEN PROVIDED. CONTRACTOR TO INSTALL PAVEMENT THAT MATCHES THE EXISTING PAVEMENT SECTION OR THE RECOMMENDED SECTION ABOVE, WHICHEVER IS MORE STRINGENT.

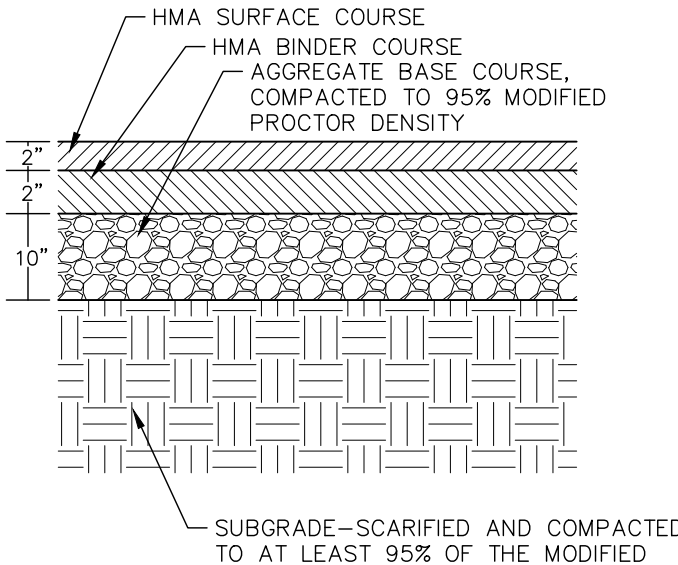
**HEAVY DUTY
CONCRETE PAVEMENT SECTION**
N.T.S.



NOTES: USE TWO - #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

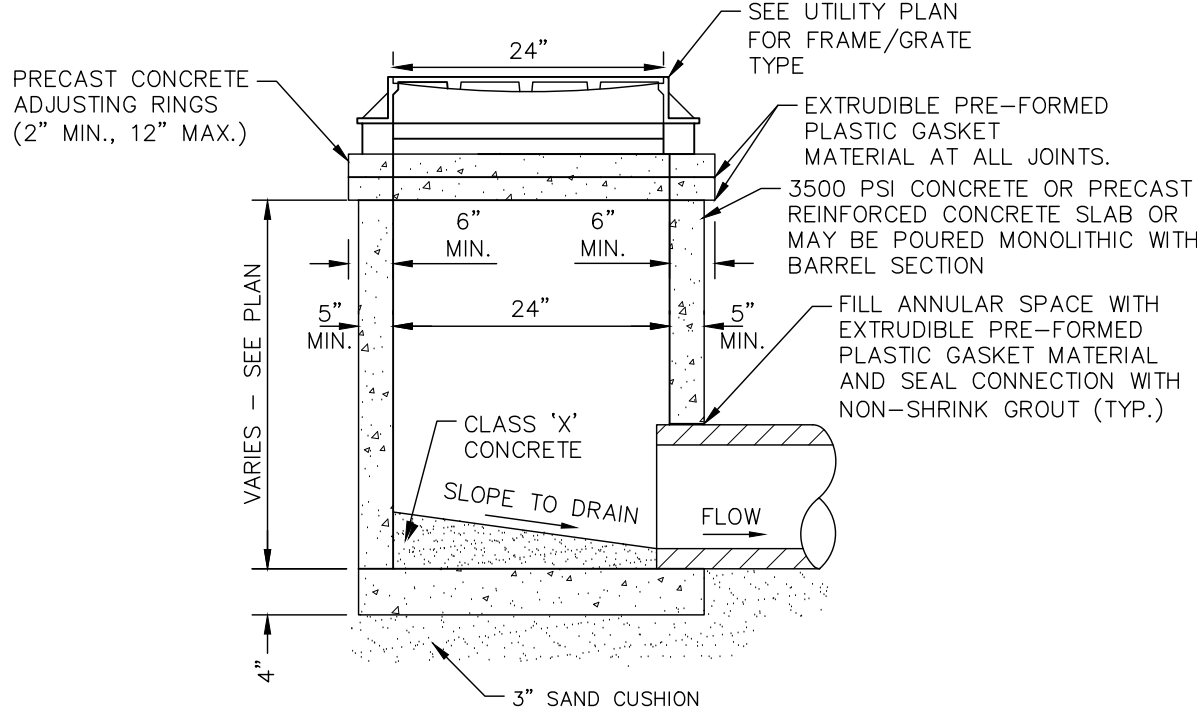
* MAXIMUM GUTTER SLOPE AT ADA RAMPS TO BE 5.0%

6-INCH CURB & GUTTER
N.T.S.

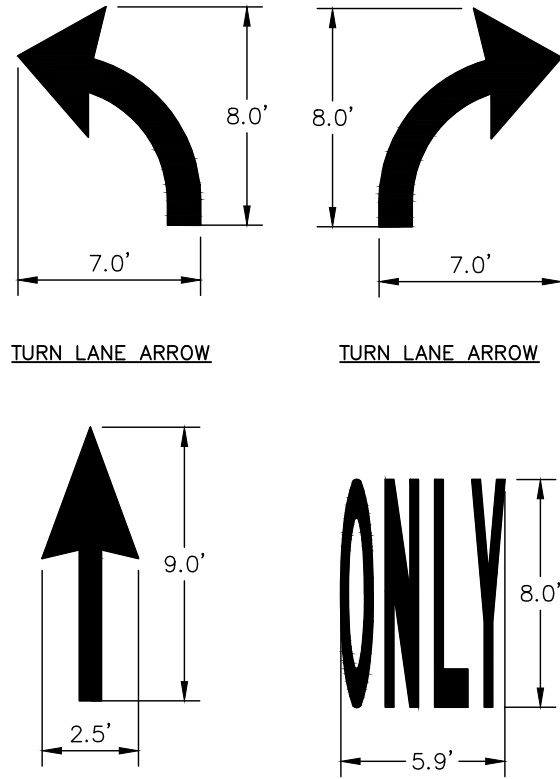


NOTE:
PAVEMENT SECTION BASED ON GENERAL UNDERSTANDING OF PROJECT AREA. CONTRACTOR TO INSTALL RECOMMENDED SECTION OR MATCH EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER. GEOTECHNICAL REPORT NOT PROVIDED BY OWNER

**STANDARD DUTY
ASPHALT PAVEMENT SECTION**
N.T.S. 10/19/20

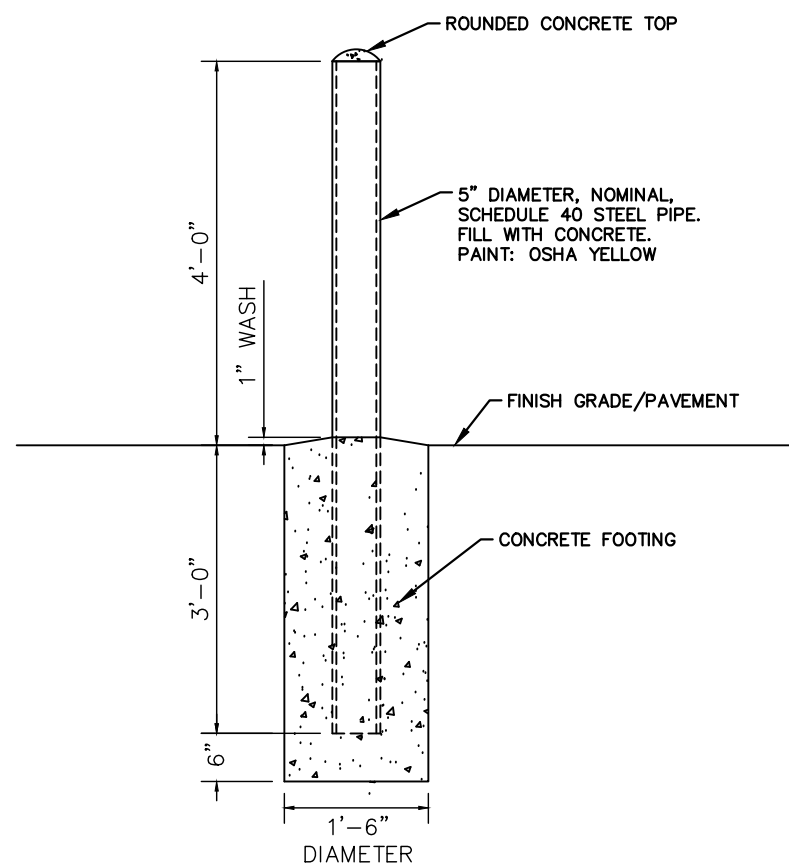


2' DIAMETER STORM INLET
N.T.S.



NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

TRAFFIC FLOW ARROW
N.T.S.



5' BOLLARD DETAIL
N.T.S.



(800) 242-8511

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
JACKSON, WI 53003
PHONE: 312-728-9445
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	AMG
DRAWN BY:	AMG
CHECKED BY:	JPM

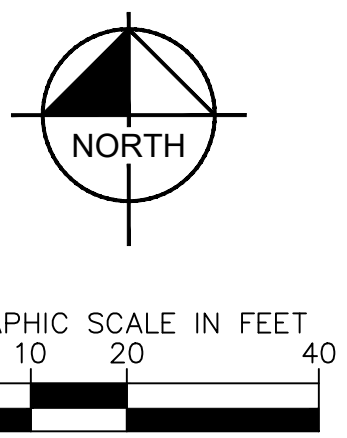
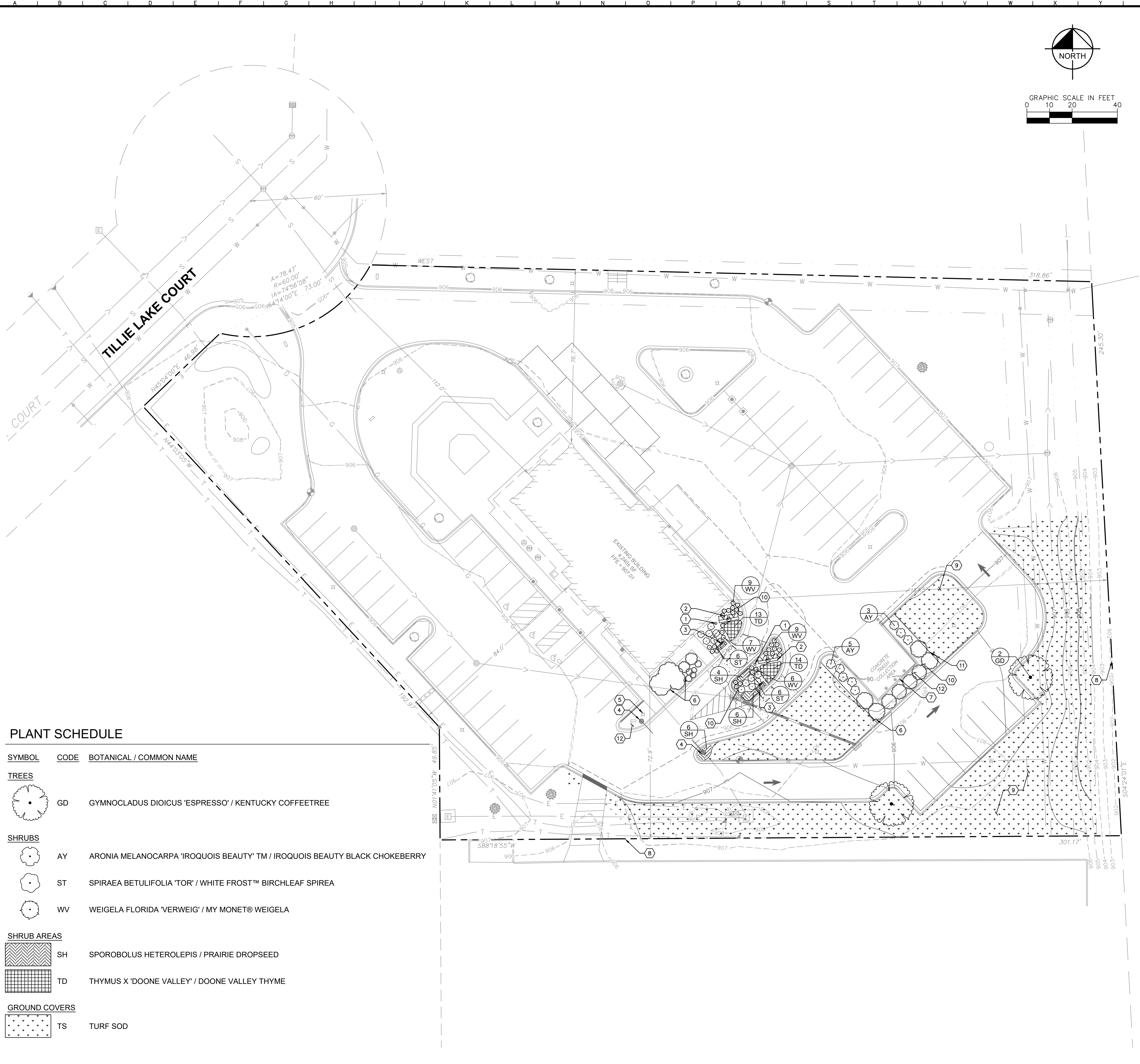


**CONSTRUCTION
DETAILS**

CULVER'S
W227N16880 TILLIE LAKE CT
JACKSON, WI 53037

ORIGINAL ISSUE:
03/19/2024
KHA PROJECT NO.
168971018
SHEET NUMBER

C6.0

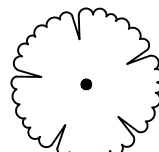
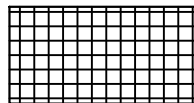
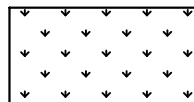


LANDSCAPE KEYNOTES

- ① 5" BOLLARD, TYP. (SEE DETAILS, SHEET C6.0)
- ② PROPOSED MENU BOARD (SEE SIGNAGE PLANS FOR DETAILS)
- ③ PROPOSED ORDER CONFIRMATION SYSTEM (OCS, SEE SIGNAGE PLANS FOR DETAILS)
- ④ VEHICULAR HEIGHT DETECTOR (VHD, SEE SIGNAGE PLANS FOR DETAILS)
- ⑤ EXISTING LIGHT POLE TO REMAIN
- ⑥ EXISTING VEGETATION TO REMAIN, PROTECT IN PLACE TYP.
- ⑦ EXISTING TRASH ENCLOSURE TO REMAIN
- ⑧ PROPERTY LINE, TYP.
- ⑨ TURF SOD UP TO LIMITS OF DISTURBANCE, TYP.
- ⑩ CONTRACTOR TO FURNISH AND INSTALL STONE MULCH TO MATCH EXISTING ON SITE, CONTRACTOR TO FIELD VERIFY WITH OWNER OR OWNER'S REP.
- ⑪ BED EDGE, SEE DETAIL 02 ON SHEET L2.0.
- ⑫ CONTRACTOR TO RESTORE ANY IMPACTED LANDSCAPE AND MATCH EXISTING, IN KIND

SEE SHEET L2.0 FOR FULL PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
<u>TREES</u>		
	GD	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE
<u>SHRUBS</u>		
	AY	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY
	ST	SPIRAEA BETULIFOLIA 'TOR' / WHITE FROST™ BIRCHLEAF SPIREA
	WW	WEIGELA FLORIDA 'VERWEIG' / MY MONET® WEIGELA
<u>SHRUB AREAS</u>		
	SH	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED
	TD	THYMUS X 'DOONE VALLEY' / DOONE VALLEY THYME
<u>GROUND COVERS</u>		
	TS	TURF SOD

[illegible]

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc. by Anthony Graziano
Drawing name: K:\CHILDEV\16997018_Culvers-Jackson_W2 Design CAD\PlanSheets\1.0 - LANDSCAPE PLAN.dwg L2.0 LANDSCAPE PLAN.dwg
Drawing number: K:\CHILDEV\16997018_Culvers-Jackson_W2 Design CAD\PlanSheets\1.0 - LANDSCAPE PLAN.dwg L2.0 LANDSCAPE PLAN.dwg
Drawing date: Apr 10, 2012 11:12am

NOTES:

-
- Diagram illustrating the cross-section of a tree planting site, showing the root ball, mulch ring, and surrounding soil layers.
- Labels and Dimensions:**
- 3X ROOTBALL WIDTH
 - 4" DIA. MULCH RING (MIN.) FOR INDIVIDUAL TREES NOT IN LANDSCAPE BEDS
 - ROOT FLARE TO BE PLANTED 1" ABOVE ADJACENT FINISH GRADE
 - 4" HEIGHT BERM, TIGHTLY COMPACTED
 - BED EDGE
 - FINISH GRADE
 - UNDISTURBED NATIVE SOIL
 - SCARIFY BOTTOM AND SIDES OF PLANTING PITS
 - PREPARED BACKFILL
 - REMOVE BURLAP AND WIRE CAGE A MIN. OF 1/2 BELOW THE TOP OF THE ROOT BALL
 - SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL OR TAMPED BACKFILL SO THAT THE ROOTBALL IS 1" ABOVE FINISHED GRADE AND TO PREVENT SETTLING
- Section Labels:**
- SECTION

SECTION

N.T.S

Diagram illustrating the correct planting technique for a tree in a pit. The diagram shows two trees in pits, with labels indicating the minimum 6-inch distance between root balls, the 3-inch diameter clear of mulch at the trunk, the 4-inch high berm of compacted stone mulch, the finish grade, the undisturbed native soil, the amended soil, and the scarified bottom and sides of the pits.

- MINIMUM 6" BEYOND ROOT BALL
- PLANT TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT
- 3" DIA. CLEAR OF MULCH AT TRUNK
- STONE MULCH
- 4" HIGH BERM, FIRMLY COMPACTED
- FINISH GRADE
- UNDISTURBED NATIVE SOIL
- AMENDED SOIL
- SCARIFY BOTTOM AND SIDES OF PITS

SECTION

N.T.S


$$3'' = 1'-0''$$

O.C. SPACING. SEE PLAN FOR DETAILS

STONE MULCH

SPADED BED EDGE

PREPARED BACKFILL

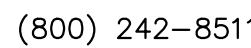
SUBGRADE

SCARIFY BOTTOM AND SIDES OF PLANTING PITS

SECTION



N.T.S



1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE TESTED AND AMENDED PER THE RECOMMENDATIONS OF THE AGRONOMICAL SOIL REPORT. CONTRACTOR SHALL OBTAIN AGRONOMICAL SOIL REPORT.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL STONE MULCH TO ALL LANDSCAPE BEDS AS NOTED. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

141

VHD-1

Vehicle Height Detector

SIGN DETAILS:

All steel (painted) construction

Re-settable if engaged

Used to help protect canopies from advancing vehicles that are too tall



Culver's

SIGN & MENU BOARD BRAND STANDARDS



DTC-2

Drive-Thru Canopy

SIGN DETAILS:

All aluminum construction

Rated for 160 mph & extreme
northern 48 states snow load

Order Confirmation System (OCS) by
others

Rear panel (door) access - lockable

Provides protection from rain for DT
customer

Houses OCS, speaker & microphone

Culver's

FRONT



MB-DT-46

Blue Outdoor Drive-Thru Menu Board

SIGN DETAILS:

Standard Menu Board for Drive-Thru Lane

LED Internal Illumination

POP Graphic panels must be purchased separately

POPP-Out magnet access panels included for easy in & out of POP panels

"-CS" option for 160mph coastal wind standards available

Locking rear access doors (4)

REAR



Culver's

Memo

To: Collin Johnson, Director of Building Inspection
From: Brian W. Kober, P. E., Director of Public Works/Village Engineer
Subject: Cedar Creek Townhomes Eagle Drive
Date: March 21, 2022
CC: Jen Heidtke, Village Administrator

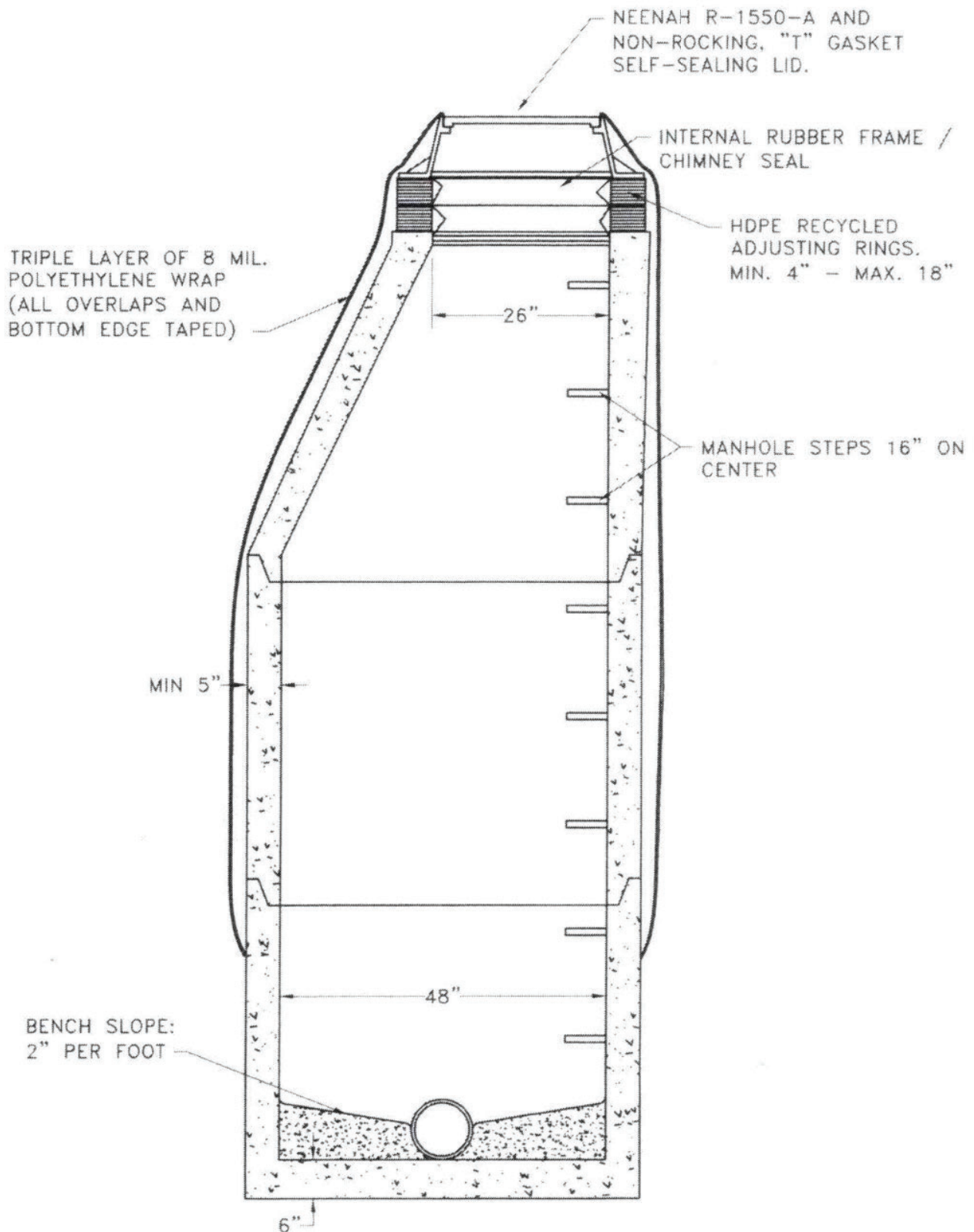
Planning Commission Comments for the June 20, 2024, meeting:

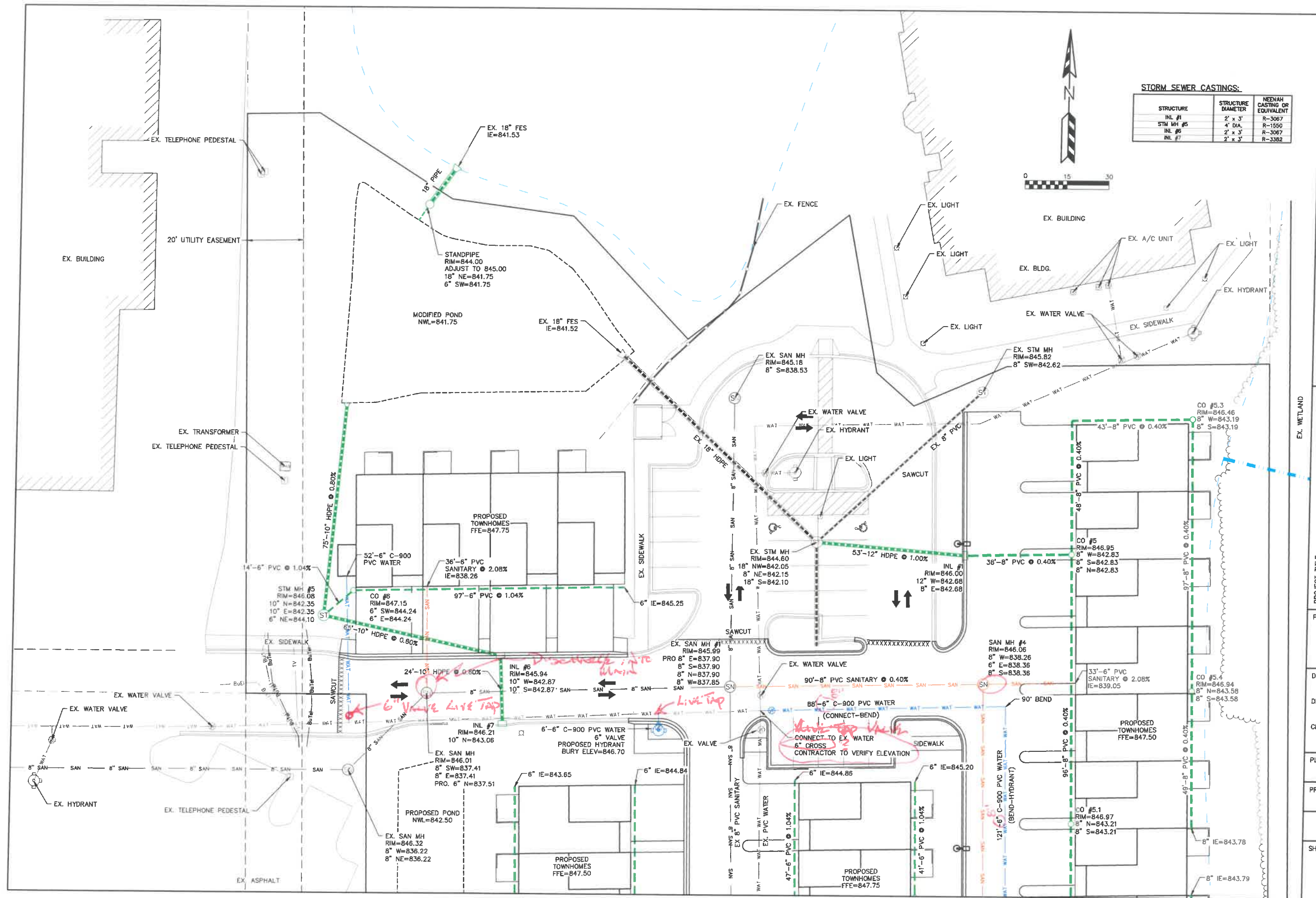
Cedar Creek Townhomes

- 1) Since the proposed units are apartments, the Village will require the development have private trash and recycling collection.
- 2) A 30 ft utility easement will be required to contain both sanitary sewer and watermain. A 20 ft easement will be required for one utility. The easement shall be centered to contain the utility pipe or pipes in the middle of the easement.
- 3) Sanitary sewer laterals shall discharge directly into the sewer main and not in the manhole.
- 4) Sanitary manholes shall be per Village standard detail B-3. See attached detail.
- 5) Watermain shall be minimum 8-inches PVC C-900. All water laterals service can be 6-inch in size along with the hydrant leads.
- 6) Recommend live tapping water valves on the existing watermain to keep North Oak Realty Group Jackson Senior Living LLC with water service during construction. The 6-inch water service to the four-unit apartment, the hydrant, and the 8-inch valve for the new watermain (instead of a cross) shall all be live tapped. See attached page C1.07. Also, need profile of both sanitary sewer and water mains for plan approval. The approved plans will be sent to DNR with the necessary forms for approval.
- 7) The storm sewer is private and not per the standard of the Village. Although, the storm ponds will be part of the Village of Jackson Stormwater management program as set forth by the Village Stormwater Ordinance.

If you have any questions, please let me know.

Brian W. Kober, P.E.





REVISIONS:

NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53090
262.346.7141

PROJECT TITLE:
**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:
**NORTH
UTILITY
PLAN**

DRAWN BY:
JDR

DESIGNED BY:
JDR

CHECKED BY:
KJP

PLAN DATE:
05/24/2024

PROJECT NO:
\AM-97-22

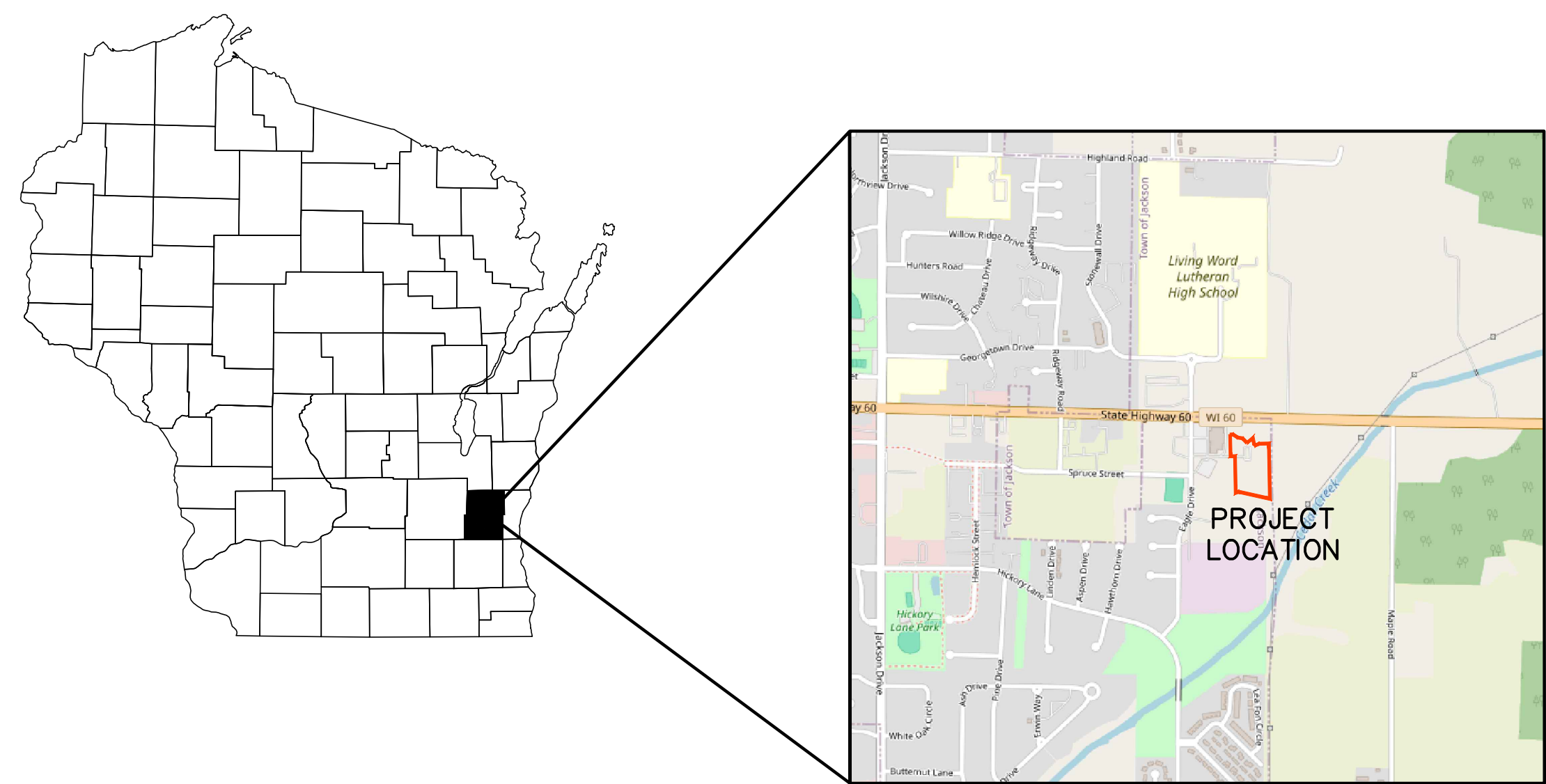
**VILLAGE
SUBMITTAL**

SHEET NO:
C1.07

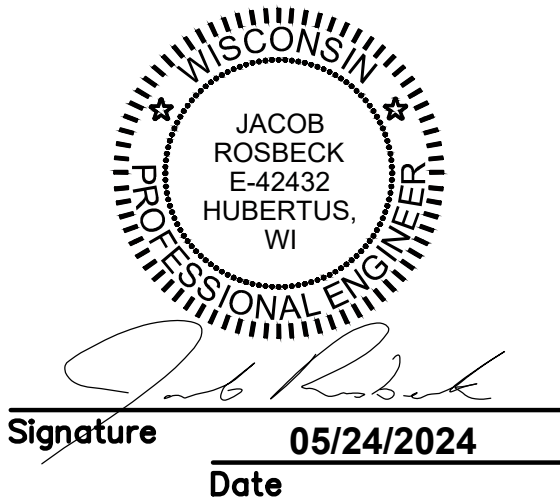
CEDAR CREEK TOWNHOMES

EAGLE DRIVE, VILLAGE OF JACKSON

LOCATION MAP:



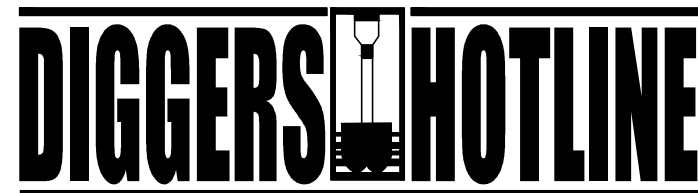
Professional Engineer's Seal



PROJECT CONTACTS:

OWNER:
AMERICAN ARCHITECTURAL GROUP, INC.
ATTN: ADAM HERTEL
3350 SOUTH RIVER ROAD
WEST BEND, WI 53095

CIVIL:
PSE, LLC
ATTN: JACOB ROSBECK
122 WISCONSIN STREET
WEST BEND, WI 53095



Dial 811 or (800)242-8511
www.DiggersHotline.com

CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C1.00	TITLE SHEET
C1.01	EXISTING CONDITIONS PLAN
C1.02	PROPOSED SITE PLAN
C1.03	EROSION CONTROL PLAN
C1.04	NORTH GRADING PLAN
C1.05	SOUTH GRADING PLAN
C1.06	STORMWATER MANAGEMENT PLAN
C1.07	NORTH UTILITY PLAN
C1.08	SOUTH UTILITY PLAN
C1.09	LANDSCAPE PLAN
C1.10	LIGHTING PLAN
C2.01	CONSTRUCTION SPECIFICATIONS AND NOTES
C2.02	SITE DETAILS
C2.03	EROSION CONTROL DETAILS
C2.04	UTILITY DETAILS

PLAN TITLE:

TITLE SHEET

DRAWN BY:

KJP

DESIGNED BY:

KJP

CHECKED BY:

KJP

PLAN DATE:

05/24/2024

PROJECT NO:

\AM-97-22\

VILLAGE
SUBMITTAL

SHEET NO:

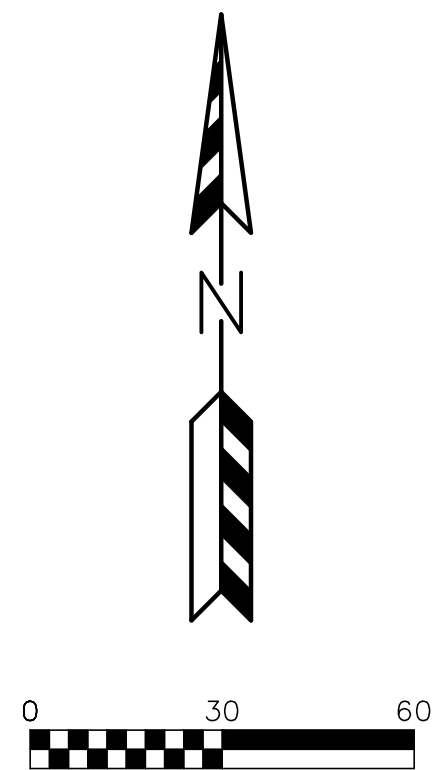
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REVISIONS:

NO. DATE DESCRIPTION

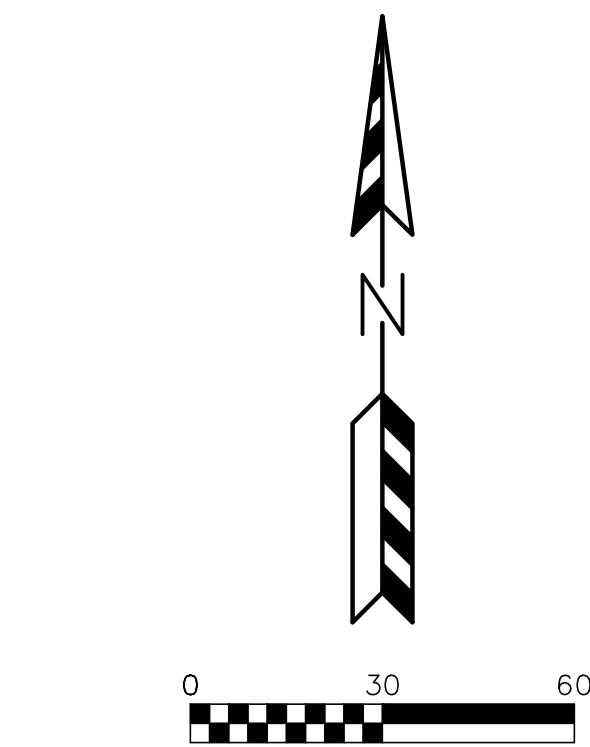
PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037



- | | |
|---|-----------------------------------|
| — 896 — | — EXISTING MINOR CONTOUR. |
| — — 895 — — | — EXISTING MAJOR CONTOUR. |
| — OHIEL — | — OVERHEAD ELECTRIC LINE. |
| — BU(E) — | — BURIED ELECTRIC LINE. |
| — BU(Tel) — | — BURIED TELEPHONE LINE. |
| — FO — | — FIBER OPTIC LINE. |
| — GAS — | — GAS LINE. |
| — SAN — | — SANITARY SEWER MAIN OR LATERAL. |
| — WAT — | — WATER MAIN OR SERVICE. |
| ===== | — STORM SEWER LINE. |
|  | — ELECTRIC METER. |
|  | — GAS METER. |
|  | — GAS VALVE. |
|  | — FIRE HYDRANT. |
|  | — POWER POLE. |
|  | — SANITARY SEWER MANHOLE. |
|  | — STORM SEWER MANHOLE. |
|  | — STORM SEWER INLET. |
|  | — TELEPHONE PEDESTAL. |
|  | — TRANSFORMER. |
|  | — WATER VALVE. |

C1.01



- LEGEND:
- Ⓟ - PARKING STALLS IN A ROW
 - Ⓡ - REJECT CURB
 - Ⓐ - ACCEPT CURB

SITE INFORMATION BLOCK		
Site Address:	Lot 1 - CSM 7291	
Site Acreage	3.65 Acres	
Area of Disturbance:	2.38 Acres	
Current Zoning:	PUD	
Building & Paving Setback Requirements		
	Building	
Front	30'	
Side	20'	
Rear	25'	
Proposed Site Areas		
Description	Area (sf)	% Impervious
Building	36,281	21.06
Asphalt/Concrete	50,959	29.58
Impervious	87,240	50.64
Lawn	85,040	49.36
Total	172,280	100.00

- SITE PLAN NOTES:
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
 - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

- PAVING LEGEND
- ASPHALT PAVEMENT
 - 8" CRUSHED AGGREGATE BASE COURSE
 - 2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
 - 1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
 - CONCRETE SIDEWALK
 - 6" CRUSHED AGGREGATE BASE COURSE
 - 4" CONCRETE

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:
**PROPOSED
SITE PLAN**

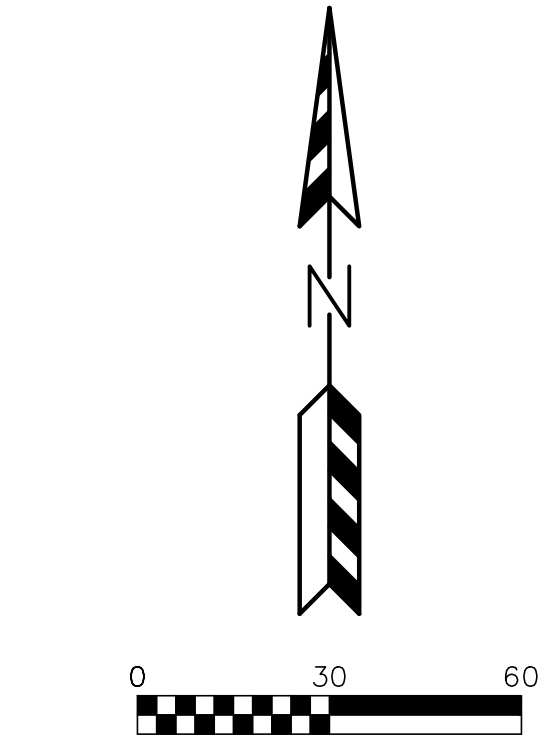
DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
05/24/2024

PROJECT NO:
\AM-97-22

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.02



- LEGEND:**
- 936 --- - EXISTING MINOR CONTOUR.
 - 935 --- - EXISTING MAJOR CONTOUR.
 - 936 --- - PROPOSED MINOR CONTOUR.
 - 935 --- - PROPOSED MAJOR CONTOUR.
 - - - - - - PROPOSED STORM SEWER.
 - - - - - - EXISTING STORM SEWER.
 - [Symbol] - INSTALL WSDOT TYPE D INLET PROTECTION.
 - [Symbol] - INSTALL SILT FENCE.
 - [Symbol] - INSTALL DITCH CHECK.
 - [Symbol] - DRAINAGE ARROW.

- STAGES OF CONSTRUCTION TIME SCHEDULE:**
- SEPTEMBER 1, 2024**
1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF JACKSON SHALL HAVE A TRACKING PAD.
- SEPTEMBER 2, 2024 - MAY 1, 2025**
2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION PONDS AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEEDDED AND SILT FENCE PLACED AROUND THE PERIMETER.
 3. CONSTRUCT BOTH WET DETENTION PONDS. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION PONDS THROUGHOUT THE CONSTRUCTION PROCESS.
 4. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
 5. BEGIN PROPOSED SITE GRADING - RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
 6. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
 7. CONSTRUCT BUILDING PADS AND BUILDINGS.
 8. CONTINUE SITE GRADING.
 9. INSTALL BASE COURSES, PROPOSED PAVEMENTS
 10. INSTALL LANDSCAPING.
 11. APPLY FINAL STABILIZATION TO ENTIRE SITE.
- MAY 2 - 15, 2025**
- ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)
- STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.
- SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.
- CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF JACKSON PRIOR TO CHANGE.
- AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE MAXIMUM EXTENT PRACTICABLE.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AREAS DISTURBED BY REMOVAL OF BMPs.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:
**EROSION
CONTROL
PLAN**

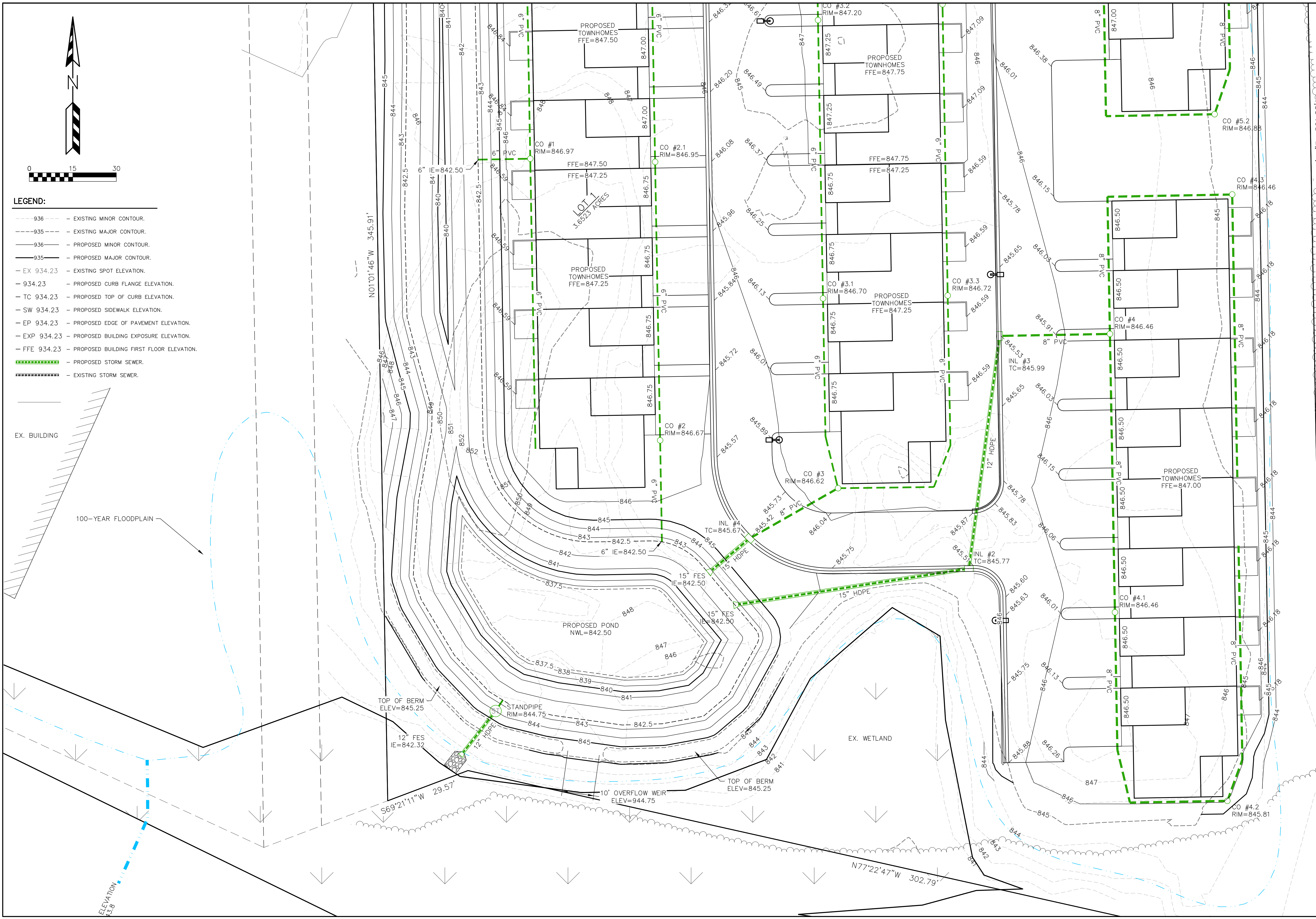
DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
05/24/2024

PROJECT NO:
\AM-97-22

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.03

[illegible]

PSE
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PROJECT TITLE:
**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:

**SOUTH
GRADING
PLAN**

DRAWN BY: JDR
DESIGNED BY: JDR
CHECKED BY: KJP

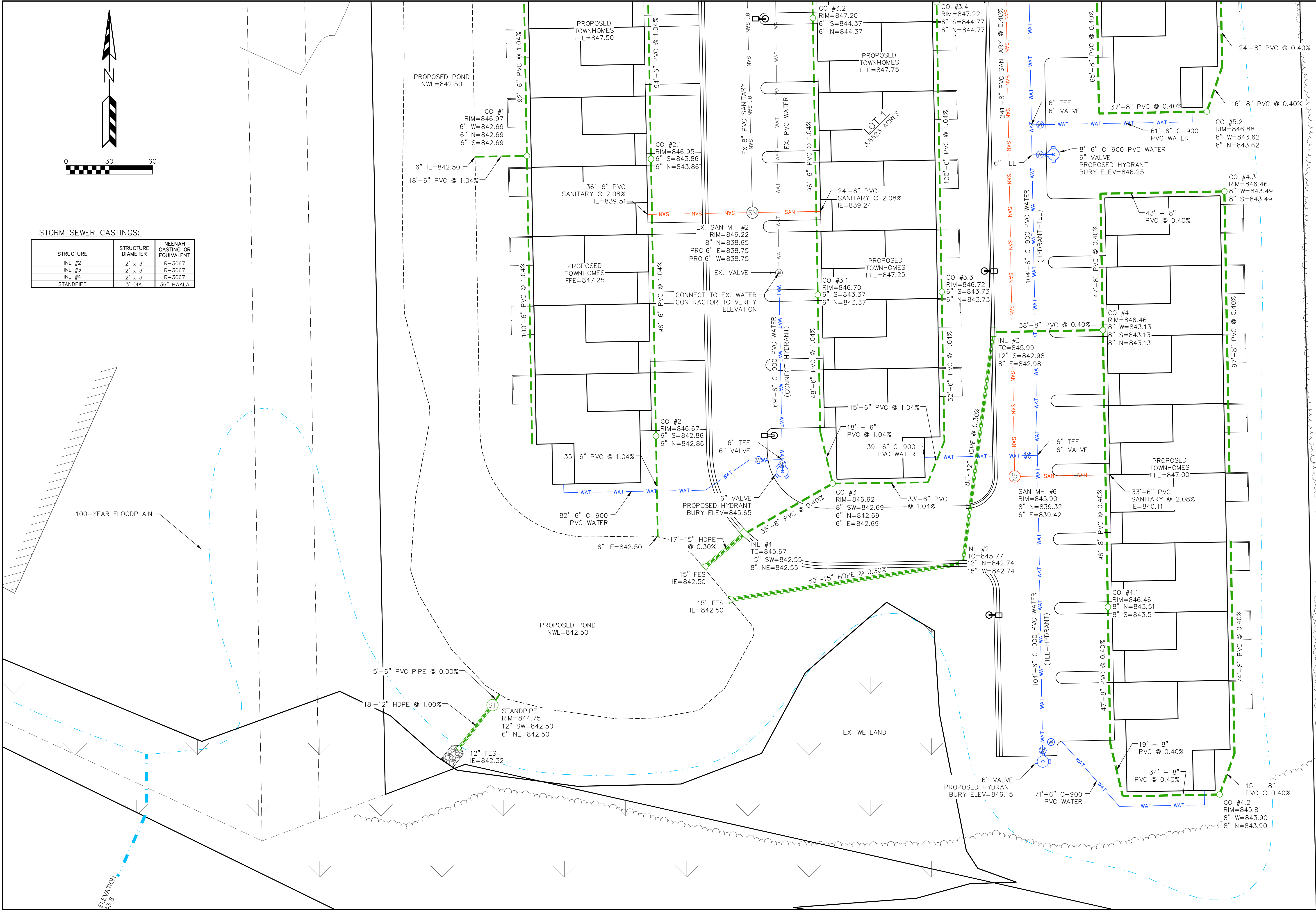
PLAN DATE:
05/24/2024

PROJECT NO:
 \AM-97-22\

**VILLAGE
SUBMITTAL**

SHEET NO:

C1.05



STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
INL #2	2' x 3'	R-3067
INL #3	2' x 3'	R-3067
INL #4	2' x 3'	R-3067
STANDPIPE	3' DIA.	36" HAALA

REVISIONS:	
NO.	DESCRIPTION

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PROJECT TITLE:
**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:
**SOUTH
UTILITY
PLAN**

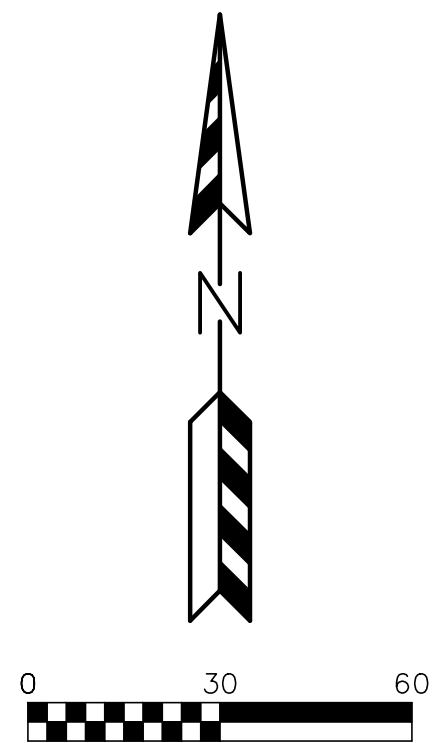
DRAWN BY:
JDR
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PLAN DATE:
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PROJECT NO:
\AM-97-22

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.08



- 1) DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND LOCALLY GROWN BLUEGRASS SOD.
- 2) PARKING LOT ISLANDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH MEDIUM RIVER ROCK MULCH SPREAD TO A DEPTH OF 3" OVER WEED BARRIER FABRIC.
- 3) FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH SHREDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF 3".
- 4) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDED HARDWOOD BARK MULCH PLANT RINGS (4" DIAMETER) SPREAD TO A DEPTH OF 3".
- 5) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
- 6) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

[illegible]

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**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:

LANDSCAPE PLAN

DRAWN BY:

JDR

DESIGNED BY

JDR

CHECKED BY

KJP

PLAN DATE:

05/24/2024

PROJECT NC

AM-97-22

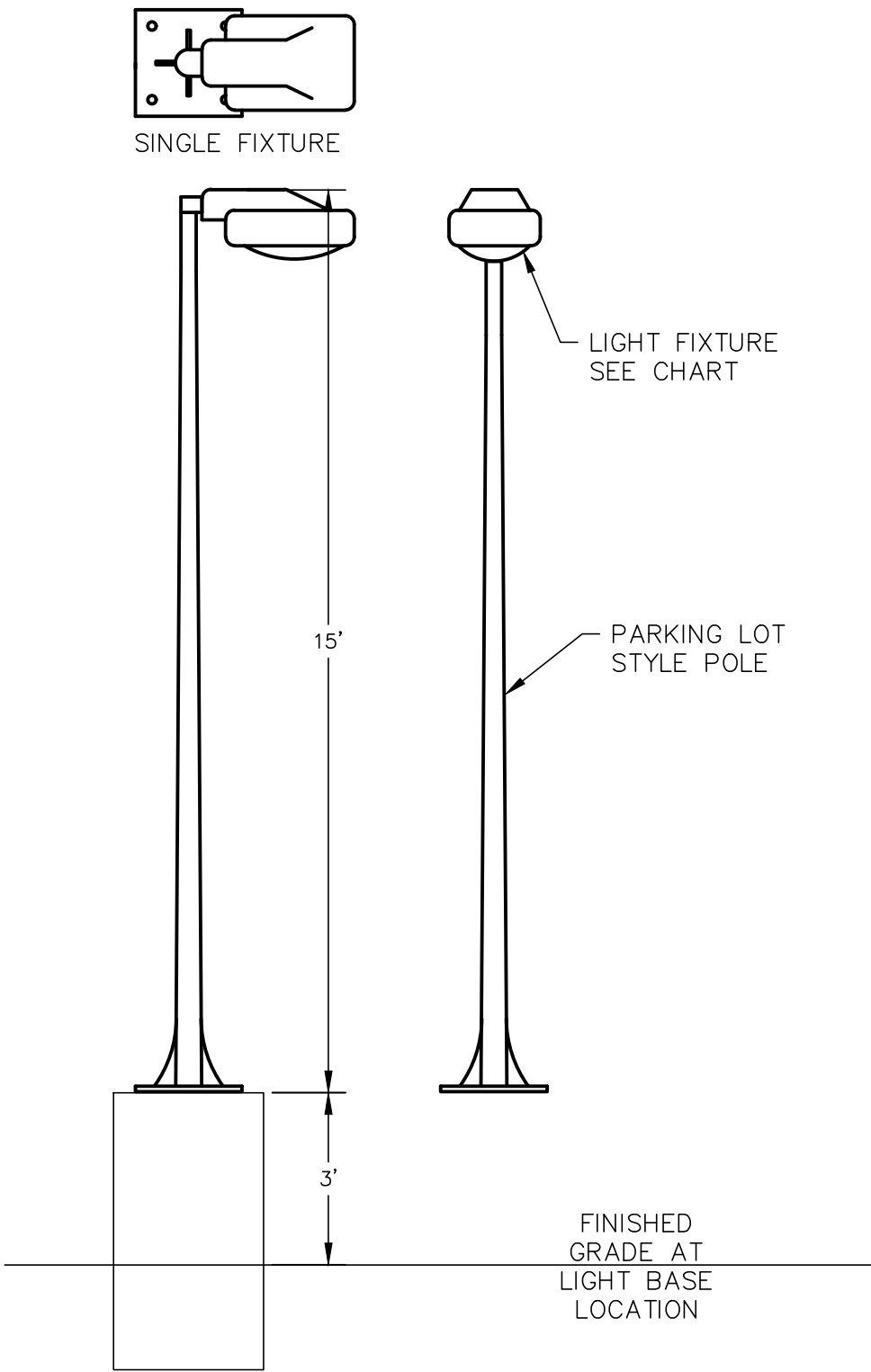
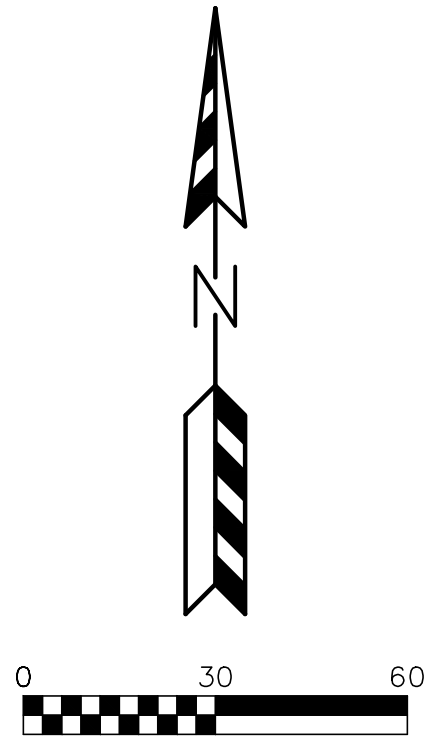
VILLAGE SUBMITTAL

SHEET NO:

C1.09



LUMINAIRE SCHEDULE								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	3	OA	COOPER LIGHTING SOLUTIONS LUMARK	PRV-C15-740-D-UNV-T2-SA	SINGLE	7,100	52.0	0.900
	4	OA-HSS	COOPER LIGHTING SOLUTIONS LUMARK	PRV-C15-740-D-UNV-T2-SA-HSS	SINGLE	6,551	52.0	0.900
	36	OB	COOPER LIGHTING SOLUTIONS LUMARK	FE08A40FDW	SINGLE	976	7.9	0.900



POLE A DETAIL
PARKING LOT LIGHTING DETAIL

- NOTES:
- 1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
 - 2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
 - 3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
 - 4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
 - 5) PSE ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROJECT AREA	Illuminance	Fc	0.97	6.50	0.00	N/A	N/A

REVISIONS:	
NO.	DESCRIPTION

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PROJECT TITLE:
**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:
**LIGHTING
PLAN**

DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
05/24/2024

PROJECT NO:
\AM-97-22

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.10

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360.382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISKING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. 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.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, 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.
12. 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.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. 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.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSHYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF JACKSON AND WISCONSIN DSPS STANDARDS.
14. 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.
15. 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.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF JACKSON PRIOR TO CONNECTING TO THE WATER MAIN ON PROPERTY.
18. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
19. ALL WORK WITHIN THE VILLAGE RIGHT-OF-WAY REQUIRES A PERMIT FROM THE VILLAGE OF JACKSON PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS: WHITE

RESTORATION NOTES:

1. 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.
2. 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%.
3. 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.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:							
NO.	DATE	DESCRIPTION					

DSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:
**CONSTRUCTION
SPECIFICATIONS
AND NOTES**

DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

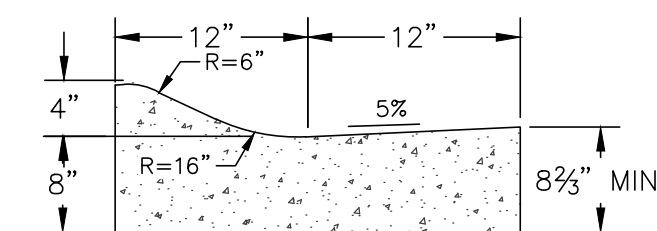
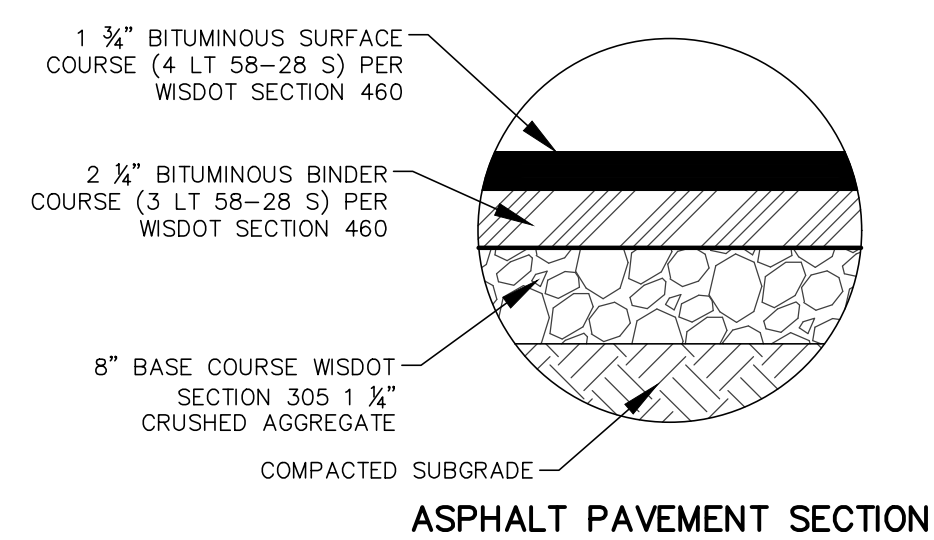
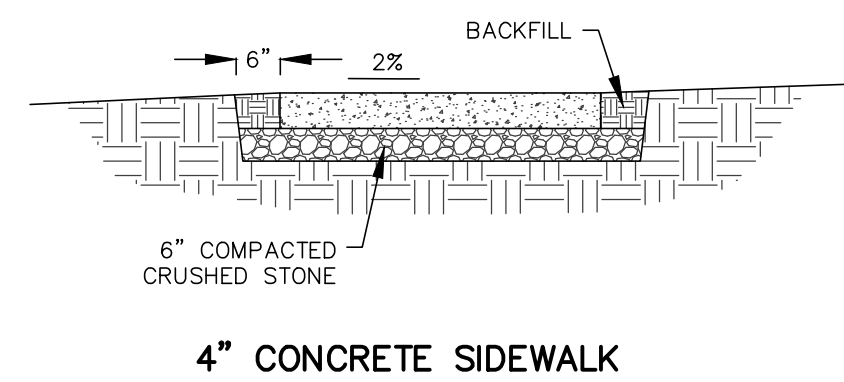
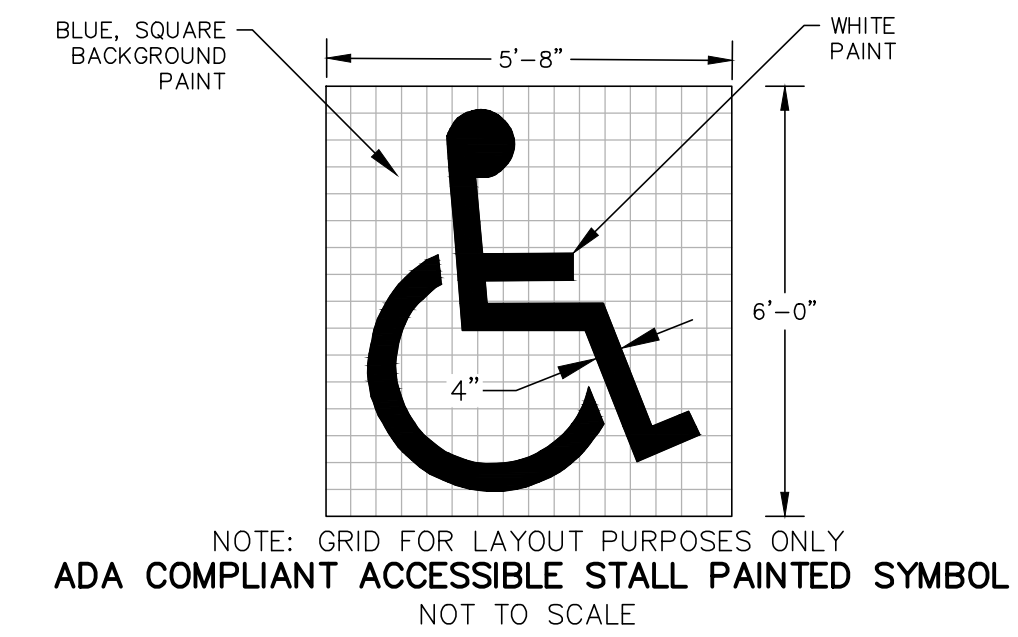
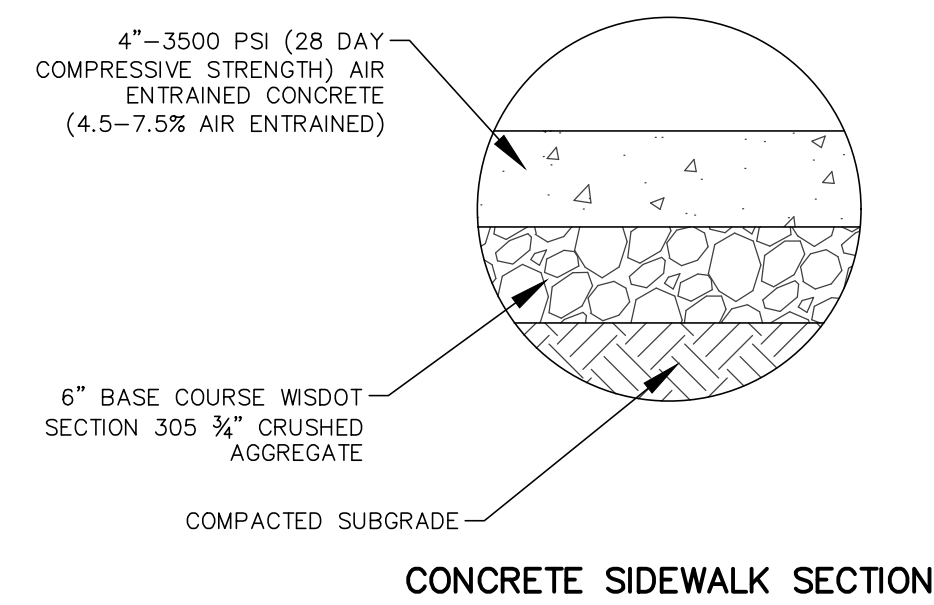
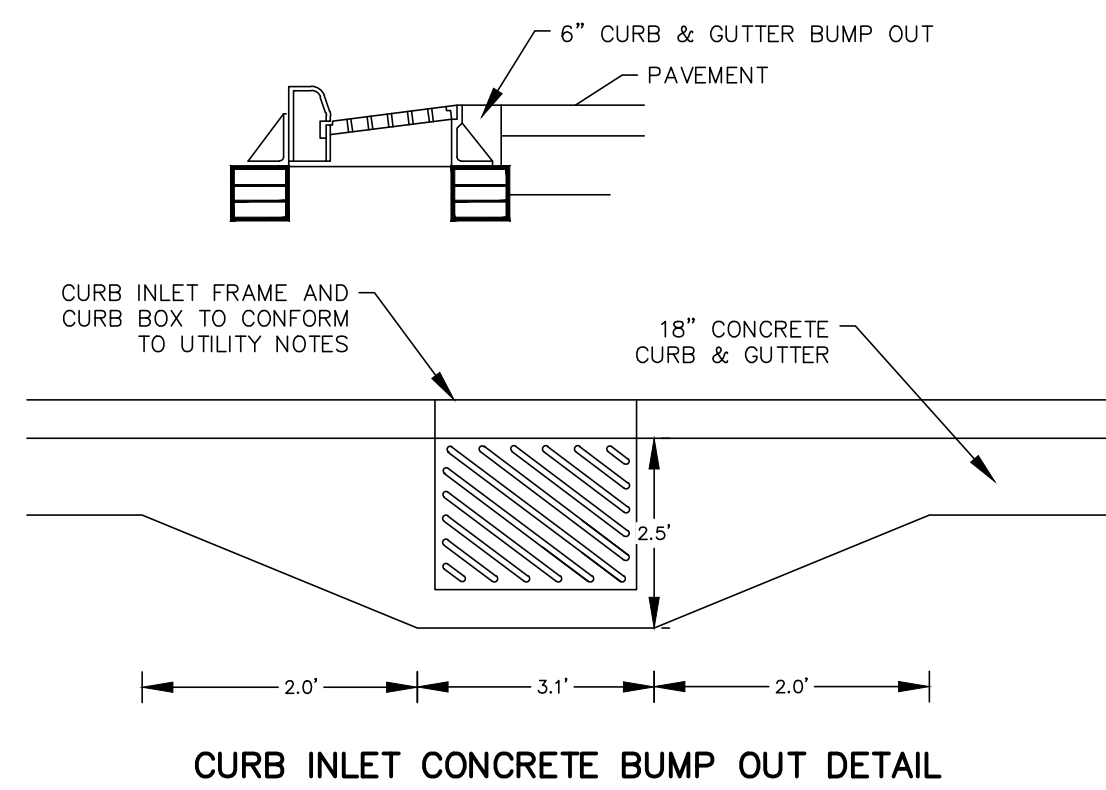
PLAN DATE:
05/24/2024

PROJECT NO:
\AM-97-22

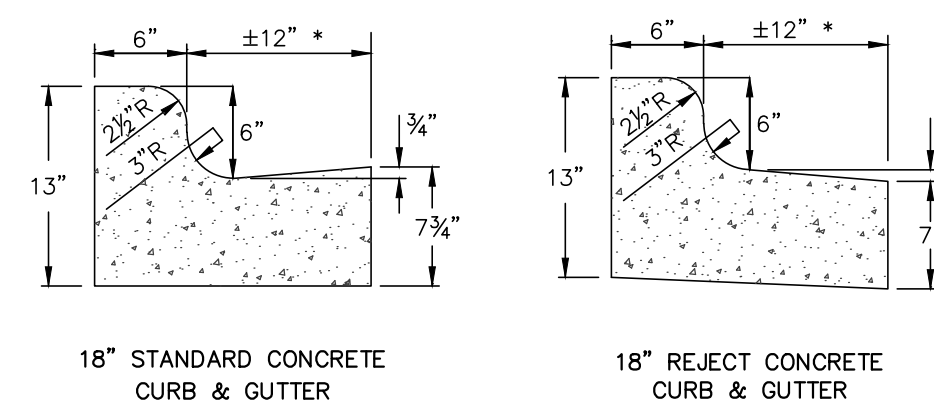
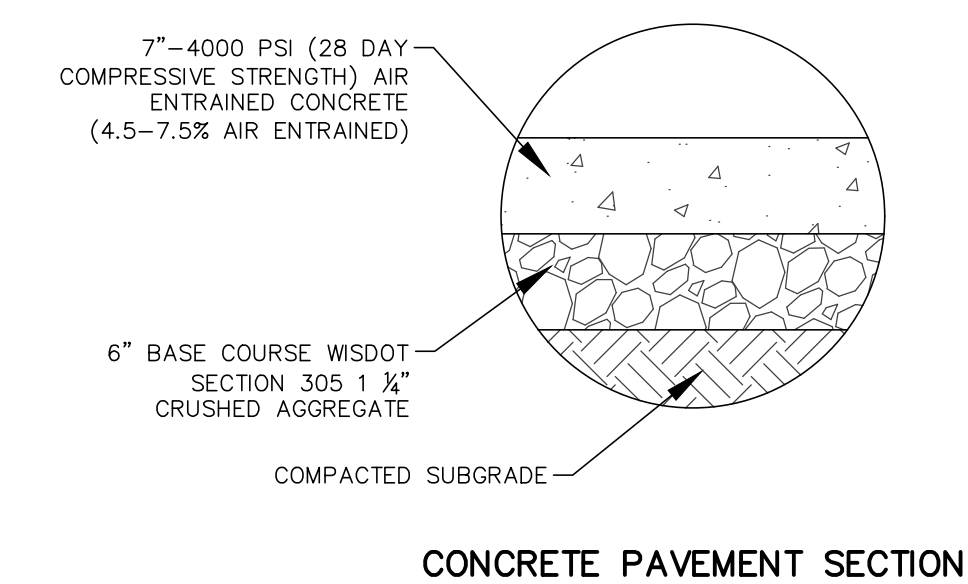
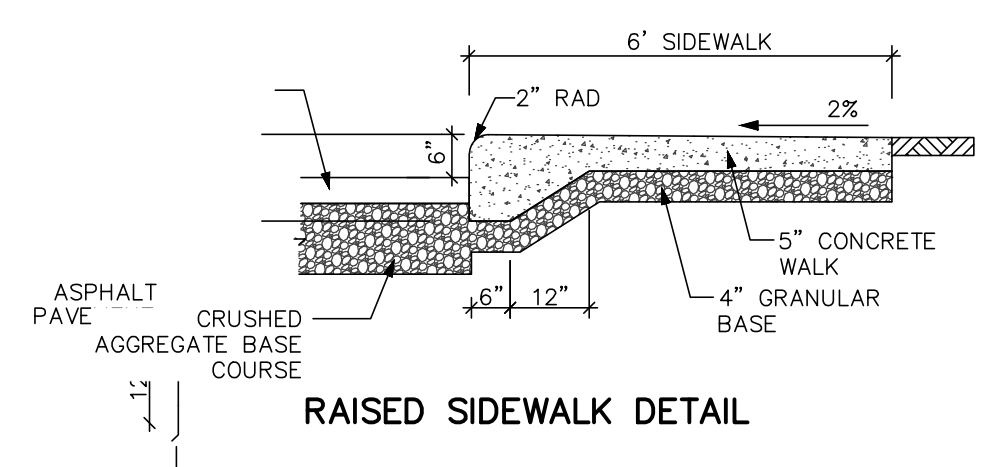
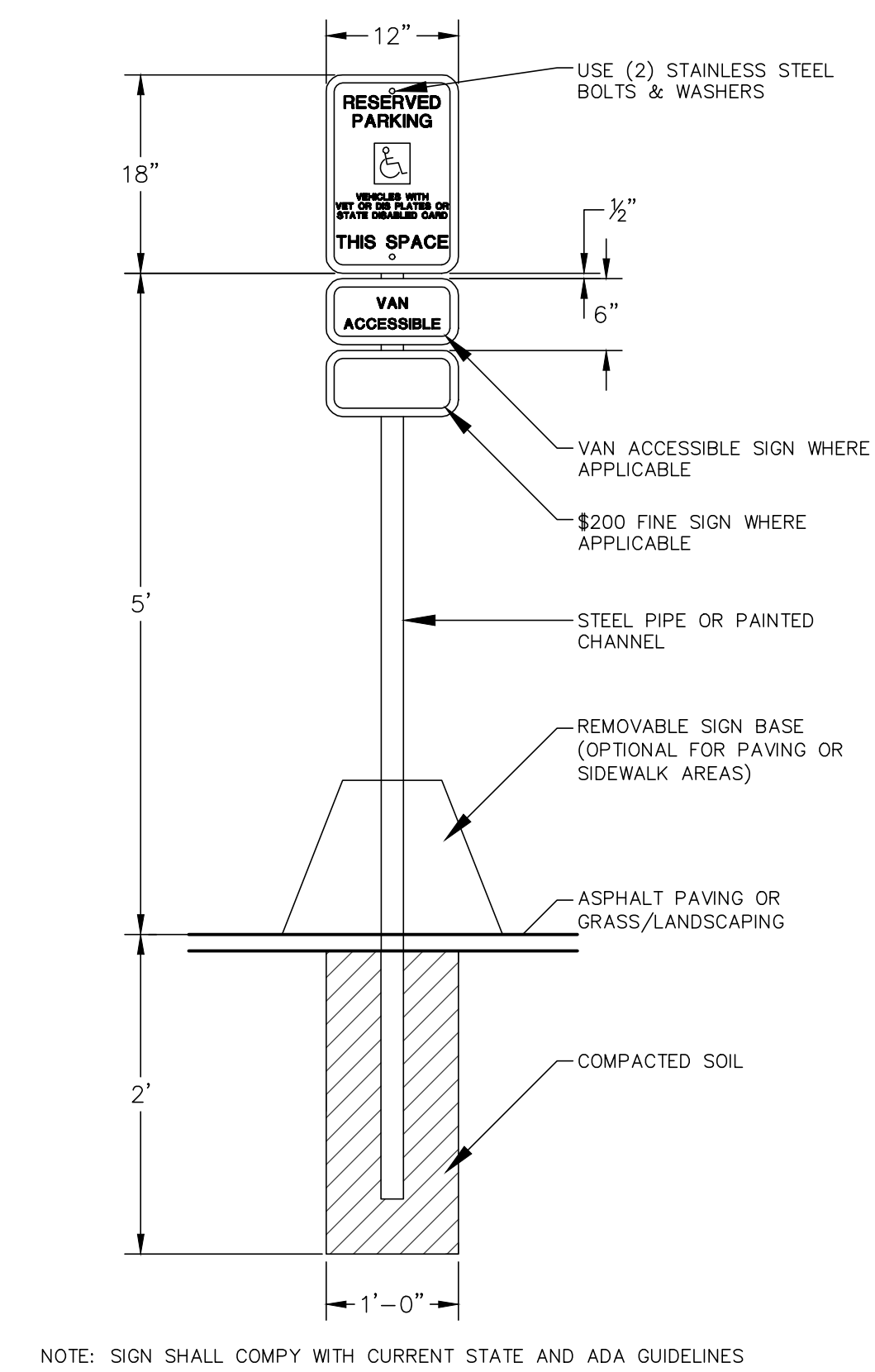
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SUBMITTAL**

SHEET NO:

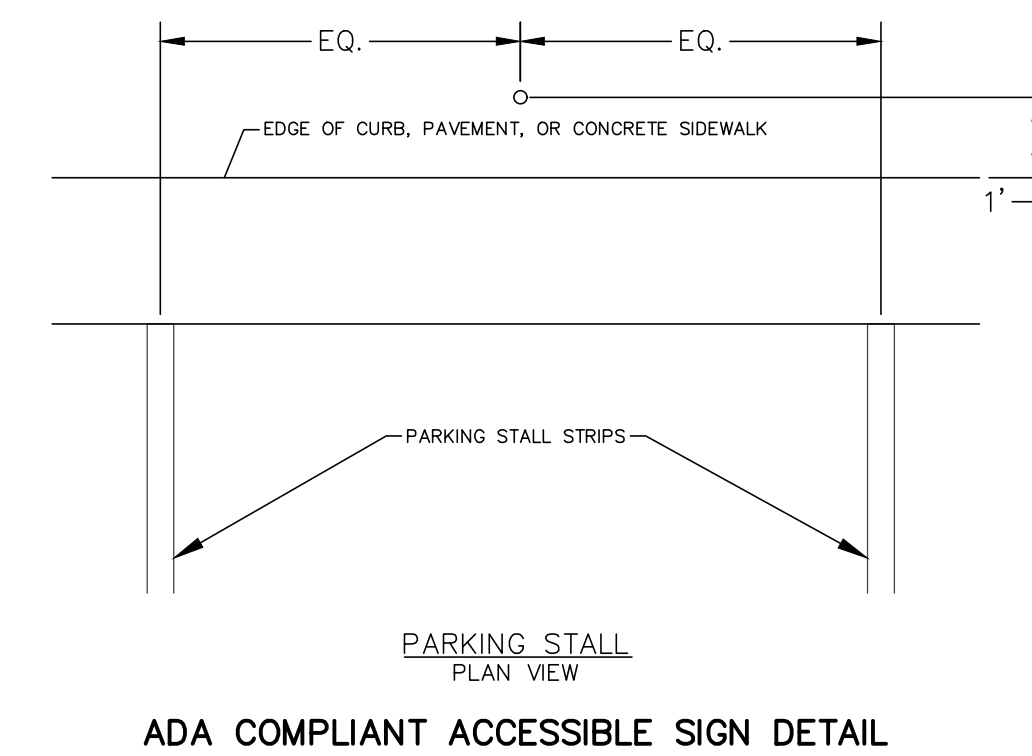
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- GENERAL NOTES:**
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH.
 2. JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
 3. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER.
 4. EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL, HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
 5. CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.



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1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT LOCATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
 2. * CURB APRON $\pm 12"$ TO FIT STANDARD CURB MACHINE

[illegible]

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JACKSON, WI 53037**

PLAN TITLE:

SITE DETAILS

DRAWN BY:

JDR

DESIGNED BY:

JDR

CHECKED BY:

KJP

PLAN DATE:

05/24/2024

PROJECT NO:

\AM-97-22\

**VILLAGE
SUBMITTAL**

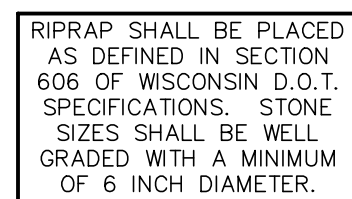
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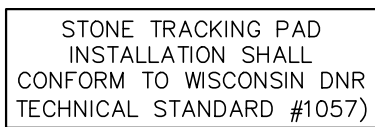


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

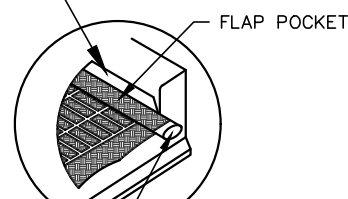
EROSION CONTROL MAT – SLOPE INSTALLATION



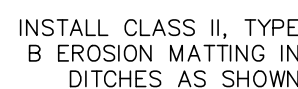
RIPRAP/STILLING BASIN DETAIL



STONE TRACKING PAD DETAIL



TYPE D-HR INLET PROTECTION DETAIL



BERM/SWALE DETAIL
EAST SIDE OF 30 UNIT BUILDING



SILT FENCE CONSTRUCTION (SHEET FLOW)

MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS OR SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30

[illegible]

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EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:

EROSION CONTROL DETAILS

DRAWN BY:

JDR

DESIGNED BY:

CHECKED BY:

KJP

PLAN DATE:

05/24/2024

PROJECT NO:

\AM-97-22'

VILLAGE SUBMITTAL

SHEET NO:

C2.03



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PROJECT TITLE:

**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:

UTILITY DETAILS

DRAWN BY:

JDR

DESIGNED BY:

JDR

CHECKED BY:

KJP

PLAN DATE:

05/24/2024

PROJECT NO:

\AM-97-22\

VILLAGE
SUBMITTAL

SHEET NO:

C2.04