



## **VILLAGE OF JACKSON VILLAGE BOARD MEETING AGENDA**

**Tuesday, August 6, 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. Public Hearing
  - a. Conditional Use Request and Site Plan Review - Cedar Creek Townhomes, LLC for Parcel V3\_019700V - James Kupfer
4. 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.)
5. Consent Agenda
  - a. Approval of Minutes for the Village Board Meeting of July 9, 2024.
6. Approval of Cigarette/Tobacco/Vape License:
  - a. Jackson Tobacco & Vape LLC N168W22734 Prairie View Lane Jackson, WI 53037  
Registered Agent: Mohanad Dawada
7. Budget and Finance Committee
  - a. Pay Request # 6 (Final) - 2023 Utility & Street Improvement Project - Vinton  
Construction in the amount of \$10,000.00
  - b. Pay Request #5 - WWTP Tertiary Filters & Disinfection Project - JH Hassinger in  
the amount of \$138,795.00
  - c. Review of Bids and Funding of 2024 Ridgeway Dr. & Chestnut Ct. Reconstruction  
Project
  - d. Authorization to Increase Water and Sewer Utility Rates Effective October 1, 2024
  - e. Reimbursement Request #2 for the 2024 WWTP Project in the amount of  
\$496,617.80 from the Clean Water Fund Loan
  - f. Pay Request #1 - Jackson Community Center Expansion Project - Moore  
Construction Services LLC in the amount of \$158,229.55

- g. Pay Request #2 - Jackson Community Center Expansion Project - Moore Construction Services LLC in the amount of \$489,375.40

8. Plan Commission

- a. Conditional Use Request and Site Plan Review - Cedar Creek Townhomes, LLC for Parcel V3\_019700V - James Kupfer

9. West Bend School District

10. Washington County Board Report

11. Greater Jackson Business Alliance

12. Mid-Moraine Municipal Association Report

13. Closed Session Pursuant to Wis. Stats. §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:

- a. To Discuss Development Agreements for Property Publicly Owned in TID 7;
- b. To Discuss Contracted Services

14. Reconvene into Open Session with Possible Action Related to the Subject of the Preceding Closed Session

15. 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.



## **MINUTES**

### **VILLAGE BOARD MEETING**

**Tuesday, July 9, 2024 at 7:30 PM**

### **Village Board Meeting - AMENDED**

1. Call to Order and Roll Call

The meeting was called to order at 7:30 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 Heidtke, Treasurer Darlene Smith, Police Chief Ryan Vossekul, Inspections & Zoning Director Collin Johnson, Parks & Recreation Director Kelly Valentino, and Interim Clerk Pam Wolf.

2. Pledge of Allegiance

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

3. 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."

The closed session is for the following purpose:

- a. To Receive Information about Candidates for the Village Clerk Position and to discuss specific candidates.

The motion to proceed into closed session, pursuant to Wis. Stats. § 19.85(1)(c) 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. Olson: aye

Tr. Kruepke: aye

Tr. Matter: aye

Tr. Wells: aye

Vote: 7 ayes, 0 nays. Motion carried. The meeting proceeded into closed session at 7:31 PM. Those present for the entirety of the closed session consisted of the body and Administrator Heidtke.

4. Reconvene into Open Session with Possible Action Related to the Subject of the Preceding Closed Session, Including Possible Appointment of Village Clerk

The motion to reconvene into open session was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried. The meeting reconvened in open session at 7:50PM.

The motion to recommend the appointment of Jacqueline Schuh to the position of Village Clerk was made by Tr. Olson and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

Interim Clerk Wolf performed the ceremonial swearing of Jacqueline Schuh for the position of Village Clerk.

5. Presentations

a. Review of 2023 Audited Financial Statements Report - Patricia Reda, Sitzberger & Company, LLC

Pattie Reda from Lucida, formerly Sitzberger & Company, LLC, summarized the audited financial statements. Pattie provided an audit summary of all 2023 fund balances.

The motion to approve the 2023 Audited Financial Statements Report to include subsequent borrowings for 2024 was made by Pres. Heckendorf and seconded by Tr. Wells.

Vote: 7 ayes, 0 nays. Motion carried.

6. Public Hearing

a. Conditional Use Request and Site Plan Review - Drive-Thru Expansion and Signage Updates - W227 N16880 Tillie Lake Court - Culvers

No citizens were present to speak regarding the public hearing.

7. 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.

8. Consent Agenda

a. Approval of Minutes for the Special Village Board Meeting of June 25, 2024

The motion to approve Minutes from the Special Village Board meeting on June 25, 2024 was made by Tr. Olson and seconded by Pres. Heckendorf.

Vote: 7 ayes, 0 nays. Motion carried.

9. Budget and Finance Committee

- a. Resolution #24-19 Preliminary Resolution for Special Assessment of 2024 Ridgeway Drive and Chestnut Court Reconstruction Project

The motion to approve Resolution #24-19 was made by Tr. Wells and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

- b. Pay Request #4 - WWTP Tertiary Filters & Disinfection Project - JH Hassinger in the amount of \$348,745.00

The motion to approve Pay Request #4 for the Wastewater Treatment Plant Tertiary Filters and Disinfection Project to JH Hassinger in the amount of \$348,745.00 was made by Tr. Olson and seconded by Tr. Wells.

Vote: 7 ayes, 0 nays. Motion carried.

10. Plan Commission

- a. Conditional Use Request and Site Plan Review - Drive-Thru Expansion and Signage Updates - W227 N16880 Tillie Lake Court - Culvers

The motion to approve the Conditional Use Request and proposed Site Plan pertaining to drive-thru and signage updates for Culvers, located at W227 N16880 Tillie Lake Court was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried.

11. Board of Public Works

- a. Reviewing connection for Village Sanitary Sewer and Water for Cedar Creek Townhomes - Eagle Drive

The motion to approve the connection for Village Sanitary Sewer and Water for Cedar Creek Townhomes was made by Tr. Olson and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

12. West Bend School District

Tr. Wells reported that discussion continues regarding a possible referendum for the November election. The calendar for the 2024-2025 school year is completed.

13. Washington County Board Report

Mike Schwab provided a written record to be entered in the meeting minutes as follows:  
"Items appearing on the Washington County Board's July 10 meeting agenda that may be of particular interest to the Village of Jackson residents are:

Agenda item 5.b, 2024 Resolution 16- If approved, this resolution would provide \$300,000 over two years for improvements at the Washington County Fair Park.

Agenda item 5.c, 2024 Resolution 17- This resolution would provide approval for the Medical Examiner to apply for a grant for advanced equipment to assist the medical examiner and law enforcement in speeding up their investigations.

Agenda item 5.d, 2024 Resolution 18-authorizes Washington County to enter into the opioid settlement agreement with the Kroger Company, and to agree to the terms of that agreement.

Agenda item 5.e, 2024 Resolution 19-This resolution confirms an agreement between Washington County and the Village of Richfield, in which Washington County will provide municipal planning services as part of the shared revenue of the County Sales Tax."

14. Greater Jackson Business Alliance

Tr. Matter reported the Alliance is planning a celebration for the re-opening of Main Street. It was also stated the next meeting will be on July 17th at 4:30PM at Jackson Park.

15. Mid-Moraine Municipal Association Report

Tr. Olson reported the association is not meeting until September.

16. Closed Session Pursuant to Wis. Stats. § 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 purpose:

- a. To Discuss Development Agreements for Property Publicly Owned in TID 7.

The motion to proceed into closed session, pursuant to Wis. Stats. § 19.85(1)(e) was made by Pres. Heckendorf and seconded by Tr. Olson.

A roll vote was taken:

Pres. Heckendorf: aye

Tr. Emmrich: aye

Tr. Engelhardt: aye

Tr. Olson: aye

Tr. Kruepke: aye

Tr. Matter: aye

Tr. Wells: aye

Vote: 7 ayes, 0 nays. Motion carried. The meeting proceeded into closed session at 8:16PM. Those present for the entirety of the closed session consisted of the body, Administrator Heidtke and a representative from Ehlers who was joining virtually.

17. Reconvene into Open Session with Possible Action Related to the Subject of the Preceding Closed Session

The motion to reconvene into open session was made by Pres. Heckendorf and seconded by Tr. Engelhardt.

Vote: 7 ayes, 0 nays. Motion carried. The meeting reconvened in open session at 9:17 PM.

No action was taken.

18. 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 9:17 PM.

Respectfully Submitted,  
Pamela Wolf - Village Interim Clerk



June 3, 2024

Village of Jackson  
W194 N16660 Eagle Drive  
Jackson, WI 53037

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

Subject: Project: VOJ 23-01  
2023 Utility & Street Improvements  
CTH P, Sherman Road & Highland Road  
Pay request #6

Dear Mr. Kober:

Enclosed you will find Pay Request #6 for the 2023 Utility and Street Improvements project in the Village of Jackson. This pay request is for the remaining retainage to complete the contract.

|                                          |                  |
|------------------------------------------|------------------|
| Total work completed to date             | = \$2,089,478.91 |
| Total Retainage                          | = \$54,397.66    |
| Retainage Paid Pay Request #5            | = \$44,397.66    |
| Amount due to Contractor, Pay Request #6 | = \$10,000.00    |

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

Sincerely,

Todd Drew  
Project Inspector  
Gremmer & Associates, Inc.

# Contractor's Application for Payment No.

6 FINAL

|                                             |                                                |                             |  |
|---------------------------------------------|------------------------------------------------|-----------------------------|--|
| Application Period: Thru 5/31/2024          |                                                | Application Date: 5/31/2024 |  |
| To (Owner): Village of Jackson              | From (Contractor): Vinton Construction Company | Via (Engineer): Jeff Spaeth |  |
| Project: 2023 Utility & Street Improvements | Contract: 2023 Utility & Street Improvements   | Gremmer & Associates        |  |
| Owner's Contract No.:                       | Contractor's Project No.: 23073                | Engineer's Project No.:     |  |

## Application For Payment Change Order Summary

| Approved Change Orders         |               |              | 1. ORIGINAL CONTRACT PRICE.....                                | \$ 2,175,906.55 |
|--------------------------------|---------------|--------------|----------------------------------------------------------------|-----------------|
| Number                         | Additions     | Deductions   | 2. Net change by Change Orders.....                            | \$ -103,691.00  |
| 1                              | \$546,309.00  | \$654,300.00 | 3. Current Contract Price (Line 1 ± 2).....                    | \$ 2,072,215.55 |
| Extra                          | \$4,300.00    |              | 4. TOTAL COMPLETED AND STORED TO DATE                          |                 |
|                                |               |              | (Column F total on Progress Estimates).....                    | \$ 2,089,478.91 |
|                                |               |              | 5. RETAINAGE:                                                  |                 |
|                                |               |              | a. 2.5% X Work Completed.....                                  | \$              |
|                                |               |              | b. X Stored Material.....                                      | \$              |
|                                |               |              | c. Total Retainage (Line 5.a + Line 5.b).....                  | \$              |
|                                |               |              | 6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....            | \$ 2,089,478.91 |
|                                |               |              | 7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... | \$ 2,079,478.91 |
|                                |               |              | 8. AMOUNT DUE THIS APPLICATION.....                            | \$ 10,000.00    |
|                                |               |              | 9. BALANCE TO FINISH, PLUS RETAINAGE                           |                 |
|                                |               |              | (Column G total on Progress Estimates + Line 5.c above).....   | \$ -17,263.36   |
| TOTALS                         | \$550,609.00  | \$654,300.00 |                                                                |                 |
| NET CHANGE BY<br>CHANGE ORDERS | -\$103,691.00 |              |                                                                |                 |

### Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

### Contractor Signature

By:  Date: 5/31/24

Payment of: \$ \_\_\_\_\_  
(Line 8 or other - attach explanation of the other amount)

is recommended by: \_\_\_\_\_  
(Engineer) (Date)

Payment of: \$ \_\_\_\_\_  
(Line 8 or other - attach explanation of the other amount)

is approved by: \_\_\_\_\_  
(Owner) (Date)

Approved by: \_\_\_\_\_  
Funding or Financing Entity (if applicable) (Date)

## Unit Cost Breakdown

Project: Jackson 2023 Utility Street Improvements

Page 1 of 3

Contractor: Vinton Construction Company

Application Date: 05/31/24

Payment Application #: 6 FINAL RETAINAGE

VCC Job# 23073

| ITEM NO. | DESCRIPTION OF WORK                       | Scheduled- |     |               |               | Work Completed   |               |              |        | Total Completed/Stored |               | Scheduled Vs.  | Percent Complete |
|----------|-------------------------------------------|------------|-----|---------------|---------------|------------------|---------------|--------------|--------|------------------------|---------------|----------------|------------------|
|          |                                           | Quantity   | UOM | Unit Price    | Amount        | Previous Request |               | This Request |        | To Date                |               | Actual         |                  |
|          |                                           |            |     |               |               | Quantity         | Amount        | Quantity     | Amount | Quantity               | Amount        | Add(Deduct)    |                  |
|          |                                           |            |     |               |               |                  |               |              |        |                        |               |                |                  |
| CTH P    |                                           |            |     |               |               |                  |               |              |        |                        |               |                |                  |
| 100      | 100-01 Removing Asphaltic Surface         | 1,376      | SY  | \$ 9.50       | \$ 13,072.00  | 1,217.50         | \$ 11,566.25  | -            | \$ -   | 1,217.50               | \$ 11,566.25  | \$ 1,505.75    | 88.5%            |
| 101      | 100-02 Removing Curb & Gutter             | 62         | LF  | \$ 10.00      | \$ 620.00     | 21.00            | \$ 210.00     | -            | \$ -   | 21.00                  | \$ 210.00     | \$ 410.00      | 33.9%            |
| 102      | 100-05 Base Aggregate Dense 3/4-Inch      | 375        | TON | \$ 36.88      | \$ 13,830.00  | 58.70            | \$ 2,164.86   | -            | \$ -   | 58.70                  | \$ 2,164.86   | \$ 11,665.14   | 15.7%            |
| 103      | 100-06 Base Aggregate Dense 1 1/4-Inch    | 740        | TON | \$ 19.24      | \$ 14,237.60  | 740.00           | \$ 14,237.60  | -            | \$ -   | 740.00                 | \$ 14,237.60  | \$ -           | 100.0%           |
| 104      | 100-07 Asphaltic Surface                  | 325        | TON | \$ 134.00     | \$ 43,550.00  | 411.80           | \$ 55,181.20  | -            | \$ -   | 411.80                 | \$ 55,181.20  | \$ (11,631.20) | 126.7%           |
| 105      | 100-08 Asphaltic Flumes                   | 15         | SY  | \$ 55.00      | \$ 825.00     | -                | \$ -          | -            | \$ -   | -                      | \$ -          | \$ 825.00      | 0.0%             |
| 106      | 100-09 Concrete Curb & Gutter 6-Inch      | 62         | LF  | \$ 77.00      | \$ 4,774.00   | 21.00            | \$ 1,617.00   | -            | \$ -   | 21.00                  | \$ 1,617.00   | \$ 3,157.00    | 33.9%            |
| 107      | 100-11 Traffic Control                    | 1          | LS  | \$ 8,967.00   | \$ 8,967.00   | 1.00             | \$ 8,967.00   | -            | \$ -   | 1.00                   | \$ 8,967.00   | \$ -           | 100.0%           |
| 108      | 100-14 Sawing Asphalt & Concrete          | 2,361      | LF  | \$ 2.50       | \$ 5,902.50   | 2,803.00         | \$ 7,007.50   | -            | \$ -   | 2,803.00               | \$ 7,007.50   | \$ (1,105.00)  | 118.7%           |
| 109      | 100-15 Salvaged Topsoil, Seed No. 40,     | 4,150      | SY  | \$ 7.04       | \$ 29,216.00  | 4,842.00         | \$ 34,087.68  | -            | \$ -   | 4,842.00               | \$ 34,087.68  | \$ (4,871.68)  | 116.7%           |
| 110      | 100-16 Salvaged Topoil, Seed No. 40,      | 1,500      | SY  | \$ 6.04       | \$ 9,060.00   | 1,185.00         | \$ 7,157.40   | -            | \$ -   | 1,185.00               | \$ 7,157.40   | \$ 1,902.60    | 79.0%            |
| 111      | 100-19 Culvert Pipe Checks                | 6          | EA  | \$ 40.00      | \$ 240.00     | -                | \$ -          | -            | \$ -   | -                      | \$ -          | \$ 240.00      | 0.0%             |
| 112      | 100-20 Temporary Ditch Checks             | 18         | EA  | \$ 27.00      | \$ 486.00     | -                | \$ -          | -            | \$ -   | -                      | \$ -          | \$ 486.00      | 0.0%             |
| 113      | 100-21 Inlet Protection Type B            | 1          | EA  | \$ 70.00      | \$ 70.00      | -                | \$ -          | -            | \$ -   | -                      | \$ -          | \$ 70.00       | 0.0%             |
| 114      | 100-23 Silt Fence                         | 2,660      | LF  | \$ 2.02       | \$ 5,373.20   | 1,686.00         | \$ 3,405.72   | -            | \$ -   | 1,686.00               | \$ 3,405.72   | \$ 1,967.48    | 63.4%            |
| 115      | 100-24 Remove & Replace Driveway          | 3          | EA  | \$ 953.00     | \$ 2,859.00   | 3.00             | \$ 2,859.00   | -            | \$ -   | 3.00                   | \$ 2,859.00   | \$ -           | 100.0%           |
| 116      | 100-26 Remove & Replace Tracking Pad      | 1          | EA  | \$ 3,000.00   | \$ 3,000.00   | -                | \$ -          | -            | \$ -   | -                      | \$ -          | \$ 3,000.00    | 0.0%             |
| 117      | 100-27 Mobilization                       | 1          | EA  | \$ 240,000.00 | \$ 240,000.00 | 1.00             | \$ 240,000.00 | -            | \$ -   | 1.00                   | \$ 240,000.00 | \$ -           | 100.0%           |
| 118      | 300-02 Connect to Existing Sanitary Sewer | 1          | EA  | \$ 2,177.00   | \$ 2,177.00   | -                | \$ -          | -            | \$ -   | -                      | \$ -          | \$ 2,177.00    | 0.0%             |
| 119      | 300-03 Sanitary Manhole 4-FT Diameter     | 5          | EA  | \$ 8,797.00   | \$ 43,985.00  | 5.00             | \$ 43,985.00  | -            | \$ -   | 5.00                   | \$ 43,985.00  | \$ -           | 100.0%           |
| 120      | 300-05 Sanitary Sewer PVC SDR-35 6-       | 312        | LF  | \$ 219.00     | \$ 68,328.00  | 376.50           | \$ 82,453.50  | -            | \$ -   | 376.50                 | \$ 82,453.50  | \$ (14,125.50) | 120.7%           |
| 121      | 300-06 Sanitary Sewer PVC SDR-35 8-       | 424        | LF  | \$ 389.00     | \$ 164,936.00 | 401.00           | \$ 155,989.00 | -            | \$ -   | 401.00                 | \$ 155,989.00 | \$ 8,947.00    | 94.6%            |
| 122      | 300-07 Sanitary Sewer PVC SDR-26 8-       | 1,127      | LF  | \$ 326.00     | \$ 367,402.00 | 1,124.00         | \$ 366,424.00 | -            | \$ -   | 1,124.00               | \$ 366,424.00 | \$ 978.00      | 99.7%            |
| 123      | 400-01 Connect to Existing Water Main     | 2          | EA  | \$ 4,408.00   | \$ 8,816.00   | 1.00             | \$ 4,408.00   | -            | \$ -   | 1.00                   | \$ 4,408.00   | \$ 4,408.00    | 50.0%            |
| 124      | 400-02 Water Main Steel Casing 24-Inch    | -          | LF  | \$ 1,380.00   | \$ -          | -                | \$ -          | -            | \$ -   | -                      | \$ -          | \$ -           | #DIV/0!          |
| 125      | 400-03 Water Main PVC DR-18 6-Inch        | 77         | LF  | \$ 102.00     | \$ 7,854.00   | 96.00            | \$ 9,792.00   | -            | \$ -   | 96.00                  | \$ 9,792.00   | \$ (1,938.00)  | 124.7%           |
| 126      | 400-04 Water Main PVC DR-18 12-Inch       | 268        | LF  | \$ 171.00     | \$ 45,828.00  | 253.00           | \$ 43,263.00  | -            | \$ -   | 253.00                 | \$ 43,263.00  | \$ 2,565.00    | 94.4%            |
| 127      | 400-05 Water Gate Valve 6-Inch            | 2          | EA  | \$ 1,929.00   | \$ 3,858.00   | 3.00             | \$ 5,787.00   | -            | \$ -   | 3.00                   | \$ 5,787.00   | \$ (1,929.00)  | 150.0%           |
| 128      | 400-06 Water Gate Valve 12-Inch           | 8          | EA  | \$ 4,877.00   | \$ 39,016.00  | 8.00             | \$ 39,016.00  | -            | \$ -   | 8.00                   | \$ 39,016.00  | \$ -           | 100.0%           |
| 129      | 400-07 Water Tee 12x6-Inch                | 2          | EA  | \$ 866.00     | \$ 1,732.00   | 3.00             | \$ 2,598.00   | -            | \$ -   | 3.00                   | \$ 2,598.00   | \$ (866.00)    | 150.0%           |
| 130      | 400-08 Water Tee 12x12-Inch               | 1          | EA  | \$ 1,485.00   | \$ 1,485.00   | -                | \$ -          | -            | \$ -   | -                      | \$ -          | \$ 1,485.00    | 0.0%             |
| 131      | 400-09 Water 11.25 Deg Bend 12-Inch       | 2          | EA  | \$ 769.00     | \$ 1,538.00   | 1.00             | \$ 769.00     | -            | \$ -   | 1.00                   | \$ 769.00     | \$ 769.00      | 50.0%            |
| 132      | 400-10 Water 22.5 Deg Bend 12-Inch        | 1          | EA  | \$ 790.00     | \$ 790.00     | 1.00             | \$ 790.00     | -            | \$ -   | 1.00                   | \$ 790.00     | \$ -           | 100.0%           |
| 133      | 400-11 Water 45 Deg Bend 12-Inch          | 12         | EA  | \$ 861.00     | \$ 10,332.00  | 6.00             | \$ 5,166.00   | -            | \$ -   | 6.00                   | \$ 5,166.00   | \$ 5,166.00    | 50.0%            |



## Unit Cost Breakdown

Project: Jackson 2023 Utility Street Improvements

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Contractor: Vinton Construction Company

Application Date: 05/31/24

Payment Application #: 6 FINAL RETAINAGE

VCC Job# 23073

| ITEM NO.      | DESCRIPTION OF WORK                       | Scheduled- |     |              |               | Work Completed   |               |              |        | Total Completed/Stored |               | Scheduled Vs.  | Percent Complete |
|---------------|-------------------------------------------|------------|-----|--------------|---------------|------------------|---------------|--------------|--------|------------------------|---------------|----------------|------------------|
|               |                                           | Quantity   | UOM | Unit Price   | Amount        | Previous Request |               | This Request |        | To Date                |               | Actual         |                  |
|               |                                           |            |     |              |               | Quantity         | Amount        | Quantity     | Amount | Quantity               | Amount        | Add(Deduct)    |                  |
|               |                                           |            |     |              |               |                  |               |              |        |                        |               |                |                  |
| 134           | 400-12 Water Sleeve 12-Inch               | 1          | EA  | \$ 762.00    | \$ 762.00     | -                | \$ -          | -            | \$ -   | -                      | \$ -          | \$ 762.00      | 0.0%             |
| 135           | 400-13 Water Plug 12-Inch                 | 1          | EA  | \$ 342.00    | \$ 342.00     | 1.00             | \$ 342.00     | -            | \$ -   | 1.00                   | \$ 342.00     | \$ -           | 100.0%           |
| 136           | 400-14 Water Hydrant                      | 2          | EA  | \$ 5,895.00  | \$ 11,790.00  | 3.00             | \$ 17,685.00  | -            | \$ -   | 3.00                   | \$ 17,685.00  | \$ (5,895.00)  | 150.0%           |
| 137           | 400-15 Water Manhole 5-FT Diameter with   | 1          | EA  | \$ 7,685.00  | \$ 7,685.00   | 1.00             | \$ 7,685.00   | -            | \$ -   | 1.00                   | \$ 7,685.00   | \$ -           | 100.0%           |
| Sherman Road  |                                           |            |     |              |               |                  |               |              |        |                        |               |                |                  |
| 200           | 100-01 Removing Asphaltic Surface         | 111        | SY  | \$ 9.50      | \$ 1,054.50   | 229.20           | \$ 2,177.40   | -            | \$ -   | 229.20                 | \$ 2,177.40   | \$ (1,122.90)  | 206.5%           |
| 201           | 100-02 Removing Curb & Gutter             | 23         | LF  | \$ 10.00     | \$ 230.00     | 20.60            | \$ 206.00     | -            | \$ -   | 20.60                  | \$ 206.00     | \$ 24.00       | 89.6%            |
| 202           | 100-05 Base Aggregate Dense 3/4-Inch      | 25         | TON | \$ 56.88     | \$ 1,422.00   | 19.42            | \$ 1,104.61   | -            | \$ -   | 19.42                  | \$ 1,104.61   | \$ 317.39      | 77.7%            |
| 203           | 100-06 Base Aggregate Dense 1 1/4-Inch    | 65         | TON | \$ 19.24     | \$ 1,250.60   | 90.00            | \$ 1,731.60   | -            | \$ -   | 90.00                  | \$ 1,731.60   | \$ (481.00)    | 138.5%           |
| 204           | 100-07 Asphaltic Surface                  | 32         | TON | \$ 265.00    | \$ 8,480.00   | 83.80            | \$ 22,207.00  | -            | \$ -   | 83.80                  | \$ 22,207.00  | \$ (13,727.00) | 261.9%           |
| 205           | 100-10 Concrete Curb & Gutter 30-Inch     | 23         | LF  | \$ 109.00    | \$ 2,507.00   | 20.60            | \$ 2,245.40   | -            | \$ -   | 20.60                  | \$ 2,245.40   | \$ 261.60      | 89.6%            |
| 206           | 100-11 Traffic Control                    | 1          | LS  | \$ 4,155.00  | \$ 4,155.00   | 1.00             | \$ 4,155.00   | -            | \$ -   | 1.00                   | \$ 4,155.00   | \$ -           | 100.0%           |
| 207           | 100-14 Sawing Asphalt & Concrete          | 218        | LF  | \$ 2.50      | \$ 545.00     | 580.00           | \$ 1,450.00   | -            | \$ -   | 580.00                 | \$ 1,450.00   | \$ (905.00)    | 266.1%           |
| 208           | 100-17 Topsoil, Seed No. 40, Fertilizer   | 350        | SY  | \$ 8.50      | \$ 2,975.00   | 866.00           | \$ 7,361.00   | -            | \$ -   | 866.00                 | \$ 7,361.00   | \$ (4,386.00)  | 247.4%           |
| 209           | 100-19 Culvert Pipe Checks                | 1          | EA  | \$ 40.00     | \$ 40.00      | -                | \$ -          | -            | \$ -   | -                      | \$ -          | \$ 40.00       | 0.0%             |
| 210           | 100-20 Temporary Ditch Checks             | 3          | EA  | \$ 27.00     | \$ 81.00      | 3.00             | \$ 81.00      | -            | \$ -   | 3.00                   | \$ 81.00      | \$ -           | 100.0%           |
| 211           | 100-23 Silt Fence                         | 243        | LF  | \$ 3.00      | \$ 729.00     | 255.00           | \$ 765.00     | -            | \$ -   | 255.00                 | \$ 765.00     | \$ (36.00)     | 104.9%           |
| 212           | 100-25 Remove, Salvage & Reinstall Riprap | 1          | LS  | \$ 1,500.00  | \$ 1,500.00   | 1.00             | \$ 1,500.00   | -            | \$ -   | 1.00                   | \$ 1,500.00   | \$ -           | 100.0%           |
| 213           | 100-27 Mobilization                       | 1          | EA  | \$ 20,000.00 | \$ 20,000.00  | 1.00             | \$ 20,000.00  | -            | \$ -   | 1.00                   | \$ 20,000.00  | \$ -           | 100.0%           |
| 214           | 300-01 Connect to Existing Sanitary Sewer | 1          | EA  | \$ 2,177.00  | \$ 2,177.00   | 1.00             | \$ 2,177.00   | -            | \$ -   | 1.00                   | \$ 2,177.00   | \$ -           | 100.0%           |
| 215           | 300-03 Sanitary Manhole 4-FT Diameter     | 1          | EA  | \$ 9,050.00  | \$ 9,050.00   | 1.00             | \$ 9,050.00   | -            | \$ -   | 1.00                   | \$ 9,050.00   | \$ -           | 100.0%           |
| 216           | 300-05 Sanitary Sewer PVC SDR-35 6-       | 54         | LF  | \$ 280.00    | \$ 15,120.00  | 54.00            | \$ 15,120.00  | -            | \$ -   | 54.00                  | \$ 15,120.00  | \$ -           | 100.0%           |
| 217           | 300-06 Sanitary Sewer PVC SDR-35 8-       | 400        | LF  | \$ 388.00    | \$ 155,200.00 | 383.00           | \$ 148,604.00 | -            | \$ -   | 383.00                 | \$ 148,604.00 | \$ 6,596.00    | 95.8%            |
| Highland Road |                                           |            |     |              |               |                  |               |              |        |                        |               |                |                  |
| 300           | 100-01 Removing Asphaltic Surface         | 515        | SY  | \$ 4.60      | \$ 2,369.00   | 474.00           | \$ 2,180.40   | -            | \$ -   | 474.00                 | \$ 2,180.40   | \$ 188.60      | 92.0%            |
| 301           | 100-02 Removing Curb & Gutter             | 42         | LF  | \$ 10.00     | \$ 420.00     | 53.60            | \$ 536.00     | -            | \$ -   | 53.60                  | \$ 536.00     | \$ (116.00)    | 127.6%           |
| 302           | 100-03 Removing Concrete Sidewalk &       | 65         | SY  | \$ 9.00      | \$ 585.00     | 77.30            | \$ 695.70     | -            | \$ -   | 77.30                  | \$ 695.70     | \$ (110.70)    | 118.9%           |
| 303           | 100-04 Excavation Common                  | 313        | CY  | \$ 30.70     | \$ 9,609.10   | 313.00           | \$ 9,609.10   | -            | \$ -   | 313.00                 | \$ 9,609.10   | \$ -           | 100.0%           |
| 304           | 100-05 Base Aggregate Dense 3/4-Inch      | 45         | TON | \$ 34.34     | \$ 1,545.30   | 41.27            | \$ 1,417.21   | -            | \$ -   | 41.27                  | \$ 1,417.21   | \$ 128.09      | 91.7%            |
| 305           | 100-06 Base Aggregate Dense 1 1/4-Inch    | 445        | TON | \$ 19.25     | \$ 8,566.25   | 281.56           | \$ 5,420.03   | -            | \$ -   | 281.56                 | \$ 5,420.03   | \$ 3,146.22    | 63.3%            |
| 306           | 100-07 Asphaltic Surface                  | 150        | TON | \$ 115.00    | \$ 17,250.00  | 172.85           | \$ 19,877.75  | -            | \$ -   | 172.85                 | \$ 19,877.75  | \$ (2,627.75)  | 115.2%           |
| 307           | 100-08 Asphaltic Flumes                   | 15         | SY  | \$ 55.00     | \$ 825.00     | 5.30             | \$ 291.50     | -            | \$ -   | 5.30                   | \$ 291.50     | \$ 533.50      | 35.3%            |
| 308           | 100-10 Concrete Curb & Gutter 30-Inch     | 453        | LF  | \$ 30.00     | \$ 13,590.00  | 464.00           | \$ 13,920.00  | -            | \$ -   | 464.00                 | \$ 13,920.00  | \$ (330.00)    | 102.4%           |
| 309           | 100-11 Traffic Control                    | 1          | LS  | \$ 3,268.00  | \$ 3,268.00   | 1.00             | \$ 3,268.00   | -            | \$ -   | 1.00                   | \$ 3,268.00   | \$ -           | 100.0%           |

## Unit Cost Breakdown

Project: Jackson 2023 Utility Street Improvements

Page 3 of 3

Contractor: Vinton Construction Company

Application Date: 05/31/24

Payment Application #: 6 FINAL RETAINAGE

VCC Job# 23073

| ITEM NO.      | DESCRIPTION OF WORK                        | Scheduled- |     |              |                 | Work Completed   |                 |              |                | Total Completed/Stored |                 | Scheduled Vs.  | Percent Complete |
|---------------|--------------------------------------------|------------|-----|--------------|-----------------|------------------|-----------------|--------------|----------------|------------------------|-----------------|----------------|------------------|
|               |                                            | Quantity   | UOM | Unit Price   | Amount          | Previous Request |                 | This Request |                | To Date                |                 | Actual         |                  |
|               |                                            |            |     |              |                 | Quantity         | Amount          | Quantity     | Amount         | Quantity               | Amount          | Add(Deduct)    |                  |
|               |                                            |            |     |              |                 |                  |                 |              |                |                        |                 |                |                  |
| 310           | 100-12 Concrete Sidewalk 4-Inch            | 1,396      | SF  | \$ 8.75      | \$ 12,215.00    | 1,400.00         | \$ 12,250.00    | -            | \$ -           | 1,400.00               | \$ 12,250.00    | \$ (35.00)     | 100.3%           |
| 311           | 100-13 Concrete Driveway 6-Inch            | 115        | SY  | \$ 89.00     | \$ 10,235.00    | 135.50           | \$ 12,059.50    | -            | \$ -           | 135.50                 | \$ 12,059.50    | \$ (1,824.50)  | 117.8%           |
| 312           | 100-14 Sawing Asphalt & Concrete           | 537        | LF  | \$ 2.50      | \$ 1,342.50     | 591.00           | \$ 1,477.50     | -            | \$ -           | 591.00                 | \$ 1,477.50     | \$ (135.00)    | 110.1%           |
| 313           | 100-18 Topsoil, Seed No. 40, Fertilizer    | 665        | SY  | \$ 8.20      | \$ 5,453.00     | 568.00           | \$ 4,657.60     | -            | \$ -           | 568.00                 | \$ 4,657.60     | \$ 795.40      | 85.4%            |
| 314           | 100-20 Temporary Ditch Checks              | 1          | EA  | \$ 40.00     | \$ 40.00        | -                | \$ -            | -            | \$ -           | -                      | \$ -            | \$ 40.00       | 0.0%             |
| 315           | 100-22 Inlet Protection Type C             | 2          | EA  | \$ 70.00     | \$ 140.00       | -                | \$ -            | -            | \$ -           | -                      | \$ -            | \$ 140.00      | 0.0%             |
| 316           | 100-27 Mobilization                        | 1          | EA  | \$ 20,000.00 | \$ 20,000.00    | 1.00             | \$ 20,000.00    | -            | \$ -           | 1.00                   | \$ 20,000.00    | \$ -           | 100.0%           |
| 317           | 300-04 Adjusting Sanitary Sewer Manhole    | 1          | EA  | \$ 650.00    | \$ 650.00       | 1.00             | \$ 650.00       | -            | \$ -           | 1.00                   | \$ 650.00       | \$ -           | 100.0%           |
| 318           | 400-16 Adjusting Hydrant                   | 1          | EA  | \$ 1,425.00  | \$ 1,425.00     | 1.00             | \$ 1,425.00     | -            | \$ -           | 1.00                   | \$ 1,425.00     | \$ -           | 100.0%           |
| 319           | 400-17 Adjusting Water Curb Box            | 2          | EA  | \$ 412.00    | \$ 824.00       | 2.00             | \$ 824.00       | -            | \$ -           | 2.00                   | \$ 824.00       | \$ -           | 100.0%           |
| Change Orders |                                            |            |     |              |                 |                  |                 |              |                |                        |                 |                |                  |
| 900           | CO1 100-28 Mobilization Directional Drill  | 1          | LS  | \$ 19,619.00 | \$ 19,619.00    | 1.00             | \$ 19,619.00    | -            | \$ -           | 1.00                   | \$ 19,619.00    | \$ -           | 100.0%           |
| 901           | CO1 400-04B WM DPE DR-11 Directional Drill | 3,100      | LF  | \$ 169.90    | \$ 526,690.00   | 3,181.00         | \$ 540,451.90   | -            | \$ -           | 3,181.00               | \$ 540,451.90   | \$ (13,761.90) | 102.6%           |
| 902           | EXTRA Pre & Pave Around Sanitary Manholes  | 1.00       | LS. | \$ 4,300.00  | \$ 4,300.00     | \$ 1.00          | \$ 4,300.00     | \$ -         | \$ -           | \$ 1.00                | \$ 4,300.00     | \$ -           | 100.0%           |
|               |                                            |            |     |              |                 |                  |                 |              |                |                        |                 |                |                  |
|               | Total:                                     |            |     |              | \$ 2,072,215.55 |                  | \$ 2,089,478.91 |              | \$ -           |                        | \$ 2,089,478.91 | \$ (17,263.36) |                  |
|               | Less: Retainage                            |            |     |              |                 |                  | \$ 10,000.00    |              | \$ (10,000.00) |                        | \$ -            |                |                  |
|               | Total:                                     |            |     |              |                 |                  | \$ 2,079,478.91 |              | \$ 10,000.00   |                        | \$ 2,089,478.91 |                |                  |
|               | Amount Previously Paid                     |            |     |              |                 |                  | \$ 2,079,478.91 |              | \$ -           |                        | \$ 2,079,478.91 |                |                  |
|               | Amount DueThis Request                     |            |     |              |                 |                  |                 |              | \$ 10,000.00   |                        | \$ 10,000.00    |                |                  |

**FINAL PAYMENT LIEN WAIVER**

KNOWN ALL MEN BY THESE PRESENTS that

WHEREAS, the undersigned **Vinton Construction Company** as prime contractor, entered into a Contract with the **Village of Jackson** for the complete construction of the **Jackson VOJ23-01 Utility & Street Improvements Project** in **Jackson, WI**, and

WHEREAS, the undersigned has completed 100% of construction under the terms of the construction agreement,

NOW, THEREFORE in consideration of final payment by the **Village of Jackson** to the undersigned **Vinton Construction Company**, the undersigned hereby waives and releases any and all liens, claims or rights to file a lien or liens to the extent of the payment above referred to against the **Village of Jackson**.

The undersigned further states that all wages, materials, social security taxes, withholding taxes, sales and use taxes, permits, subcontractors and material men have been fully paid and discharged for all work performed; workmen's compensation and other insurance premiums and all taxes have been fully paid and discharged.

The undersigned further agrees to save harmless the **Village of Jackson** from any matter or thing arising from the filing of claims or liens by any workman, subcontractor or material men in connection with the work performed.

IN WITNESS WHEREOF, the contractor by its authorized representatives has caused this waiver to be signed.

This 31<sup>st</sup> day of May, 2024.

Witness: \_\_\_\_\_

  
Vinton Construction Company - CONTRACTOR

RECEIVED

MAR 13 2024

Per Bfs #519-23

Q23-73

**SUBCONTRACTOR - FINAL PAYMENT LIEN WAIVER**

PROJECT Jackson VOJ23-01 Utility & Street Improvements Project

SUBCONTRACTOR \_\_\_\_\_

KNOWN ALL MEN BY THESE PRESENTS that

WHEREAS, the undersigned, as subcontractor, entered into a Contract with Vinton Construction Company for the complete construction of the Jackson VOJ23-01 Utility & Street Improvements Project for the Village of Jackson, WI, and

WHEREAS, the undersigned has completed 100% of construction under the terms of the construction agreement,

NOW THEREFORE in consideration of final payment by Vinton Construction Company to the undersigned, the undersigned hereby waives and releases any and all liens, claims or rights to file any lien or liens to the extent of the payment above referred to against Vinton Construction Company, and

The undersigned further states that all wages, materials, social security taxes, withholding taxes, sales and use taxes, permits, subcontractors and material men have been fully paid and discharged for all work performed; workmen's compensation and other insurance premiums and all taxes have been fully paid and discharged.

The undersigned further agrees to save harmless Vinton Construction Company from any matter or thing arising from the filing of claims or liens by any workman, subcontractor or material men in connection with the work performed.

IN WITNESS WHEREOF, the subcontractor by its authorized representative has caused this waiver to be signed.

This 14<sup>th</sup> day of March, 2024

BY: \_\_\_\_\_

Barricade Flasher Service Inc  
SUBCONTRACTOR

Witness: \_\_\_\_\_

Adam Tieton

**SUBCONTRACTOR - FINAL PAYMENT LIEN WAIVER**

PROJECT Jackson VOJ23-01 Utility & Street Improvements Project

SUBCONTRACTOR D.C. Burbach, Inc.

KNOWN ALL MEN BY THESE PRESENTS that

WHEREAS, the undersigned, as subcontractor, entered into a Contract with Vinton Construction Company for the complete construction of the Jackson VOJ23-01 Utility & Street Improvements Project for the Village of Jackson, WI, and

WHEREAS, the undersigned has completed 100% of construction under the terms of the construction agreement,

NOW THEREFORE in consideration of final payment by Vinton Construction Company to the undersigned, the undersigned hereby waives and releases any and all liens, claims or rights to file any lien or liens to the extent of the payment above referred to against Vinton Construction Company, and

The undersigned further states that all wages, materials, social security taxes, withholding taxes, sales and use taxes, permits, subcontractors and material men have been fully paid and discharged for all work performed; workmen's compensation and other insurance premiums and all taxes have been fully paid and discharged.

The undersigned further agrees to save harmless Vinton Construction Company from any matter or thing arising from the filing of claims or liens by any workman, subcontractor or material men in connection with the work performed.

IN WITNESS WHEREOF, the subcontractor by its authorized representative has caused this waiver to be signed.

This 18<sup>th</sup> day of March, 2024

BY: \_\_\_\_\_

Peter Burbach  
SUBCONTRACTOR

Witness: \_\_\_\_\_

**SUBCONTRACTOR - FINAL PAYMENT LIEN WAIVER**

PROJECT Jackson VOJ23-01 Utility & Street Improvements Project

SUBCONTRACTOR EBI DRILLING SERVICES INC

KNOWN ALL MEN BY THESE PRESENTS that

WHEREAS, the undersigned, as subcontractor, entered into a Contract with **Vinton Construction Company** for the complete construction of the **Jackson VOJ23-01 Utility & Street Improvements Project** for the **Village of Jackson, WI**, and

WHEREAS, the undersigned has completed 100% of construction under the terms of the construction agreement,

NOW THEREFORE in consideration of final payment by **Vinton Construction Company** to the undersigned, the undersigned hereby waives and releases any and all liens, claims or rights to file any lien or liens to the extent of the payment above referred to against **Vinton Construction Company**, and

The undersigned further states that all wages, materials, social security taxes, withholding taxes, sales and use taxes, permits, subcontractors and material men have been fully paid and discharged for all work performed; workmen's compensation and other insurance premiums and all taxes have been fully paid and discharged.

The undersigned further agrees to save harmless **Vinton Construction Company** from any matter or thing arising from the filing of claims or liens by any workman, subcontractor or material men in connection with the work performed.

IN WITNESS WHEREOF, the subcontractor by its authorized representative has caused this waiver to be signed.

This 14 day of March, 2024

BY: Kaz Anderson  
**EBI DRILLING SERVICES INC**  
**SUBCONTRACTOR**

Witness: \_\_\_\_\_



**SUBCONTRACTOR - FINAL PAYMENT LIEN WAIVER**

PROJECT Jackson VOJ23-01 Utility & Street Improvements Project

SUBCONTRACTOR ESI Ltd.

KNOWN ALL MEN BY THESE PRESENTS that

WHEREAS, the undersigned, as subcontractor, entered into a Contract with Vinton Construction Company for the complete construction of the Jackson VOJ23-01 Utility & Street Improvements Project for the Village of Jackson, WI, and

WHEREAS, the undersigned has completed 100% of construction under the terms of the construction agreement,

NOW THEREFORE in consideration of final payment by Vinton Construction Company to the undersigned, the undersigned hereby waives and releases any and all liens, claims or rights to file any lien or liens to the extent of the payment above referred to against Vinton Construction Company, and

The undersigned further states that all wages, materials, social security taxes, withholding taxes, sales and use taxes, permits, subcontractors and material men have been fully paid and discharged for all work performed; workmen's compensation and other insurance premiums and all taxes have been fully paid and discharged.

The undersigned further agrees to save harmless Vinton Construction Company from any matter or thing arising from the filing of claims or liens by any workman, subcontractor or material men in connection with the work performed.

IN WITNESS WHEREOF, the subcontractor by its authorized representative has caused this waiver to be signed.

This 13 day of March, 2024  
BY: [Signature]  
ESI Ltd.  
SUBCONTRACTOR

Witness: [Signature]

**SUBCONTRACTOR - FINAL PAYMENT LIEN WAIVER**

PROJECT Jackson VOJ23-01 Utility & Street Improvements Project

SUBCONTRACTOR Great Lakes TV Seal Inc.

KNOWN ALL MEN BY THESE PRESENTS that

WHEREAS, the undersigned, as subcontractor, entered into a Contract with **Vinton Construction Company** for the complete construction of the **Jackson VOJ23-01 Utility & Street Improvements Project** for the **Village of Jackson, WI**, and

WHEREAS, the undersigned has completed 100% of construction under the terms of the construction agreement,

NOW THEREFORE in consideration of final payment by **Vinton Construction Company** to the undersigned, the undersigned hereby waives and releases any and all liens, claims or rights to file any lien or liens to the extent of the payment above referred to against **Vinton Construction Company**, and

The undersigned further states that all wages, materials, social security taxes, withholding taxes, sales and use taxes, permits, subcontractors and material men have been fully paid and discharged for all work performed; workmen's compensation and other insurance premiums and all taxes have been fully paid and discharged.

The undersigned further agrees to save harmless **Vinton Construction Company** from any matter or thing arising from the filing of claims or liens by any workman, subcontractor or material men in connection with the work performed.

IN WITNESS WHEREOF, the subcontractor by its authorized representative has caused this waiver to be signed.

This 14<sup>th</sup> day of March, 2024

BY: Brett Healy

  
SUBCONTRACTOR

Witness: 



23.20095  
**SUBCONTRACTOR - FINAL PAYMENT LIEN WAIVER**

PROJECT Jackson VOJ23-01 Utility & Street Improvements Project

SUBCONTRACTOR WOLF PAVING CO., INC.

KNOWN ALL MEN BY THESE PRESENTS that

WHEREAS, the undersigned, as subcontractor, entered into a Contract with Vinton Construction Company for the complete construction of the Jackson VOJ23-01 Utility & Street Improvements Project for the Village of Jackson, WI, and

WHEREAS, the undersigned has completed 100% of construction under the terms of the construction agreement,

NOW THEREFORE in consideration of final payment by Vinton Construction Company to the undersigned, the undersigned hereby waives and releases any and all liens, claims or rights to file any lien or liens to the extent of the payment above referred to against Vinton Construction Company, and

The undersigned further states that all wages, materials, social security taxes, withholding taxes, sales and use taxes, permits, subcontractors and material men have been fully paid and discharged for all work performed; workmen's compensation and other insurance premiums and all taxes have been fully paid and discharged.

The undersigned further agrees to save harmless Vinton Construction Company from any matter or thing arising from the filing of claims or liens by any workman, subcontractor or material men in connection with the work performed.

IN WITNESS WHEREOF, the subcontractor by its authorized representative has caused this waiver to be signed.

This 2nd day of APRIL, 2024

BY:

[Signature]  
WOLF PAVING CO., INC.  
SUBCONTRACTOR

Witness:

[Signature]



# AIA Document G702™ – 1992

## Application and Certificate for Payment

|                                                                                                        |                                                                                            |                                               |                                     |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------|
| <b>TO OWNER:</b><br>Village of Jackson<br>N168 W19851 Main Street<br>Jackson, WI 53037                 | <b>PROJECT:</b><br>Jackson Tertiary Filters<br>W194N16658 Eagle Drive<br>Jackson, WI 53037 | <b>APPLICATION NO:</b> 5                      | <b>Distribution to:</b>             |
| <b>FROM CONTRACTOR:</b><br>J.H. HASSINGER, INC.<br>N60 W16289 Kohler Lane<br>Menomonee Falls, WI 53051 | <b>VIA ARCHITECT:</b>                                                                      | <b>PERIOD TO:</b> 7/15/2024                   | OWNER <input type="checkbox"/>      |
|                                                                                                        |                                                                                            | <b>CONTRACT FOR:</b> Jackson Tertiary Filters | ARCHITECT <input type="checkbox"/>  |
|                                                                                                        |                                                                                            | <b>CONTRACT DATE:</b> 3/11/2024               | CONTRACTOR <input type="checkbox"/> |
|                                                                                                        |                                                                                            | <b>PROJECT NOS:</b> /                         | FIELD <input type="checkbox"/>      |
|                                                                                                        |                                                                                            | <b>INVOICE NO:</b> 12475                      | OTHER <input type="checkbox"/>      |

### 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) .....        | \$ 646,700.00   |
| 5. RETAINAGE:                                                       |                 |
| a. %5 of Completed Work<br>(Columns D + E on G703)                  | \$ 29,835.00    |
| b. %5 of Stored Material<br>(Column F on G703)                      | \$ 2,500.00     |
| Total Retainage (Lines 5a + 5b, or Total in Column I of G703) ..... | \$ 32,335.00    |
| 6. TOTAL EARNED LESS RETAINAGE .....                                | \$ 614,365.00   |
| (Line 4 minus Line 5 Total)                                         |                 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT .....                     | \$ 475,570.00   |
| (Line 6 from prior Certificate)                                     |                 |
| 8. CURRENT PAYMENT DUE .....                                        | \$ 138,795.00   |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE<br>(Line 3 minus Line 6)  | \$ 4,100,883.00 |

| 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        |
| <b>TOTAL</b>                                       | <b>\$ 0.00</b> | <b>0.00</b> |
| 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:

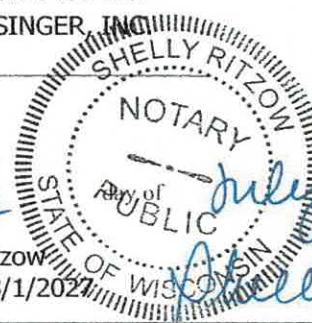
Shelly Ritzow

My commission expires:

8/1/2027

Date:

7/12/2024



### 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 ..... \$ 138,795.00

(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:

7/12/24

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.

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# CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE OF PAGES

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ARCHITECT'S PROJECT NO.:

5

7/12/2024

7/15/2024

Page 2

| 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      | 25,000.00                         | 3,000.00    | 0.00                                       | 28,000.00                                  | 18        | 127,178.00                | 1,400.00                     |
| 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       | 16,000.00                         | 0.00        | 0.00                                       | 16,000.00                                  | 80        | 4,000.00                  | 800.00                       |
| 4        | Demolition                    | 64,636.00       | 8,500.00                          | 10,000.00   | 0.00                                       | 18,500.00                                  | 29        | 46,136.00                 | 925.00                       |
| 5        | Excavation and Shoring        | 280,000.00      | 165,000.00                        | 37,000.00   | 0.00                                       | 202,000.00                                 | 72        | 78,000.00                 | 10,100.00                    |
| 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      | 44,500.00                         | 36,500.00   | 0.00                                       | 81,000.00                                  | 35        | 149,000.00                | 4,050.00                     |
| 9        | Concrete Materials            | 150,000.00      | 24,600.00                         | 19,600.00   | 0.00                                       | 44,200.00                                  | 29        | 105,800.00                | 2,210.00                     |
| 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      | 23,500.00                         | 0.00        | 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      | 8,700.00                          | 20,000.00   | 0.00                                       | 28,700.00                                  | 25        | 88,300.00                 | 1,435.00                     |
| 20       | HVAC                          | 300,000.00      | 0.00                              | 0.00        | 0.00                                       | 0.00                                       | 0         | 300,000.00                | 0.00                         |
| 21       | Process                       | 600,500.00      | 41,300.00                         | 20,000.00   | 0.00                                       | 61,300.00                                  | 10        | 539,200.00                | 3,065.00                     |
| 22       | Electrical Materials          | 107,561.00      | 2,500.00                          | 0.00        | 0.00                                       | 2,500.00                                   | 2         | 105,061.00                | 125.00                       |
|          |                               |                 |                                   |             |                                            |                                            |           |                           |                              |



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7/15/2024

Page 3

| A        | B                                | C               | D                                 | E           | F                                          | G                                          |           | H                         | I                             |
|----------|----------------------------------|-----------------|-----------------------------------|-------------|--------------------------------------------|--------------------------------------------|-----------|---------------------------|-------------------------------|
| 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) | % (G ÷ C) | BALANCE TO FINISH (C - G) | RETAINAGE (IF VARIABLE) RATE) |
|          |                                  |                 | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD |                                            |                                            |           |                           |                               |
| 23       | Electrical Labor                 | 175,000.00      | 1,000.00                          | 0.00        | 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    | 450,600.00                        | 146,100.00  | 50,000.00                                  | 646,700.00                                 | 14        | 4,068,548.00              | 32,335.00                     |



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## MEMO

TO: Brian Heckendorf, Village President; Budget and Finance Committee

FROM: Jen Heidtke, Village Administrator

RE: Review of Bids and Funding for Reconstruction of Chestnut Court and Ridgeway Drive

DATE: August 2, 2024

### **Background**

At the July 30, 2024, Board of Public Works meeting, it was recommended the Budget and Finance Committee and the Village Board consider accepting the base bid from LaLonde Contractors, Inc. in the amount of \$1,212,489.14 with the understanding the bid costs and scope of work exceed what was planned for in 2024.

The Budget and Finance Committee and Village Board must reach a consensus as to whether the bid for work shall be approved, and if approved, Staff will need to be directed regarding how to fund the work. A preliminary analysis of increased project cost was completed by Staff, in partnership with Ehlers Financial Advisors. The following items are important to note:

- The project was funded in the 2024 budget for an anticipated expense of \$315,500. Of the cost, \$105,500 of ARPA funds were dedicated to the project. The remaining funding was split between the Sewer and Water Utility, \$105,000 in cash per fund.
- To save money, the current recommendation from the Board of Public Works includes accepting the Base Bid for work, and foregoing Alternate 1 and 2. Both alternates would be worthy of consideration if the project were rebid in the spring.
- If the project is approved, funding will need to be discussed at the August 27<sup>th</sup> Board meeting. Staff believe borrowing for the work may be the better option.
- If cash were to be utilized, the project will put pressure on the Water Utility Fund Balance and General Fund Capital Projects undesignated fund balances. The FMP approved by the Board in 2023 included the application of fund balance to 2024 capital projects for the purpose of flattening the tax rate. This decision did not take into account another cash project to draw from the Capital project general fund, which then leads Staff to recommend the Board consider issuing debt.
- If utilizing debt, Staff may need to recommend delaying future projects to ensure compliance with limitations of GO debt service to 2.5% EV.
- A reimbursement resolution would need to be adopted at the next meeting of the Board if the intention is to approve the project and subsequently issue debt.
- If all bids are rejected and Staff are directed to rebid the work in 2025, the project costs may increase or decrease. There would be a savings for the Village if GO and revenue debt is issued for both this project and the 2025 Hickory Lane project.
- Following and updating the forecasted financial obligations of the Village in the Financial Management Plan is important to financial stability.



*Taking the lead in Washington County.*

Administrator Recommendation – Rejection of bids and directing staff to rebid the work in the Spring.

**Potential Motions to manage bids and funding if a bid is awarded:**

1. Rejecting all bids or accepting the bid from La Londe Contractors, Inc in the amount of \$1,212,489.14 for the Chestnut Court and Ridgeway Drive Reconstruction project.
2. Directing Staff to seek Funding Options to consider at the August 27, 2024 Village Board meeting.

**Attachments:**

1. Financial Management Plan - Capital Projects
2. Board of Public Works Memo and Attachments – July 30, 2024 Meeting

December 12, 2023

2023 FINANCIAL MANAGEMENT PLAN:

# Village of Jackson, WI

## Capital Planning Analysis



---

**Prepared by:**

Ehlers  
N19W24400 Riverwood Drive,  
Suite 100  
Waukesha, WI 53188

**Advisors:**

Brian Roemer  
*Senior Municipal Advisor*  
Phil Cosson  
*Senior Municipal Advisor*

---

**BUILDING COMMUNITIES. IT'S WHAT WE DO.**



**Table 1**  
**Existing G.O. Debt Base Case**

*Village of Jackson, WI*

| Year Ending | Existing Debt            |                   |              |              |                            |              | Change in DS Levy to Prior Year | Year Ending |
|-------------|--------------------------|-------------------|--------------|--------------|----------------------------|--------------|---------------------------------|-------------|
|             | Total G.O. Debt Payments | G.O. Debt Expense | Less: TID #6 | Less: TID #7 | Less: EMS (Outside Muni's) | Net Tax Levy |                                 |             |
| 2023        | 1,942,877                | 800               | (238,564)    | 0            | (71,454)                   | 1,633,659    |                                 | 2023        |
| 2024        | 1,905,606                | 1,600             | (290,535)    | 0            | (71,454)                   | 1,545,217    | (88,442)                        | 2024        |
| 2025        | 1,896,205                | 1,600             | (309,910)    | 0            | (71,454)                   | 1,516,440    | (28,776)                        | 2025        |
| 2026        | 1,906,250                | 1,600             | (323,610)    | 0            | (71,454)                   | 1,512,785    | (3,655)                         | 2026        |
| 2027        | 1,871,292                | 1,600             | (341,968)    | 0            | (71,454)                   | 1,459,470    | (53,316)                        | 2027        |
| 2028        | 1,819,417                | 1,600             | (345,100)    | 0            | (71,456)                   | 1,404,461    | (55,009)                        | 2028        |
| 2029        | 1,470,965                | 1,600             | (292,975)    | (136,245)    | 0                          | 1,043,345    | (361,116)                       | 2029        |
| 2030        | 1,215,165                | 1,600             | (285,675)    | (149,445)    |                            | 781,645      | (261,700)                       | 2030        |
| 2031        | 1,256,549                | 1,600             | (288,055)    | (148,566)    |                            | 821,528      | 39,883                          | 2031        |
| 2032        | 1,250,948                | 1,600             | (289,995)    | (147,593)    |                            | 814,960      | (6,568)                         | 2032        |
| 2033        | 1,234,421                | 1,600             | (281,535)    | (146,524)    |                            | 807,963      | (6,997)                         | 2033        |
| 2034        | 1,216,960                | 1,600             | (272,895)    | (145,357)    |                            | 800,308      | (7,654)                         | 2034        |
| 2035        | 1,208,678                | 1,600             | (269,138)    | (145,673)    |                            | 795,467      | (4,841)                         | 2035        |
| 2036        | 1,194,435                | 1,600             | (260,075)    | (145,851)    |                            | 790,109      | (5,358)                         | 2036        |
| 2037        | 1,179,340                | 1,600             | (250,825)    | (145,889)    |                            | 784,226      | (5,883)                         | 2037        |
| 2038        | 1,187,995                | 1,600             | (266,000)    | (145,782)    |                            | 777,813      | (6,414)                         | 2038        |
| 2039        | 1,150,558                | 1,600             | (265,400)    | (136,046)    |                            | 750,711      | (27,102)                        | 2039        |
| 2040        | 453,375                  | 1,600             | 0            | 0            |                            | 454,975      | (295,736)                       | 2040        |
| 2041        | 0                        |                   |              |              |                            | 0            | (454,975)                       | 2041        |
| Total       | 23,418,156               | 27,200            | (4,633,690)  | (1,592,970)  | (357,273)                  | 16,861,423   |                                 | Total       |

**Notes:**

**Table 2**  
**Capital Improvement Plan & Funding Uses**  
*Village of Jackson, WI*

| Projects                                | Department    | Purpose                | Bondable | Plan Issue         | Funding      | 2024    | 2025      | 2026    | 2027    | 2028    | 2029    | 2030    | 2031    | 2032    | 2033    | Totals    |
|-----------------------------------------|---------------|------------------------|----------|--------------------|--------------|---------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|-----------|
| Hickory Park (Grant Portion)            | Cap. Projects | Pathway                | Yes      | None               | Grants/Aids  | 160,000 |           |         |         |         |         |         |         |         |         | 160,000   |
| Jackson Drive (South)                   | Cap. Projects | Pathway                | Yes      | 2025 G.O. Bonds    | G.O. Debt    |         | 125,000   |         |         |         |         |         |         |         |         | 125,000   |
| Glen Brooke Drive                       | Cap. Projects | Pathway                | Yes      | 2029 G.O. Bonds    | G.O. Debt    |         |           |         |         |         | 140,000 |         |         |         |         | 140,000   |
| STH 60 (Northside)                      | Cap. Projects | Pathway                | Yes      | None               | Cash         |         |           |         |         |         |         |         |         | 144,000 |         | 144,000   |
| STH 60 (North side)                     | Cap. Projects | Pathway                | Yes      | None               | Cash         |         |           |         |         |         |         |         |         |         |         | 39,000    |
| Chestnut Court - Ridgeway Drive to L    | Cap. Projects | Streets - Improvements | Yes      | None               | Grants/Aids  | 105,500 |           |         |         |         |         |         |         |         |         | 105,500   |
| Chestnut Court - Ridgeway Drive to E    | Water         | Water - Improvements   | Yes      | None               | Cash         | 105,500 |           |         |         |         |         |         |         |         |         | 105,500   |
| Chestnut Court - Ridgeway Drive to S    | Sewer         | Sewer - Improvements   | Yes      | None               | Cash         | 105,500 |           |         |         |         |         |         |         |         |         | 105,500   |
| Hickory Lane - Forest View Drive to L   | Cap. Projects | Streets - Improvements | Yes      | 2025 G.O. Bonds    | G.O. Debt    |         | 1,433,750 |         |         |         |         |         |         |         |         | 1,433,750 |
| Hickory Lane - Forest View Drive to L   | Cap. Projects | Streets - Improvements | Yes      | 2025 G.O. Bonds    | G.O. Debt    |         | 40,000    |         |         |         |         |         |         |         |         | 40,000    |
| Linden Drive - Hickory Lane to Dead     | Cap. Projects | Streets - Improvements | Yes      | 2026 G.O. Bonds    | G.O. Debt    |         |           | 145,250 |         |         |         |         |         |         |         | 145,250   |
| Linden Drive - Hickory Lane to Dead     | Water         | Water - Improvements   | Yes      | 2026 Revenue Bonds | Revenue Debt |         |           | 145,250 |         |         |         |         |         |         |         | 145,250   |
| Linden Drive - Hickory Lane to Dead     | Sewer         | Sewer - Improvements   | Yes      | 2026 Revenue Bonds | Revenue Debt |         |           | 145,250 |         |         |         |         |         |         |         | 145,250   |
| Aspen Drive - Hickory Lane to Dead      | Cap. Projects | Streets - Improvements | Yes      | 2026 G.O. Bonds    | G.O. Debt    |         |           | 171,500 |         |         |         |         |         |         |         | 171,500   |
| Aspen Drive - Hickory Lane to Dead      | Water         | Water - Improvements   | Yes      | 2026 Revenue Bonds | Revenue Debt |         |           | 171,500 |         |         |         |         |         |         |         | 171,500   |
| Aspen Drive - Hickory Lane to Dead      | Sewer         | Sewer - Improvements   | Yes      | 2026 Revenue Bonds | Revenue Debt |         |           | 171,500 |         |         |         |         |         |         |         | 171,500   |
| Hawthorne Drive - Hickory Lane to D     | Cap. Projects | Streets - Improvements | Yes      | 2026 G.O. Bonds    | G.O. Debt    |         |           | 184,750 |         |         |         |         |         |         |         | 184,750   |
| Hawthorne Drive - Hickory Lane to D     | Water         | Water - Improvements   | Yes      | 2026 Revenue Bonds | Revenue Debt |         |           | 184,750 |         |         |         |         |         |         |         | 184,750   |
| Hawthorne Drive - Hickory Lane to D     | Sewer         | Sewer - Improvements   | Yes      | 2026 Revenue Bonds | Revenue Debt |         |           | 184,750 |         |         |         |         |         |         |         | 184,750   |
| Eagle Drive - Hickory Lane to STH 60    | Cap. Projects | Streets - Improvements | Yes      | 2027 G.O. Bonds    | G.O. Debt    |         |           |         | 990,000 |         |         |         |         |         |         | 990,000   |
| Eagle Drive - Hickory Lane to STH 60    | Sewer         | Sewer - Improvements   | Yes      | 2026 Revenue Bonds | Revenue Debt |         |           | 495,000 |         |         |         |         |         |         |         | 495,000   |
| Industrial Drive - STH 60 to north 20   | Cap. Projects | Streets - Improvements | Yes      | 2028 G.O. Bonds    | G.O. Debt    |         |           |         |         | 500,000 |         |         |         |         |         | 500,000   |
| Industrial Drive - STH 60 to north 20   | Water         | Water - Improvements   | Yes      | 2028 Revenue Bonds | Revenue Debt |         |           |         |         | 500,000 |         |         |         |         |         | 500,000   |
| Industrial Drive - STH 60 to north 20   | Sewer         | Sewer - Improvements   | Yes      | 2028 Revenue Bonds | Revenue Debt |         |           |         |         | 500,000 |         |         |         |         |         | 500,000   |
| Ridgeway Drive - Chestnut Court to V    | Cap. Projects | Streets - Improvements | Yes      | 2029 G.O. Bonds    | G.O. Debt    |         |           |         |         |         | 234,750 |         |         |         |         | 234,750   |
| Ridgeway Drive - Chestnut Court to V    | Water         | Water - Improvements   | Yes      | 2028 Revenue Bonds | Revenue Debt |         |           |         |         |         | 234,750 |         |         |         |         | 234,750   |
| Ridgeway Drive - Chestnut Court to V    | Sewer         | Sewer - Improvements   | Yes      | 2028 Revenue Bonds | Revenue Debt |         |           |         |         |         | 234,750 |         |         |         |         | 234,750   |
| Jackson Drive (South) - 260 ft south    | Cap. Projects | Streets - Improvements | Yes      | 2030 G.O. Bonds    | G.O. Debt    |         |           |         |         |         |         | 185,000 |         |         |         | 185,000   |
| Jackson Drive (South) - 260 ft south    | Water         | Water - Improvements   | Yes      | None               | Cash         |         |           |         |         |         |         | 185,000 |         |         |         | 185,000   |
| Jackson Drive (South) - 260 ft south    | Sewer         | Sewer - Improvements   | Yes      | None               | Cash         |         |           |         |         |         |         | 185,000 |         |         |         | 185,000   |
| Jackson Drive (North) - STH 60 to G     | Cap. Projects | Streets - Improvements | Yes      | None               | Cash         |         |           |         |         |         |         |         | 132,000 |         |         | 132,000   |
| Jackson Drive (North) - STH 60 to G     | Water         | Water - Improvements   | Yes      | None               | Cash         |         |           |         |         |         |         |         | 132,000 |         |         | 132,000   |
| Jackson Drive (North) - STH 60 to G     | Sewer         | Sewer - Improvements   | Yes      | None               | Cash         |         |           |         |         |         |         |         | 132,000 |         |         | 132,000   |
| Georgetown Drive - Jackson Drive to     | Cap. Projects | Streets - Improvements | Yes      | 2032 G.O. Bonds    | G.O. Debt    |         |           |         |         |         |         |         |         | 277,250 |         | 277,250   |
| Georgetown Drive - Jackson Drive to     | Water         | Water - Improvements   | Yes      | 2032 Revenue Bonds | Revenue Debt |         |           |         |         |         |         |         |         | 277,250 |         | 277,250   |
| Georgetown Drive - Jackson Drive to     | Sewer         | Sewer - Improvements   | Yes      | 2032 Revenue Bonds | Revenue Debt |         |           |         |         |         |         |         |         | 277,250 |         | 277,250   |
| N. Center Street - STH 60 to Tower      | Cap. Projects | Streets - Improvements | Yes      | 2033 G.O. Bonds    | G.O. Debt    |         |           |         |         |         |         |         |         |         | 330,000 | 330,000   |
| N. Center Street - STH 60 to Tower      | Water         | Water - Improvements   | Yes      | 2033 Revenue Bonds | Revenue Debt |         |           |         |         |         |         |         |         |         | 330,000 | 330,000   |
| N. Center Street - STH 60 to Tower      | Sewer         | Sewer - Improvements   | Yes      | 2033 Revenue Bonds | Revenue Debt |         |           |         |         |         |         |         |         |         | 330,000 | 330,000   |
| Dead End                                | Cap. Projects | Streets - Improvements | Yes      | Future Issuance    | G.O. Debt    |         |           |         |         |         |         |         |         |         |         | 105,500   |
| Dead End                                | Water         | Water - Improvements   | Yes      | Future Issuance    | Revenue Debt |         |           |         |         |         |         |         |         |         |         | 105,500   |
| Dead End                                | Sewer         | Sewer - Improvements   | Yes      | Future Issuance    | Revenue Debt |         |           |         |         |         |         |         |         |         |         | 105,500   |
| Dead End                                | Cap. Projects | Streets - Improvements | Yes      | Future Issuance    | G.O. Debt    |         |           |         |         |         |         |         |         |         |         | 92,500    |
| Dead End                                | Water         | Water - Improvements   | Yes      | Future Issuance    | Revenue Debt |         |           |         |         |         |         |         |         |         |         | 92,500    |
| Dead End                                | Sewer         | Sewer - Improvements   | Yes      | Future Issuance    | Revenue Debt |         |           |         |         |         |         |         |         |         |         | 92,500    |
| End                                     | Cap. Projects | Streets - Improvements | Yes      | Future Issuance    | G.O. Debt    |         |           |         |         |         |         |         |         |         |         | 105,500   |
| End                                     | Water         | Water - Improvements   | Yes      | Future Issuance    | Revenue Debt |         |           |         |         |         |         |         |         |         |         | 105,500   |
| End                                     | Sewer         | Sewer - Improvements   | Yes      | Future Issuance    | Revenue Debt |         |           |         |         |         |         |         |         |         |         | 105,500   |
| End                                     | Cap. Projects | Streets - Improvements | Yes      | Future Issuance    | G.O. Debt    |         |           |         |         |         |         |         |         |         |         | 105,500   |
| End                                     | Water         | Water - Improvements   | Yes      | Future Issuance    | Revenue Debt |         |           |         |         |         |         |         |         |         |         | 105,500   |
| End                                     | Sewer         | Sewer - Improvements   | Yes      | Future Issuance    | Revenue Debt |         |           |         |         |         |         |         |         |         |         | 105,500   |
| Hickory Lane                            | Cap. Projects | Streets - Improvements | Yes      | Future Issuance    | G.O. Debt    |         |           |         |         |         |         |         |         |         |         | 409,250   |
| Hickory Lane                            | Water         | Water - Improvements   | Yes      | Future Issuance    | Revenue Debt |         |           |         |         |         |         |         |         |         |         | 409,250   |
| Hickory Lane                            | Sewer         | Sewer - Improvements   | Yes      | Future Issuance    | Revenue Debt |         |           |         |         |         |         |         |         |         |         | 409,250   |
| Sherman Road                            | Cap. Projects | Streets - Improvements | Yes      | Future Issuance    | G.O. Debt    |         |           |         |         |         |         |         |         |         |         | 237,750   |
| Sherman Road                            | Water         | Water - Improvements   | Yes      | Future Issuance    | Revenue Debt |         |           |         |         |         |         |         |         |         |         | 237,750   |
| Sherman Road                            | Sewer         | Sewer - Improvements   | Yes      | Future Issuance    | Revenue Debt |         |           |         |         |         |         |         |         |         |         | 237,750   |
| Dead End                                | Cap. Projects | Streets - Improvements | Yes      | Future Issuance    | G.O. Debt    |         |           |         |         |         |         |         |         |         |         | 277,000   |
| Dead End                                | Water         | Water - Improvements   | Yes      | Future Issuance    | Revenue Debt |         |           |         |         |         |         |         |         |         |         | 277,000   |
| Dead End                                | Sewer         | Sewer - Improvements   | Yes      | Future Issuance    | Revenue Debt |         |           |         |         |         |         |         |         |         |         | 277,000   |
| CPR Training Equipment - Manikins       | Fire/EMS      | Fire - Building        | No       | None               | Cash         |         |           | 3,400   |         |         |         |         |         | 4,000   |         | 12,300    |
| Paging System Updates/Upgrades          | Fire/EMS      | Fire - Building        | Yes      | 2028 G.O. Bonds    | G.O. Debt    |         |           |         |         | 120,500 |         |         |         |         |         | 120,500   |
| Replace Gear Washers                    | Fire/EMS      | Fire - Building        | No       | None               | Cash         |         |           |         |         |         | 10,000  |         |         |         |         | 23,000    |
| Gear Dryers                             | Fire/EMS      | Fire - Building        | No       | None               | Cash         |         |           |         |         |         |         | 20,200  |         |         |         | 20,200    |
| IT Updates/Upgrades - Classroom         | Fire/EMS      | Fire - Building        | No       | None               | Cash         |         |           |         |         |         |         | 13,500  |         |         |         | 13,500    |
| Replace TV monitors - Bay, Offices,     | Fire/EMS      | Fire - Building        | No       | None               | Cash         |         |           |         |         |         |         |         |         |         | 21,800  | 21,800    |
| Landscaping refresh/pond maintainac     | Fire/EMS      | Fire - Building        | No       | None               | Cash         |         |           |         |         |         |         |         |         |         | 72,600  | 72,600    |
| Furniture replacement - recliners, kibi | Fire/EMS      | Fire - Building        | No       | None               | Cash         |         |           |         |         |         |         |         |         |         | 14,500  | 14,500    |
| Water Heater Replacement                | Fire/EMS      | Fire - Building        | No       | None               | Cash         |         |           |         |         |         |         |         |         |         |         | 31,300    |
| Replace Carpet - Offices, Training R    | Fire/EMS      | Fire - Building        | No       | None               | Cash         |         |           |         |         |         |         |         |         |         |         | 17,500    |
| Replace Flooring - Admin, Reception     | Fire/EMS      | Fire - Building        | No       | None               | Cash         |         |           |         |         |         |         |         |         |         |         | 17,500    |

|                                         |               |                                      |     |                 |             |           |         |         |         |           |         |           |
|-----------------------------------------|---------------|--------------------------------------|-----|-----------------|-------------|-----------|---------|---------|---------|-----------|---------|-----------|
| Appliance Replacement                   | Fire/EMS      | Fire - Building                      | No  | None            | Cash        |           |         |         |         |           |         | 14,000    |
| HVAC Maintenance/Upgrades               | Fire/EMS      | Fire - Building                      | Yes | Future Issuance | G.O. Debt   |           |         |         |         |           |         | 524,900   |
| Building Fire Alarm System Updates      | Fire/EMS      | Fire - Building                      | No  | None            | Cash        |           |         |         |         |           |         | 17,500    |
| Parking Lot Repairs/Seal coating        | Fire/EMS      | Fire - Building                      | Yes | Future Issuance | G.O. Debt   |           |         |         |         |           |         | 175,000   |
| Vehicle Exhaust System Repairs/Upd      | Fire/EMS      | Fire - Building                      | Yes | Future Issuance | G.O. Debt   |           |         |         |         |           |         | 87,500    |
| Replace mobile radios in station        | Fire/EMS      | Fire - Building                      | No  | None            | Cash        |           |         |         |         |           |         | 35,000    |
| Rescue Struts                           | Fire/EMS      | Fire - Equip.                        | No  | None            | Cash        | 10,400    |         |         |         |           |         | 10,400    |
| Replace Extermination Equipment         | Fire/EMS      | Fire - Equip.                        | No  | None            | Cash        |           | 54,900  |         |         |           |         | 54,900    |
| Heart Monitors - 1250, 1251, Param      | Fire/EMS      | Fire - Equip.                        | Yes | 2025 G.O. Bonds | G.O. Debt   |           | 216,000 |         |         |           |         | 216,000   |
| Fire Hose                               | Fire/EMS      | Fire - Equip.                        | No  | None            | Cash        |           | 56,000  |         | 87,400  |           |         | 204,600   |
| Replace Ventilation Saws                | Fire/EMS      | Fire - Equip.                        | No  | None            | Cash        |           | 11,200  |         |         |           |         | 11,200    |
| Power Cot and Loading Systems           | Fire/EMS      | Fire - Equip.                        | Yes | 2026 G.O. Bonds | G.O. Debt   |           | 157,000 |         |         |           |         | 157,000   |
| AED's - first responders, 1285          | Fire/EMS      | Fire - Equip.                        | No  | None            | Cash        |           |         | 18,600  |         |           |         | 18,600    |
| Replace Ventilation Vents               | Fire/EMS      | Fire - Equip.                        | No  | None            | Cash        |           |         |         | 6,000   |           |         | 6,000     |
| Stair Chairs                            | Fire/EMS      | Fire - Equip.                        | No  | None            | Cash        |           |         |         | 24,100  |           |         | 24,100    |
| Air Bags                                | Fire/EMS      | Fire - Equip.                        | No  | None            | Cash        |           |         |         | 62,500  |           |         | 62,500    |
| Replace SCBA's                          | Fire/EMS      | Fire - Equip.                        | Yes | Future Issuance | G.O. Debt   |           |         |         |         |           |         | 452,000   |
| Brush Rig Skid Unit                     | Fire/EMS      | Fire - Equip.                        | No  | None            | Cash        |           |         |         |         |           |         | 32,500    |
| Replace Generators - 1270               | Fire/EMS      | Fire - Equip.                        | No  | None            | Cash        |           |         |         |         |           |         | 4,900     |
| Mobile/Portable Radios                  | Fire/EMS      | Fire - Equip.                        | No  | Future Issuance | G.O. Debt   |           |         |         |         |           |         | 487,000   |
| 1261 (2005 Pierce Lance) Engine         | Fire/EMS      | Fire - Apparatus                     | Yes | 2025 G.O. Bonds | G.O. Debt   | 1,047,375 |         |         |         |           |         | 1,047,375 |
| 1250 (2015 Braun) Ambulance             | Fire/EMS      | Fire - Apparatus                     | Yes | 2027 G.O. Bonds | G.O. Debt   |           |         | 340,342 |         |           |         | 340,342   |
| 1281 (2012 Chevy Tahoe) Utility         | Fire/EMS      | Fire - Apparatus                     | Yes | None            | Cash        |           |         | 85,988  |         |           |         | 85,988    |
| 1291 (2011 IHC 4000) Tender             | Fire/EMS      | Fire - Apparatus                     | Yes | 2029 G.O. Bonds | G.O. Debt   |           |         |         | 309,562 |           |         | 309,562   |
| 1282 (2010 Chevy 3500) Truck            | Fire/EMS      | Fire - Apparatus                     | Yes | None            | Cash        |           |         | 93,362  |         |           |         | 93,362    |
| 1283 (2015 Chevy 2500) Truck            | Fire/EMS      | Fire - Apparatus                     | Yes | None            | Cash        |           |         |         | 97,284  |           |         | 97,284    |
| 1260 (2008 Pierce Enforcer) Engine      | Fire/EMS      | Fire - Apparatus                     | Yes | 2032 G.O. Bonds | G.O. Debt   |           |         |         |         | 1,547,450 |         | 1,547,450 |
| 1285 (2008 GMC 5500) Utility            | Fire/EMS      | Fire - Apparatus                     | Yes | 2033 G.O. Bonds | G.O. Debt   |           |         |         |         |           | 386,048 | 386,048   |
| 1251 (2023 Lifeline) Ambulance          | Fire/EMS      | Fire - Apparatus                     | Yes | Future Issuance | G.O. Debt   |           |         |         |         |           |         | 387,394   |
| 1270 (2010 Pierce Velocity) Quin        | Fire/EMS      | Fire - Apparatus                     | Yes | Future Issuance | G.O. Debt   |           |         |         |         |           |         | 129,125   |
| Big Orange #1, (1998) 1998 paid 200     | Cap. Projects | Public Works Equipment               | No  | None            | Cash        |           | 205,000 |         |         |           |         | 205,000   |
| Big Orange #2, (2002) 2003 paid 200     | Cap. Projects | Public Works Equipment               | No  | 2029 G.O. Notes | G.O. Debt   |           |         |         | 230,000 |           |         | 230,000   |
| Big Orange #4 Snow Plow (2013)          | Cap. Projects | Public Works Equipment               | No  | None            | Cash        |           |         | 210,000 |         |           |         | 210,000   |
| Snowblower John Deer Loader (1999)      | Cap. Projects | Public Works Equipment               | No  | None            | Grants/Aids | 100,000   |         |         |         |           |         | 100,000   |
| New 1 ton GAS Truck                     | Cap. Projects | Public Works Equipment               | No  | 2025 G.O. Notes | G.O. Debt   | 70,000    |         |         |         |           |         | 70,000    |
| New 1 ton GAS Truck                     | Cap. Projects | Public Works Equipment               | No  | None            | Cash        |           |         | 80,000  |         |           |         | 80,000    |
| Brush Chipper (Purchased in 2011)       | Cap. Projects | Public Works Equipment               | No  | 2025 G.O. Notes | G.O. Debt   | 50,000    |         |         |         |           |         | 50,000    |
| John Deer Loader (1992)                 | Cap. Projects | Public Works Equipment               | No  | None            | Grants/Aids | 125,000   |         |         |         |           |         | 125,000   |
| John Deer Loader (1992)                 | Cap. Projects | Public Works Equipment               | No  | 2025 G.O. Notes | G.O. Debt   | 125,000   |         |         |         |           |         | 125,000   |
| Street Pick-up                          | Cap. Projects | Public Works Equipment               | No  | None            | Cash        |           |         | 60,000  |         |           |         | 60,000    |
| Zero Turn lawn mower                    | Cap. Projects | Public Works Equipment               | No  | None            | Cash        | 15,000    |         |         |         |           |         | 15,000    |
| Inspection Vehicle Expedition           | Cap. Projects | Building Inspection - Equip./Vehicle | No  | None            | Cash        | 35,000    |         |         |         |           |         | 35,000    |
| One Ton Truck - Fleet Truck             | Cap. Projects | Streets - Equip./Vehicle             | Yes | 2025 G.O. Bonds | G.O. Debt   |           | 70,000  |         |         |           |         | 70,000    |
| Sand-Pro Ball Field Groomer             | Cap. Projects | Streets - Equip./Vehicle             | Yes | None            | Cash        |           | 17,000  |         |         |           |         | 17,000    |
| Skid Steer Loader                       | Cap. Projects | Streets - Equip./Vehicle             | Yes | None            | Cash        |           | 33,000  |         |         |           |         | 33,000    |
| Turf Mower                              | Cap. Projects | Streets - Equip./Vehicle             | Yes | None            | Cash        |           | 15,000  |         |         |           |         | 15,000    |
| Skatepark Equipment                     | Cap. Projects | Park & Rec - Equip./Vehicle          | No  | None            | Cash        | 57,325    |         |         |         |           |         | 57,325    |
| Turf Mower                              | Cap. Projects | Streets - Equip./Vehicle             | No  | None            | Cash        |           | 15,000  |         |         |           |         | 15,000    |
| Electric Scissor Lift                   | Water         | Water - Equip./Vehicle               | No  | None            | Cash        |           | 16,000  |         |         |           |         | 16,000    |
| Trailer                                 | Water         | Water - Equip./Vehicle               | No  | None            | Cash        |           | 5,595   |         |         |           |         | 5,595     |
| Director Public Works Car               | Cap. Projects | Streets - Equip./Vehicle             | No  | None            | Cash        |           | 20,000  |         |         |           |         | 20,000    |
| One Ton Truck (Chipper Truck)           | Cap. Projects | Streets - Equip./Vehicle             | No  | None            | Cash        |           | 70,000  |         |         |           |         | 70,000    |
| Sierra Streets Supervisor Truck         | Cap. Projects | Streets - Equip./Vehicle             | Yes | None            | Cash        |           | 30,000  |         |         |           |         | 30,000    |
| Front end Loader                        | Cap. Projects | Streets - Equip./Vehicle             | Yes | 2027 G.O. Bonds | G.O. Debt   |           | 145,000 |         |         |           |         | 145,000   |
| Supervisor Pickup Truck                 | Water         | Water - Equip./Vehicle               | No  | None            | Cash        |           | 25,000  |         |         |           |         | 25,000    |
| Impala                                  | Cap. Projects | Administration - Equip./Vehicle      | No  | None            | Cash        |           | 25,000  |         |         |           |         | 25,000    |
| 5 yarder Patrol Truck                   | Cap. Projects | Streets - Equip./Vehicle             | Yes | 2028 G.O. Bonds | G.O. Debt   |           |         | 227,000 |         |           |         | 227,000   |
| Wood Chipper                            | Cap. Projects | Streets - Equip./Vehicle             | Yes | None            | Cash        |           | 40,000  |         |         |           |         | 40,000    |
| Walk Behind Concrete Saw                | Water         | Water - Equip./Vehicle               | Yes | None            | Cash        |           | 3,000   |         |         |           |         | 3,000     |
| 5 yarder Patrol Truck                   | Cap. Projects | Streets - Equip./Vehicle             | Yes | 2029 G.O. Bonds | G.O. Debt   |           |         | 227,000 |         |           |         | 227,000   |
| One Ton Truck - Fleet Truck             | Cap. Projects | Streets - Equip./Vehicle             | Yes | None            | Cash        |           | 70,000  |         |         |           |         | 70,000    |
| Snow Blower                             | Cap. Projects | Streets - Equip./Vehicle             | Yes | 2030 G.O. Bonds | G.O. Debt   |           |         | 90,000  |         |           |         | 90,000    |
| SnoGo Snowblower                        | Cap. Projects | Streets - Equip./Vehicle             | Yes | 2030 G.O. Bonds | G.O. Debt   |           |         | 200,000 |         |           |         | 200,000   |
| Electric Boom Lift                      | Cap. Projects | Streets - Equip./Vehicle             | Yes | None            | Cash        |           | 2,500   |         |         |           |         | 2,500     |
| Service Truck with plow                 | Water         | Water - Equip./Vehicle               | Yes | None            | Cash        |           | 55,000  |         |         |           |         | 55,000    |
| Hydraulic Trailer (hydraulics, breaker) | Water         | Water - Equip./Vehicle               | Yes | None            | Cash        |           | 8,400   |         |         |           |         | 8,400     |
| Splash Pad                              | Cap. Projects | Park & Rec - Equip./Vehicle          | Yes | 2030 G.O. Bonds | G.O. Debt   |           |         | 150,000 |         |           |         | 150,000   |
| Loader/Backhoe                          | Cap. Projects | Streets - Equip./Vehicle             | Yes | None            | Cash        |           |         | 90,000  |         |           |         | 90,000    |
| Service Truck                           | Water         | Water - Equip./Vehicle               | Yes | None            | Cash        |           |         | 55,000  |         |           |         | 55,000    |
| Trailer                                 | Cap. Projects | Streets - Equip./Vehicle             | Yes | None            | Cash        |           |         |         | 7,000   |           |         | 7,000     |
| Bucket Truck                            | Cap. Projects | Streets - Equip./Vehicle             | Yes | None            | Cash        |           |         |         | 57,000  |           |         | 57,000    |
| 5 yarder Patrol Truck                   | Cap. Projects | Streets - Equip./Vehicle             | Yes | 2033 G.O. Bonds | G.O. Debt   |           |         |         |         | 227,000   |         | 227,000   |
| One Ton Truck - Fleet Truck             | Cap. Projects | Streets - Equip./Vehicle             | Yes | 2033 G.O. Bonds | G.O. Debt   |           |         |         |         | 70,000    |         | 70,000    |
| Water Reel                              | Cap. Projects | Streets - Equip./Vehicle             | Yes | None            | Cash        |           |         |         |         |           |         | 16,000    |
| 5 yarder Patrol Truck                   | Cap. Projects | Streets - Equip./Vehicle             | Yes | Future Issuance | G.O. Debt   |           |         |         |         |           |         | 227,000   |
| 5 yarder Patrol Truck                   | Cap. Projects | Streets - Equip./Vehicle             | Yes | Future Issuance | G.O. Debt   |           |         |         |         |           |         | 227,000   |
| One Ton Truck - Fleet Truck             | Cap. Projects | Streets - Equip./Vehicle             | Yes | None            | Cash        |           |         |         |         |           |         | 32,509    |
| CJIS Server replacement                 | Cap. Projects | Police                               | No  | None            | Cash        | 10,844    |         | 10,844  |         |           |         | 43,376    |
| Motorola Server replacement             | Cap. Projects | Police                               | No  | None            | Cash        |           | 10,000  |         | 10,000  |           |         | 40,000    |

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|                                             |               |                        |     |                    |              |                   |                  |                  |                  |                  |                  |                  |                 |                  |                  |        |                   |
|---------------------------------------------|---------------|------------------------|-----|--------------------|--------------|-------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|------------------|------------------|--------|-------------------|
| Lexipol Policies Management Software        | Cap. Projects | Police                 | No  | None               | Cash         | 32,000            |                  |                  |                  |                  |                  |                  |                 |                  |                  |        | 32,000            |
| In-squad Motorola Watchguard came           | Cap. Projects | Police                 | No  | None               | Cash         |                   |                  | 42,000           |                  |                  |                  |                  |                 |                  | 42,000           |        | 168,000           |
| Midwest Fiber relocation                    | Cap. Projects | Municipal Complex      | No  | None               | Cash         | 10,000            |                  |                  |                  |                  |                  |                  |                 |                  |                  |        | 10,000            |
| Server Replacement                          | Cap. Projects | Municipal Complex      | No  | None               | Cash         |                   |                  | 11,000           |                  |                  |                  |                  |                 |                  | 11,000           |        | 22,000            |
| Ice Machine                                 | Cap. Projects | Municipal Complex      | No  | None               | Cash         | 5,000             |                  | 5,000            |                  |                  |                  |                  |                 |                  |                  |        | 10,000            |
| 4 Badger Books                              | Cap. Projects | Municipal Complex      | No  | None               | Cash         | 12,000            |                  | 12,000           |                  |                  |                  |                  |                 |                  |                  |        | 24,000            |
| ERP Install                                 | Cap. Projects | Municipal Complex      | No  | None               | Cash         |                   |                  |                  | 165,115          |                  |                  |                  |                 |                  |                  |        | 165,115           |
| ERP Annual Maintenance                      | Cap. Projects | Municipal Complex      | No  | None               | Cash         |                   |                  |                  |                  | 25,000           | 25,000           | 25,000           | 25,000          | 25,000           | 25,000           | 25,000 | 375,000           |
| VB Streaming System                         | Cap. Projects | Municipal Complex      | No  | None               | Cash         |                   |                  |                  |                  |                  | 150,000          |                  |                 |                  |                  |        | 300,000           |
| Admin Conference Teams room                 | Cap. Projects | Municipal Complex      | No  | None               | Cash         |                   |                  |                  |                  |                  | 15,000           |                  |                 |                  |                  |        | 30,000            |
| Card Readers                                | Cap. Projects | Municipal Complex      | No  | None               | Cash         |                   |                  |                  |                  |                  |                  | 34,200           |                 |                  |                  |        | 34,200            |
| Stinkies                                    | Cap. Projects | Municipal Complex      | No  | None               | Cash         |                   |                  |                  |                  |                  |                  | 30,000           |                 |                  |                  |        | 30,000            |
| Door Controllers                            | Cap. Projects | Municipal Complex      | No  | None               | Cash         |                   |                  |                  |                  |                  |                  | 20,000           |                 |                  |                  |        | 20,000            |
| Network Switches                            | Cap. Projects | Municipal Complex      | No  | None               | Cash         |                   |                  |                  |                  |                  |                  |                  | 15,000          |                  |                  |        | 15,000            |
| Access Points                               | Cap. Projects | Municipal Complex      | No  | None               | Cash         |                   |                  |                  |                  |                  |                  |                  | 13,000          |                  |                  |        | 13,000            |
| JCC Replace Roof on existing building       | Cap. Projects | Community Center       | No  | 2029 G.O. Notes    | G.O. Debt    |                   |                  |                  |                  |                  | 100,000          |                  |                 |                  |                  |        | 100,000           |
| JCC HVAC Unit Replacement                   | Cap. Projects | Community Center       | No  | None               | Cash         | 10,000            | 10,000           | 10,000           | 10,000           | 10,000           |                  | 10,000           | 10,000          | 10,000           | 10,000           |        | 90,000            |
| Splash Pad - Apply Anti-slip Surface        | Cap. Projects | Splash Pad             | No  | 2025 G.O. Notes    | G.O. Debt    |                   |                  |                  |                  |                  |                  |                  |                 |                  |                  |        | 80,000            |
| Hickory Lane Park - path lighting and       | Cap. Projects | Parks & Rec            | No  | None               | Grants/Aids  | 7,600             |                  |                  |                  |                  |                  |                  |                 |                  |                  |        | 7,600             |
| Jackson Park - Picnic Table Replace         | Cap. Projects | Parks & Rec            | No  | None               | Cash         | 17,000            | 17,000           | 17,000           |                  |                  |                  |                  |                 |                  |                  |        | 51,000            |
| Hasmer Lake Park - Acquisition of 2         | Cap. Projects | Parks & Rec            | No  | None               | Grants/Aids  | 216,900           |                  |                  |                  |                  |                  |                  |                 |                  |                  |        | 216,900           |
| Hasmer Lake Park - Park Developme           | Cap. Projects | Parks & Rec            | Yes | 2026 G.O. Bonds    | G.O. Debt    |                   |                  | 3,500,000        |                  |                  |                  |                  |                 |                  |                  |        | 3,500,000         |
| Dog Park Feasibility                        | Cap. Projects | Parks & Rec            | No  | None               | Cash         | 10,000            |                  |                  |                  |                  |                  |                  |                 |                  |                  |        | 10,000            |
| Dog Park Development                        | Cap. Projects | Parks & Rec            | No  | 2025 G.O. Notes    | G.O. Debt    |                   |                  | 500,000          |                  |                  |                  |                  |                 |                  |                  |        | 500,000           |
| Jackson Park Master Plan, Long Ran          | Cap. Projects | Parks & Rec            | No  | None               | Cash         |                   |                  |                  |                  |                  |                  |                  |                 |                  |                  |        | 0                 |
| Jackson Park Skate Park, Equipment          | Cap. Projects | Parks & Rec            | No  | None               | Cash         |                   | 50,000           | 50,000           |                  |                  |                  |                  |                 |                  |                  |        | 100,000           |
| Jackson Park South Playground (Eq           | Cap. Projects | Parks & Rec            | Yes | 2030 G.O. Bonds    | G.O. Debt    |                   |                  |                  |                  |                  |                  | 200,000          |                 |                  |                  |        | 200,000           |
| Jackson Park North Playground               | Cap. Projects | Parks & Rec            | No  | None               | Cash         |                   |                  |                  |                  |                  |                  | 50,000           |                 |                  |                  |        | 50,000            |
| Jackson Park Picketball/Tennis/Beak         | Cap. Projects | Parks & Rec            | No  | Future Issuance    | G.O. Debt    |                   |                  |                  |                  |                  |                  |                  |                 |                  |                  |        | 150,000           |
| Hickory Lane Inclusive Playground           | Cap. Projects | Parks & Rec            | No  | Future Issuance    | G.O. Debt    |                   |                  |                  |                  |                  |                  |                  |                 |                  |                  |        | 400,000           |
| Hickory Lane Splash Park Equipment          | Cap. Projects | Parks & Rec            | No  | None               | Cash         |                   | 20,000           | 20,000           | 20,000           | 20,000           |                  |                  |                 |                  |                  |        | 80,000            |
| Meadowview Park Playground                  | Cap. Projects | Parks & Rec            | No  | Future Issuance    | G.O. Debt    |                   |                  |                  |                  |                  |                  |                  |                 |                  |                  |        | 100,000           |
| Rais Park Playground                        | Cap. Projects | Parks & Rec            | No  | None               | Cash         |                   |                  |                  |                  |                  |                  |                  |                 |                  |                  |        | 50,000            |
| Community Center (Refund Project)           | Cap. Projects | Community Center       | Yes | 2024 G.O. Bonds    | G.O. Debt    | 5,570,000         |                  |                  |                  |                  |                  |                  |                 |                  |                  |        | 5,570,000         |
| Electric Scissor Lift                       | Water         | Water - Equip./Vehicle | Yes | None               | Cash         |                   | 16,000           |                  |                  |                  |                  |                  |                 |                  |                  |        | 16,000            |
| Trailer                                     | Water         | Water - Equip./Vehicle | Yes | None               | Cash         |                   | 5,595            |                  |                  |                  |                  |                  |                 |                  |                  |        | 5,595             |
| Supervisor Pickup Truck                     | Water         | Water - Equip./Vehicle | Yes | None               | Cash         |                   |                  | 25,000           |                  |                  |                  |                  |                 |                  |                  |        | 25,000            |
| Walk Behind Concrete Saw                    | Water         | Water - Equip./Vehicle | Yes | None               | Cash         |                   |                  |                  | 3,000            |                  |                  |                  |                 |                  |                  |        | 3,000             |
| Service Truck with plow                     | Water         | Water - Equip./Vehicle | Yes | None               | Cash         |                   |                  |                  |                  | 55,000           |                  |                  |                 |                  |                  |        | 55,000            |
| Hydraulic Trailer (hydraulics, breaker      | Water         | Water - Equip./Vehicle | Yes | None               | Cash         |                   |                  |                  |                  | 8,400            |                  |                  |                 |                  |                  |        | 8,400             |
| Service Truck                               | Water         | Water - Equip./Vehicle | Yes | None               | Cash         |                   |                  |                  |                  |                  | 55,000           |                  |                 |                  |                  |        | 55,000            |
| WWTP Improvements                           | Sewer         | Sewer - Improvements   | Yes | 2024 Revenue Bonds | Revenue Debt | 5,000,000         |                  |                  |                  |                  |                  |                  |                 |                  |                  |        | 5,000,000         |
| WWTP Improvements                           | Sewer         | Sewer - Improvements   | Yes | None               | Cash         | 2,200,000         |                  |                  |                  |                  |                  |                  |                 |                  |                  |        | 2,200,000         |
| <b>Actual CIP Costs</b>                     |               |                        |     |                    |              | <b>13,648,244</b> | <b>4,057,945</b> | <b>5,675,695</b> | <b>2,627,057</b> | <b>2,141,588</b> | <b>2,127,556</b> | <b>1,578,462</b> | <b>869,384</b>  | <b>2,622,200</b> | <b>1,806,948</b> |        | <b>45,614,111</b> |
| <b>Sources of Funding</b>                   |               |                        |     |                    |              |                   |                  |                  |                  |                  |                  |                  |                 |                  |                  |        |                   |
| G.O. Debt                                   |               |                        |     |                    |              | 5,570,000         | 3,757,125        | 4,158,500        | 1,475,342        | 847,500          | 1,241,312        | 825,000          | 0               | 1,824,700        | 1,013,048        |        | 25,373,063        |
| Revenue Debt                                |               |                        |     |                    |              | 5,000,000         | 0                | 1,003,000        | 495,000          | 1,000,000        | 469,500          | 0                | 0               | 554,500          | 660,000          |        | 11,848,000        |
| Grants/Aids                                 |               |                        |     |                    |              | 715,000           | 0                | 0                | 0                | 0                | 0                | 0                | 0               | 0                | 0                |        | 715,000           |
| Special Assessment                          |               |                        |     |                    |              | 0                 | 0                | 0                | 0                | 0                | 0                | 0                | 0               | 0                | 0                |        | 0                 |
| Equipment Replacement Fund                  |               |                        |     |                    |              | 0                 | 0                | 0                | 0                | 0                | 0                | 0                | 0               | 0                | 0                |        | 0                 |
| Cash                                        |               |                        |     |                    |              | 2,563,244         | 310,820          | 514,195          | 656,715          | 294,088          | 416,744          | 753,462          | 869,384         | 243,000          | 133,900          |        | 7,678,048         |
| <b>Total</b>                                |               |                        |     |                    |              | <b>13,648,244</b> | <b>4,057,945</b> | <b>5,675,695</b> | <b>2,627,057</b> | <b>2,141,588</b> | <b>2,127,556</b> | <b>1,578,462</b> | <b>869,384</b>  | <b>2,622,200</b> | <b>1,806,948</b> |        | <b>45,614,111</b> |
| <b>Debt Obligations</b>                     |               |                        |     |                    |              |                   |                  |                  |                  |                  |                  |                  |                 |                  |                  |        |                   |
| 2024 G.O. Bonds                             |               |                        |     |                    |              | 5,570,000         | 0                | 0                | 0                | 0                | 0                | 0                | 0               | 0                | 0                |        | 5,570,000         |
| 2024 Revenue Bonds                          |               |                        |     |                    |              | 5,000,000         | 0                | 0                | 0                | 0                | 0                | 0                | 0               | 0                | 0                |        | 5,000,000         |
| 2025 G.O. Bonds                             |               |                        |     |                    |              | 0                 | 2,932,125        | 0                | 0                | 0                | 0                | 0                | 0               | 0                | 0                |        | 2,932,125         |
| 2025 G.O. Notes                             |               |                        |     |                    |              | 0                 | 825,000          | 0                | 0                | 0                | 0                | 0                | 0               | 0                | 0                |        | 825,000           |
| 2026 G.O. Bonds                             |               |                        |     |                    |              | 0                 | 0                | 4,158,500        | 0                | 0                | 0                | 0                | 0               | 0                | 0                |        | 4,158,500         |
| 2026 Revenue Bonds                          |               |                        |     |                    |              | 0                 | 0                | 1,003,000        | 495,000          | 0                | 0                | 0                | 0               | 0                | 0                |        | 1,498,000         |
| 2027 G.O. Bonds                             |               |                        |     |                    |              | 0                 | 0                | 0                | 1,475,342        | 0                | 0                | 0                | 0               | 0                | 0                |        | 1,475,342         |
| 2028 G.O. Bonds                             |               |                        |     |                    |              | 0                 | 0                | 0                | 0                | 847,500          | 0                | 0                | 0               | 0                | 0                |        | 847,500           |
| 2028 Revenue Bonds                          |               |                        |     |                    |              | 0                 | 0                | 0                | 0                | 1,000,000        | 469,500          | 0                | 0               | 0                | 0                |        | 1,469,500         |
| 2029 G.O. Bonds                             |               |                        |     |                    |              | 0                 | 0                | 0                | 0                | 0                | 911,312          | 0                | 0               | 0                | 0                |        | 911,312           |
| 2029 G.O. Notes                             |               |                        |     |                    |              | 0                 | 0                | 0                | 0                | 0                | 330,000          | 0                | 0               | 0                | 0                |        | 330,000           |
| 2030 G.O. Bonds                             |               |                        |     |                    |              | 0                 | 0                | 0                | 0                | 0                | 0                | 825,000          | 0               | 0                | 0                |        | 825,000           |
| 2032 G.O. Bonds                             |               |                        |     |                    |              | 0                 | 0                | 0                | 0                | 0                | 0                | 0                | 1,824,700       | 0                | 0                |        | 1,824,700         |
| 2032 Revenue Bonds                          |               |                        |     |                    |              | 0                 | 0                | 0                | 0                | 0                | 0                | 0                | 554,500         | 0                | 0                |        | 554,500           |
| 2033 G.O. Bonds                             |               |                        |     |                    |              | 0                 | 0                | 0                | 0                | 0                | 0                | 0                | 0               | 0                | 1,013,048        |        | 1,013,048         |
| 2033 Revenue Bonds                          |               |                        |     |                    |              | 0                 | 0                | 0                | 0                | 0                | 0                | 0                | 0               | 0                | 660,000          |        | 660,000           |
| Future Issuance                             |               |                        |     |                    |              | 0                 | 0                | 0                | 0                | 0                | 0                | 0                | 0               | 0                | 0                |        | 7,326,536         |
| <b>Total</b>                                |               |                        |     |                    |              | <b>10,570,000</b> | <b>3,757,125</b> | <b>5,161,500</b> | <b>1,970,342</b> | <b>1,847,500</b> | <b>1,710,812</b> | <b>825,000</b>   | <b>0</b>        | <b>2,379,200</b> | <b>1,673,048</b> |        | <b>37,221,063</b> |
| <b>Capital Projects Fund - Fund Balance</b> |               |                        |     |                    |              |                   |                  |                  |                  |                  |                  |                  |                 |                  |                  |        |                   |
| Unrestricted                                |               |                        |     |                    |              | 550,053           | 872,131          | 872,131          | 1,140,582        | 743,582          | 133,467          | (41,533)         | (322,377)       | 0                | 0                |        | 0                 |
| Restricted                                  |               |                        |     |                    |              | 513,746           | 0                | 0                | 0                | 0                | 0                | 0                | 0               | 0                | 0                |        | 0                 |
| <b>Total</b>                                |               |                        |     |                    |              | <b>1,063,799</b>  | <b>872,131</b>   | <b>872,131</b>   | <b>1,140,582</b> | <b>743,582</b>   | <b>133,467</b>   | <b>-41,533</b>   | <b>-322,377</b> | <b>0</b>         | <b>0</b>         |        | <b>0</b>          |
| <b>Notes:</b>                               |               |                        |     |                    |              |                   |                  |                  |                  |                  |                  |                  |                 |                  |                  |        |                   |

**Table 3**  
**Capital Improvements Financing Plan**  
*Village of Jackson, WI*

|                               | 2024             |                  |  | 2025             |                  |  | 2025           |                |  | 2026             |                  |  | 2027             |         |
|-------------------------------|------------------|------------------|--|------------------|------------------|--|----------------|----------------|--|------------------|------------------|--|------------------|---------|
|                               | G.O. Bonds       | Levy Portion     |  | G.O. Bonds       | Levy Portion     |  | G.O. Notes     | Levy Portion   |  | G.O. Bonds       | Levy Portion     |  | G.O. Bonds       |         |
| CIP Projects <sup>1</sup>     | 5,570,000        | 5,570,000        |  | 2,932,125        | 2,932,125        |  | 825,000        | 825,000        |  | 4,158,500        | 4,158,500        |  | 1,475,342        |         |
| Less Other Available Revenues |                  |                  |  |                  |                  |  |                |                |  |                  |                  |  |                  |         |
| Cash Available                | 0                |                  |  | 0                |                  |  | 0              |                |  | 0                |                  |  | 0                |         |
| Net Borrowing Requirement     | 5,570,000        | 5,570,000        |  | 2,932,125        | 2,932,125        |  | 825,000        | 825,000        |  | 4,158,500        | 4,158,500        |  | 1,475,342        |         |
| Estimated Issuance Expenses   | 169,263          | 169,263          |  | 104,913          | 104,913          |  | 58,250         | 58,250         |  | 124,763          | 124,763          |  | 81,525           |         |
| <b>TOTAL TO BE FINANCED</b>   | <b>5,739,263</b> | <b>5,739,263</b> |  | <b>3,037,038</b> | <b>3,037,038</b> |  | <b>883,250</b> | <b>883,250</b> |  | <b>4,283,263</b> | <b>4,283,263</b> |  | <b>1,556,867</b> |         |
| Estimated Interest Earnings   | 0                | (41,775)         |  | 0                | (14,661)         |  | 0              | (4,125)        |  | 0                | (20,793)         |  | 0                | (7,377) |
| Assumed spend down (months)   | 3                |                  |  | 3                |                  |  | 3              |                |  | 3                |                  |  | 3                |         |
| Rounding                      | 67,513           | 67,513           |  | 2,623            | 2,623            |  | 875            | 875            |  | 2,530            | 2,530            |  | 510              |         |
| <b>NET BOND SIZE</b>          | <b>5,765,000</b> | <b>5,765,000</b> |  | <b>3,025,000</b> | <b>3,025,000</b> |  | <b>880,000</b> | <b>880,000</b> |  | <b>4,265,000</b> | <b>4,265,000</b> |  | <b>1,550,000</b> |         |

**Notes:**

- 1) Project Total Estimates  
2) Assessment for cash use will be made during operating phase of FMP.



| 2028         |            |              | 2029       |              |            | 2029         |            |              | 2030       |              |            | 2032         |            |              | 2033       |              |  |
|--------------|------------|--------------|------------|--------------|------------|--------------|------------|--------------|------------|--------------|------------|--------------|------------|--------------|------------|--------------|--|
| Levy Portion | G.O. Bonds | Levy Portion | G.O. Bonds | Levy Portion | G.O. Notes | Levy Portion | G.O. Bonds | Levy Portion | G.O. Bonds | Levy Portion | G.O. Bonds | Levy Portion | G.O. Bonds | Levy Portion | G.O. Bonds | Levy Portion |  |
| 1,475,342    | 847,500    | 847,500      | 911,312    | 911,312      | 330,000    | 330,000      | 825,000    | 825,000      | 1,824,700  | 1,824,700    | 1,013,048  | 1,013,048    |            |              |            |              |  |
|              | 0          |              | 0          |              | 0          |              | 0          |              | 0          |              | 0          |              |            |              |            |              |  |
| 1,475,342    | 847,500    | 847,500      | 911,312    | 911,312      | 330,000    | 330,000      | 825,000    | 825,000      | 1,824,700  | 1,824,700    | 1,013,048  | 1,013,048    |            |              |            |              |  |
| 81,525       | 61,063     | 61,063       | 62,675     | 62,675       | 5,000      | 5,000        | 58,050     | 58,050       | 87,313     | 87,313       | 72,363     | 72,363       |            |              |            |              |  |
| 1,556,867    | 908,563    | 908,563      | 973,987    | 973,987      | 335,000    | 335,000      | 883,050    | 883,050      | 1,912,013  | 1,912,013    | 1,085,411  | 1,085,411    |            |              |            |              |  |
| (7,376.71)   | 03         | (4,238)      | (4,237.50) | 03           | (4,557)    | (4,556.56)   | 00         | (4,125)      | (4,125.00) | 03           | (5,065)    | (5,065.24)   |            |              |            |              |  |
| 510          | 675        | 675          | 570        | 570          | -          | 0            | 1,075      | 1,075        | 2,111      | 2,111        | 4,655      | 4,655        |            |              |            |              |  |
| 1,550,000    | 905,000    | 905,000      | 970,000    | 970,000      | 335,000    | 335,000      | 880,000    | 880,000      | 1,905,000  | 1,905,000    | 1,085,000  | 1,085,000    |            |              |            |              |  |

### Table 4

### Financing Plan Tax Impact

*Village of Jackson, WI*

| Year Ending | Existing Debt  |                   |             |              |                   |                       |                             |                    |                      |                             | Proposed Debt                                        |                                                      |                                                    |                                                      |                                                      |                                                    |                                                    |                                                    |                                                    |                                                      |                                                      |                            |                             |                                     |                            | Taxes                      |             |       |      |  |
|-------------|----------------|-------------------|-------------|--------------|-------------------|-----------------------|-----------------------------|--------------------|----------------------|-----------------------------|------------------------------------------------------|------------------------------------------------------|----------------------------------------------------|------------------------------------------------------|------------------------------------------------------|----------------------------------------------------|----------------------------------------------------|----------------------------------------------------|----------------------------------------------------|------------------------------------------------------|------------------------------------------------------|----------------------------|-----------------------------|-------------------------------------|----------------------------|----------------------------|-------------|-------|------|--|
|             | Total Payments | G.O. Debt Expense | LEIS: TRB # | LEIS: TRD #7 | LEIS: EMS Outside | Net Debt Service Levy | Change From Prior Year Levy | Equalized (TID 00) | Tax Rate Per \$1,000 | Annual Taxes \$300.00 Homes | 2024 G.O. Bonds                                      | 2025 G.O. Bonds                                      | 2025 G.O. Notes                                    | 2026 G.O. Bonds                                      | 2027 G.O. Bonds                                      | 2028 G.O. Bonds                                    | 2029 G.O. Bonds                                    | 2029 G.O. Notes                                    | 2030 G.O. Bonds                                    | 2032 G.O. Bonds                                      | 2033 G.O. Bonds                                      | Debt Service Levy          |                             | Taxes                               |                            |                            |             |       |      |  |
|             |                |                   |             |              |                   |                       |                             |                    |                      |                             | 5,765,000<br>Dated: 6/1/2024<br>Total Prin. and Int. | 3,025,000<br>Dated: 6/1/2025<br>Total Prin. and Int. | 880,000<br>Dated: 6/1/2025<br>Total Prin. and Int. | 4,265,000<br>Dated: 6/1/2026<br>Total Prin. and Int. | 1,550,000<br>Dated: 6/1/2027<br>Total Prin. and Int. | 905,000<br>Dated: 6/1/2029<br>Total Prin. and Int. | 970,000<br>Dated: 6/1/2029<br>Total Prin. and Int. | 335,000<br>Dated: 6/1/2029<br>Total Prin. and Int. | 880,000<br>Dated: 6/1/2030<br>Total Prin. and Int. | 1,905,000<br>Dated: 6/1/2032<br>Total Prin. and Int. | 1,085,000<br>Dated: 6/1/2033<br>Total Prin. and Int. | Total<br>Debt Service Levy | Levy Change From Prior Year | Total Tax<br>Difference             | Annual Taxes \$300.00 Home | Annual Taxes From Existing | Year Ending |       |      |  |
| 2024        | 1,905,606      | 1,600             | (290,535)   | 0            | (71,454)          | 1,545,217             | 1,089,204,200               | \$14.2             | \$425.60             | 432,375                     | 0                                                    | 0                                                    | 0                                                  | 0                                                    | 0                                                    | 0                                                  | 0                                                  | 0                                                  | 0                                                  | 0                                                    | 0                                                    | 0                          | 1,545,217                   | (87,642)                            | \$1.42                     | \$426                      | \$0         | 2024  |      |  |
| 2025        | 1,896,205      | 2,400             | (309,510)   | 0            | (71,454)          | 1,517,240             | (27,916)                    | 1,116,472,394      | \$13.6               | \$407.47                    | 432,375                                              | 0                                                    | 0                                                  | 0                                                    | 0                                                    | 0                                                  | 0                                                  | 0                                                  | 0                                                  | 0                                                    | 0                                                    | 0                          | 1,549,615                   | 404,399                             | \$1.37                     | \$524                      | \$116       | 2025  |      |  |
| 2026        | 1,906,380      | 3,200             | (123,613)   | 0            | (71,454)          | 1,514,385             | (2,855)                     | 1,203,796,047      | \$12.9               | \$377.00                    | 282,250                                              | 238,219                                              | 57,300                                             | 0                                                    | 0                                                    | 0                                                  | 0                                                  | 0                                                  | 0                                                  | 0                                                    | 0                                                    | 0                          | 2,110,154                   | 140,539                             | \$1.75                     | \$526                      | \$244       | 2026  |      |  |
| 2027        | 1,871,292      | 4,000             | (341,568)   | 0            | (71,454)          | 1,461,870             | (52,975)                    | 1,233,933,044      | \$11.8               | \$354.83                    | 286,250                                              | 158,813                                              | 46,200                                             | 351,863                                              | 0                                                    | 0                                                  | 0                                                  | 0                                                  | 0                                                  | 0                                                    | 0                                                    | 0                          | 2,306,995                   | 196,841                             | \$1.87                     | \$561                      | \$206       | 2027  |      |  |
| 2028        | 1,819,417      | 4,800             | (345,100)   | 0            | (71,456)          | 1,407,661             | (54,209)                    | 1,264,824,520      | \$11.1               | \$333.12                    | 361,375                                              | 158,813                                              | 46,200                                             | 234,575                                              | 133,688                                              | 0                                                  | 0                                                  | 0                                                  | 0                                                  | 0                                                    | 0                                                    | 0                          | 2,342,311                   | 35,316                              | \$1.85                     | \$556                      | \$222       | 2028  |      |  |
| 2029        | 1,470,965      | 5,600             | (292,975)   | (136,245)    | 0                 | 1,047,345             | (360,316)                   | 1,296,489,364      | \$0.80               | \$241.42                    | 489,250                                              | 212,369                                              | 187,394                                            | 234,575                                              | 89,125                                               | 81,450                                             | 0                                                  | 0                                                  | 0                                                  | 0                                                    | 0                                                    | 0                          | 2,341,508                   | (803)                               | \$1.81                     | \$552                      | \$300       | 2029  |      |  |
| 2030        | 1,215,155      | 6,400             | (285,975)   | (140,455)    | 0                 | 786,245               | (281,303)                   | 1,246,946,936      | \$0.59               | \$178.30                    | 576,250                                              | 209,481                                              | 238,489                                            | 281,250                                              | 89,125                                               | 54,300                                             | 90,938                                             | 20,938                                             | 0                                                  | 0                                                    | 0                                                    | 0                          | 2,338,165                   | (2,362)                             | \$1.76                     | \$528                      | \$676       | 2030  |      |  |
| 2031        | 1,256,149      | 6,400             | (288,055)   | (148,500)    | 0                 | 828,328               | (408,281)                   | 1,426,652,682      | \$0.58               | \$172.75                    | 438,875                                              | 205,594                                              | 179,281                                            | 280,450                                              | 137,688                                              | 97,950                                             | 60,625                                             | 20,938                                             | 85,800                                             | 0                                                    | 0                                                    | 0                          | 2,334,528                   | (4,217)                             | \$1.64                     | \$491                      | \$318       | 2031  |      |  |
| 2032        | 1,250,948      | 6,800             | (289,995)   | (147,593)    | 0                 | 820,160               | (6,168)                     | 1,462,368,888      | \$0.56               | \$167.19                    | 438,875                                              | 208,574                                              | 190,619                                            | 277,700                                              | 134,813                                              | 2,334,253                                          | 99,375                                             | 20,938                                             | 57,200                                             | 0                                                    | 0                                                    | 0                          | 2,334,253                   | (274)                               | \$1.60                     | \$479                      | \$312       | 2032  |      |  |
| 2033        | 1,234,421      | 7,200             | (281,335)   | (146,524)    | 0                 | 813,363               | (6,597)                     | 1,498,979,249      | \$0.54               | \$161.70                    | 420,375                                              | 205,425                                              | 79,158                                             | 274,950                                              | 131,938                                              | 92,550                                             | 96,875                                             | 60,938                                             | 57,200                                             | 200,325                                              | 0                                                    | 0                          | 0                           | 2,433,025                           | 98,772                     | \$1.62                     | \$487       | \$325 | 2033 |  |
| 2034        | 1,216,960      | 7,600             | (272,895)   | (145,357)    | 0                 | 806,308               | (7,254)                     | 1,536,506,149      | \$0.52               | \$156.26                    | 441,125                                              | 202,275                                              | 75,113                                             | 272,200                                              | 129,063                                              | 94,375                                             | 68,438                                             | 59,938                                             | 105,575                                            | 133,350                                              | 117,994                                              | 2,496,064                  | 63,019                      | \$1.62                              | \$487                      | \$331                      | 2034        |       |      |  |
| 2035        | 1,208,178      | 8,000             | (269,178)   | (145,617)    | 0                 | 801,867               | (8,441)                     | 1,571,511,151      | \$0.51               | \$151.52                    | 442,375                                              | 201,450                                              | 71,838                                             | 269,450                                              | 126,063                                              | 87,150                                             | 91,875                                             | 65,938                                             | 102,325                                            | 133,350                                              | 117,994                                              | 2,496,064                  | 63,019                      | \$1.62                              | \$487                      | \$331                      | 2035        |       |      |  |
| 2036        | 1,194,435      | 8,400             | (260,075)   | (145,851)    | 0                 | 796,909               | (9,458)                     | 1,621,279,523      | \$0.49               | \$146.20                    | 511,250                                              | 199,975                                              | 0                                                  | 266,700                                              | 123,313                                              | 84,450                                             | 89,375                                             | 62,813                                             | 181,600                                            | 78,663                                               | 2,490,121                                            | (2,896)                    | \$1.54                      | \$461                               | \$315                      | 2036                       |             |       |      |  |
| 2037        | 1,179,340      | 8,800             | (250,825)   | (145,889)    | 0                 | 791,426               | (4,983)                     | 1,661,868,207      | \$0.47               | \$141.57                    | 515,250                                              | 192,825                                              | 0                                                  | 263,950                                              | 120,438                                              | 81,750                                             | 86,875                                             | 59,868                                             | 95,825                                             | 178,100                                              | 122,031                                              | 2,488,657                  | (1,464)                     | \$1.54                              | \$460                      | \$308                      | 2037        |       |      |  |
| 2038        | 1,187,995      | 9,200             | (266,000)   | (145,782)    | 0                 | 785,413               | (6,004)                     | 1,703,473,027      | \$0.46               | \$136.98                    | 519,250                                              | 189,675                                              | 0                                                  | 261,200                                              | 117,563                                              | 79,050                                             | 84,375                                             | 56,563                                             | 92,575                                             | 174,600                                              | 118,769                                              | 2,479,031                  | (9,268)                     | \$1.46                              | \$437                      | \$300                      | 2038        |       |      |  |
| 2039        | 1,150,558      | 9,600             | (265,400)   | (138,046)    | 0                 | 758,711               | (16,702)                    | 1,746,119,422      | \$0.43               | \$126.98                    | 520,500                                              | 186,525                                              | 0                                                  | 268,175                                              | 114,088                                              | 71,200                                             | 81,875                                             | 54,438                                             | 89,255                                             | 171,100                                              | 115,506                                              | 2,476,012                  | (2,626)                     | \$1.42                              | \$425                      | \$296                      | 2039        |       |      |  |
| 2040        | 453,375        | 8,800             | 0           | 0            | 0                 | 462,175               | (296,136)                   | 1,790,813,469      | \$0.40               | \$116.50                    | 608,500                                              | 184,500                                              | 0                                                  | 276,260                                              | 118,817                                              | 78,200                                             | 86,075                                             | 51,244                                             | 87,600                                             | 172,600                                              | 112,244                                              | 2,470,363                  | (5,600)                     | \$1.40                              | \$414                      | \$288                      | 2040        |       |      |  |
| 2041        | 0              | 0                 | 0           | 0            | 0                 | 0                     | (462,175)                   | 1,883,666,896      | \$0.00               | \$0.00                      | 657,625                                              | 453,281                                              | 0                                                  | 501,775                                              | 157,500                                              | 80,050                                             | 110,156                                            | 0                                                  | 82,825                                             | 236,475                                              | 108,981                                              | 2,388,669                  | (81,094)                    | \$0.30                              | \$390                      | \$300                      | 2041        |       |      |  |
| 2042        | 0              | 0                 | 0           | 0            | 0                 | 0                     | 0                           | 1,881,624,811      | \$0.00               | \$0.00                      | 629,875                                              | 451,600                                              | 0                                                  | 537,661                                              | 151,750                                              | 78,300                                             | 105,469                                            | 0                                                  | 79,575                                             | 227,725                                              | 105,719                                              | 2,383,775                  | (4,894)                     | \$1.27                              | \$380                      | \$380                      | 2042        |       |      |  |
| 2043        | 0              | 0                 | 0           | 0            | 0                 | 0                     | 0                           | 1,928,731,231      | \$0.00               | \$0.00                      | 626,500                                              | 443,906                                              | 0                                                  | 551,075                                              | 146,600                                              | 78,300                                             | 100,781                                            | 0                                                  | 76,325                                             | 233,450                                              | 102,456                                              | 2,378,794                  | (4,081)                     | \$1.23                              | \$370                      | \$370                      | 2043        |       |      |  |
| 2044        | 0              | 0                 | 0           | 0            | 0                 | 0                     | 0                           | 1,977,016,959      | \$0.00               | \$0.00                      | 656,000                                              | 443,169                                              | 0                                                  | 528,325                                              | 140,215                                              | 78,300                                             | 95,125                                             | 0                                                  | 73,215                                             | 239,056                                              | 102,081                                              | 2,376,594                  | (3,076)                     | \$1.18                              | \$355                      | \$344                      | 2044        |       |      |  |
| 2045        | 0              | 0                 | 0           | 0            | 0                 | 0                     | 0                           | 2,026,511,518      | \$0.00               | \$0.00                      | 778,275                                              | 0                                                    | 738,900                                            | 0                                                    | 778,275                                              | 134,500                                            | 78,300                                             | 91,406                                             | 0                                                  | 69,825                                               | 237,975                                              | 114,425                    | 2,375,500                   | (4,900)                             | \$1.12                     | \$337                      | \$337       | 2045  |      |  |
| 2046        | 0              | 0                 | 0           | 0            | 0                 | 0                     | 0                           | 2,077,245,172      | \$0.00               | \$0.00                      | 0                                                    | 0                                                    | 0                                                  | 0                                                    | 1,294,650                                            | 128,750                                            | 76,300                                             | 86,719                                             | 0                                                  | 66,575                                               | 224,238                                              | (61,263)                   | \$1.07                      | \$320                               | \$320                      | 2046                       |             |       |      |  |
| 2047        | 0              | 0                 | 0           | 0            | 0                 | 0                     | 0                           | 2,129,248,942      | \$0.00               | \$0.00                      | 0                                                    | 0                                                    | 0                                                  | 0                                                    | 462,938                                              | 72,100                                             | 72,100                                             | 82,031                                             | 0                                                  | 63,325                                               | 807,300                                              | 357,506                    | 1,845,200                   | (309,038)                           | \$0.87                     | \$260                      | \$260       | 2047  |      |  |
| 2048        | 0              | 0                 | 0           | 0            | 0                 | 0                     | 0                           | 2,182,554,625      | \$0.00               | \$0.00                      | 0                                                    | 0                                                    | 0                                                  | 0                                                    | 0                                                    | 0                                                  | 0                                                  | 0                                                  | 0                                                  | 0                                                    | 0                                                    | 0                          | 263,194                     | (1,582,006)                         | \$0.12                     | \$36                       | \$36        | 2048  |      |  |
| 2049        | 0              | 0                 | 0           | 0            | 0                 | 0                     | 0                           | 2,237,394,813      | \$0.00               | \$0.00                      | 0                                                    | 0                                                    | 0                                                  | 0                                                    | 0                                                    | 0                                                  | 0                                                  | 0                                                  | 0                                                  | 0                                                    | 0                                                    | 0                          | 0                           | 0                                   | (208,194)                  | \$0.00                     | \$0         | \$0   | 2049 |  |
| 2050        | 0              | 0                 | 0           | 0            | 0                 | 0                     | 0                           | 2,293,202,918      | \$0.00               | \$0.00                      | 0                                                    | 0                                                    | 0                                                  | 0                                                    | 0                                                    | 0                                                  | 0                                                  | 0                                                  | 0                                                  | 0                                                    | 0                                                    | 0                          | 0                           | 0                                   | 0                          | \$0.00                     | \$0         | \$0   | 2050 |  |
| 2051        | 0              | 0                 | 0           | 0            | 0                 | 0                     | 0                           | 2,350,613,183      | \$0.00               | \$0.00                      | 0                                                    | 0                                                    | 0                                                  | 0                                                    | 0                                                    | 0                                                  | 0                                                  | 0                                                  | 0                                                  | 0                                                    | 0                                                    | 0                          | 0                           | 0                                   | 0                          | \$0.00                     | \$0         | \$0   | 2051 |  |
| 2052        | 0              | 0                 | 0           | 0            | 0                 | 0                     | 0                           | 2,409,460,713      | \$0.00               | \$0.00                      | 0                                                    | 0                                                    | 0                                                  | 0                                                    | 0                                                    | 0                                                  | 0                                                  | 0                                                  | 0                                                  | 0                                                    | 0                                                    | 0                          | 0                           | 0                                   | 0                          | \$0.00                     | \$0         | \$0   | 2052 |  |
| 2053        | 0              | 0                 | 0           | 0            | 0                 | 0                     | 0                           | 2,469,787,488      | \$0.00               | \$0.00                      | 0                                                    | 0                                                    | 0                                                  | 0                                                    | 0                                                    | 0                                                  | 0                                                  | 0                                                  | 0                                                  | 0                                                    | 0                                                    | 0                          | 0                           | 0                                   | 0                          | \$0.00                     | \$0         | \$0   | 2053 |  |
| Total       | 23,418,156     | 108,400           | (4,633,690) | (1,592,970)  | (357,273)         | 16,942,623            |                             |                    |                      |                             | 9,856,250                                            | 5,599,338                                            | 1,174,000                                          | 8,219,500                                            | 2,881,125                                            | 1,546,700                                          | 1,715,625                                          | 485,625                                            | 1,568,350                                          | 3,547,200                                            | 1,982,188                                            |                            |                             | Total cost of DS to sample taxpayer | \$6,969,593                | Total                      |             |       |      |  |

Notes:

**Table 5**  
**General Obligation Debt Capacity Analysis - Impact of Financing Plan**  
*Village of Jackson, WI*

| Existing Debt |                                                 |             |                                |            | Proposed Debt   |                 |                 |                 |                 |                 |                 |                 |                 |                 | Combined Principal Existing & Proposed |              | Statutory Limit (5% EV) |                   | Recommended Limit (2.5% EV) |                   | Year Ending |
|---------------|-------------------------------------------------|-------------|--------------------------------|------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------------------------------|--------------|-------------------------|-------------------|-----------------------------|-------------------|-------------|
| Year Ending   | Projected Equalized Value (TID IN) <sup>1</sup> | Debt Limit  | Existing Principal Outstanding | % of Limit | 2024 G.O. Bonds | 2025 G.O. Bonds | 2025 G.O. Notes | 2026 G.O. Bonds | 2027 G.O. Bonds | 2028 G.O. Bonds | 2029 G.O. Bonds | 2029 G.O. Notes | 2030 G.O. Bonds | 2032 G.O. Bonds | 2033 G.O. Bonds                        |              | % of Limit              | Residual Capacity | % of Limit                  | Residual Capacity |             |
| 2023          | 1,182,093,600                                   | 59,104,680  | 19,860,899                     | 34%        |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                                        | \$19,860,899 | 34%                     | \$39,243,781      | 67%                         | \$9,691,441       | 2023        |
| 2024          | 1,212,373,585                                   | 60,618,679  | 18,433,587                     | 30%        | 5,765,000       |                 |                 |                 |                 |                 |                 |                 |                 |                 |                                        | \$24,198,587 | 40%                     | \$36,420,092      | 80%                         | \$6,110,753       | 2024        |
| 2025          | 1,243,429,209                                   | 62,171,460  | 16,974,893                     | 27%        | 5,765,000       | 3,025,000       | 880,000         |                 |                 |                 |                 |                 |                 |                 |                                        | \$26,644,893 | 43%                     | \$35,526,567      | 86%                         | \$4,440,837       | 2025        |
| 2026          | 1,275,280,341                                   | 63,764,017  | 15,463,713                     | 24%        | 5,765,000       | 3,025,000       | 880,000         | 4,265,000       |                 |                 |                 |                 |                 |                 |                                        | \$29,398,713 | 46%                     | \$34,365,304      | 92%                         | \$2,483,295       | 2026        |
| 2027          | 1,307,947,356                                   | 65,397,368  | 13,943,171                     | 21%        | 5,765,000       | 3,025,000       | 880,000         | 4,265,000       | 1,550,000       |                 |                 |                 |                 |                 |                                        | \$29,428,171 | 45%                     | \$35,969,197      | 90%                         | \$3,270,513       | 2027        |
| 2028          | 1,341,451,156                                   | 67,072,558  | 12,430,000                     | 19%        | 5,690,000       | 3,025,000       | 880,000         | 4,265,000       | 1,550,000       | 905,000         |                 |                 |                 |                 |                                        | \$28,745,000 | 43%                     | \$38,327,558      | 86%                         | \$4,791,279       | 2028        |
| 2029          | 1,375,813,174                                   | 68,790,659  | 11,225,000                     | 16%        | 5,480,000       | 2,970,000       | 735,000         | 4,265,000       | 1,550,000       | 905,000         | 970,000         | 335,000         |                 |                 |                                        | \$27,130,000 | 39%                     | \$41,660,659      | 79%                         | \$7,265,329       | 2029        |
| 2030          | 1,449,878,994                                   | 72,493,950  | 10,245,000                     | 14%        | 5,170,000       | 2,915,000       | 540,000         | 4,215,000       | 1,550,000       | 905,000         | 970,000         | 335,000         | 880,000         |                 |                                        | \$25,540,000 | 35%                     | \$46,953,950      | 70%                         | \$10,706,975      | 2030        |
| 2031          | 1,487,018,451                                   | 74,350,923  | 9,200,000                      | 12%        | 4,985,000       | 2,860,000       | 385,000         | 4,165,000       | 1,500,000       | 860,000         | 970,000         | 335,000         | 880,000         |                 |                                        | \$23,955,000 | 32%                     | \$50,395,923      | 64%                         | \$13,220,461      | 2031        |
| 2032          | 1,525,109,256                                   | 76,255,463  | 8,140,000                      | 11%        | 4,800,000       | 2,800,000       | 210,000         | 4,115,000       | 1,450,000       | 815,000         | 930,000         | 335,000         | 880,000         | 1,905,000       |                                        | \$22,330,000 | 29%                     | \$53,925,463      | 59%                         | \$15,797,731      | 2032        |
| 2033          | 1,564,175,778                                   | 78,208,789  | 7,075,000                      | 9%         | 4,615,000       | 2,740,000       | 140,000         | 4,065,000       | 1,400,000       | 770,000         | 890,000         | 295,000         | 880,000         | 1,905,000       | 1,085,000                              | \$20,805,000 | 27%                     | \$57,403,789      | 53%                         | \$18,299,394      | 2033        |
| 2034          | 1,604,243,011                                   | 80,212,151  | 6,005,000                      | 7%         | 4,430,000       | 2,680,000       | 70,000          | 4,015,000       | 1,350,000       | 725,000         | 850,000         | 255,000         | 830,000         | 1,905,000       | 1,085,000                              | \$19,275,000 | 24%                     | \$60,937,151      | 48%                         | \$20,831,075      | 2034        |
| 2035          | 1,645,336,589                                   | 82,266,829  | 4,920,000                      | 6%         | 4,180,000       | 2,620,000       | 0               | 3,965,000       | 1,300,000       | 680,000         | 810,000         | 205,000         | 780,000         | 1,905,000       | 1,085,000                              | \$17,665,000 | 21%                     | \$64,601,829      | 43%                         | \$23,468,415      | 2035        |
| 2036          | 1,687,482,801                                   | 84,374,140  | 3,825,000                      | 5%         | 3,870,000       | 2,560,000       |                 | 3,915,000       | 1,250,000       | 635,000         | 770,000         | 155,000         | 730,000         | 1,855,000       | 1,085,000                              | \$16,055,000 | 19%                     | \$68,319,140      | 38%                         | \$26,132,070      | 2036        |
| 2037          | 1,730,708,612                                   | 86,535,431  | 2,720,000                      | 3%         | 3,560,000       | 2,500,000       |                 |                 | 1,200,000       | 590,000         | 730,000         | 105,000         | 680,000         | 1,805,000       | 1,040,000                              | \$10,570,000 | 12%                     | \$75,965,431      | 24%                         | \$32,697,715      | 2037        |
| 2038          | 1,775,041,677                                   | 88,752,084  | 1,580,000                      | 2%         | 3,210,000       | 2,440,000       |                 |                 | 1,150,000       | 545,000         | 690,000         | 55,000          | 630,000         | 1,755,000       | 995,000                                | \$8,925,000  | 10%                     | \$79,827,084      | 20%                         | \$35,451,042      | 2038        |
| 2039          | 1,820,510,357                                   | 91,025,518  | 450,000                        | 0%         | 2,810,000       | 2,380,000       |                 |                 | 1,100,000       | 495,000         | 650,000         | 0               | 580,000         | 1,705,000       | 950,000                                | \$7,235,000  | 8%                      | \$83,790,518      | 16%                         | \$38,277,759      | 2039        |
| 2040          | 1,835,668,896                                   | 91,783,445  | 0                              | 0%         | 2,330,000       | 2,235,000       |                 |                 | 1,050,000       | 445,000         | 600,000         |                 | 530,000         | 1,655,000       | 905,000                                | \$6,060,000  | 7%                      | \$85,723,445      | 13%                         | \$39,831,722      | 2040        |
| 2041          | 1,881,624,811                                   | 94,081,241  |                                | 0%         | 1,775,000       | 1,890,000       |                 |                 | 950,000         | 390,000         | 525,000         |                 | 480,000         | 1,530,000       | 860,000                                | \$5,005,000  | 5%                      | \$89,076,241      | 11%                         | \$42,035,620      | 2041        |
| 2042          | 1,928,731,231                                   | 96,436,562  |                                | 0%         | 1,220,000       | 1,510,000       |                 |                 | 850,000         | 335,000         | 450,000         |                 | 430,000         | 1,405,000       | 815,000                                | \$3,915,000  | 4%                      | \$92,521,562      | 8%                          | \$44,303,281      | 2042        |
| 2043          | 1,977,016,959                                   | 98,850,848  |                                | 0%         | 640,000         | 1,115,000       |                 |                 | 750,000         | 275,000         | 375,000         |                 | 380,000         | 1,265,000       | 770,000                                | \$2,780,000  | 3%                      | \$96,070,848      | 6%                          | \$46,645,424      | 2043        |
| 2044          | 2,026,511,518                                   | 101,325,576 |                                | 0%         | 0               | 720,000         |                 |                 | 650,000         | 210,000         | 300,000         |                 | 330,000         | 1,125,000       | 725,000                                | \$1,580,000  | 2%                      | \$99,745,576      | 3%                          | \$49,082,788      | 2044        |
| 2045          | 2,077,245,172                                   | 103,862,259 |                                | 0%         |                 | 0               |                 |                 | 550,000         | 140,000         | 225,000         |                 | 280,000         | 960,000         | 630,000                                | \$690,000    | 1%                      | \$103,172,259     | 1%                          | \$51,241,129      | 2045        |
| 2046          | 2,129,248,942                                   | 106,462,447 |                                | 0%         |                 |                 |                 |                 | 450,000         | 70,000          | 150,000         |                 | 230,000         | 780,000         | 345,000                                | \$520,000    | 0%                      | \$105,942,447     | 1%                          | \$52,711,224      | 2046        |
| 2047          | 2,182,554,625                                   | 109,127,731 |                                | 0%         |                 |                 |                 |                 | 0               | 0               | 75,000          |                 | 180,000         | 0               | 0                                      | \$0          | 0%                      | \$109,127,731     | 0%                          | \$54,563,866      | 2047        |
| 2048          | 2,237,194,813                                   | 111,859,741 |                                | 0%         |                 |                 |                 |                 |                 | 0               |                 |                 | 0               | 0               | 0                                      | \$0          | 0%                      | \$111,859,741     | 0%                          | \$55,929,870      | 2048        |

**Notes:**

1) Projected TID IN EV based on 5-year average at 2.56 % annual inflation.

# Memo

**To:** Jen Keller, Village Administrator  
**From:** Brian W. Kober, P. E., Director of Public Works/Village Engineer  
**Subject:** Bid Results – 2024 Chestnut Ct & Ridgeway Dr Reconstruction Project  
**Date:** July 26, 2024  
**CC:** Board of Public Works; Village Board

The 2024 Chestnut Ct & Ridgeway Dr Reconstruction Project received three (3) bids for the project. Since, we have an unstable world market, the Engineer's Estimate is more of a guess where the cost of the project will end up.

The project was bid competitively with a difference of \$21,339.16 between bids. Budgeting for projects have been difficult, the number used was \$600.00 per liner foot which was 16% more of bids received prior. The linear cost per foot is \$1,408.23 for the project or an increase of 43%.

The schedule of the project was to start end of August or early September and be completed by end of November 2024. No one knows where the pricing will be if the project is rebid next year.

Recommendation to award the base bid of the project to LaLonde Contractors, Inc. for the amount of \$1,212,489.14.

If you have any questions, please let me know.

Brian W. Kober, P.E.

|             |                                                  |
|-------------|--------------------------------------------------|
| Client      | Village of Jackson                               |
| Project     | Ridgeway Drive and Chestnut Court Reconstruction |
| Prepared By | Ron Dalton, P.E.                                 |

|             |            |
|-------------|------------|
| Project No. | 05789-0020 |
| Date        | 07/24/2024 |

The Village of Jackson (hereinafter referred to as the OWNER) has received bids on the 23<sup>rd</sup> day of July 2024 for the Ridgeway Drive and Chestnut Court Reconstruction (hereinafter referred to as the Project); and

Cedar Corporation (hereinafter referred to as ENGINEER) has been retained by the OWNER to prepare bid tabulations, analyze bid results and consult with the OWNER on the award of contracts.

The ENGINEER hereby consults as follows:

1. Bids were received from three (3) bidders. Base Bid Totals ranged from a low of \$1,212,489.14 to a high of \$1,372,110.05. A summary of the bid tabulation is attached.
2. Based upon ENGINEER's analysis of the bids received on the above PROJECT, the responsive low bidder is:

LaLonde Contractors, Inc.  
1609 Lincoln Avenue  
Waukesha, WI 53186

Base Bid: \$1,212,489.14

Alternate Schedule 1 – Ridgeway Drive (Sta 15+35 to Willow Ridge Drive): \$763,006.57

Alternate Schedule 2 – Yard Inlet (W198 N17022 Ridgeway Drive): \$17,616.95

3. It is understood that by this analysis, that the ENGINEER does not guarantee the Contractor's performance which is covered by the Contractor's bond, but it is a statement by the ENGINEER that the ENGINEER has no information which would lead the ENGINEER to believe that the Contractor does not have the necessary equipment and personnel to complete the PROJECT in compliance with the drawings and specifications within reasonable tolerances generally accepted in the trade.
4. It is further understood that this analysis is not a representation that the ENGINEER has reviewed the proposal for possible legal irregularities which should be a function of the OWNER'S legal counsel, and at the option of the OWNER.
5. It is further understood that in the event that OWNER feels that the Contract should be awarded on some basis other than price, the OWNER should defer further action on this PROJECT until a thorough legal review can be made by OWNER'S legal counsel.



# BID TABULATION

RIDGEWAY DRIVE AND CHESTNUT COURT RECONSTRUCTION  
VILLAGE OF JACKSON  
WASHINGTON COUNTY, WI

BID DATE - JULY 23, 2024

| PROJECT NAME: Ridgeway Drive and Chestnut Court Reconstruction       |                                                   |      |       | LaLonde Contractors, Inc.<br>1609 Lincoln Avenue<br>Waukesha, WI 53186 |              | Vinton Construction Company<br>1322 33 <sup>rd</sup> Street, PO Box 137<br>Two Rivers, WI 54241 |              | Mid City Corporation<br>12930 W. Custer Avenue<br>Butler, WI 53007 |              |            |       |
|----------------------------------------------------------------------|---------------------------------------------------|------|-------|------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------------|--------------|------------|-------|
| PROJECT NO: 05789-0020                                               |                                                   |      |       |                                                                        |              |                                                                                                 |              |                                                                    |              |            |       |
| ITEM NO.                                                             | ITEM DESCRIPTION                                  | UNIT | QTY   | UNIT PRICE                                                             | TOTAL        | UNIT PRICE                                                                                      | TOTAL        | UNIT PRICE                                                         | TOTAL        | UNIT PRICE | TOTAL |
| BASE BID - (Ridgeway Drive to Sta 15+35 & Chestnut Court & Easement) |                                                   |      |       |                                                                        |              |                                                                                                 |              |                                                                    |              |            |       |
| 1                                                                    | Sanitary Manhole Chimney & Casting Replacement    | E.A. | 1     | \$2,500.00                                                             | \$2,500.00   | \$2,625.00                                                                                      | \$2,625.00   | \$2,500.00                                                         | \$2,500.00   |            |       |
| 2                                                                    | 48" Sanitary Manhole (4 Units)                    | V.F. | 56    | \$640.00                                                               | \$35,840.00  | \$594.00                                                                                        | \$33,264.00  | \$640.00                                                           | \$35,840.00  |            |       |
| 3                                                                    | 8" PVC Sanitary Sewer Pipe                        | L.F. | 841   | \$295.00                                                               | \$248,095.00 | \$243.00                                                                                        | \$204,363.00 | \$295.00                                                           | \$248,095.00 |            |       |
| 4                                                                    | 6" PVC Sanitary Sewer Lateral (14 Units)          | L.F. | 515   | \$250.00                                                               | \$128,750.00 | \$166.00                                                                                        | \$85,490.00  | \$250.00                                                           | \$128,750.00 |            |       |
| 5                                                                    | Abandon 8" Sanitary Sewer                         | L.F. | 509   | \$50.00                                                                | \$25,450.00  | \$5.00                                                                                          | \$2,545.00   | \$50.00                                                            | \$25,450.00  |            |       |
| 6                                                                    | Sanitary Lateral Cleanout                         | E.A. | 1     | \$750.00                                                               | \$750.00     | \$1,250.00                                                                                      | \$1,250.00   | \$750.00                                                           | \$750.00     |            |       |
| 7                                                                    | 8" PVC Water Main Pipe                            | L.F. | 353   | \$145.00                                                               | \$51,185.00  | \$138.00                                                                                        | \$48,714.00  | \$145.00                                                           | \$51,185.00  |            |       |
| 8                                                                    | 12" PVC Water Main Pipe                           | L.F. | 500   | \$175.00                                                               | \$87,500.00  | \$201.00                                                                                        | \$100,500.00 | \$175.00                                                           | \$87,500.00  |            |       |
| 9                                                                    | 8" Gate Valve                                     | E.A. | 1     | \$3,050.00                                                             | \$3,050.00   | \$3,146.00                                                                                      | \$3,146.00   | \$3,050.00                                                         | \$3,050.00   |            |       |
| 10                                                                   | 12" Gate Valve                                    | E.A. | 1     | \$5,150.00                                                             | \$5,150.00   | \$5,435.00                                                                                      | \$5,435.00   | \$5,150.00                                                         | \$5,150.00   |            |       |
| 11                                                                   | 4" PVC Water Service & Valve & Box (1 Unit)       | L.F. | 29    | \$500.00                                                               | \$14,500.00  | \$429.00                                                                                        | \$12,441.00  | \$500.00                                                           | \$14,500.00  |            |       |
| 12                                                                   | 1 1/4" Water Service & Curb Stop & Box (13 Units) | L.F. | 619   | \$135.00                                                               | \$83,565.00  | \$126.00                                                                                        | \$77,994.00  | \$135.00                                                           | \$83,565.00  |            |       |
| 13                                                                   | Hydrant Assembly                                  | E.A. | 3     | \$13,500.00                                                            | \$40,500.00  | \$9,545.00                                                                                      | \$28,635.00  | \$13,500.00                                                        | \$40,500.00  |            |       |
| 14                                                                   | Abandon 6" Water Main                             | L.F. | 396   | \$25.00                                                                | \$9,900.00   | \$5.00                                                                                          | \$1,980.00   | \$25.00                                                            | \$9,900.00   |            |       |
| 15                                                                   | Abandon 12" Water Main                            | L.F. | 490   | \$30.00                                                                | \$14,700.00  | \$7.00                                                                                          | \$3,430.00   | \$30.00                                                            | \$14,700.00  |            |       |
| 16                                                                   | Salvage Hydrant and Valve                         | E.A. | 2     | \$1,000.00                                                             | \$2,000.00   | \$868.00                                                                                        | \$1,736.00   | \$1,000.00                                                         | \$2,000.00   |            |       |
| 17                                                                   | 4" Dia. Storm Lateral (10 Units)                  | L.F. | 620   | \$102.00                                                               | \$63,240.00  | \$88.00                                                                                         | \$54,560.00  | \$102.00                                                           | \$63,240.00  |            |       |
| 18                                                                   | Common Excavation (Including Pavement Removal)    | C.Y. | 2,400 | \$22.00                                                                | \$52,800.00  | \$27.90                                                                                         | \$66,960.00  | \$38.50                                                            | \$92,400.00  |            |       |
| 19                                                                   | Saw Cutting Roadway & Driveways                   | L.F. | 326   | \$2.25                                                                 | \$733.50     | \$4.00                                                                                          | \$1,304.00   | \$4.00                                                             | \$1,304.00   |            |       |
| 20                                                                   | Remove Concrete Sidewalk                          | S.F. | 4,003 | \$1.42                                                                 | \$5,684.26   | \$1.25                                                                                          | \$5,003.75   | \$4.10                                                             | \$16,412.30  |            |       |
| 21                                                                   | 4" Concrete Sidewalk                              | S.F. | 7,517 | \$6.84                                                                 | \$51,416.28  | \$8.90                                                                                          | \$66,901.30  | \$8.25                                                             | \$62,015.25  |            |       |
| 22                                                                   | Curb Ramp Type 1                                  | E.A. | 2     | \$1,070.40                                                             | \$2,140.80   | \$1,000.00                                                                                      | \$2,000.00   | \$750.00                                                           | \$1,500.00   |            |       |



| PROJECT NAME: Ridgeway Drive and Chestnut Court Reconstruction          |                                                  |      |       | LaLonde Contractors, Inc.<br>1609 Lincoln Avenue<br>Waukesha, WI 53186 |                | Vinton Construction Company<br>1322 33 <sup>rd</sup> Street, PO Box 137<br>Two Rivers, WI 54241 |                | Mid City Corporation<br>12930 W. Custer Avenue<br>Butler, WI 53007 |                |            |       |
|-------------------------------------------------------------------------|--------------------------------------------------|------|-------|------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------|----------------|------------|-------|
| PROJECT NO: 05789-0020                                                  |                                                  |      |       |                                                                        |                |                                                                                                 |                |                                                                    |                |            |       |
| ITEM NO.                                                                | ITEM DESCRIPTION                                 | UNIT | QTY   | UNIT PRICE                                                             | TOTAL          | UNIT PRICE                                                                                      | TOTAL          | UNIT PRICE                                                         | TOTAL          | UNIT PRICE | TOTAL |
| 23                                                                      | Remove Curb & Gutter                             | L.F. | 1,710 | \$5.71                                                                 | \$9,764.10     | \$6.20                                                                                          | \$10,602.00    | \$6.00                                                             | \$10,260.00    |            |       |
| 24                                                                      | 30" Curb & Gutter Type "D"                       | L.F. | 1,710 | \$24.84                                                                | \$42,476.40    | \$27.24                                                                                         | \$46,580.40    | \$26.00                                                            | \$44,460.00    |            |       |
| 25                                                                      | Remove Concrete Driveway Apron                   | S.F. | 704   | \$1.52                                                                 | \$1,070.08     | \$1.25                                                                                          | \$880.00       | \$5.25                                                             | \$3,696.00     |            |       |
| 26                                                                      | 7" Concrete Driveway Apron & Sidewalk            | S.F. | 3,279 | \$8.79                                                                 | \$28,822.41    | \$11.00                                                                                         | \$36,069.00    | \$13.50                                                            | \$44,266.50    |            |       |
| 27                                                                      | Remove Concrete Driveway                         | S.F. | 567   | \$1.71                                                                 | \$969.57       | \$1.25                                                                                          | \$708.75       | \$5.25                                                             | \$2,976.75     |            |       |
| 28                                                                      | 7" Concrete Driveway                             | S.F. | 343   | \$8.80                                                                 | \$3,018.40     | \$11.00                                                                                         | \$3,773.00     | \$13.50                                                            | \$4,630.50     |            |       |
| 29                                                                      | Remove Asphalt Driveway                          | S.Y. | 397   | \$8.34                                                                 | \$3,310.98     | \$9.00                                                                                          | \$3,573.00     | \$35.00                                                            | \$13,895.00    |            |       |
| 30                                                                      | Asphalt Driveway                                 | S.Y. | 397   | \$35.00                                                                | \$13,895.00    | \$35.00                                                                                         | \$13,895.00    | \$48.50                                                            | \$19,254.50    |            |       |
| 31                                                                      | Gravel Driveway                                  | S.Y. | 5     | \$101.04                                                               | \$505.20       | \$20.00                                                                                         | \$100.00       | \$150.00                                                           | \$750.00       |            |       |
| 32                                                                      | Excavation Below Subgrade (EBS)                  | C.Y. | 240   | \$25.00                                                                | \$6,000.00     | \$27.90                                                                                         | \$6,696.00     | \$75.00                                                            | \$18,000.00    |            |       |
| 33                                                                      | EBS Backfill 1 1/4" Dense                        | TONS | 480   | \$24.00                                                                | \$11,520.00    | \$19.50                                                                                         | \$9,360.00     | \$24.00                                                            | \$11,520.00    |            |       |
| 34                                                                      | 1 1/4" Dense Crushed Aggregate Base Course       | TONS | 1,956 | \$22.00                                                                | \$43,032.00    | \$19.50                                                                                         | \$38,142.00    | \$38.00                                                            | \$74,328.00    |            |       |
| 35                                                                      | Lower Layer HMA Pavement 3-1/4"                  | TONS | 633   | \$88.60                                                                | \$56,083.80    | \$88.60                                                                                         | \$56,083.80    | \$95.25                                                            | \$60,293.25    |            |       |
| 36                                                                      | Upper Layer HMA Pavement 1-3/4"                  | TONS | 341   | \$96.30                                                                | \$32,838.30    | \$96.30                                                                                         | \$32,838.30    | \$103.00                                                           | \$35,123.00    |            |       |
| 37                                                                      | Relocate Sign                                    | E.A. | 2     | \$125.00                                                               | \$250.00       | \$500.00                                                                                        | \$1,000.00     | \$450.00                                                           | \$900.00       |            |       |
| 38                                                                      | Traffic Control                                  | L.S. | 1     | \$16,383.06                                                            | \$16,383.06    | \$126,500.00                                                                                    | \$126,500.00   | \$15,000.00                                                        | \$15,000.00    |            |       |
| 39                                                                      | Remove Trees                                     | E.A. | 5     | \$990.00                                                               | \$4,950.00     | \$2,100.00                                                                                      | \$10,500.00    | \$1,250.00                                                         | \$6,250.00     |            |       |
| 40                                                                      | Lawn Restoration                                 | L.S. | 1     | \$7,500.00                                                             | \$7,500.00     | \$25,000.00                                                                                     | \$25,000.00    | \$15,000.00                                                        | \$15,000.00    |            |       |
| 41                                                                      | Inlet Protection                                 | E.A. | 10    | \$65.00                                                                | \$650.00       | \$125.00                                                                                        | \$1,250.00     | \$120.00                                                           | \$1,200.00     |            |       |
| TOTAL BASE BID PRICE:                                                   |                                                  |      |       |                                                                        | \$1,212,489.14 |                                                                                                 | \$1,233,828.30 |                                                                    | \$1,372,110.05 |            |       |
| ALTERNATE SCHEDULE 1 - Ridgeway Drive (Sta 15+35 to Willow Ridge Drive) |                                                  |      |       |                                                                        |                |                                                                                                 |                |                                                                    |                |            |       |
| A1-1                                                                    | 48" Sanitary Manhole (4 Units)                   | V.F. | 74    | \$750.00                                                               | \$55,500.00    | \$594.00                                                                                        | \$43,956.00    | \$750.00                                                           | \$55,500.00    |            |       |
| A1-2                                                                    | 8" PVC Sanitary Sewer Pipe                       | L.F. | 468   | \$555.00                                                               | \$259,740.00   | \$320.00                                                                                        | \$149,760.00   | \$555.00                                                           | \$259,740.00   |            |       |
| A1-3                                                                    | 6" PVC Sanitary Sewer Lateral (7 Units)          | L.F. | 761   | \$50.00                                                                | \$38,050.00    | \$166.00                                                                                        | \$126,326.00   | \$50.00                                                            | \$38,050.00    |            |       |
| A1-4                                                                    | 12" PVC Water Main Pipe                          | L.F. | 486   | \$220.00                                                               | \$106,920.00   | \$210.00                                                                                        | \$102,060.00   | \$220.00                                                           | \$106,920.00   |            |       |
| A1-5                                                                    | 8" Tapping Gate Valve                            | E.A. | 1     | \$8,500.00                                                             | \$8,500.00     | \$8,265.00                                                                                      | \$8,265.00     | \$8,500.00                                                         | \$8,500.00     |            |       |
| A1-6                                                                    | 4" PVC Water Service & Valve & Box (2 Unit)      | L.F. | 37    | \$800.00                                                               | \$29,600.00    | \$429.00                                                                                        | \$15,873.00    | \$800.00                                                           | \$29,600.00    |            |       |
| A1-7                                                                    | 1 1/4" Water Service & Curb Stop & Box (3 Units) | L.F. | 98    | \$200.00                                                               | \$19,600.00    | \$126.00                                                                                        | \$12,348.00    | \$200.00                                                           | \$19,600.00    |            |       |

| PROJECT NAME: Ridgeway Drive and Chestnut Court Reconstruction |                                                |      |       | LaLonde Contractors, Inc.<br>1609 Lincoln Avenue<br>Waukesha, WI 53186 |              | Vinton Construction Company<br>1322 33 <sup>rd</sup> Street, PO Box 137<br>Two Rivers, WI 54241 |              | Mid City Corporation<br>12930 W. Custer Avenue<br>Butler, WI 53007 |              |            |       |
|----------------------------------------------------------------|------------------------------------------------|------|-------|------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------------|--------------|------------|-------|
| PROJECT NO: 05789-0020                                         |                                                |      |       |                                                                        |              |                                                                                                 |              |                                                                    |              |            |       |
| ITEM NO.                                                       | ITEM DESCRIPTION                               | UNIT | QTY   | UNIT PRICE                                                             | TOTAL        | UNIT PRICE                                                                                      | TOTAL        | UNIT PRICE                                                         | TOTAL        | UNIT PRICE | TOTAL |
| A1-8                                                           | Hydrant Assembly                               | E.A. | 1     | \$13,500.00                                                            | \$13,500.00  | \$10,503.00                                                                                     | \$10,503.00  | \$13,500.00                                                        | \$13,500.00  |            |       |
| A1-9                                                           | Salvage Hydrant and Valve                      | E.A. | 1     | \$1,000.00                                                             | \$1,000.00   | \$5,115.00                                                                                      | \$5,115.00   | \$1,000.00                                                         | \$1,000.00   |            |       |
| A1-10                                                          | Nyloplast Yard Inlet Manhole with Grate        | E.A. | 1     | \$1,750.00                                                             | \$1,750.00   | \$3,625.00                                                                                      | \$3,625.00   | \$1,750.00                                                         | \$1,750.00   |            |       |
| A1-11                                                          | 12" Dia PVC Storm Sewer Pipe                   | L.F. | 26    | \$100.00                                                               | \$2,600.00   | \$143.00                                                                                        | \$3,718.00   | \$100.00                                                           | \$2,600.00   |            |       |
| A1-12                                                          | 4" Dia. Storm Lateral (5 Units)                | L.F. | 413   | \$102.00                                                               | \$42,126.00  | \$88.00                                                                                         | \$36,344.00  | \$102.00                                                           | \$42,126.00  |            |       |
| A1-13                                                          | Storm Lateral Cleanout                         | E.A. | 2     | \$400.00                                                               | \$800.00     | \$1,250.00                                                                                      | \$2,500.00   | \$400.00                                                           | \$800.00     |            |       |
| A1-14                                                          | Common Excavation (Including Pavement Removal) | C.Y. | 950   | \$22.00                                                                | \$20,900.00  | \$27.90                                                                                         | \$26,505.00  | \$38.50                                                            | \$36,575.00  |            |       |
| A1-15                                                          | Saw Cutting Roadway & Driveways                | L.F. | 211   | \$2.25                                                                 | \$474.75     | \$4.00                                                                                          | \$844.00     | \$4.00                                                             | \$844.00     |            |       |
| A1-16                                                          | Remove Concrete Sidewalk                       | S.F. | 2,376 | \$1.42                                                                 | \$3,373.92   | \$1.25                                                                                          | \$2,970.00   | \$4.10                                                             | \$9,741.60   |            |       |
| A1-17                                                          | 4" Concrete Sidewalk                           | S.F. | 4078  | \$6.83                                                                 | \$27,852.74  | \$8.90                                                                                          | \$36,294.20  | \$8.25                                                             | \$33,643.50  |            |       |
| A1-18                                                          | Curb Ramp Type 1                               | E.A. | 1     | \$1,058.27                                                             | \$1,058.27   | \$1,000.00                                                                                      | \$1,000.00   | \$750.00                                                           | \$750.00     |            |       |
| A1-19                                                          | Remove Curb & Gutter                           | L.F. | 905   | \$5.88                                                                 | \$5,321.40   | \$6.20                                                                                          | \$5,611.00   | \$6.00                                                             | \$5,430.00   |            |       |
| A1-20                                                          | 30" Curb & Gutter Type "D"                     | L.F. | 905   | \$24.53                                                                | \$22,199.65  | \$27.24                                                                                         | \$24,652.20  | \$26.00                                                            | \$23,530.00  |            |       |
| A1-21                                                          | Remove Concrete Driveway Apron                 | S.F. | 348   | \$1.52                                                                 | \$528.96     | \$1.25                                                                                          | \$435.00     | \$5.25                                                             | \$1,827.00   |            |       |
| A1-22                                                          | 7" Concrete Driveway Apron & Sidewalk          | S.F. | 1,074 | \$8.80                                                                 | \$9,451.20   | \$11.00                                                                                         | \$11,814.00  | \$13.50                                                            | \$14,499.00  |            |       |
| A1-23                                                          | Remove Concrete Driveway                       | S.F. | 33    | \$5.12                                                                 | \$168.96     | \$1.25                                                                                          | \$41.25      | \$5.25                                                             | \$173.25     |            |       |
| A1-24                                                          | 7" Concrete Driveway                           | S.F. | 12    | \$13.18                                                                | \$158.16     | \$11.00                                                                                         | \$132.00     | \$13.50                                                            | \$162.00     |            |       |
| A1-25                                                          | Remove Asphalt Driveway                        | S.Y. | 102   | \$9.60                                                                 | \$979.20     | \$9.00                                                                                          | \$918.00     | \$35.00                                                            | \$3,570.00   |            |       |
| A1-26                                                          | Asphalt Driveway                               | S.Y. | 186   | \$35.00                                                                | \$6,510.00   | \$35.00                                                                                         | \$6,510.00   | \$48.50                                                            | \$9,021.00   |            |       |
| A1-27                                                          | Gravel Driveway                                | S.Y. | 16    | \$46.21                                                                | \$739.36     | \$20.00                                                                                         | \$320.00     | \$65.00                                                            | \$1,040.00   |            |       |
| A1-28                                                          | Excavation Below Subgrade (EBS)                | C.Y. | 100   | \$25.00                                                                | \$2,500.00   | \$27.90                                                                                         | \$2,790.00   | \$75.00                                                            | \$7,500.00   |            |       |
| A1-29                                                          | EBS Backfill 1 1/4" Dense                      | TONS | 200   | \$24.00                                                                | \$4,800.00   | \$19.50                                                                                         | \$3,900.00   | \$24.00                                                            | \$4,800.00   |            |       |
| A1-30                                                          | 1 1/4" Dense Crushed Aggregate Base Course     | TONS | 1,040 | \$22.00                                                                | \$22,880.00  | \$19.50                                                                                         | \$20,280.00  | \$38.00                                                            | \$39,520.00  |            |       |
| A1-31                                                          | Lower Layer HMA Pavement 3-1/4"                | TONS | 337   | \$88.60                                                                | \$29,858.20  | \$88.60                                                                                         | \$29,858.20  | \$95.25                                                            | \$32,099.25  |            |       |
| A1-32                                                          | Upper Layer HMA Pavement 1-3/4"                | TONS | 181   | \$96.30                                                                | \$17,430.30  | \$96.30                                                                                         | \$17,430.30  | \$103.00                                                           | \$18,643.00  |            |       |
| A1-33                                                          | Traffic Control                                | L.S. | 1     | \$1,075.50                                                             | \$1,075.50   | \$45,000.00                                                                                     | \$45,000.00  | \$10,000.00                                                        | \$10,000.00  |            |       |
| A1-34                                                          | Remove Trees                                   | E.A. | 1     | \$800.00                                                               | \$800.00     | \$2,500.00                                                                                      | \$2,500.00   | \$1,500.00                                                         | \$1,500.00   |            |       |
| A1-35                                                          | Lawn Restoration                               | L.S. | 1     | \$4,000.00                                                             | \$4,000.00   | \$14,000.00                                                                                     | \$14,000.00  | \$7,500.00                                                         | \$7,500.00   |            |       |
| A1-36                                                          | Inlet Protection                               | E.A. | 4     | \$65.00                                                                | \$260.00     | \$125.00                                                                                        | \$500.00     | \$120.00                                                           | \$480.00     |            |       |
| ADDITIVE ALTERNATE SCHEDULE 1 - TOTAL:                         |                                                |      |       |                                                                        | \$763,006.57 |                                                                                                 | \$774,698.15 |                                                                    | \$842,534.60 |            |       |

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|----------------------------------------------------------------|-----------------------------------------|------|-----|------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------|-----------------|--------------------------------------------------------------------|-----------------|------------|-------|
| PROJECT NO: 05789-0020                                         |                                         |      |     |                                                                        |                 |                                                                                                 |                 |                                                                    |                 |            |       |
| ITEM NO.                                                       | ITEM DESCRIPTION                        | UNIT | QTY | UNIT PRICE                                                             | TOTAL           | UNIT PRICE                                                                                      | TOTAL           | UNIT PRICE                                                         | TOTAL           | UNIT PRICE | TOTAL |
| ALTERNATE SCHEDULE 2 - Yard Inlet (W198 N17022 Ridgeway Drive) |                                         |      |     |                                                                        |                 |                                                                                                 |                 |                                                                    |                 |            |       |
| A2-1                                                           | Nyloplast Yard Inlet Manhole with Grate | E.A. | 1   | \$1,750.00                                                             | \$1,750.00      | \$3,625.00                                                                                      | \$3,625.00      | \$1,750.00                                                         | \$1,750.00      |            |       |
| A2-2                                                           | 12" Dia PVC Storm Sewer Pipe            | L.F. | 88  | \$85.00                                                                | \$7,480.00      | \$162.00                                                                                        | \$14,256.00     | \$85.00                                                            | \$7,480.00      |            |       |
| A2-3                                                           | Storm Cleanout                          | E.A. | 1   | \$400.00                                                               | \$400.00        | \$1,850.00                                                                                      | \$1,850.00      | \$400.00                                                           | \$400.00        |            |       |
| A2-4                                                           | Connection to Existing Catch Basin      | E.A. | 1   | \$500.00                                                               | \$500.00        | \$500.00                                                                                        | \$500.00        | \$500.00                                                           | \$500.00        |            |       |
| A2-5                                                           | Remove & Replace Concrete Sidewalk      | S.F. | 50  | \$15.58                                                                | \$779.00        | \$20.00                                                                                         | \$1,000.00      | \$25.00                                                            | \$1,250.00      |            |       |
| A2-6                                                           | Remove & Replace Curb & Gutter          | L.F. | 25  | \$145.87                                                               | \$3,646.75      | \$100.00                                                                                        | \$2,500.00      | \$85.00                                                            | \$2,125.00      |            |       |
| A2-7                                                           | Gravel Driveway Restoration             | S.Y. | 20  | \$44.46                                                                | \$889.20        | \$20.00                                                                                         | \$400.00        | \$25.00                                                            | \$500.00        |            |       |
| A2-8                                                           | Traffic Control                         | L.S. | 1   | \$542.00                                                               | \$542.00        | \$2,000.00                                                                                      | \$2,000.00      | \$500.00                                                           | \$500.00        |            |       |
| A2-9                                                           | Lawn Restoration                        | L.S. | 1   | \$1,500.00                                                             | \$1,500.00      | \$2,000.00                                                                                      | \$2,000.00      | \$1,750.00                                                         | \$1,750.00      |            |       |
| A2-10                                                          | Inlet Protection                        | E.A. | 2   | \$65.00                                                                | <u>\$130.00</u> | \$125.00                                                                                        | <u>\$250.00</u> | \$120.00                                                           | <u>\$240.00</u> |            |       |
| ADDITIVE ALTERNATE SCHEDULE 2 - TOTAL:                         |                                         |      |     |                                                                        | \$17,616.95     |                                                                                                 | \$28,381.00     |                                                                    | \$16,495.00     |            |       |

**Village of Jackson**  
**15 year Capital Road Improvements (2024 to 2039)**  
**General Fund (Storm Sewer and Roadway), Sewer Utility, & Water Utility**  
**July 31, 2023**

| Year          | Improvement Project   | Description of Project                         | Road Rating | Length of Project (ft) | Cost per foot   | Construction Cost     | Engineering Design & Inspection | Total Cost of Project  | Type of Construction                                 | Funding Source                                   |
|---------------|-----------------------|------------------------------------------------|-------------|------------------------|-----------------|-----------------------|---------------------------------|------------------------|------------------------------------------------------|--------------------------------------------------|
| 2024          | Chestnut Court        | Ridgeway Drive to Dead End                     | 2           | 422                    | \$600.00        | \$253,200.00          | \$63,300.00                     | \$316,500.00           | Sanitary, Water, Storm with laterals, Streetlights   | Jackson Sewer and Water Utilities & General Fund |
| 2025          | Hickory Lane          | Forest View Drive to Linden Drive              | 3           | 2,358                  | \$500.00        | \$1,179,000.00        | \$294,750.00                    | \$1,473,750.00         | Storm Ponds, Paving                                  | DNR Grants and General Fund                      |
| 2026          | Linden Drive          | Hickory Lane to Dead End                       | 3           | 581                    | \$600.00        | \$348,600.00          | \$87,150.00                     | \$435,750.00           | Curb boxes, Manholes, storm laterals, streetlights   | Jackson Sewer and Water Utilities & General Fund |
| 2026          | Aspen Drive           | Hickory Lane to Dead End                       | 3           | 686                    | \$600.00        | \$411,600.00          | \$102,900.00                    | \$514,500.00           | Curb boxes, Manholes, storm laterals, streetlights   | Jackson Sewer and Water Utilities & General Fund |
| 2026          | Hawthorne Drive       | Hickory Lane to Dead End                       | 3           | 739                    | \$600.00        | \$443,400.00          | \$110,850.00                    | \$554,250.00           | Curb boxes, Manholes, storm laterals, streetlights   | Jackson Sewer and Water Utilities & General Fund |
| 2027          | Eagle Drive           | Hickory Lane to STH 60                         | 3           | 2,376                  | \$500.00        | \$1,188,000.00        | \$297,000.00                    | \$1,485,000.00         | Manholes, ditchline with 5 ft paved shoulder, lights | Jackson Sewer and General Fund                   |
| 2028          | Industrial Drive      | STH 60 to north 2000 ft                        | 2           | 2,000                  | \$600.00        | \$1,200,000.00        | \$300,000.00                    | \$1,500,000.00         | Sanitary, Water, Storm with laterals, Streetlights   | Jackson Sewer and Water Utilities & General Fund |
| 2029          | Ridgeway Drive        | Chestnut Court to Willow Ridge Drive           | 4           | 939                    | \$600.00        | \$563,400.00          | \$140,850.00                    | \$704,250.00           | Sanitary, Water, Storm with laterals, Streetlights   | Jackson Sewer and Water Utilities & General Fund |
| 2030          | Jackson Drive (South) | 260 ft south of STH 60 to 1,000 ft south of 60 | 6           | 740                    | \$600.00        | \$444,000.00          | \$111,000.00                    | \$555,000.00           | Sanitary under creek, water main to 12 inch          | Jackson Sewer and Water Utilities                |
| 2031          | Jackson Drive (North) | STH 60 to Georgetown Drive                     | 2           | 528                    | \$600.00        | \$316,800.00          | \$79,200.00                     | \$396,000.00           | Sanitary, Water, Storm with laterals, Streetlights   | Utilities and General Fund (school moves)        |
| 2032          | Georgetown Drive      | Jackson Drive to Wilshire Drive                | 2           | 1,109                  | \$600.00        | \$665,400.00          | \$166,350.00                    | \$831,750.00           | Sanitary, Water, Storm with laterals, Streetlights   | Jackson Sewer and Water Utilities & General Fund |
| 2033          | N. Center Street      | STH 60 to Tower Drive                          | 3           | 1,320                  | \$600.00        | \$792,000.00          | \$198,000.00                    | \$990,000.00           | Sanitary, Water, Storm with laterals, Streetlights   | Jackson Sewer and Water Utilities & General Fund |
| 2034          | Forest View Drive     | Hickory Lane to Dead End                       | 5           | 422                    | \$600.00        | \$253,200.00          | \$63,300.00                     | \$316,500.00           | Curb boxes, Manholes, storm laterals, streetlights   | Jackson Sewer and Water Utilities & General Fund |
| 2035          | Eastwood Circle       | Forest View to Dead End                        | 4           | 370                    | \$600.00        | \$222,000.00          | \$55,500.00                     | \$277,500.00           | Curb boxes, Manholes, storm laterals, streetlights   | Jackson Sewer and Water Utilities & General Fund |
| 2036          | Clover Lane           | Hickory Lane to Dead End                       | 4           | 422                    | \$600.00        | \$253,200.00          | \$63,300.00                     | \$316,500.00           | Curb boxes, Manholes, storm laterals, streetlights   | Jackson Sewer and Water Utilities & General Fund |
| 2036          | Heather Lane          | Hickory Lane to Dead End                       | 4           | 422                    | \$600.00        | \$253,200.00          | \$63,300.00                     | \$316,500.00           | Curb boxes, Manholes, storm laterals, streetlights   | Jackson Sewer and Water Utilities & General Fund |
| 2037          | Stonehedge Drive      | Forest View to Hickory Lane                    | 5           | 1,637                  | \$600.00        | \$982,200.00          | \$245,550.00                    | \$1,227,750.00         | Curb boxes, Manholes, storm laterals, streetlights   | Jackson Sewer and Water Utilities & General Fund |
| 2038          | Hickory Lane          | Heather Drive to Sherman Road                  | 5           | 951                    | \$600.00        | \$570,600.00          | \$142,650.00                    | \$713,250.00           | Curb boxes, Manholes, storm laterals, streetlights   | Jackson Sewer and Water Utilities & General Fund |
| 2039          | Cedar Run Drive       | Hickory Lane to Dead End                       | 5           | 1,108                  | \$600.00        | \$664,800.00          | \$166,200.00                    | \$831,000.00           | Curb boxes, Manholes, storm laterals, streetlights   | Jackson Sewer and Water Utilities & General Fund |
| <b>Totals</b> |                       |                                                | <b>3.58</b> | <b>15,012</b>          | <b>\$589.47</b> | <b>\$7,805,400.00</b> | <b>\$2,751,150.00</b>           | <b>\$13,755,750.00</b> |                                                      |                                                  |

Note: The average cost per foot for total reconstruction Village Projects from 2015 to 2021 was \$512.30. The average cost being used is \$600.00.

Note: LRIP funding is available during odd years. Funding is for roadway and storm sewer.

Note: The Jackson Sewer and Water Utilities & General Fund costs are split by thirds.

Note: The engineering and design costs is 25% of the construction cost.

316,500

704,250

Est. → 1,020,750

Bid 7/23 → 1,212,489

+ 191,739 over estimate

CONSTRUCTION DRAWINGS  
FOR  
**RIDGEWAY DR AND CHESTNUT CT RECONSTRUCTION**  
VILLAGE OF JACKSON  
WASHINGTON COUNTY, WI

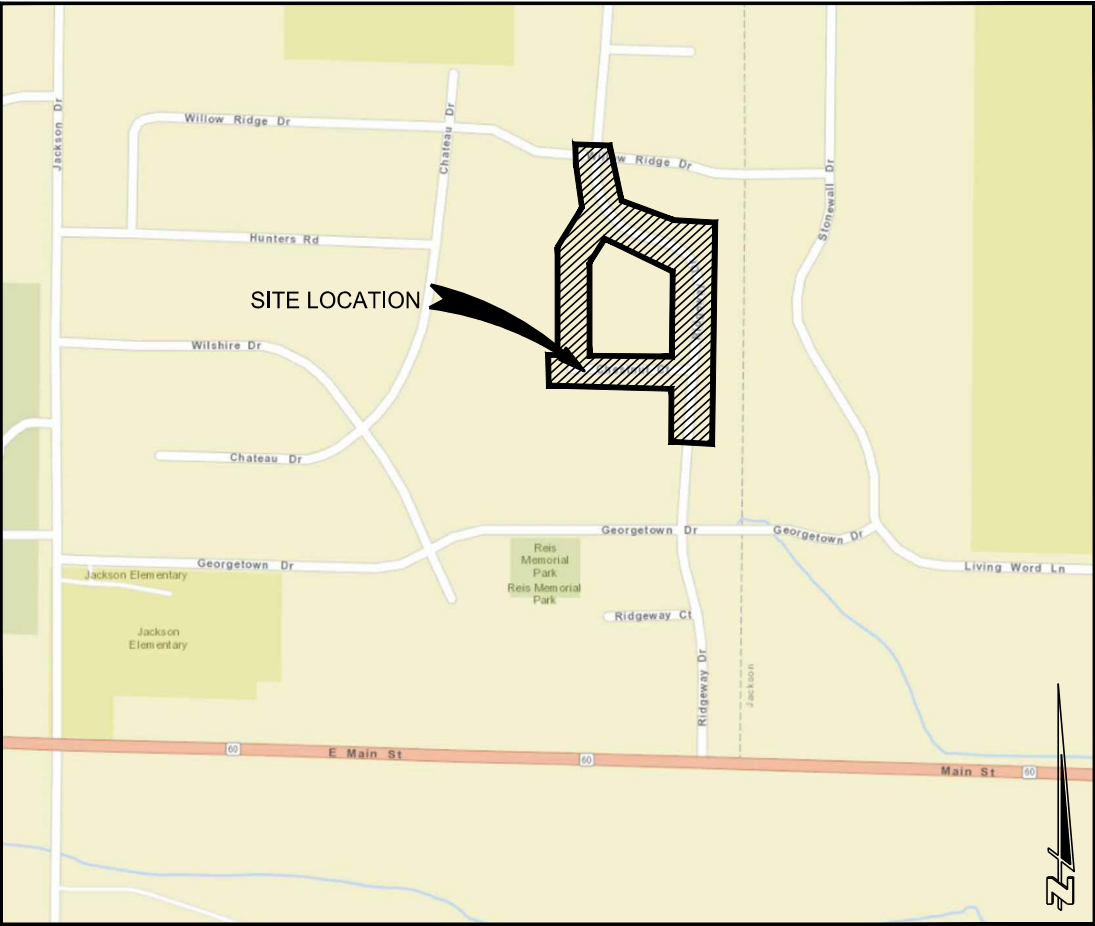
June 18, 2024

Prepared By

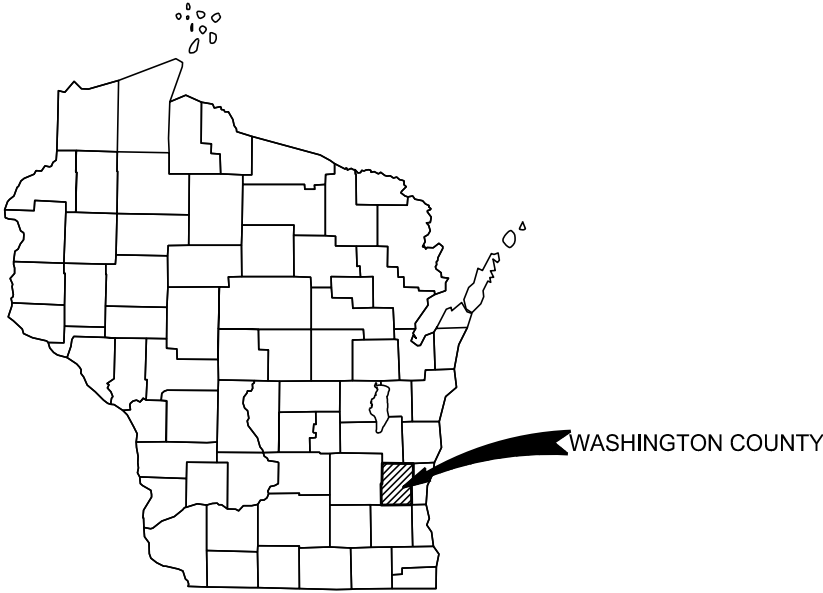


PROJECT I.D. 05789-0020

| INDEX TO DRAWINGS |                                         |
|-------------------|-----------------------------------------|
| SHEET NO.         | DESCRIPTION                             |
| 1                 | TITLE SHEET                             |
| 2                 | STANDARD SYMBOLS AND ABBREVIATIONS      |
| 3 - 4             | RIDGEWAY DRIVE PLAN AND PROFILE         |
| 5                 | CHESTNUT COURT PLAN AND PROFILE         |
| 6                 | EASEMENT PLAN AND PROFILE               |
| 7                 | INTERSECTION DETAILS                    |
| 8                 | YARD INLET PLAN SHEET - ALTERNATE BID 2 |
| 9 - 12            | STANDARD DETAILS                        |
| 13 - 24           | CROSS SECTIONS                          |



SITE LOCATION MAP



COUNTY LOCATION MAP

ATTENTION:  
DOWNLOADED PLANS ARE NOT SCALABLE. NEITHER THE OWNER NOR THE  
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MAPPING & TOPOGRAPHY SYMBOLOGY

| DESCRIPTION                                               | SYMBOL                 |                             |
|-----------------------------------------------------------|------------------------|-----------------------------|
|                                                           | EXISTING               | PROPOSED                    |
| SANITARY SEWER (PLAN) – LENGTH–DIA. MATERIAL @ GRADE      | (SIZE & MAT'L.)<br>SAN | LENGTH – SIZE MATL<br>SAN   |
| STORM SEWER (PLAN) – LENGTH–DIA. MATERIAL @ GRADE         | (SIZE & MAT'L.)<br>STM | LENGTH – SIZE MATL<br>STM   |
| WATER MAIN (PLAN)– LENGTH–DIA. MATERIAL–(FITTING–FITTING) | (SIZE & MAT'L.)<br>WTR | LENGTH – SIZE MATL<br>WTR   |
| SANITARY SEWER (PROFILE) – LENGTH–DIA. MATERIAL @ GRADE   | (SIZE & MAT'L.)        | XXX'– XX" PVC SAN @ 0.00%   |
| SANITARY FORCEMAIN (PROFILE) – DIA. MATERIAL              | (SIZE & MAT'L.)        | XXX'– XX" FORCEMAIN @ 0.00% |
| STORM SEWER (PROFILE) – LENGTH–DIA. MATERIAL @ GRADE      | (SIZE & MAT'L.)        | XXX'– XX" RCP STM @ 0.00%   |
| WATER MAIN (PROFILE)– DIA. MATERIAL                       | (SIZE & MAT'L.)        | X" PVC WM.                  |
| GAS MAIN                                                  | GAS                    | GAS                         |
| ELECTRIC – BURIED                                         | UGE                    | UGE                         |
| ELECTRIC – OVERHEAD                                       | OE                     | OE                          |
| TELEPHONE – BURIED                                        | TEL                    | TEL                         |
| TELEPHONE – BURIED (FIBER OPTIC)                          | FO                     | FO                          |
| TELEPHONE – OVERHEAD                                      | OH                     | OH                          |
| CABLE TELEVISION – BURIED                                 | TV                     | TV                          |
| CABLE TELEVISION – OVERHEAD                               | OH                     | OH                          |
| CENTERLINE                                                |                        |                             |
| RIGHT–OF–WAY LINE                                         |                        |                             |
| PROPERTY LINE                                             |                        |                             |
| PAVEMENT (STREET, DRIVE, SIDEWALK, ETC.)                  |                        |                             |
| GRAVEL                                                    |                        |                             |
| CURB & GUTTER                                             |                        |                             |
| RAILROAD                                                  |                        |                             |
| GUARDRAIL                                                 |                        |                             |
| FENCE – AS LABELED                                        |                        |                             |

MAPPING & TOPOGRAPHY SYMBOLOGY

| DESCRIPTION                        | SYMBOL               |                                  |
|------------------------------------|----------------------|----------------------------------|
|                                    | EXISTING             | PROPOSED                         |
| BENCHMARK                          |                      |                                  |
| CATCH BASIN/INLET                  |                      |                                  |
| CONTROL POINT                      |                      |                                  |
| CULVERT                            | (DIA. & TYPE)        | (LENGTH–DIA. & TYPE)             |
| CURB STOP<br>G=GAS W=WATER         | WSO                  | G OR W                           |
| ELECTRIC PEDESTAL                  |                      |                                  |
| FIRE HYDRANT                       |                      |                                  |
| IRON PIPE = IP<br>IRON ROD = IR    | @ OR O <sub>IR</sub> | IP OR IR                         |
| LIGHT – ORNAMENTAL                 |                      |                                  |
| LIGHT – STREET                     |                      |                                  |
| MAILBOX                            | MB                   |                                  |
| MANHOLE ELECTRIC                   | E                    |                                  |
| MANHOLE GAS                        | G                    |                                  |
| MANHOLE MISCELLANEOUS              | MH                   | MH<br>SAN MH<br>SIG MH<br>STM MH |
| MANHOLE SANITARY                   | SA                   |                                  |
| MANHOLE SIGNAL                     | SI                   |                                  |
| MANHOLE STORM                      | SM                   |                                  |
| MANHOLE STORM INLET<br>CATCH BASIN |                      |                                  |
| MANHOLE WATER                      | W                    |                                  |
| MANHOLE TELEPHONE                  | T                    |                                  |
| METER – GAS                        | G                    |                                  |
| METER – WATER                      | W                    |                                  |
| PEDESTAL CABLE TV                  |                      |                                  |
| PEDESTAL TELEPHONE                 |                      |                                  |
| SIGN                               |                      |                                  |
| BUSH CONIFER                       |                      |                                  |
| BUSH DECIDUOUS                     |                      |                                  |
| TREE DECIDUOUS/INCH DIA            | 12"                  |                                  |
| TREE CONIFEROUS/INCH DIA           | 10"                  |                                  |
| TREE LINE                          |                      |                                  |
| VALVE: W=WATER, G=GAS              | OR WV                | WV OR GV                         |
| UTILITY POLE                       |                      |                                  |
| SILT FENCE                         | SF                   | SF                               |
| MAJOR CONTOURS                     | 890                  | 890                              |
| MINOR CONTOURS                     |                      |                                  |
| SPOT ELEVATIONS                    | +891.2               | +891.22                          |
| INLET PROTECTION                   |                      |                                  |

GENERAL NOTES:

- THESE DRAWINGS ARE NEITHER A LEGALLY RECORDED MAP, NOR A SURVEY, AND IS NOT INTENDED TO BE USED AS ONE.
- ALL PROPERTY LINES SHOWN ARE ESTABLISHED FROM COUNTY GIS FILES. PROPERTY LINES MAY NOT REFLECT ACTUAL LOT LINE LOCATIONS AND ARE FOR INFORMATIONAL PURPOSES ONLY.
- UTILITY LOCATIONS SHOWN ON THE PLANS WERE PROVIDED BY THE UTILITY OWNER. FIELD LOCATIONS MAY VARY AND ADDITIONAL UTILITIES MAY EXIST. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
- ALL LENGTHS OF PROPOSED UTILITIES SHOWN ON THE PLANS ARE PER DESIGN, ACTUAL LENGTHS MAY VARY DURING CONSTRUCTION.

LIST OF STANDARD ABBREVIATIONS

|       |                                      |       |                                |
|-------|--------------------------------------|-------|--------------------------------|
| ASPH  | ASPHALT                              | NTS   | NOT TO SCALE                   |
| B/B   | BACK TO BACK                         | PC    | POINT OF CURVATURE             |
| BOC   | BACK OF CURB                         | PCC   | POINT OF COMPOUND CURVE        |
| BLDG  | BUILDING                             | PED   | PEDESTAL                       |
| BM    | BENCHMARK                            | PVMT  | PAVEMENT                       |
| BSMT  | BASEMENT                             | PI    | POINT OF INTERSECTION          |
| C     | CUT                                  | PL    | PROPERTY LINE                  |
| C&G   | CURB AND GUTTER                      | PP    | POWER POLE                     |
| C/C   | CENTER TO CENTER                     | PROP  | PROPOSED                       |
| CABC  | CRUSHED AGGREGATE BASE COURSE        | PT    | POINT OF TANGENCY              |
| CB    | CATCH BASIN                          | PVC   | POLYVINYL CHLORIDE             |
| CI    | CAST IRON PIPE                       | PVC   | POINT OF VERTICAL CURVATURE    |
| CL    | CENTERLINE                           | PVI   | POINT OF VERTICAL INTERSECTION |
| CMP   | CORRUGATED METAL PIPE                | PVT   | POINT OF VERTICAL TANGENCY     |
| CO    | CLEAN OUT                            | R     | RANGE OR RADIUS                |
| CONC  | CONCRETE                             | RCP   | REINFORCED CONCRETE PIPE       |
| CP    | CONTROL POINT                        | REBAR | REINFORCEMENT BAR              |
| CTH   | COUNTY TRUNK HIGHWAY                 | REOD  | REQUIRED                       |
| CTV   | CABLE TV                             | RL    | REFERENCE LINE                 |
| CS    | CURB STOP                            | ROW   | RIGHT–OF–WAY                   |
| DIA   | DIAMETER                             | SAN   | SANITARY                       |
| DI    | DUCTILE IRON PIPE                    | WALK  | SIDEWALK                       |
| EA    | EACH                                 | SF    | SILT FENCE                     |
| ELEC  | ELECTRIC (E WHEN USED IN LINE STYLE) | SL    | SANITARY LATERAL               |
| EP    | EDGE OF PAVEMENT                     | SHLDR | SHOULDER                       |
| EXIST | EXISTING                             | STA   | STATION                        |
| FH    | FIRE HYDRANT                         | STH   | STATE TRUNK HIGHWAY            |
| FL    | FLOW LINE                            | STM   | STORM OR STORM SEWER           |
| FM    | FORCE MAIN                           | TEL   | TELEPHONE                      |
| FO    | FIBER OPTIC                          | TEMP  | TEMPORARY                      |
| G     | GAS                                  | TOC   | TOP OF CURB                    |
| GV    | GAS VALVE                            | TYP   | TYPICAL                        |
| GW    | GUY WIRE                             | VC    | VERTICAL CURVE                 |
| INV   | INVERT                               | WM    | WATER MAIN                     |
| IP    | IRON PIPE OR PIN                     | WS    | WATER SERVICE                  |
| L     | LENGTH (OF CURVE)                    | WV    | WATER VALVE                    |
| LC    | LONG CHORD OF CURVE                  |       |                                |
| LP    | LIGHT POLE                           |       |                                |
| MB    | MAILBOX                              |       |                                |
| MG    | METER–GAS                            |       |                                |
| MH    | MANHOLE                              |       |                                |

BENCHMARKS

|   |                                                                         |        |
|---|-------------------------------------------------------------------------|--------|
| 1 | CONTROL POINT IN SIDEWALK AT PROJECT START, EAST SIDE OF ROAD           | 863.23 |
| 2 | CONTROL POINT IN SIDEWALK, NW QUADRANT OF CHESTNUT & RIDGEWAY           | 865.46 |
| 3 | RIM OF SANITARY MANHOLE @ STA 15+29                                     | 867.50 |
| 4 | CONTROL POINT IN SIDEWALK @ 15+50 RT                                    | 867.90 |
| 5 | HYDRANT @ SE QUADRANT OF CHESTNUT & RIDGEWAY                            | 866.72 |
| 6 | CONTROL POINT IN SIDEWALK, NE QUADRANT OF WILLOW RIDGE DR & RIDGEWAY DR | 872.84 |

NOTE: ALL BENCHMARK LOCATIONS ARE SHOWN ON PLAN

VILLAGE OF JACKSON  
RIDGEWAY DRIVE & CHESTNUT COURT RECONSTRUCTION  
WASHINGTON COUNTY, WISCONSIN  
STANDARD SYMBOLS AND ABBREVIATIONS

|                       |
|-----------------------|
| JOB NO.<br>05789–0020 |
| DRAWN BY<br>BJG       |
| CHECKED BY<br>RDD     |
| DATE<br>June 18, 2024 |
| REVISIONS             |
| REFERENCE FILE        |
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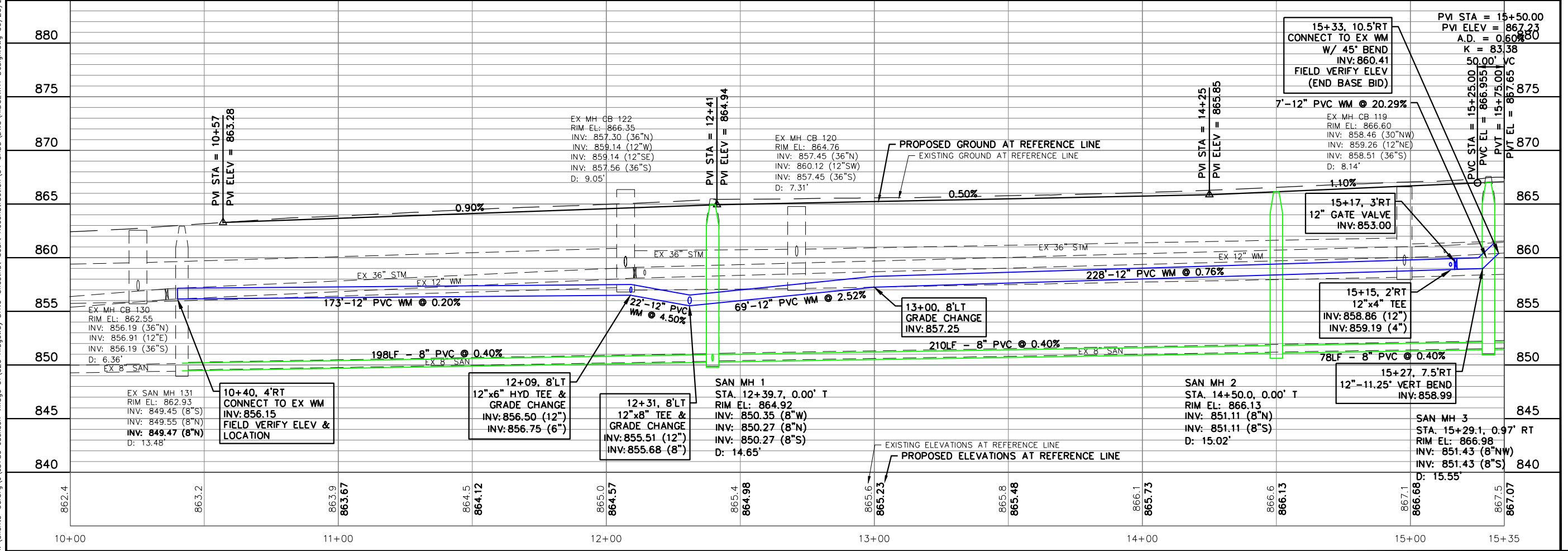
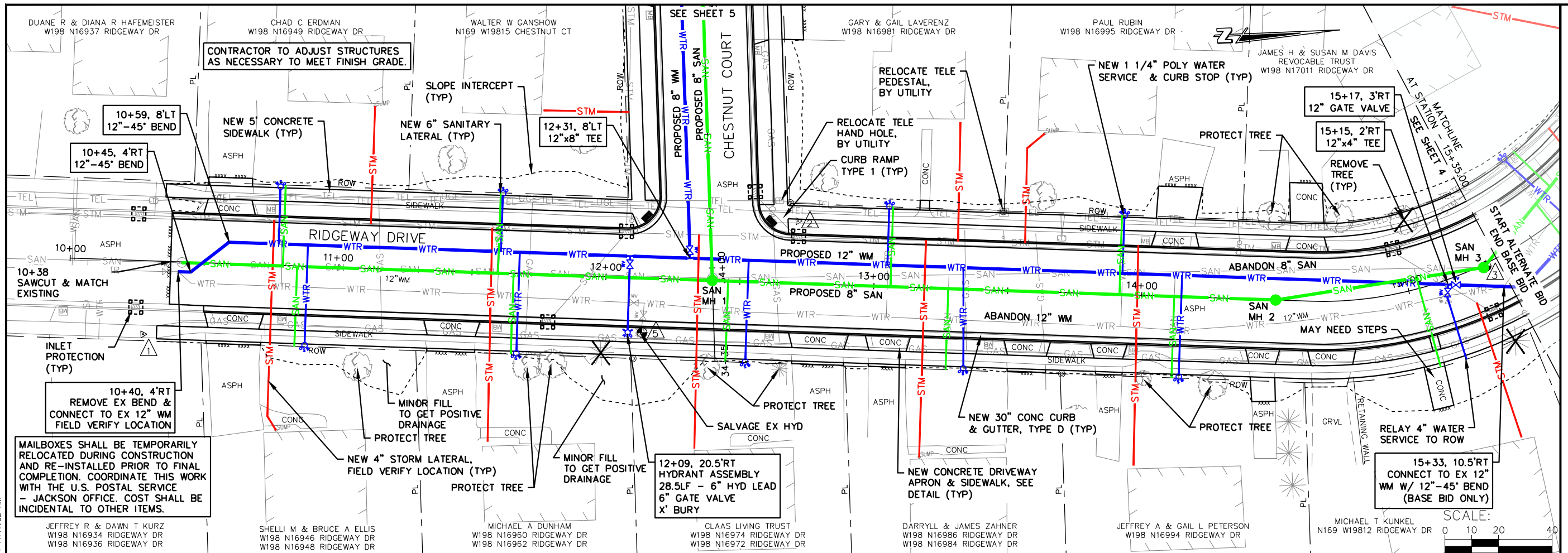
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| SHEET NO.<br>2 OF 24 |
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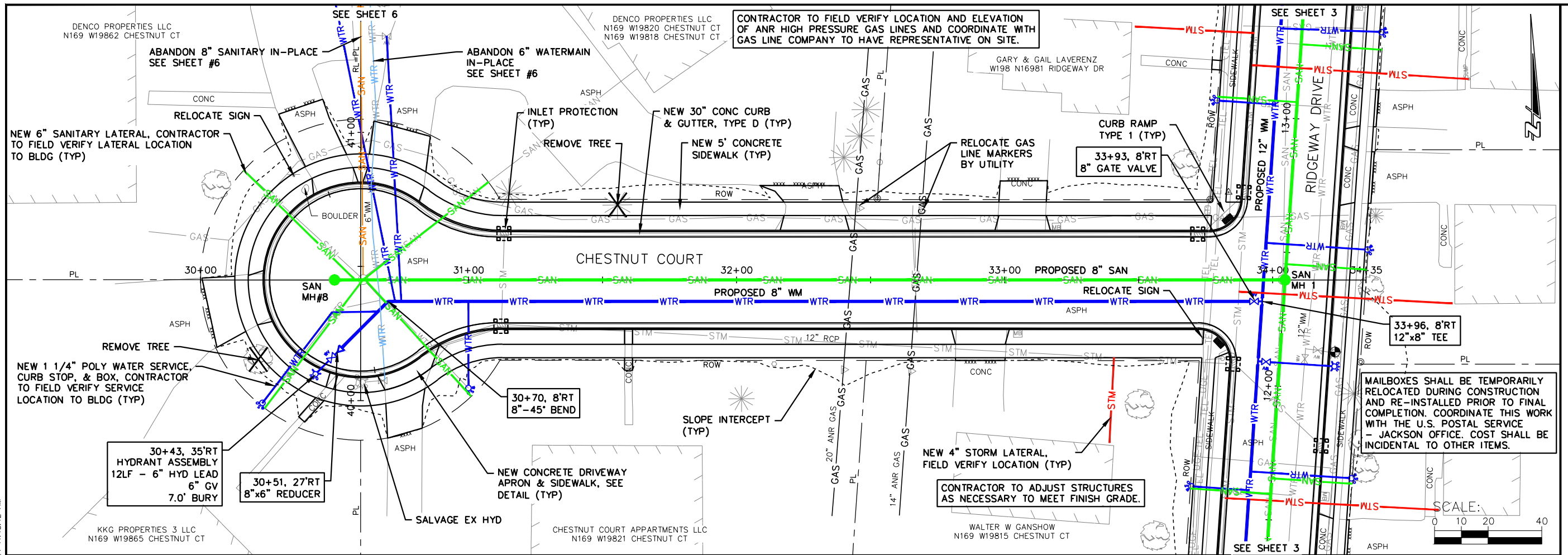
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WASHINGTON COUNTY, WISCONSIN  
RIDGEWAY DRIVE PLAN AND PROFILE - BASE BID

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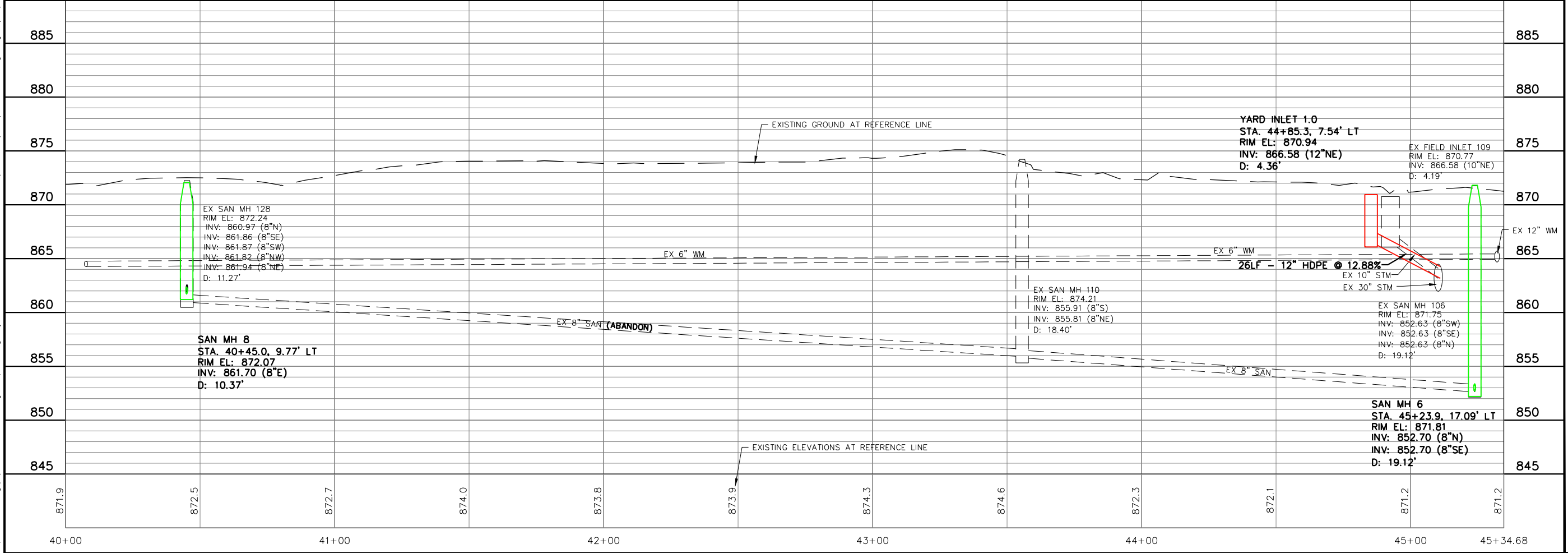
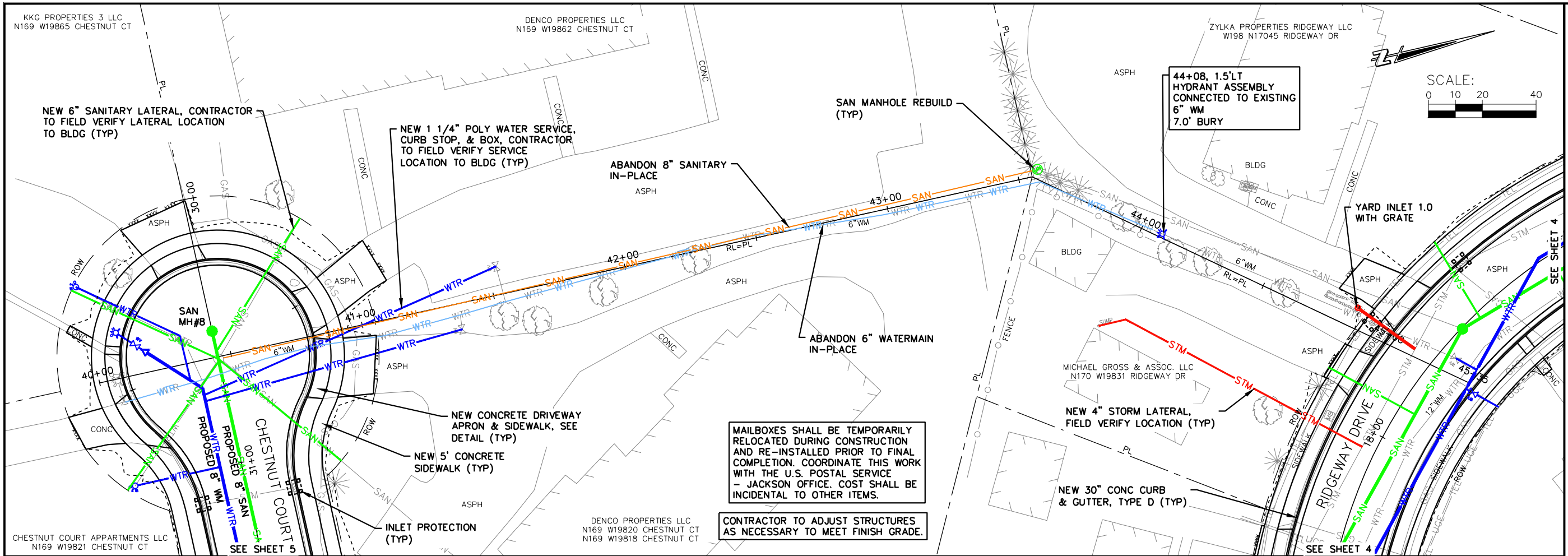
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WASHINGTON COUNTY, WISCONSIN  
CHESTNUT COURT PLAN AND PROFILE - BASE BID

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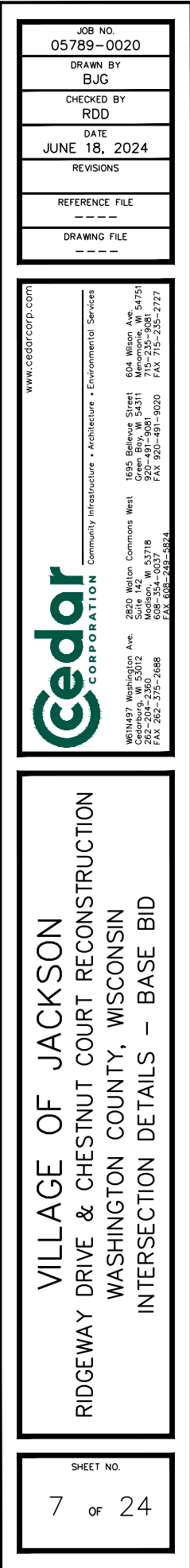
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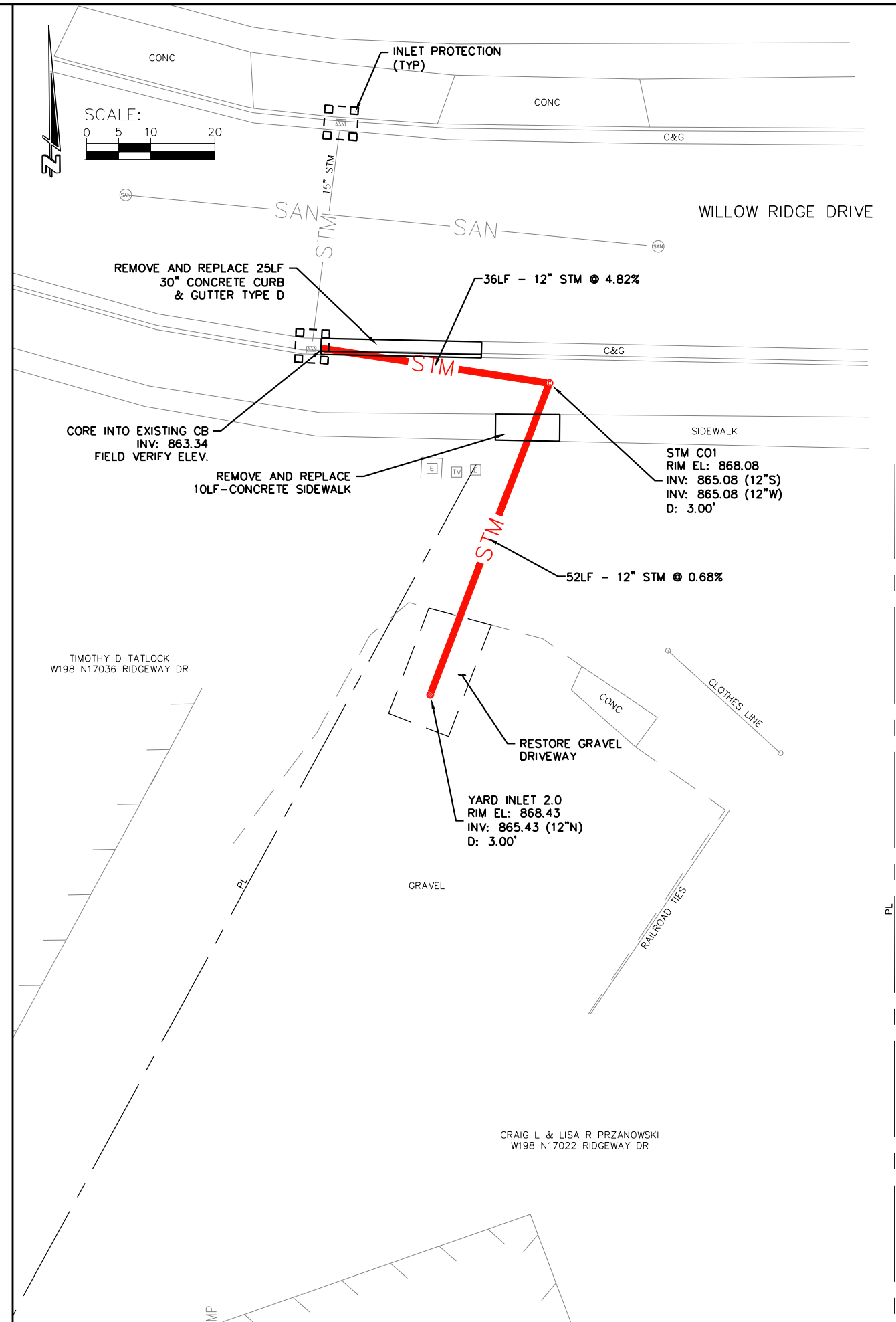
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WASHINGTON COUNTY, WISCONSIN  
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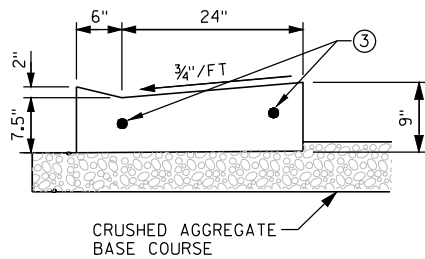
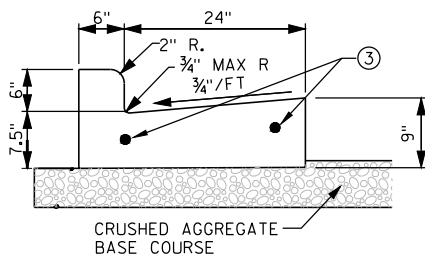
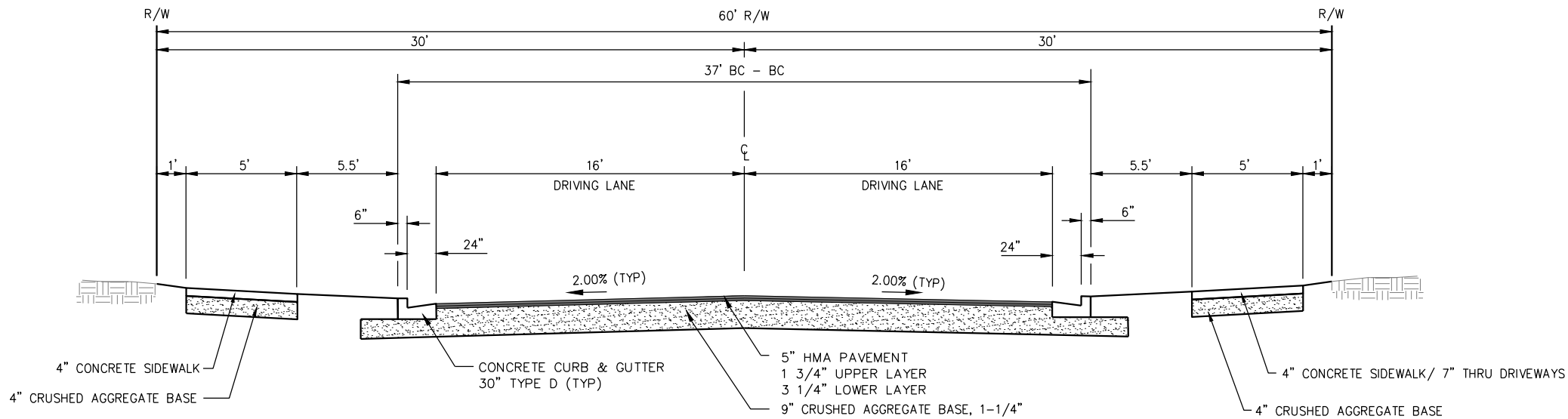
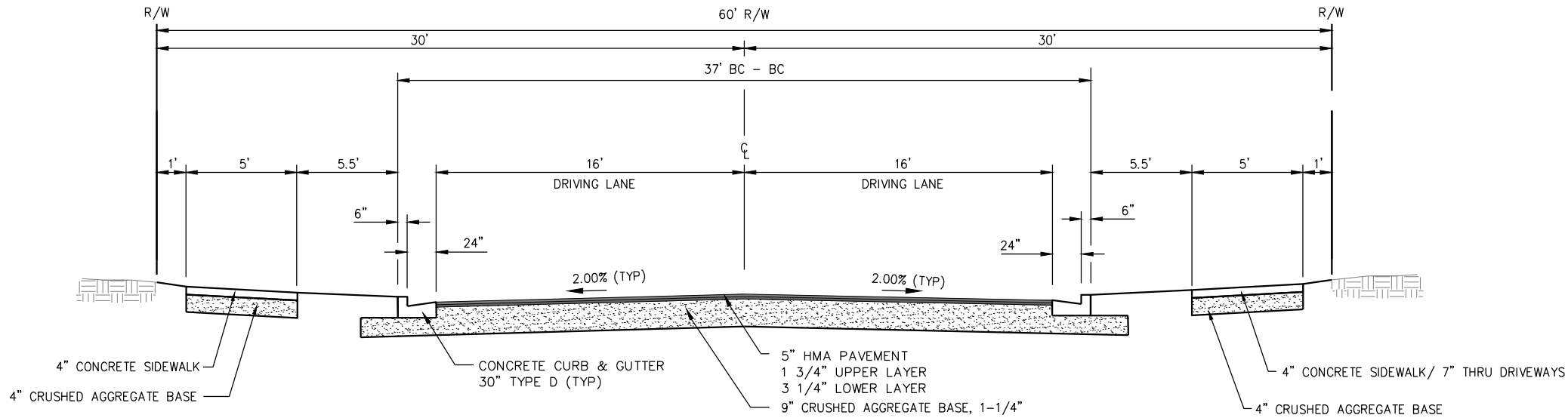
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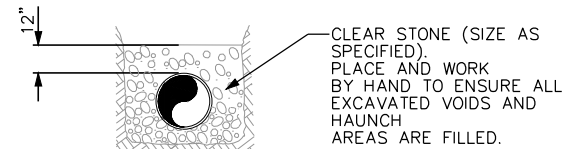
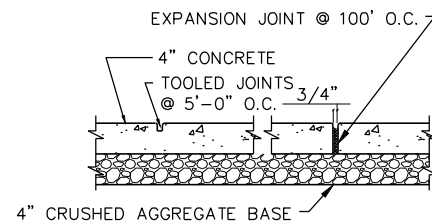
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GENERAL NOTES:

- ① THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE COURSE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.
- ② (2) #4 REBAR, FULL LENGTH OF CURB, CENTERED OVER UTILITY TRENCH CROSSINGS
- ③ TIE NEW CURB TO EXISTING CURB WITH 2 #4 REBAR.

**30" CONCRETE CURB AND GUTTER**



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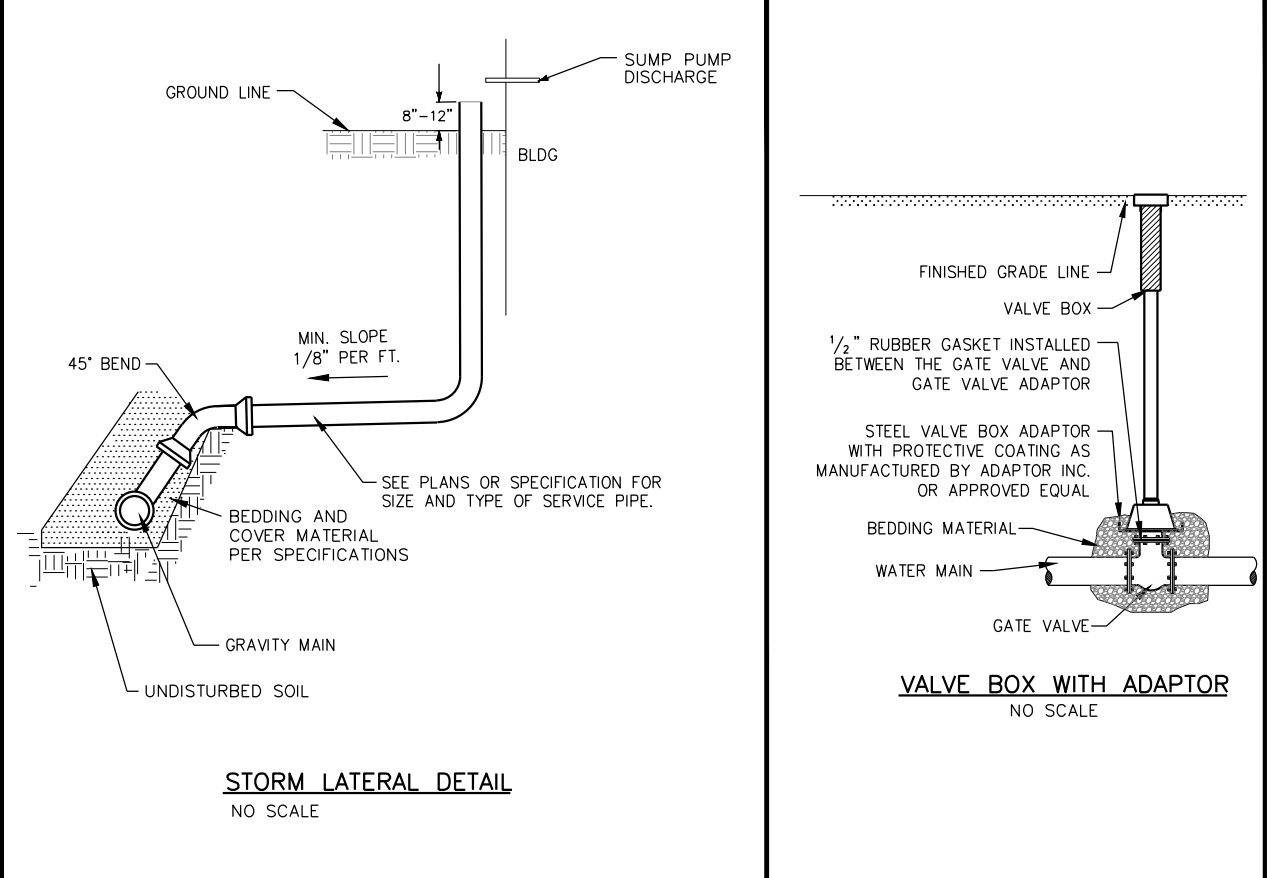
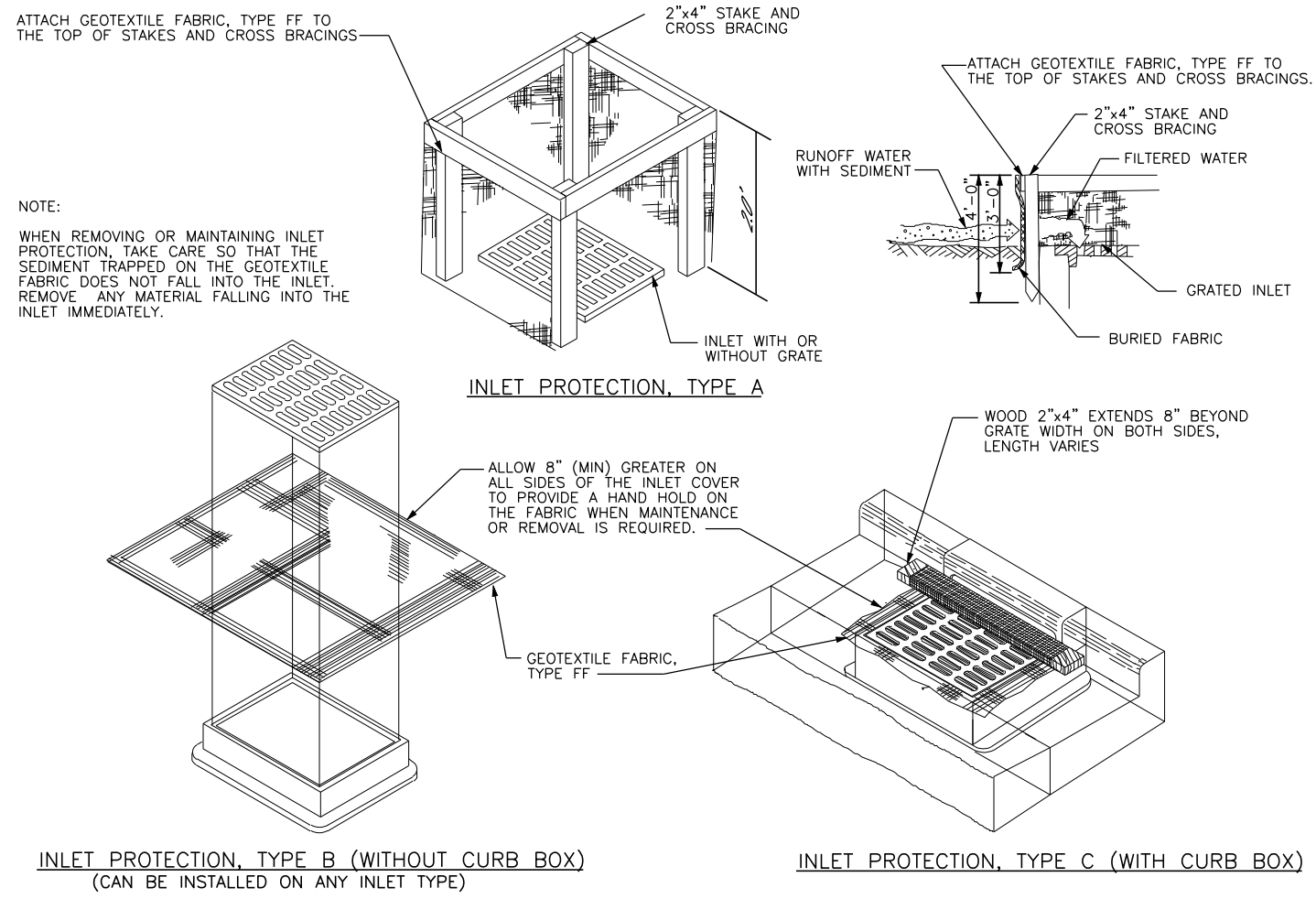
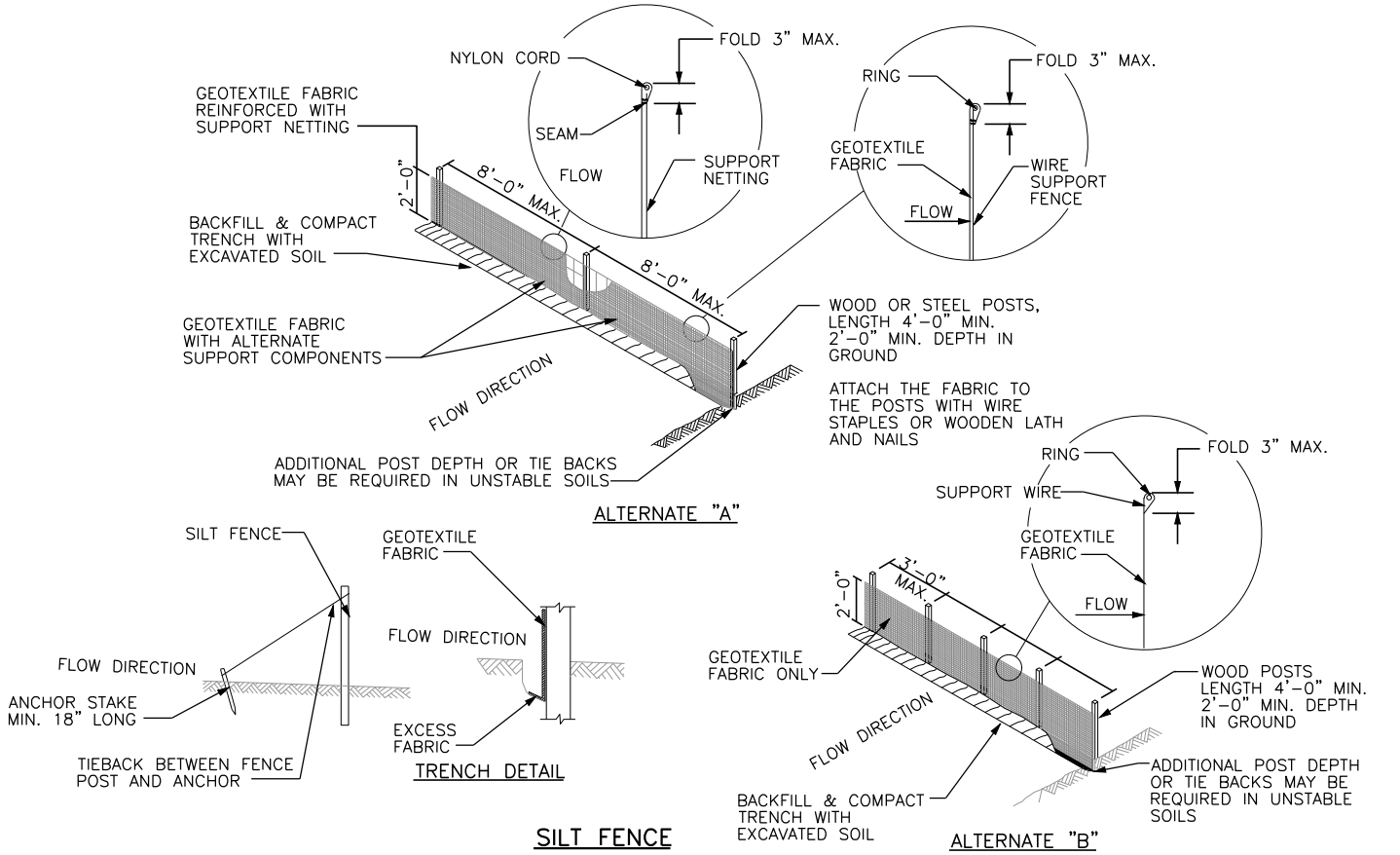
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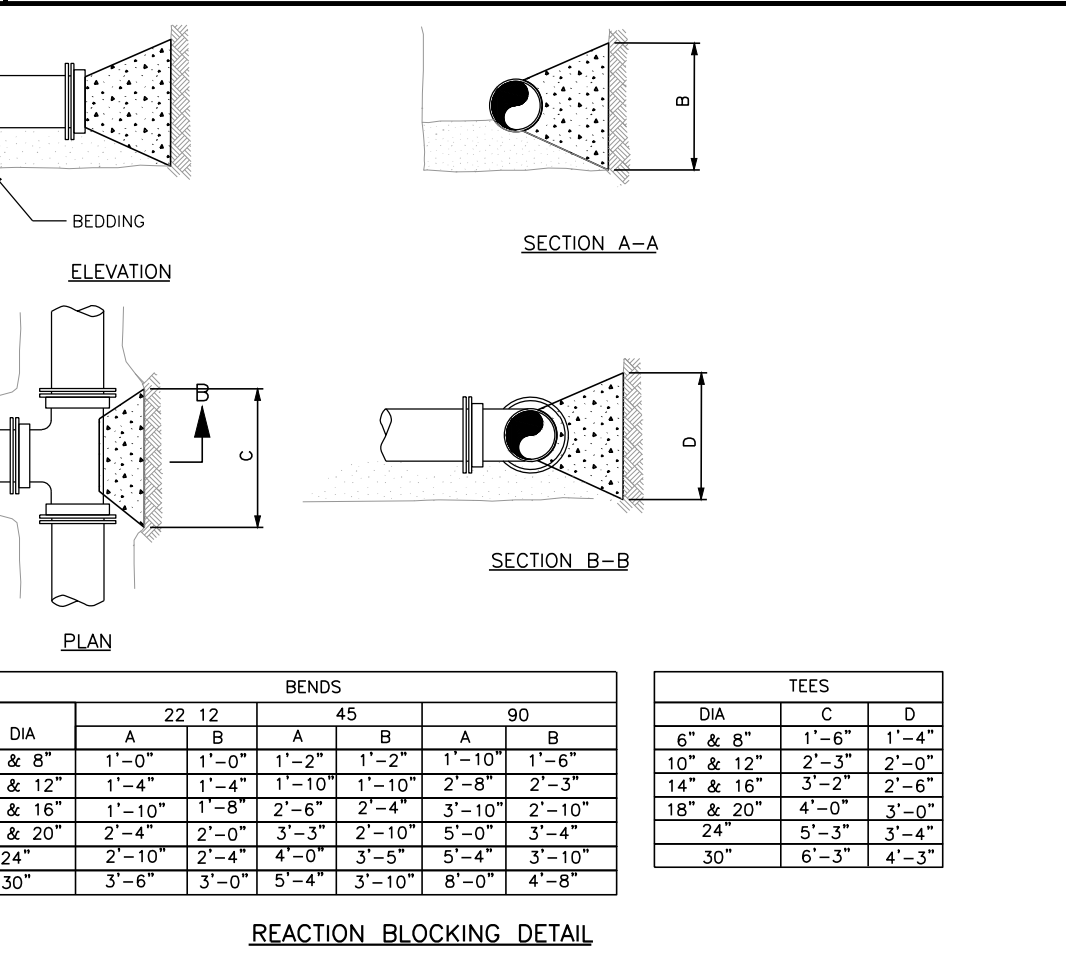
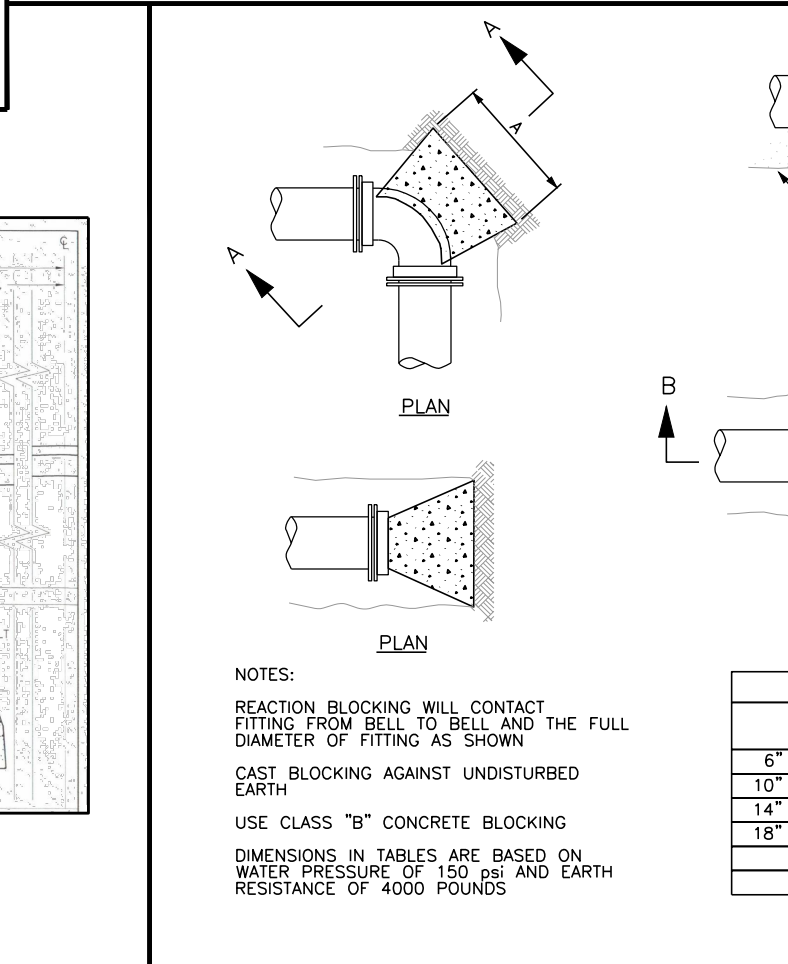
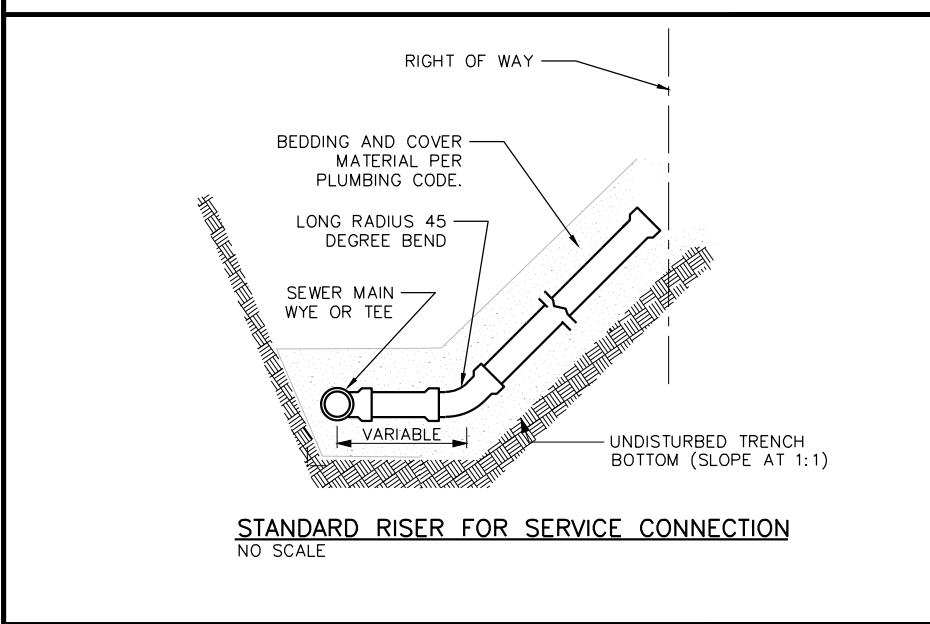
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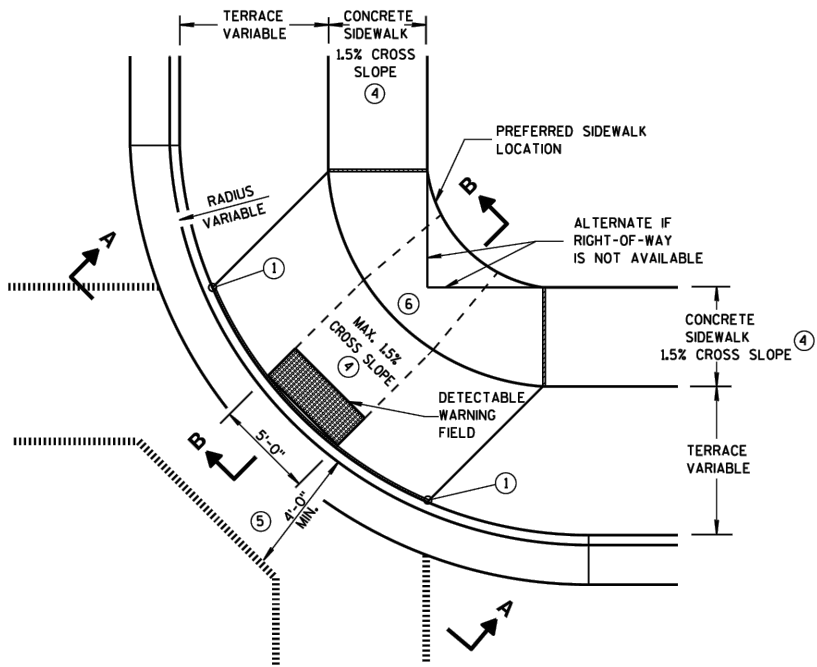
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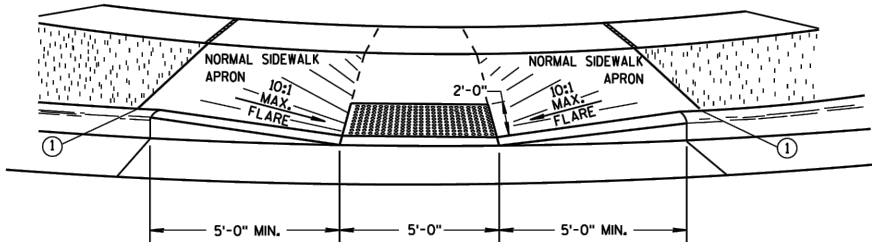
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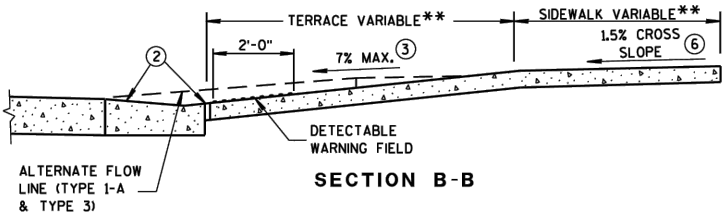


PLAN VIEW  
TYPE 1 RAMP  
(CENTER OF CORNER RADIUS)

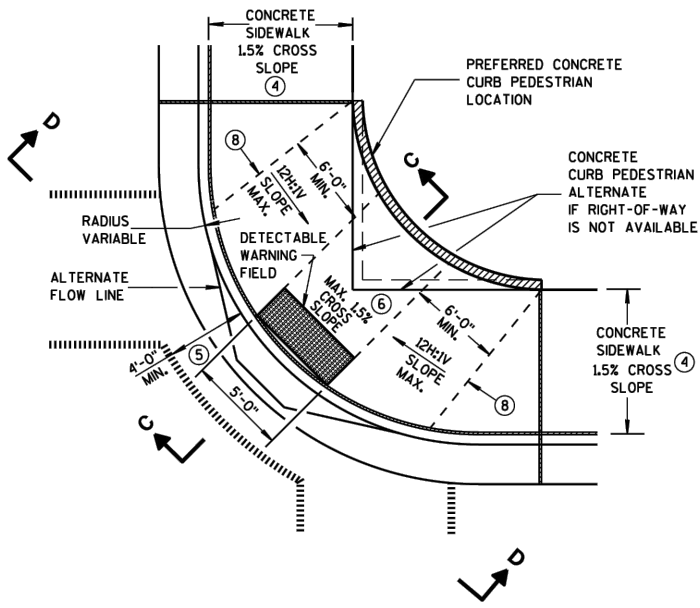


VIEW A-A

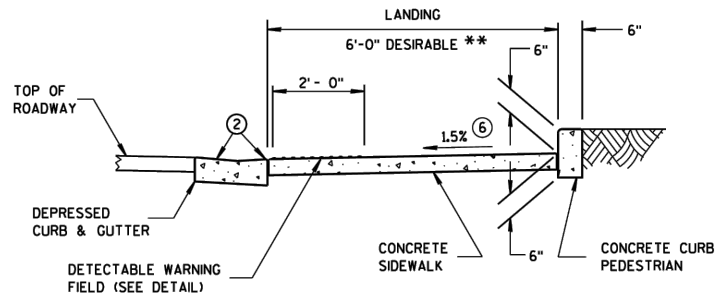
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IN THE PLANS



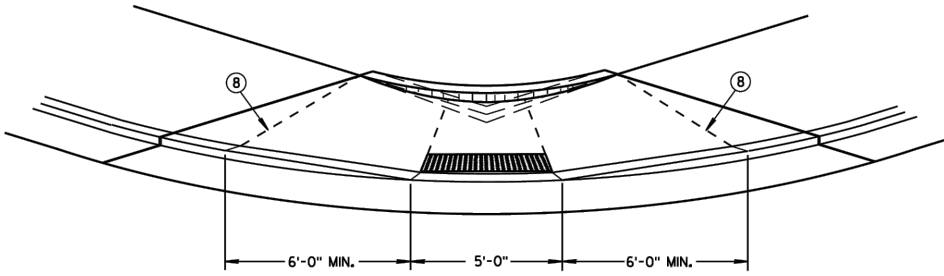
SECTION B-B



PLAN VIEW  
TYPE 1-A RAMP  
(NO TERRACE)



SECTION C-C



VIEW D-D

## GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

WHEN NECESSARY, THE SIDEWALK ELEVATION MAY BE LOWERED TO MEET THE HIGH POINT ON THE RAMP.

TYPE 1 RAMPS SHALL HAVE A NORMAL SIDEWALK APRON AND CURB ON BOTH SIDES OF RAMP.

DETECTABLE WARNING FIELD SHALL BE MEASURED AND PAID BY THE SQUARE FOOT AS "CURB RAMP DETECTABLE WARNING FIELD". THE CONCRETE PEDESTRIAN CURB, IF NEEDED, SHALL BE MEASURED AND PAID BY THE LINEAL FOOT AS "CONCRETE CURB PEDESTRIAN". CONCRETE SIDEWALK IN THE CURB RAMP AREA SHALL BE MEASURED AND PAID BY THE SQUARE FOOT AS CONCRETE SIDEWALK, INCLUDING THE AREA UNDER THE DETECTABLE WARNING FIELD.

SELECT CURB RAMP DETECTABLE WARNING FIELD MATERIALS AND DEVICES FROM THE DEPARTMENT'S APPROVED MATERIALS LIST. THE COLOR OF THE DETECTABLE WARNING FIELD IS SPECIFIED ELSEWHERE AND IS INCIDENTAL TO THE BID ITEM OF "CURB RAMP DETECTABLE WARNING FIELD". DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

SURFACE TEXTURE OF THE RAMP SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP.

- THIS POINT IS AN EXTENSION OF OUTSIDE EDGE OF APPROACHING SIDEWALK WHERE IT MEETS THE BACK OF CONCRETE CURB. POINT LOCATION MAY BE ADJUSTED TO ALIGN WITH BEGINNING OF FULL-HEIGHT CURB IF THIS DISTANCE IS SHORT.
- GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN 1/4-INCH ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL NOT EXCEED 7%.
- ABSOLUTE MAXIMUM 12H:1V (8.33%) CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE AND NOT TO EXCEED 11% GRADE CHANGE.
- ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
- PROVIDE A LEVEL LANDING IN THE STREET AND GUTTER AREA. (2% MAXIMUM SLOPE IN ANY DIRECTION). WHEN THE GUTTER SLOPE EXCEEDS 2%, CONSTRUCT THE LEVEL LANDING IN THE STREET AREA.
- PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LANDING SIZE IS 5 FEET X 5 FEET.
- PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.

## LEGEND

- 1/2" EXPANSION JOINT-SIDEWALK
- CONTRACTION JOINT FIELD LOCATED
- PAVEMENT MARKING CROSSWALK (WHITE)
- ALTERNATIVE LAYOUT

CURB RAMPS  
TYPES 1 AND 1-A

STATE OF WISCONSIN  
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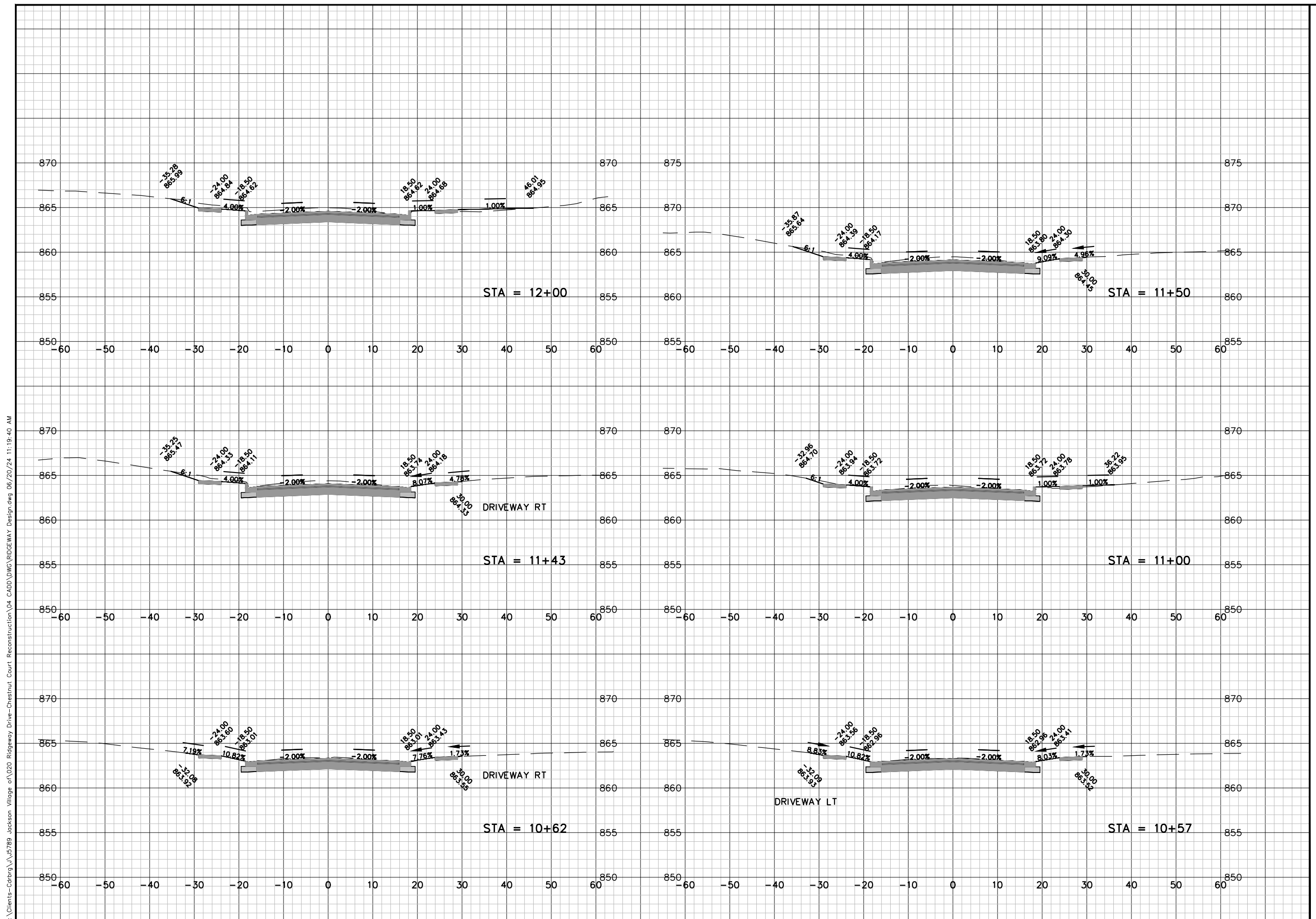
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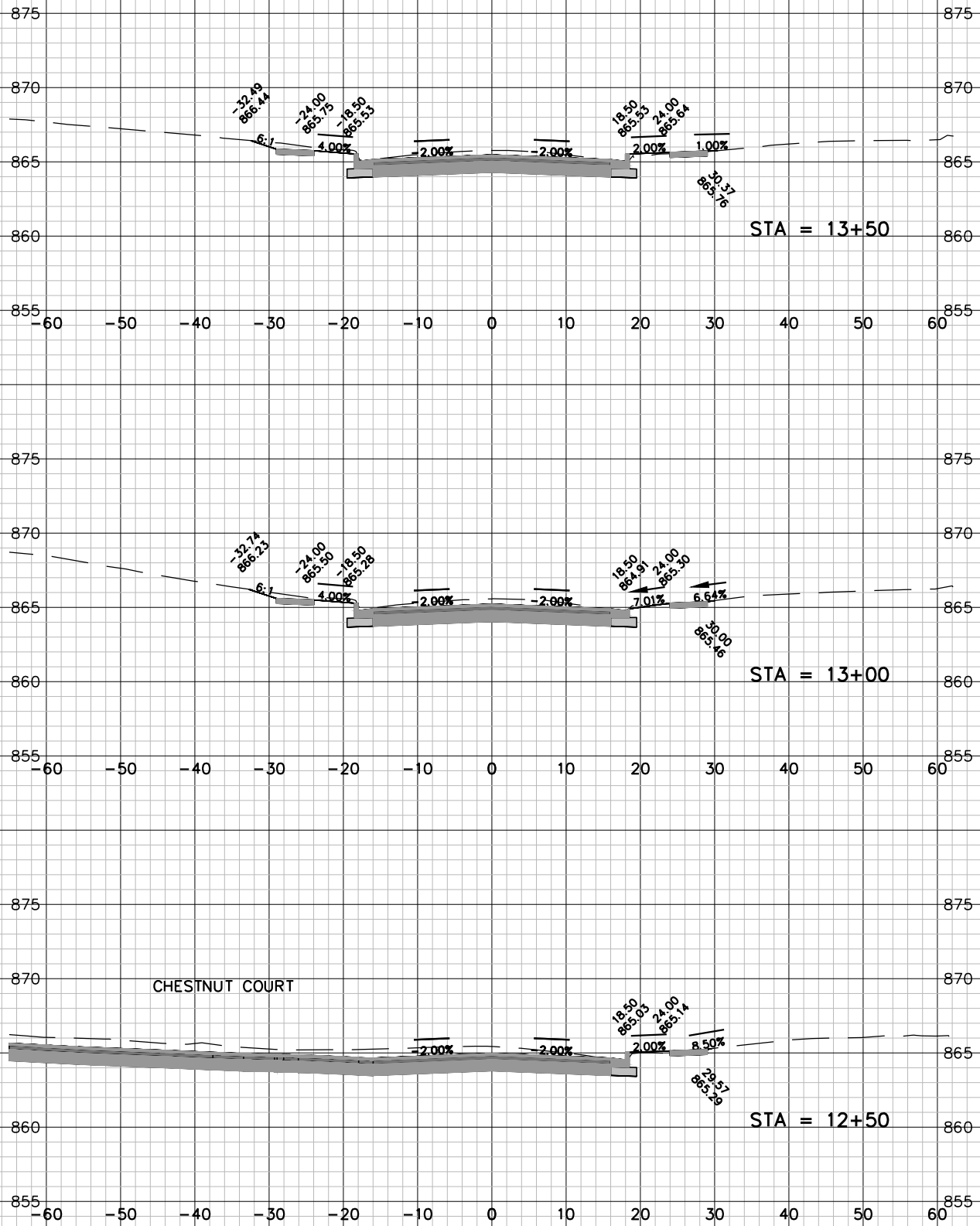
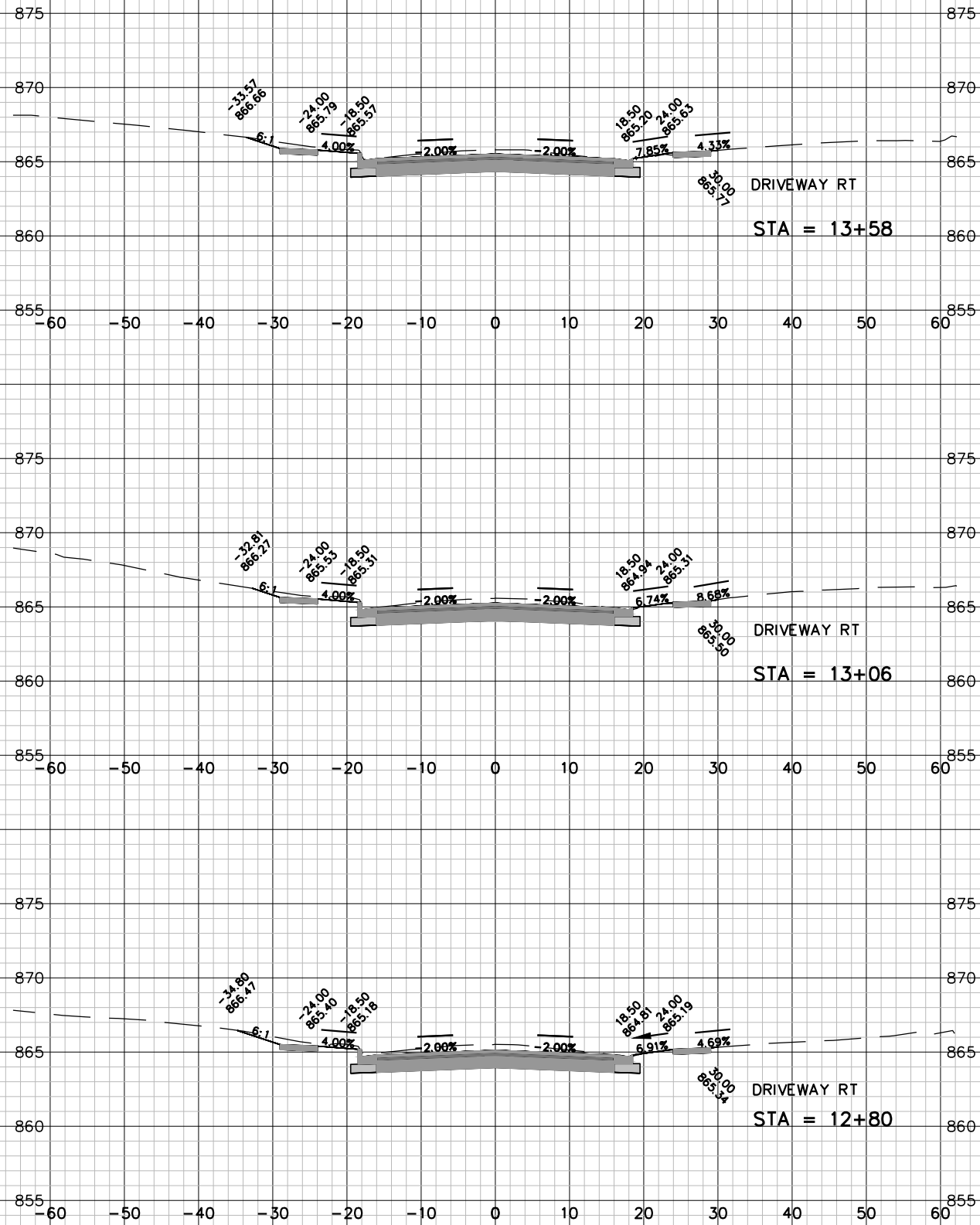
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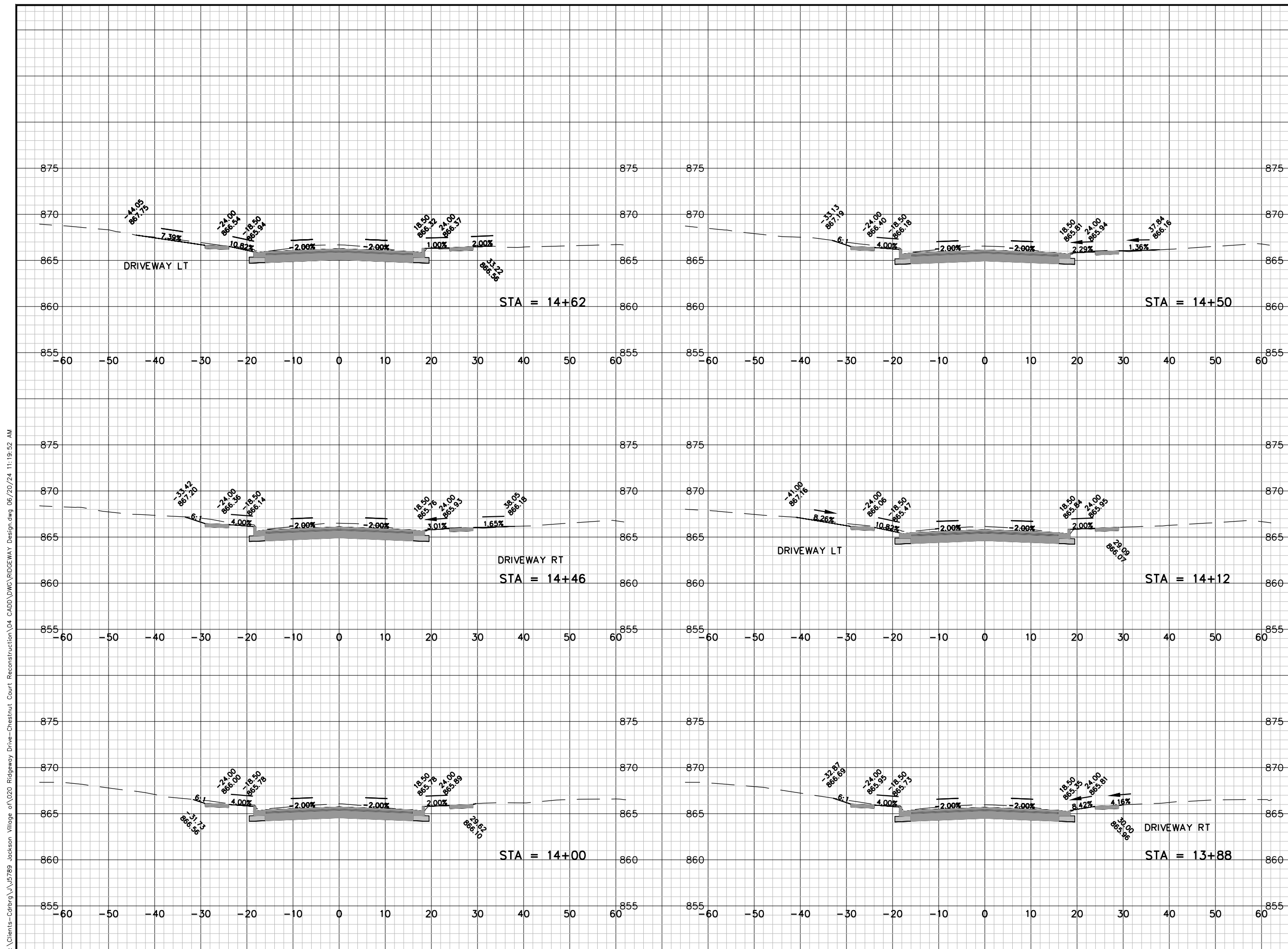
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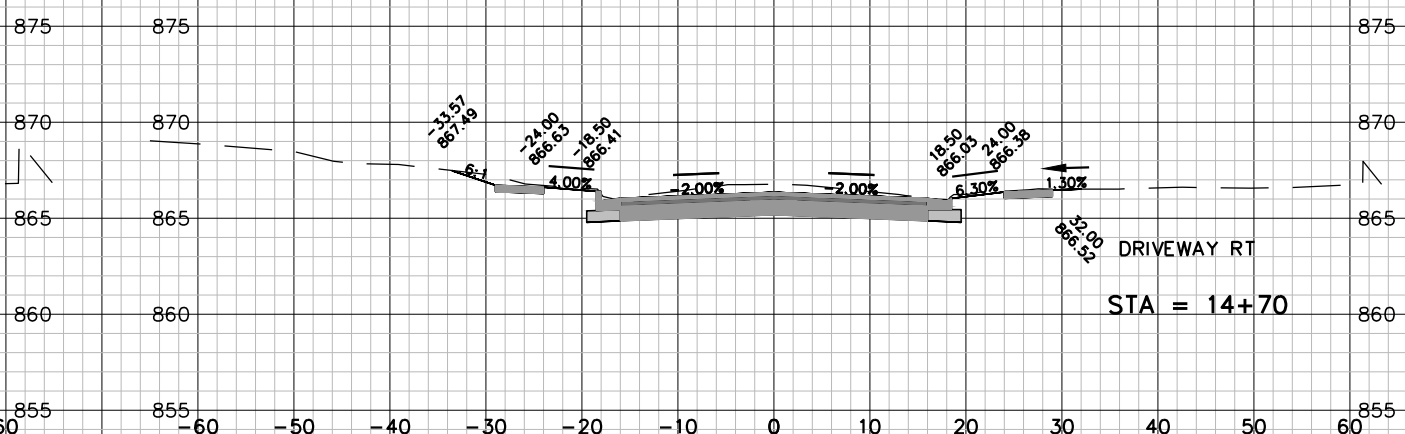
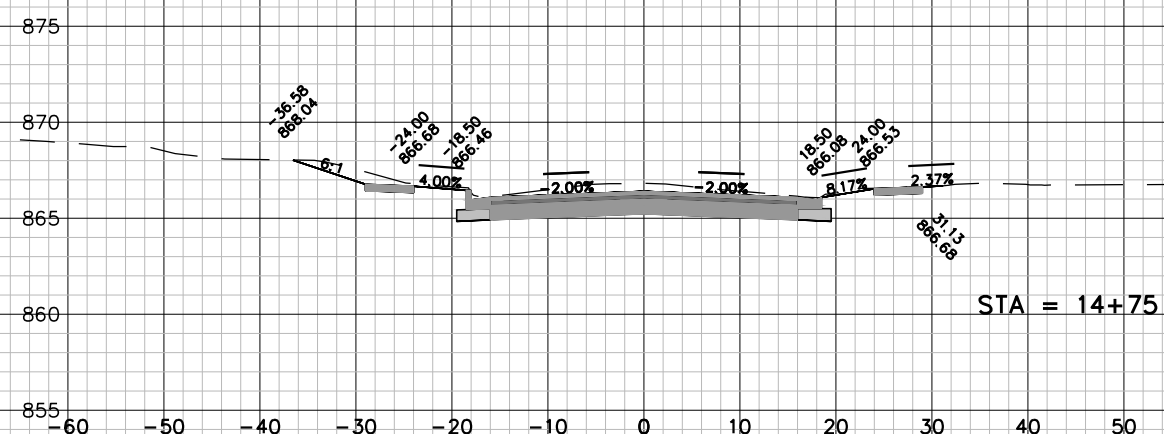
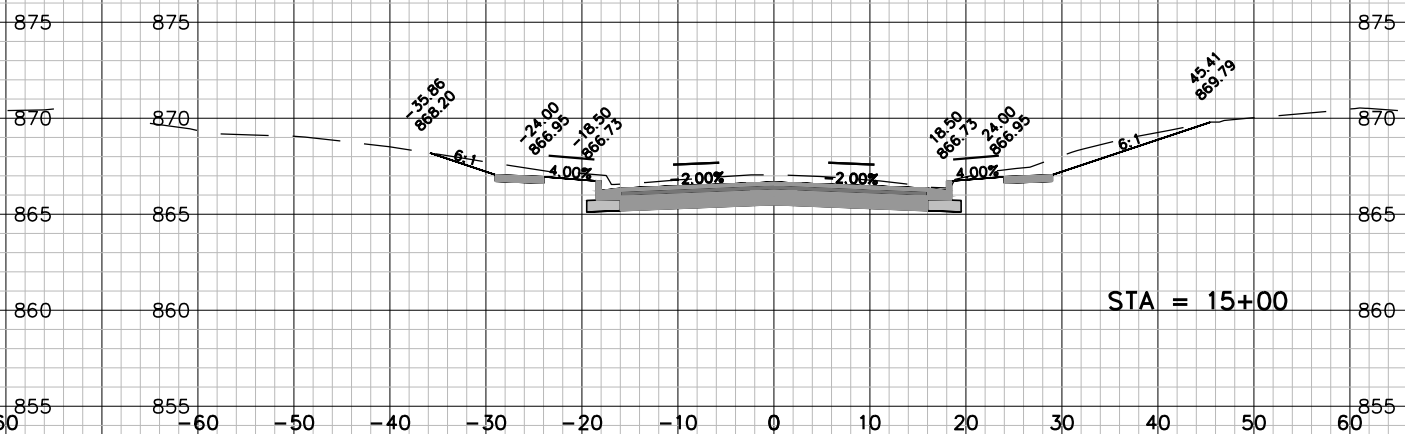
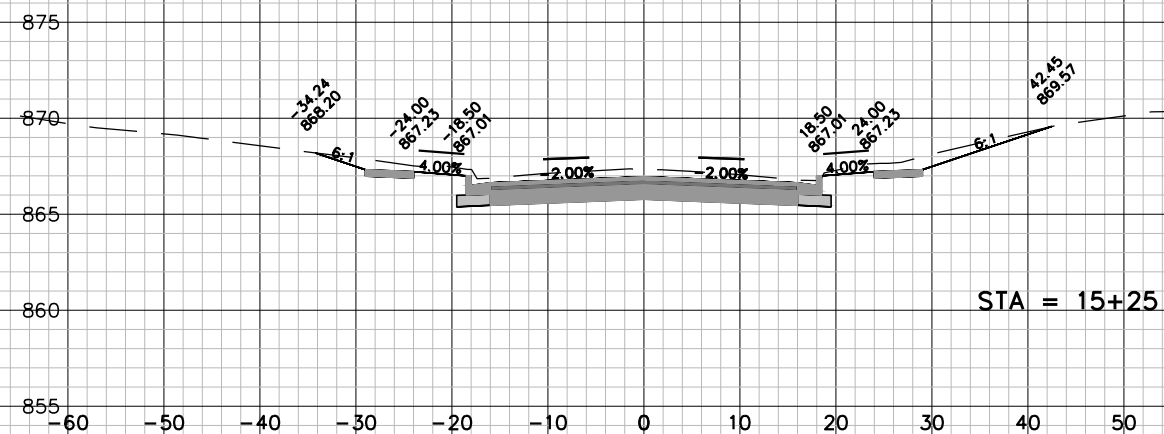
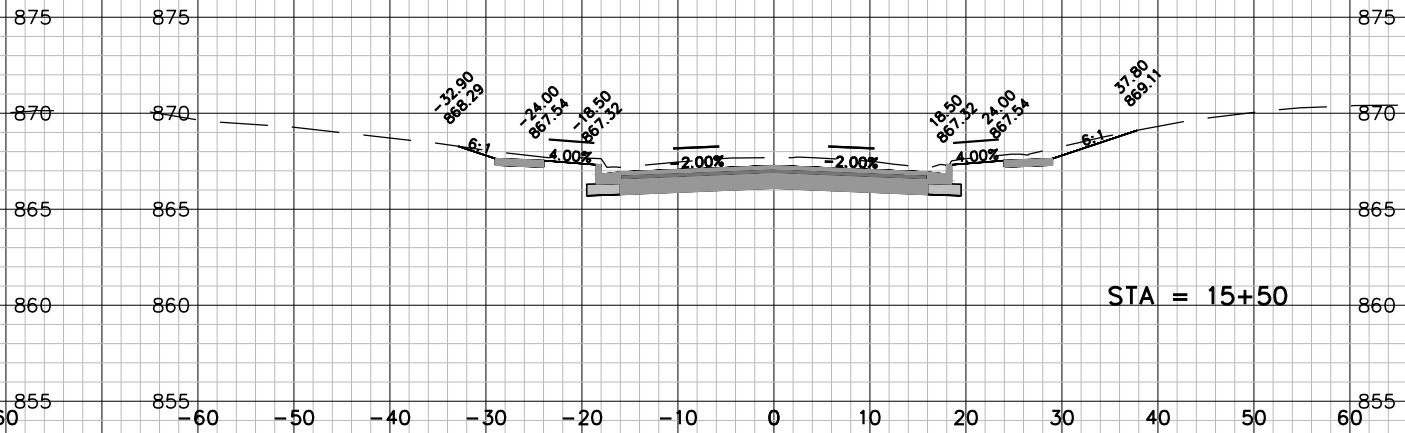
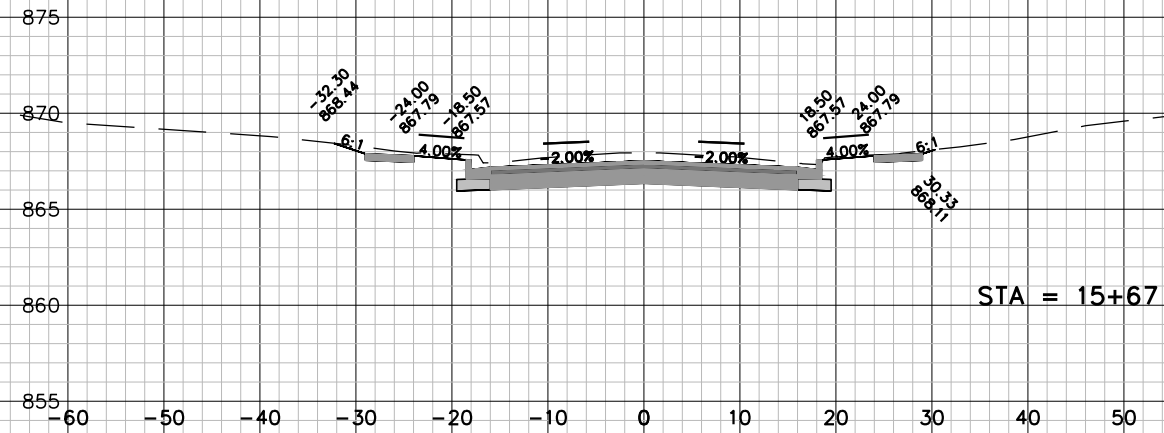
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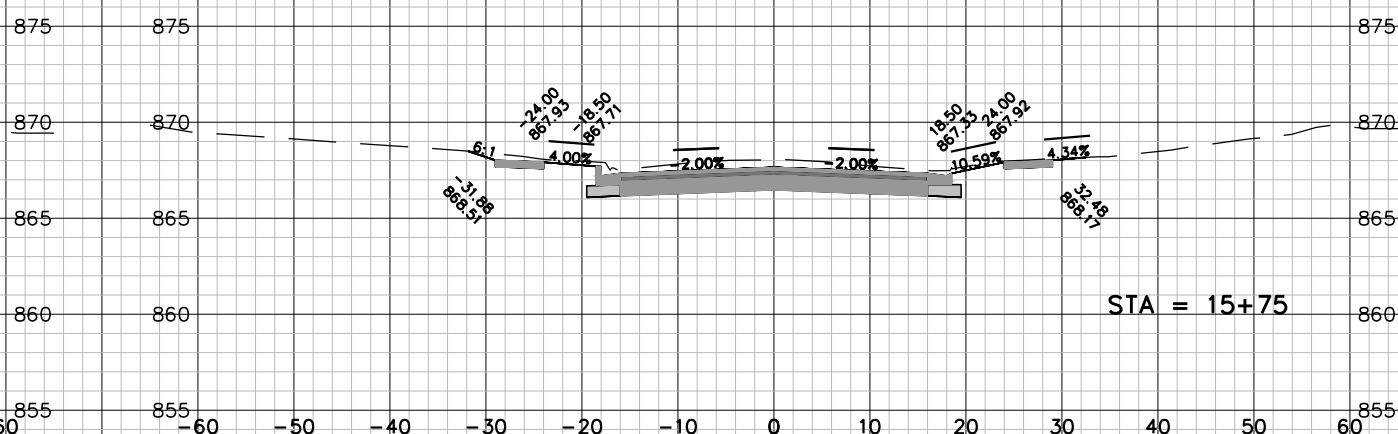
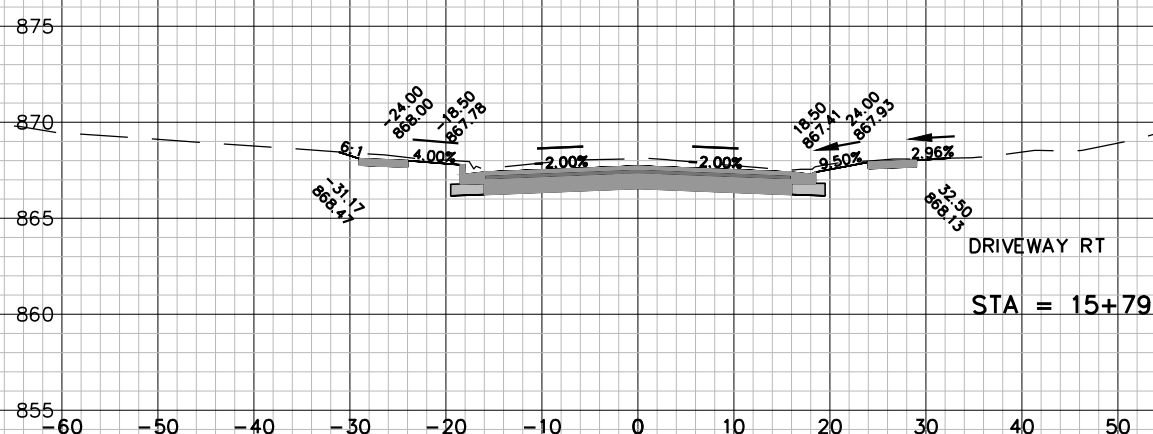
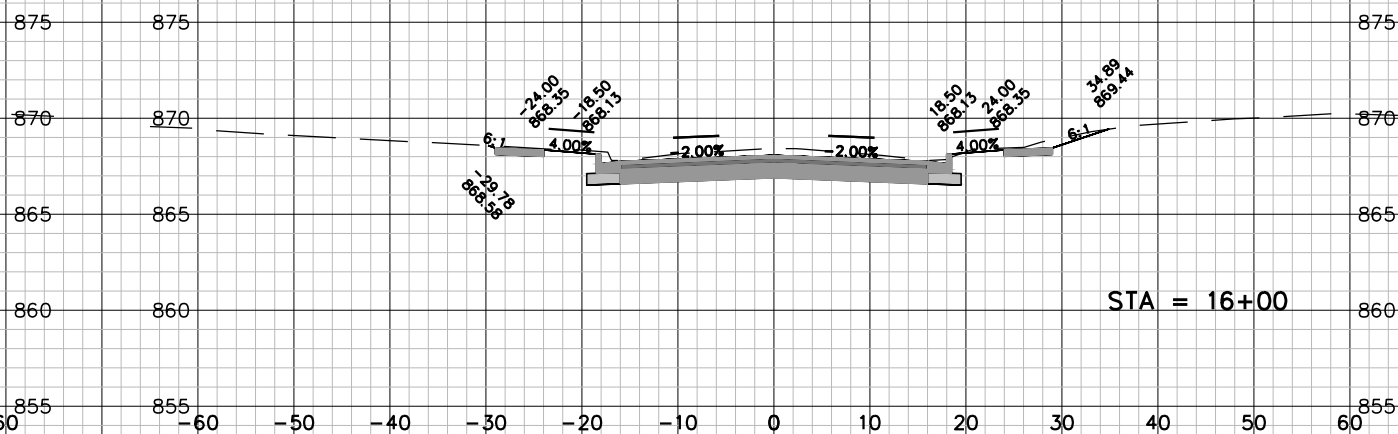
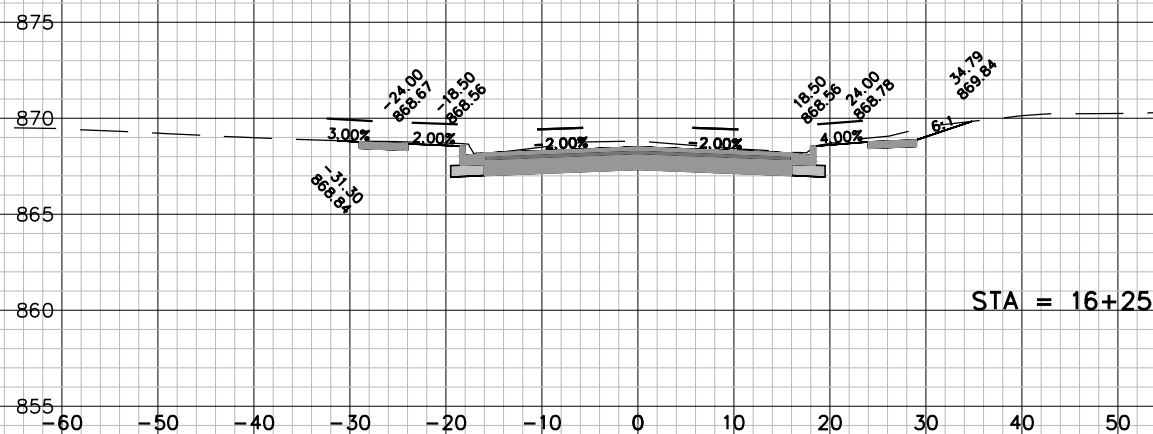
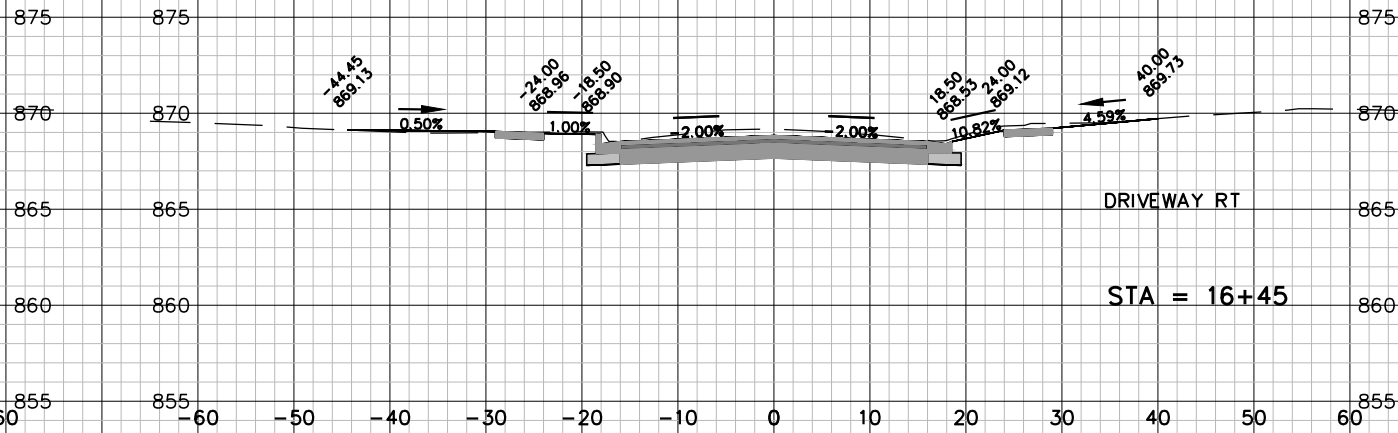
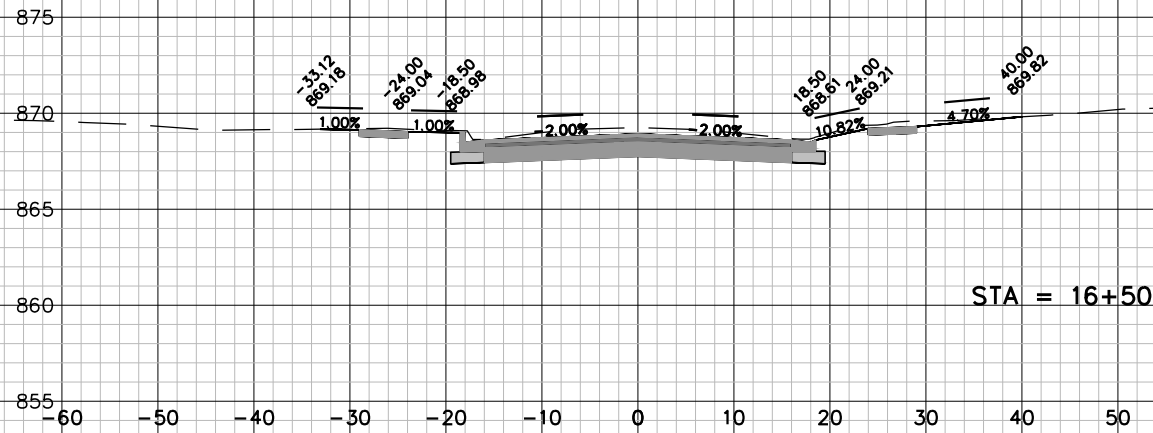
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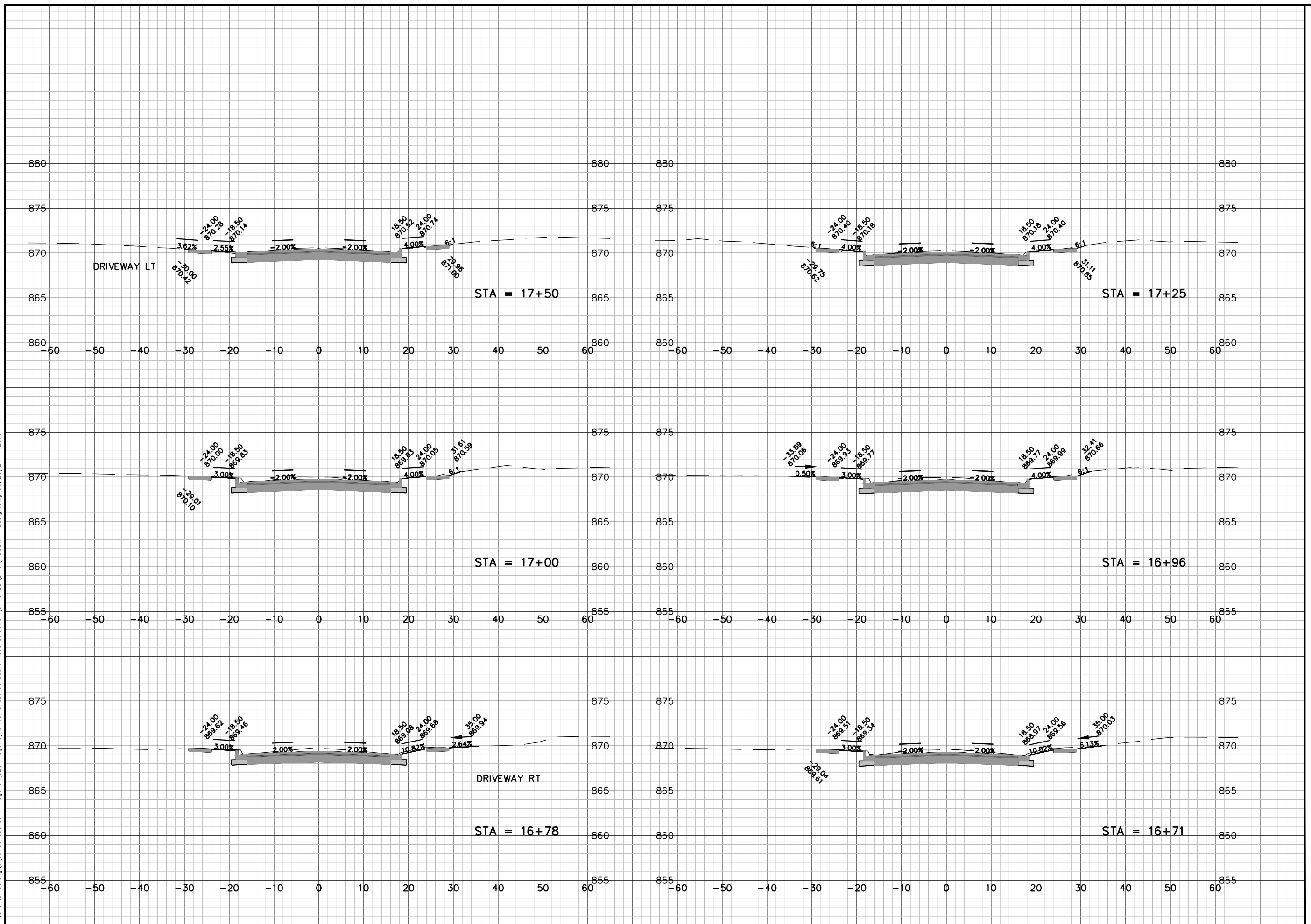
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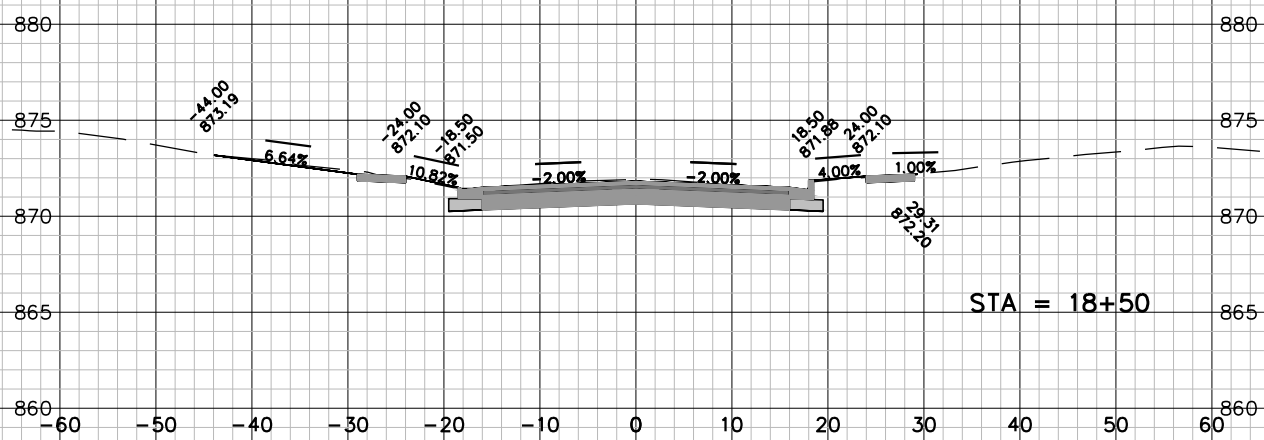
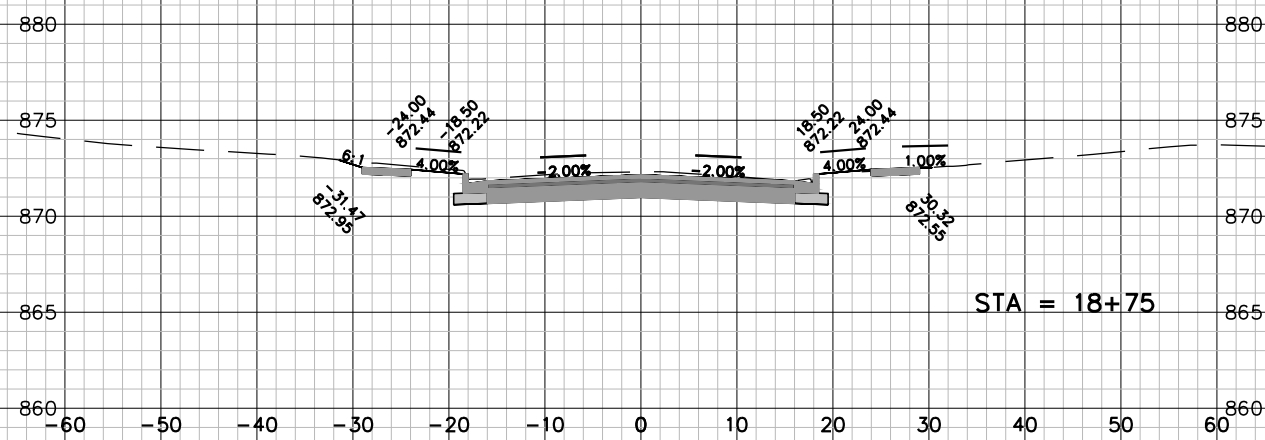
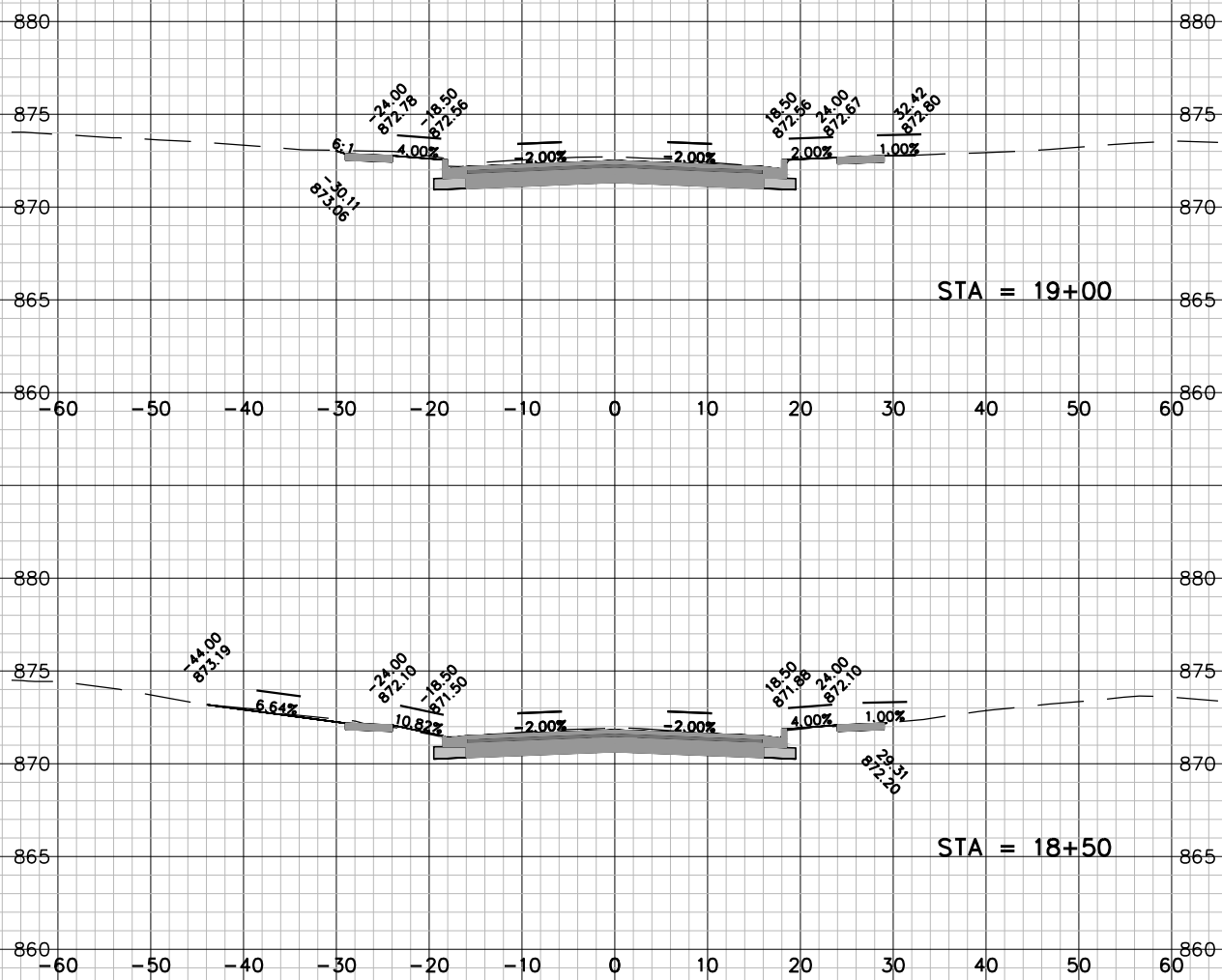
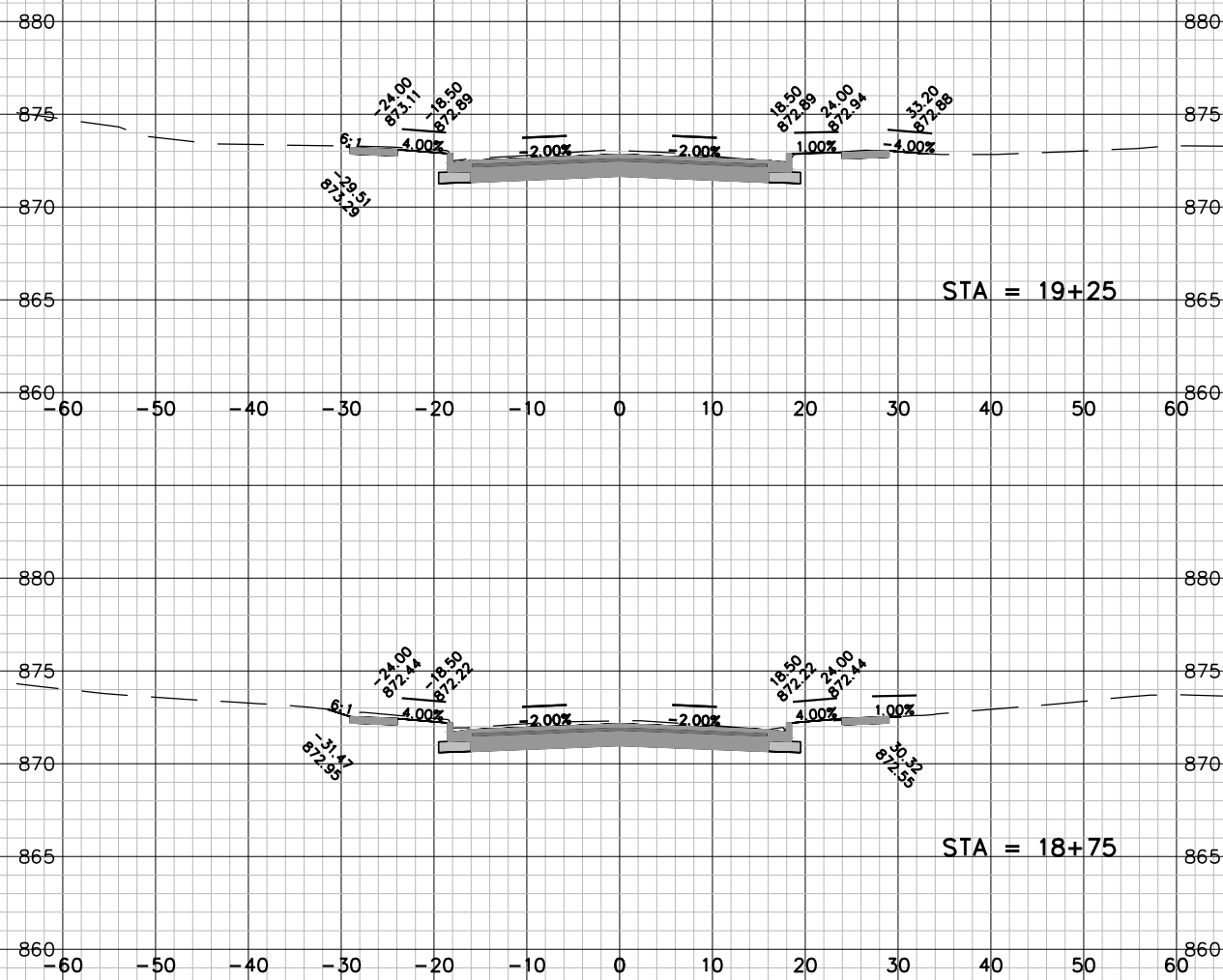
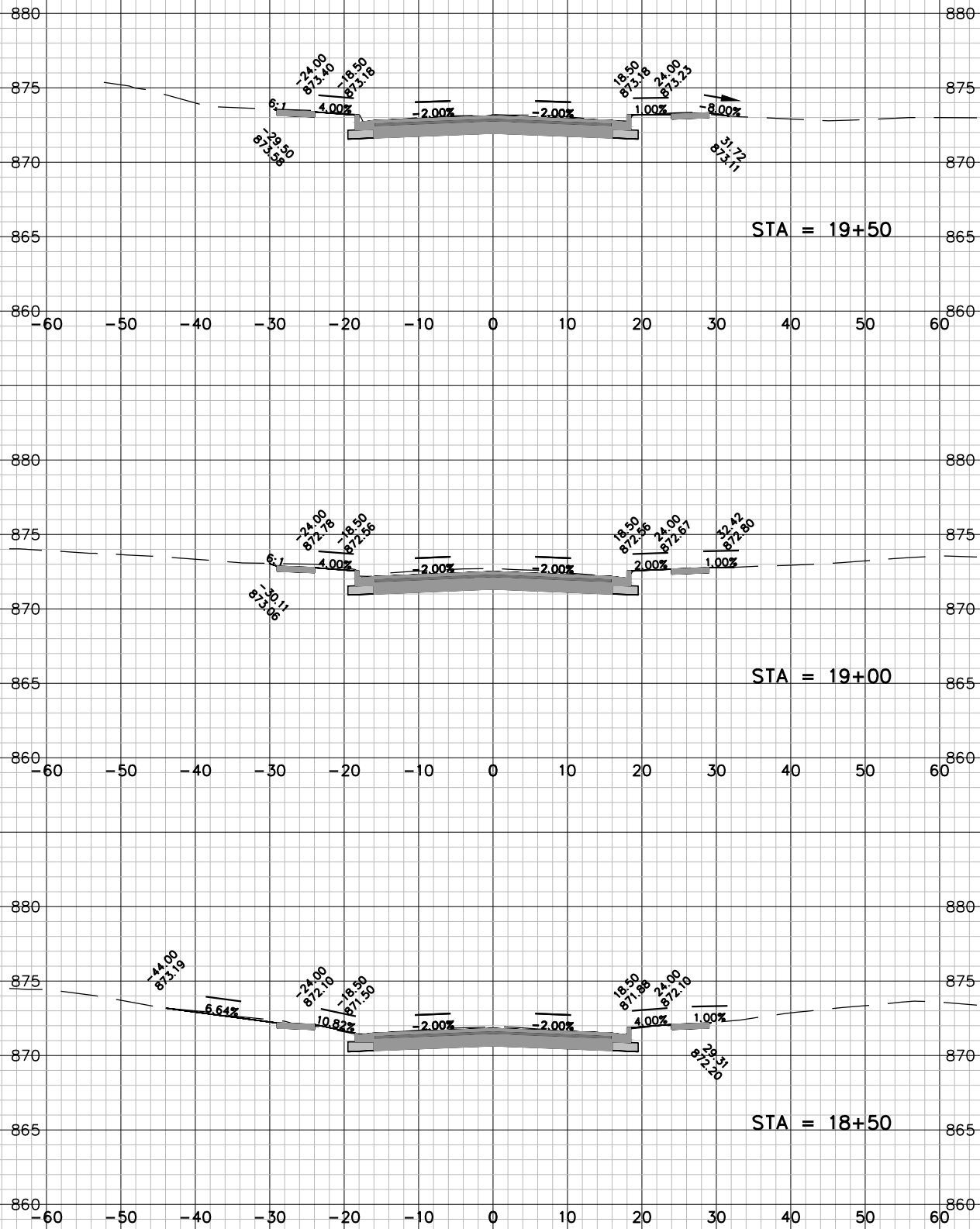
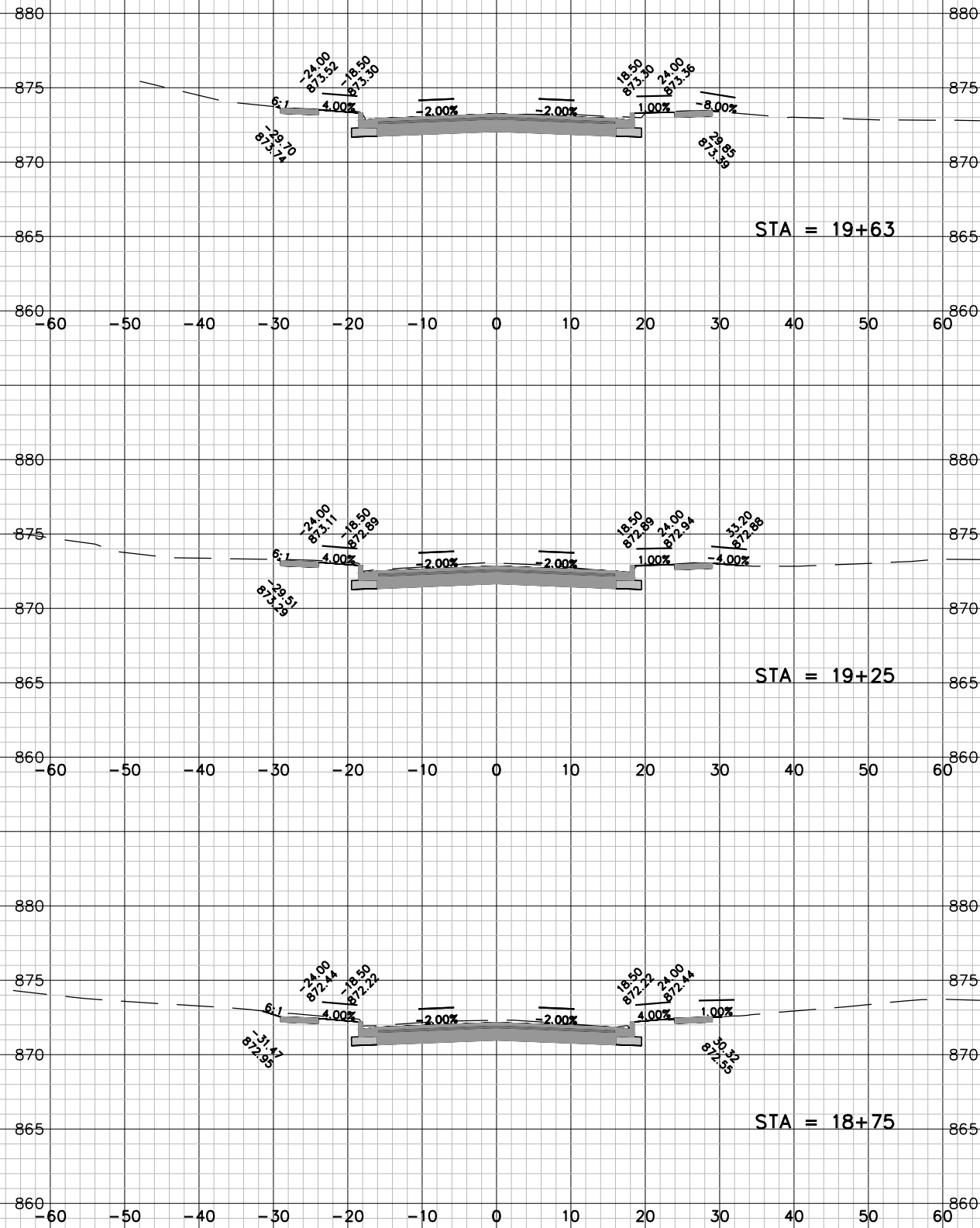
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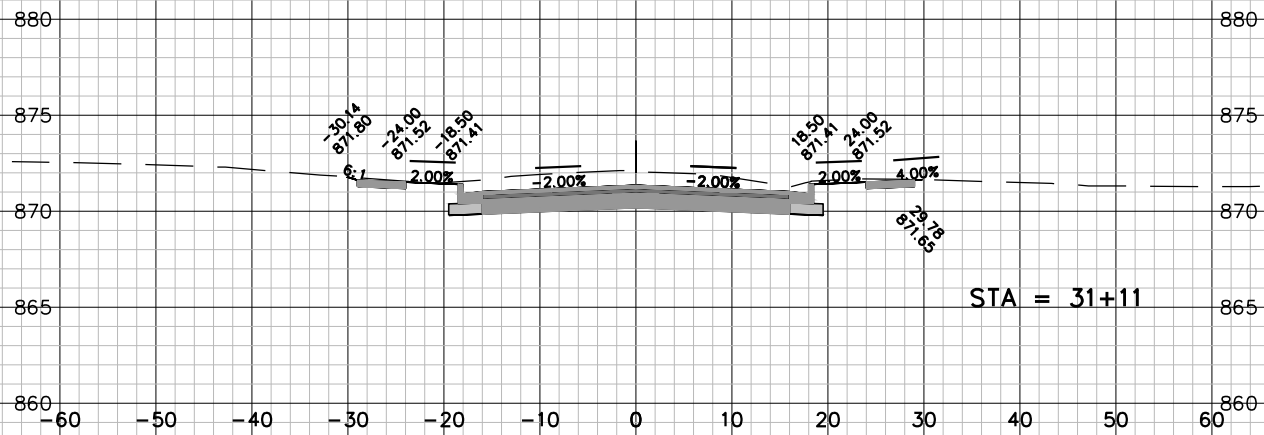
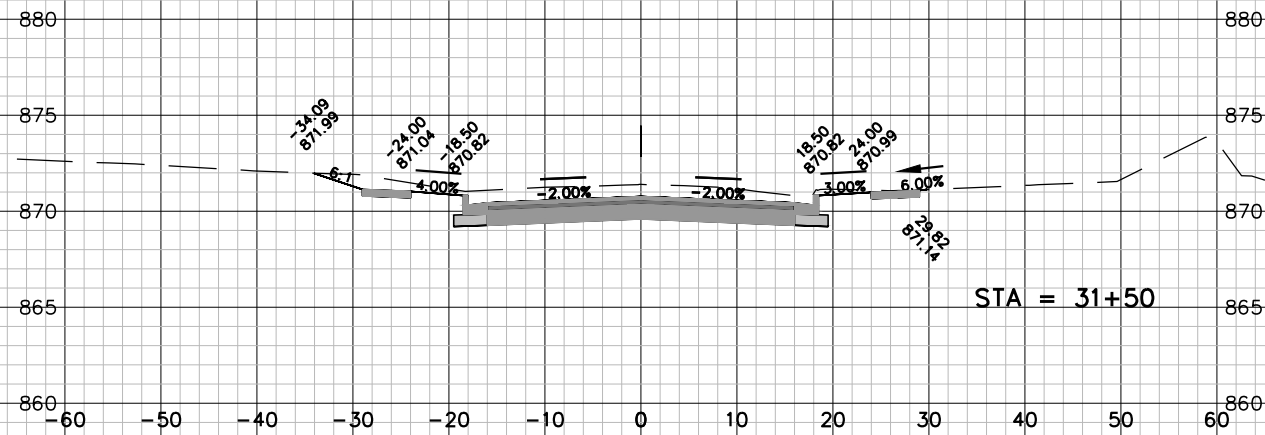
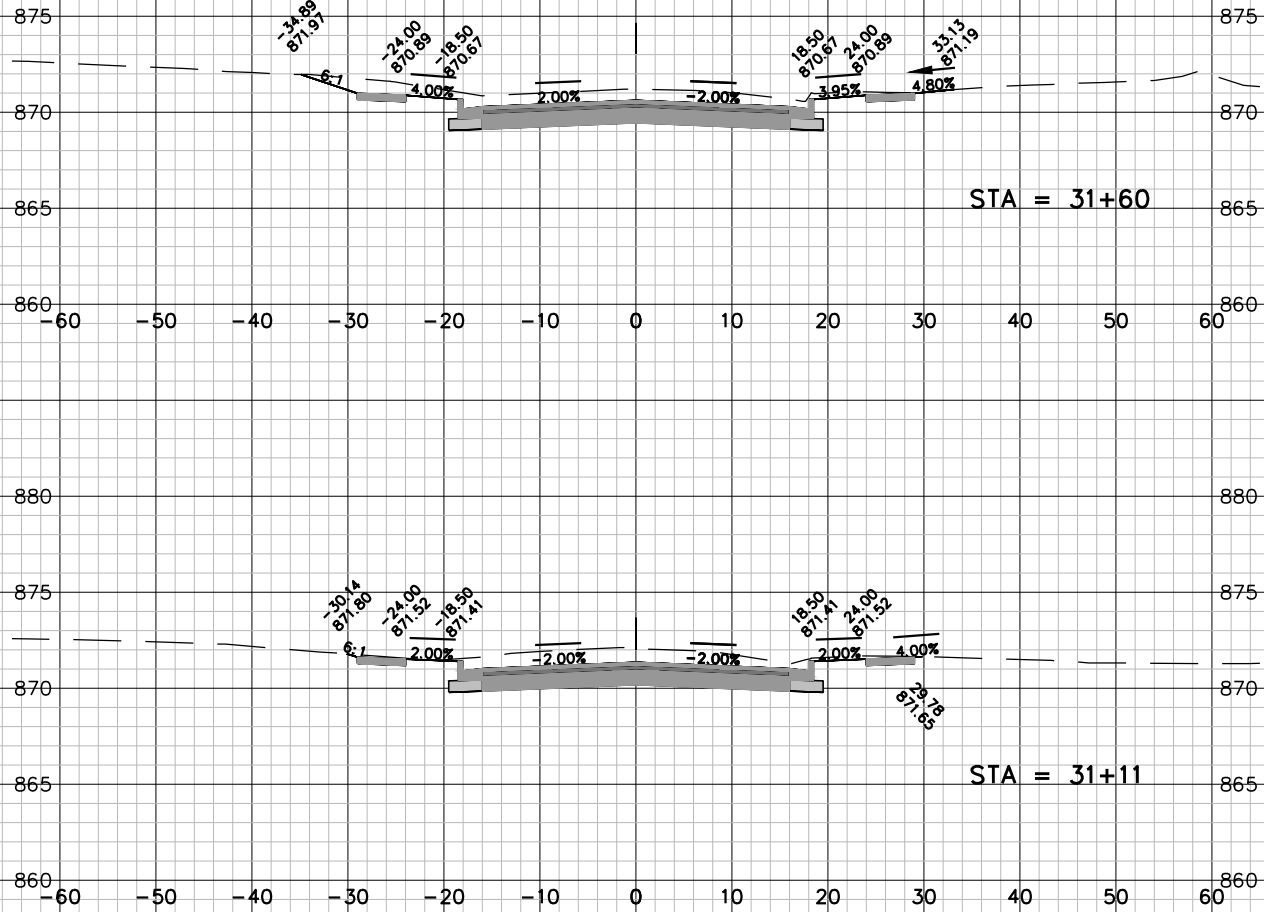
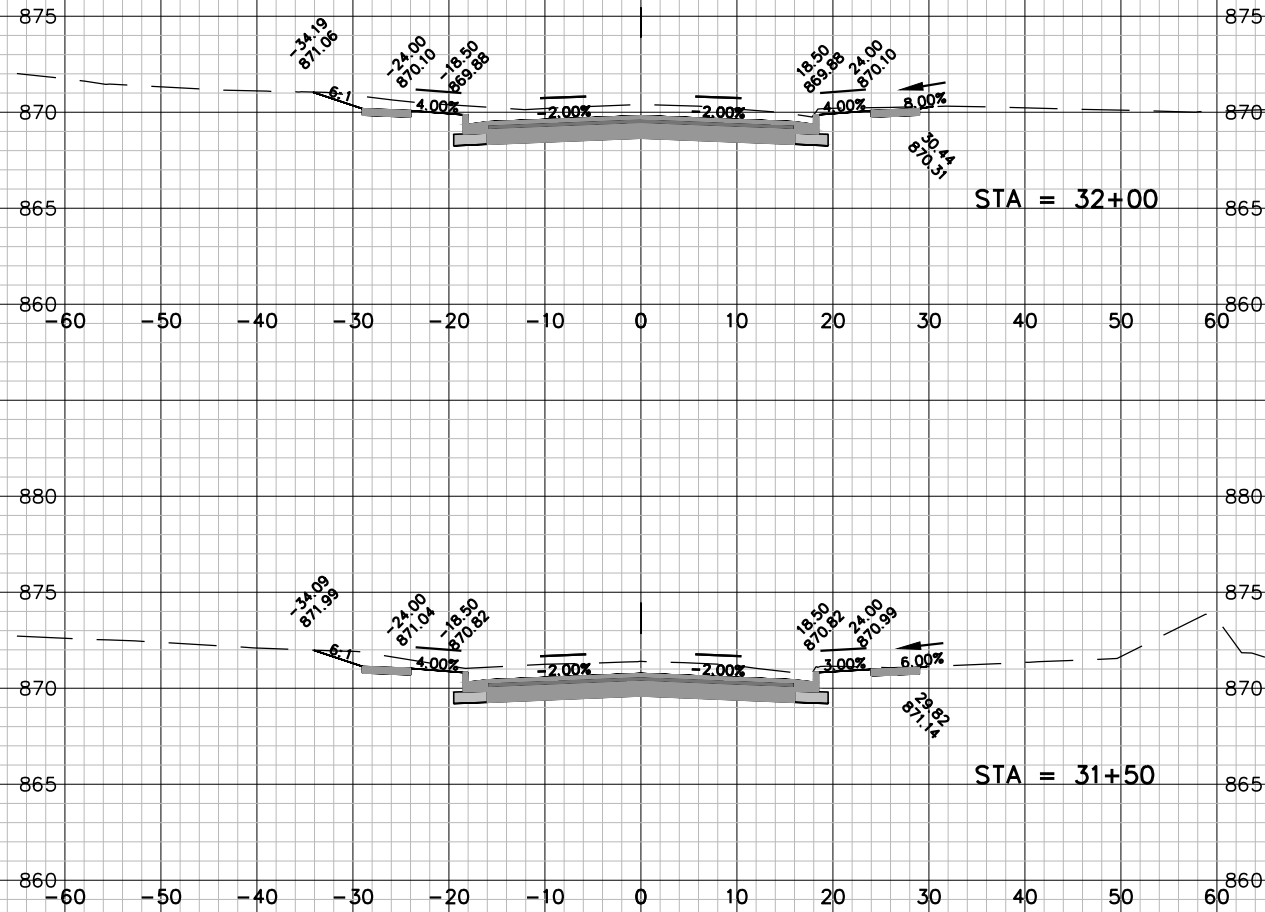
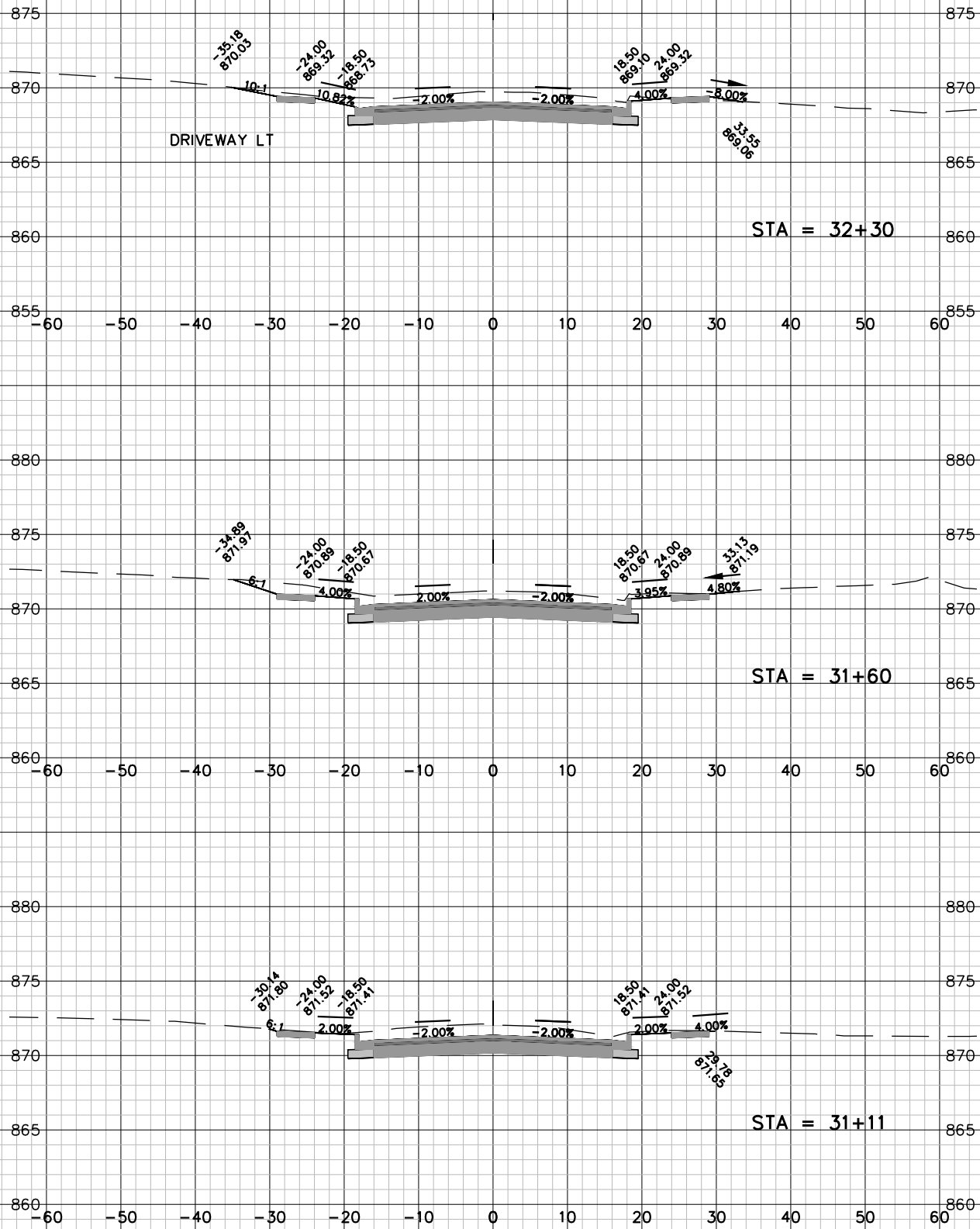
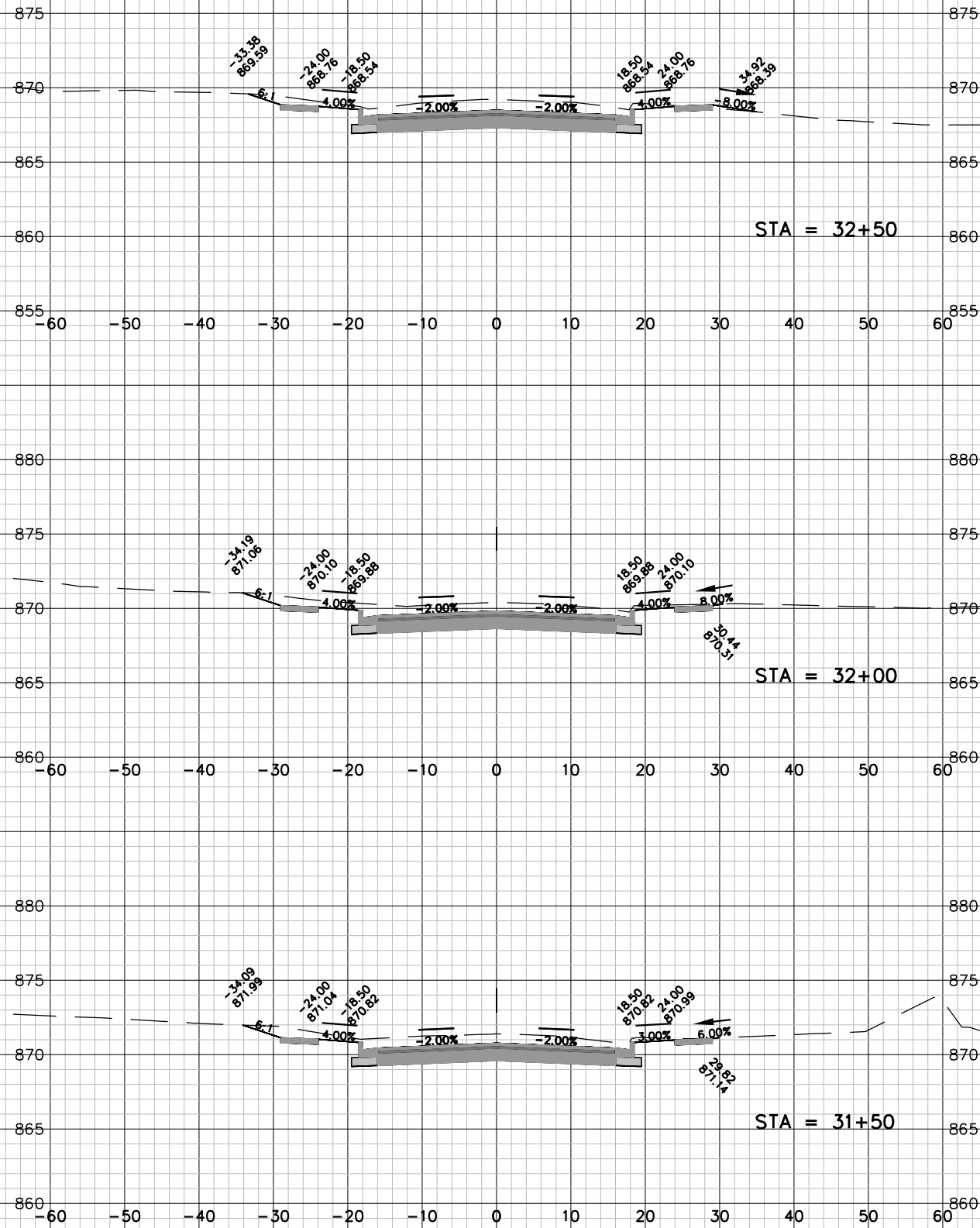
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VILLAGE OF JACKSON  
RIDGEWAY DRIVE & CHESTNUT COURT RECONSTRUCTION  
WASHINGTON COUNTY, WISCONSIN  
RIDGEWAY DRIVE CROSS SECTIONS

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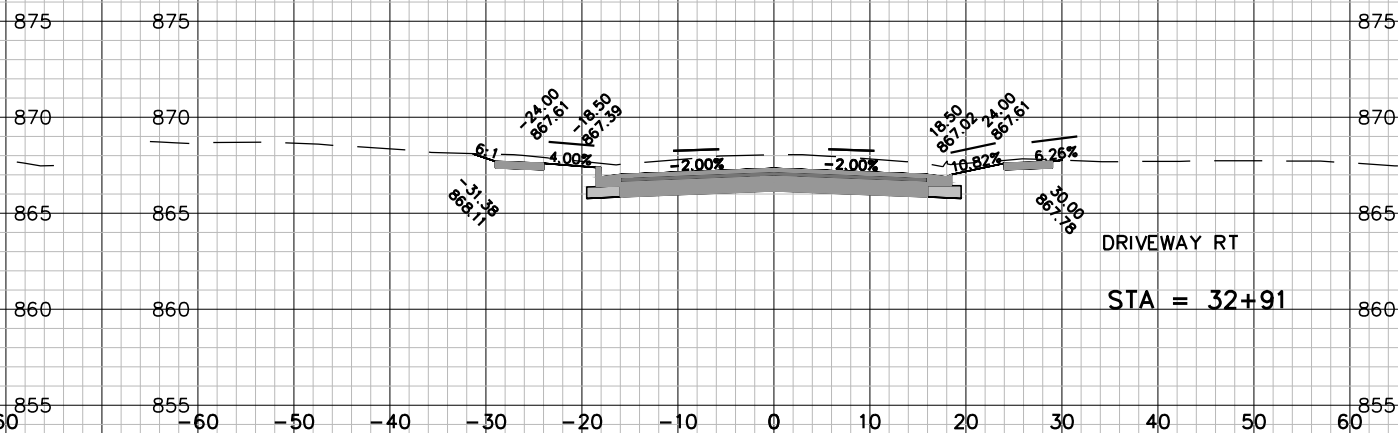
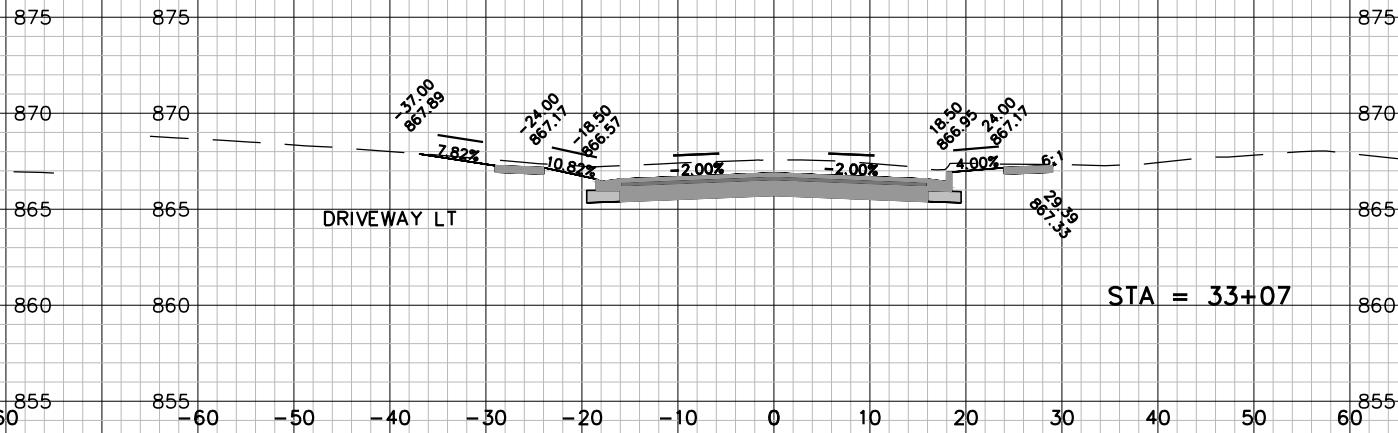
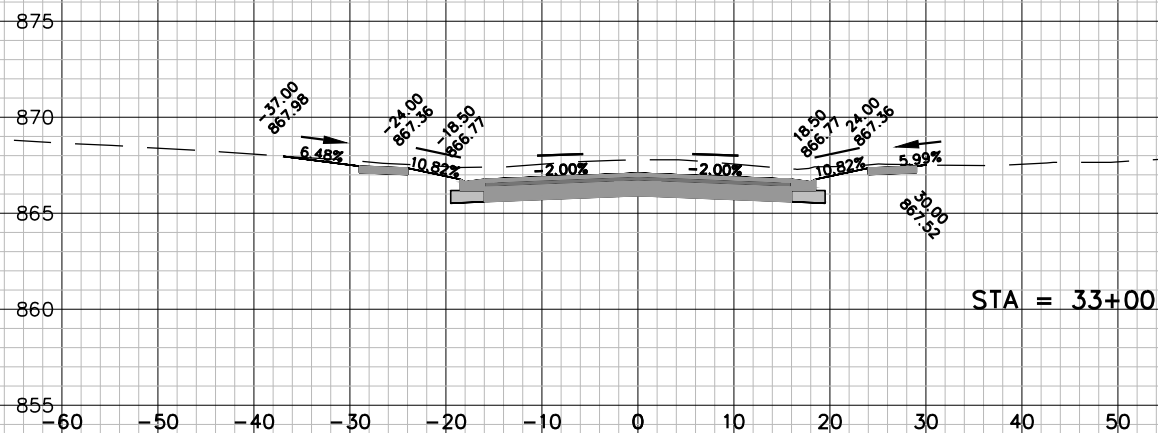
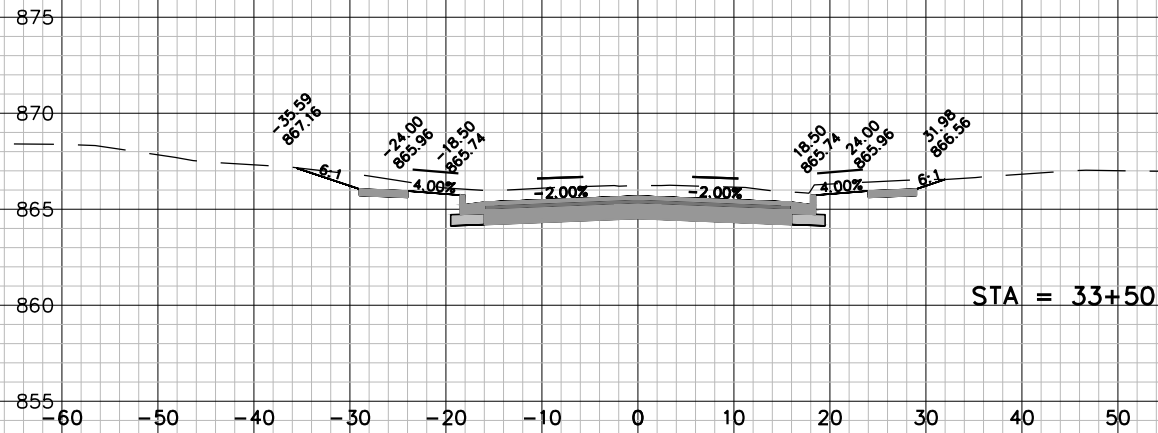
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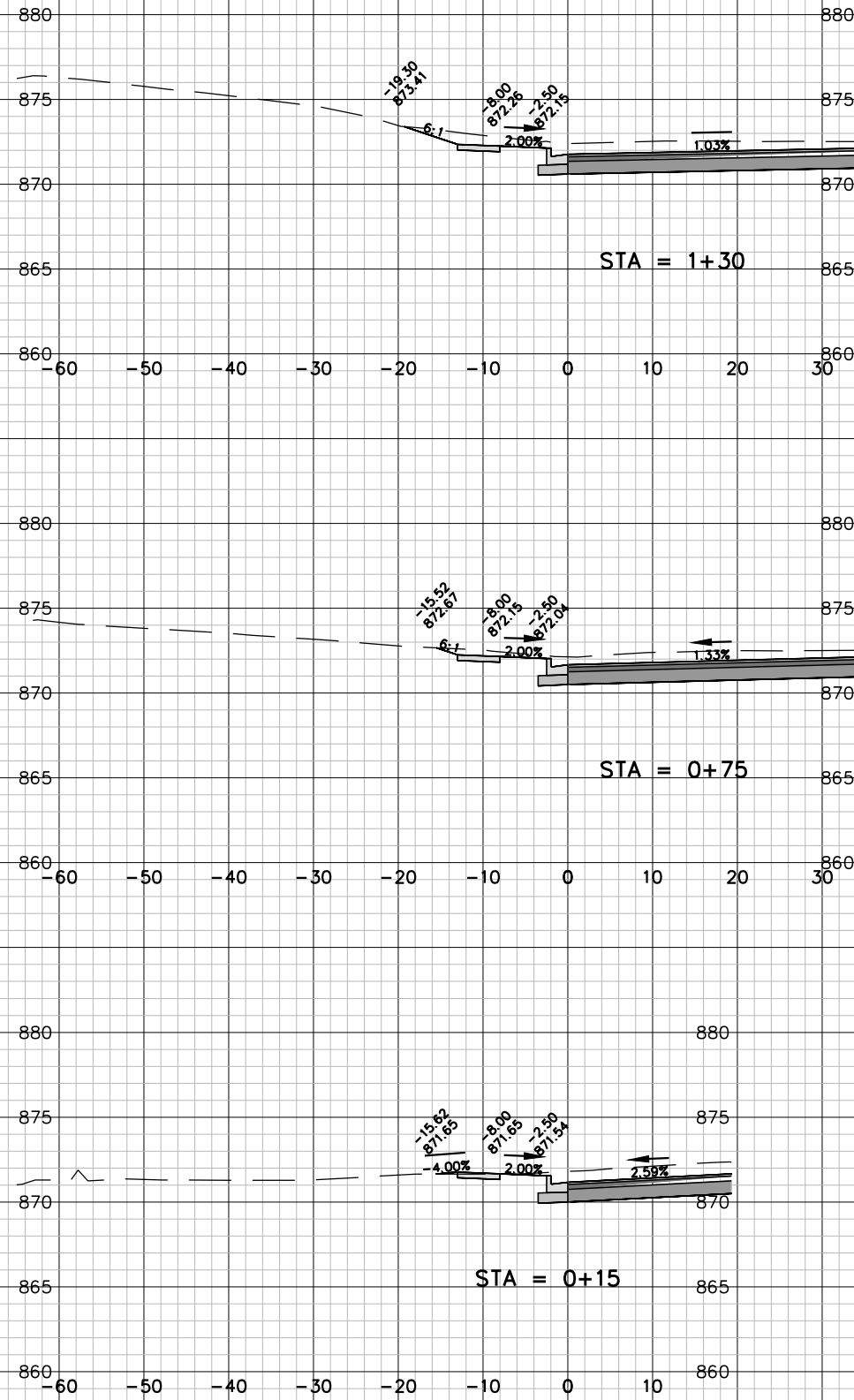
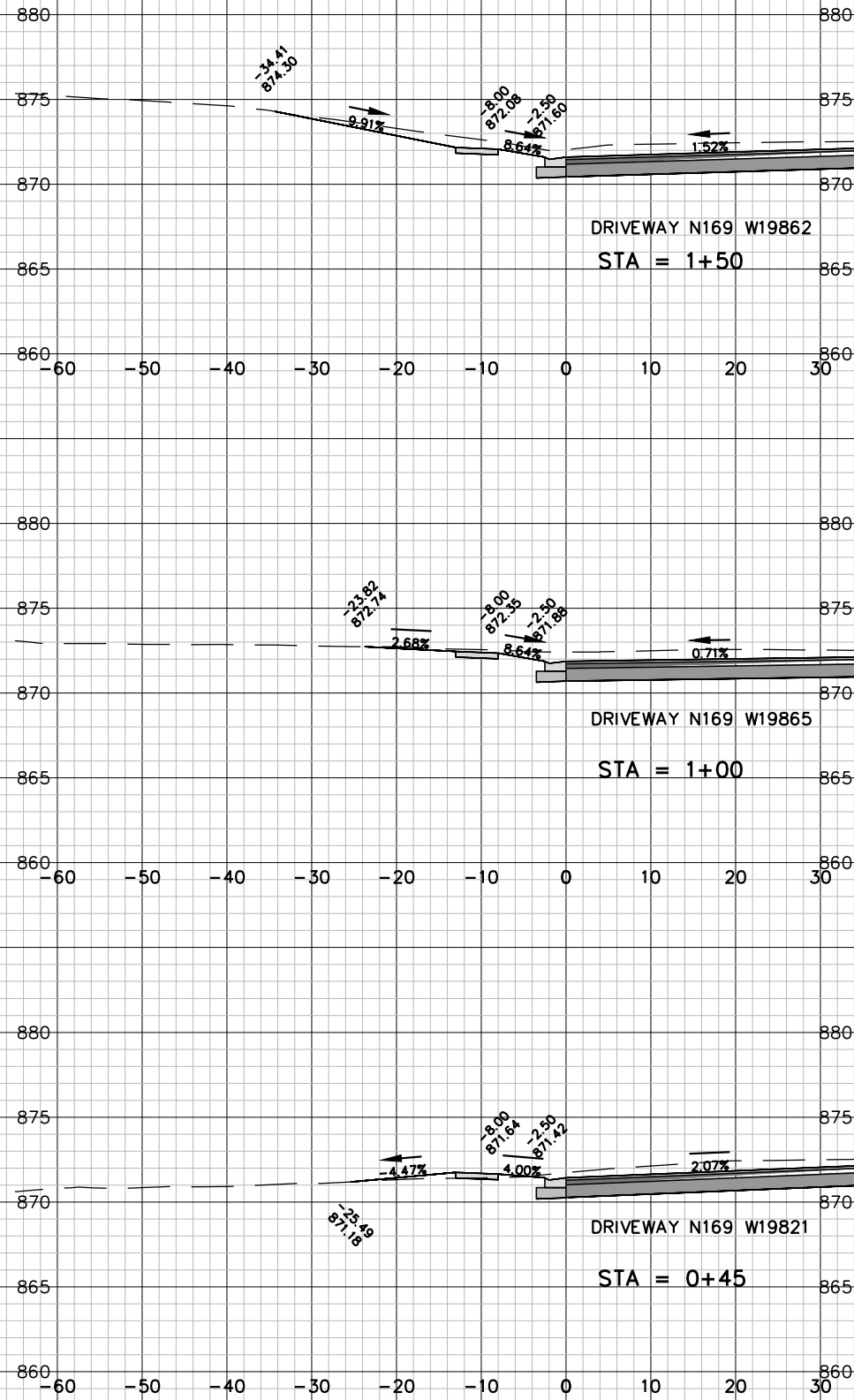
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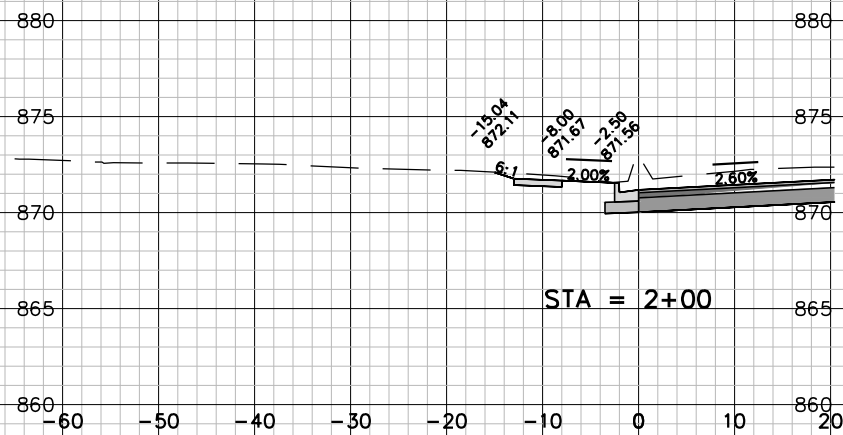
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24 OF 24

## Simplified Rate Case Application - Water Class C

2720 - Village of Jackson Water Utility

**Note:** this application is not officially submitted until it is uploaded to the Commission's Electronic Records Filing System.

Public Service Commission of Wisconsin

(filing this form out is in accordance with Wis.Stat196.193)

PO Box 7854

3011(1/1/2020)

Madison WI 53707-7854

Preparer Name: **Brian W. Kober**

Preparer Phone Number: **262-677-0707**

Preparer Email Address: **brian.kober@villageofjacksonwi.gov**

Date Application will be filed with the PSC: **08/07/2024**

**Notice** Date to be Mailed/Published: **07/15/2024**

Newspaper Name: **West Bend  
News**

Rate Effective Date: **10/01/2024**

|    | Annual Report Information                                               | Page |             |
|----|-------------------------------------------------------------------------|------|-------------|
| 1  | Total Sales of Water                                                    | W-1  | \$1,413,391 |
| 2  | Rate Increase Factor                                                    |      | 4.1%        |
| 3  | Line 1 * Line 2                                                         |      | \$57,949    |
| 4  | Net Operating Income (Operating Revenues - Operating Expenses)          | W-1  | \$203,197   |
| 5  | Adjusted Total Operating Income (Line 3 + Line 4)                       |      | \$261,146   |
| 6  | Average Net Rate Base - Water Utility                                   | F-23 | \$6,005,166 |
| 7  | Line 5 / Line 6                                                         |      | 4.4%        |
| 8  | <b>Test 1 - Financial Eligibility Qualifies *</b>                       |      | <b>Yes</b>  |
| 9  | Adjusted Operating Income (Line 5)                                      |      |             |
| 10 | Total Operation & Maintenance (O&M) expense (600 and 900 accounts only) |      |             |
| 11 | Line 9 / Line 10                                                        |      |             |
| 12 | <b>Test 2 - Financial Eligibility Qualifies **</b>                      |      |             |

\* Eligible if line 7 <= 6.50%

\*\* Eligible if line 11 <= 6.0%

### History Check

Effective Date of the Last Full Rate Case: **10/06/2010**

Rates from last full rate case have been in effect for at least one full calendar year and the current annual report has been filed. **Yes**

If Class AB, it has been 5 years or less since the last full rate case. **NA**

Effective Date of the Last SRC: **10/01/2023**

Rates from the last SRC have been in effect for one year (12 months). **Yes**

### Water Meter Rates

5/8" meter rate at the last full rate case: **21.00**

Current 5/8" meter rate: **25.53**

If Class C or D, current rate is less than 40% higher than the last full rate case. **Yes**

5/8" meter rate percent increase since last full rate case: **21.57%**

## **Notice of Rate Increase**

### **Water Customers of the Village of Jackson Water Utility**

This is to give you notice that the Village of Jackson Water Utility will file an application on August 7, 2024, with the Public Service Commission of Wisconsin (PSC), for authority to increase water rates. Rates for general service will increase 4.1 percent. The increase is necessary to reduce the existing deficiency in present rates. The request is being made under Wis. Stat. 196.193. Rate increases granted under this statute do not require a public hearing. The effect of the increase for some selected customers is shown below. Public Fire Protection and Wholesale rates (if applicable) will also increase 4.1 percent.

| <b>Customer Classification</b> | <b>Meter Size</b> | <b>Gallons</b> | <b>Existing Quarterly Rate</b> | <b>Revised Quarterly Rate</b> |
|--------------------------------|-------------------|----------------|--------------------------------|-------------------------------|
| Average Residential            | 3/4               | 12,000         | \$60.57                        | \$63.06                       |
| Large Residential              | 3/4               | 18,500         | \$79.55                        | \$82.82                       |
| Multifamily                    | 2                 | 91,500         | \$362.79                       | \$377.92                      |
| Commercial                     | 1                 | 58,000         | \$191.41                       | \$199.38                      |
| Industrial                     | 4                 | 860,000        | \$2,292.35                     | \$2,389.71                    |

Village of Jackson Water Utility anticipates that this rate increase will go into effect on October 1, 2024. If you have any questions about the rate increase request, call the Village of Jackson Water Utility at (262) 677-0707.

**JACKSON WATER AND SEWER UTILITY**  
**QUARTERLY APPROVED WATER & SEWER RATES October 1, 2024**  
W194 N16660 Eagle Drive, Jackson, WI 53037 Phone: 677-0707 Ext. 710

**Quarterly Public Fire-Protection Services Charges:**

|                |          |             |            |
|----------------|----------|-------------|------------|
| 5/8" meter -   | \$30.94  | 3" meter -  | \$463.14   |
| 3/4" meter -   | \$30.94  | 4" meter -  | \$770.61   |
| 1" meter -     | \$77.25  | 6" meter -  | \$1,541.25 |
| 1 1/4" meter - | \$114.26 | 8" meter -  | \$2,535.82 |
| 1 1/2" meter - | \$151.84 | 10" meter - | \$3,705.06 |
| 2" meter -     | \$246.76 | 12" meter - | \$4,946.39 |

This rate is in addition to schedule Mg.-1

**General Service - Metered - Mg.-1**

**Quarterly Service Charge:**

|                |          |             |            |
|----------------|----------|-------------|------------|
| 5/8" meter -   | \$25.53  | 3" meter -  | \$189.63   |
| 3/4" meter -   | \$25.53  | 4" meter -  | \$262.55   |
| 1" meter -     | \$38.29  | 6" meter -  | \$488.65   |
| 1 1/4" meter - | \$65.64  | 8" meter -  | \$765.80   |
| 1 1/2" meter - | \$65.64  | 10" meter - | \$1,130.47 |
| 2" meter -     | \$131.28 | 12" meter - | \$1,495.13 |

**Plus Volume Charge:**

|       |                                             |
|-------|---------------------------------------------|
| First | 30,000 gal. per Quarter - 3.04 per 1,000    |
| Next  | 1,500,000 gal. per Quarter - 2.44 per 1,000 |
| Over  | 1,530,000 gal. per Quarter - 1.18 per 1,000 |

**Sewer Rates & Charges:**

|                     |          |            |          |             |          |
|---------------------|----------|------------|----------|-------------|----------|
| 5/8" & 3/4" meter - | \$53.65  | 2" meter - | \$165.08 | 8" meter -  | \$626.07 |
| 1" meter -          | \$74.26  | 3" meter - | \$268.27 | 10" meter - | \$865.84 |
| 1 1/4" meter -      | \$103.00 | 4" meter - | \$309.54 |             |          |
| 1 1/2" meter -      | \$127.94 | 6" meter - | \$450.09 |             |          |

**Plus Volume Charge:**

\$5.66 per 1,000 gal. Plus minimum charge.

Late payment charge: 1% per month on total unpaid balance.

|                                                      |          |
|------------------------------------------------------|----------|
| Unmetered Residential Sanitary Sewer / Debt Service  | \$49.68  |
| Unmetered Residential Sanitary Sewer I Volume Charge | \$107.49 |

**Table 12**  
**Water Utility Cash Flow Analysis - Projected 2024-2033**

*Village of Jackson, WI*

|                                                  | Budget<br>2024    | 2025             | 2026             | 2027             | 2028             | Projected<br>2029 | 2030             | 2031             | 2032           | 2033              |
|--------------------------------------------------|-------------------|------------------|------------------|------------------|------------------|-------------------|------------------|------------------|----------------|-------------------|
| <b>Revenues</b>                                  |                   |                  |                  |                  |                  |                   |                  |                  |                |                   |
| Total Revenues from User Rates <sup>1</sup>      | \$1,694,997       | \$1,759,689      | \$1,852,957      | \$1,908,546      | \$2,275,409      | \$2,275,409       | \$2,275,409      | \$2,275,409      | \$2,275,409    | \$2,275,409       |
| Percent Increase to User Rates                   | 4.10%             | 3.00%            | 3.00%            | 3.00%            | 19.22%           | 0.00%             | 0.00%            | 0.00%            | 0.00%          | 0.00%             |
| Cumulative Percent Rate Increase                 | 4.10%             | 7.22%            | 10.44%           | 13.75%           | 35.62%           | 35.62%            | 35.62%           | 35.62%           | 35.62%         | 35.62%            |
| Dollar Amount Increase to Revenues               |                   | \$64,692         | \$93,268         | \$55,589         | \$366,863        | \$0               | \$0              | \$0              | \$0            | \$0               |
| Total Other Revenues                             | \$66,682          | \$67,341         | \$101,012        | \$107,515        | \$112,235        | \$135,187         | \$140,629        | \$144,440        | \$149,507      | \$151,191         |
| Total Revenues                                   | \$1,761,679       | \$1,827,031      | \$1,953,969      | \$2,016,061      | \$2,387,644      | \$2,410,596       | \$2,416,037      | \$2,419,849      | \$2,424,915    | \$2,426,600       |
| <b>Less: Expenses</b>                            |                   |                  |                  |                  |                  |                   |                  |                  |                |                   |
| Operating and Maintenance <sup>2</sup>           | \$1,198,544       | \$1,234,320      | \$1,271,166      | \$1,309,114      | \$1,348,197      | \$1,388,448       | \$1,429,902      | \$1,472,597      | \$1,516,568    | \$1,561,854       |
| PILOT Payment                                    | \$260,000         | \$265,200        | \$270,504        | \$275,914        | \$281,432        | \$287,061         | \$292,802        | \$298,658        | \$304,631      | \$310,724         |
| Net Before Debt Service and Capital Expenditures | \$303,135         | \$327,510        | \$412,299        | \$431,033        | \$758,015        | \$735,087         | \$693,333        | \$648,594        | \$603,716      | \$554,022         |
| <b>Debt Service</b>                              |                   |                  |                  |                  |                  |                   |                  |                  |                |                   |
| Existing Debt P&I                                | \$285,934         | \$241,825        | \$235,075        | \$228,325        | \$221,575        | \$209,950         | \$203,450        | \$196,950        | \$190,450      | \$184,600         |
| New (2024-2033) Debt Service P&I                 | \$0               | \$0              | \$14,054         | \$62,920         | \$83,608         | \$152,008         | \$157,663        | \$162,723        | \$147,743      | \$143,003         |
| Total Debt Service                               | \$285,934         | \$241,825        | \$249,129        | \$291,245        | \$305,183        | \$361,958         | \$361,113        | \$359,673        | \$338,193      | \$327,603         |
| Transfer In (Out)/Cap. Contrib.                  | \$28,380          | \$20,000         | \$20,000         | \$20,000         | \$20,000         | \$20,000          | \$20,000         | \$20,000         | \$20,000       | \$20,000          |
| Less: Capital Improvements                       | \$105,500         | \$0              | \$573,732        | \$25,000         | \$565,566        | \$234,750         | \$248,400        | \$187,000        | \$277,250      | \$330,000         |
| Debt Proceeds                                    | \$0               | \$0              | \$585,000        | \$0              | \$835,000        | \$0               | \$0              | \$0              | \$0            | \$0               |
| <b>Net Annual Cash Flow</b>                      | <b>(\$59,919)</b> | <b>\$105,685</b> | <b>\$194,438</b> | <b>\$134,788</b> | <b>\$742,266</b> | <b>\$158,380</b>  | <b>\$103,820</b> | <b>\$121,922</b> | <b>\$8,273</b> | <b>(\$83,581)</b> |
| <b>Restricted and Unrestricted Cash Balance:</b> |                   |                  |                  |                  |                  |                   |                  |                  |                |                   |
| Balance at first of year                         | \$1,087,892       | \$1,027,973      | \$1,133,658      | \$1,328,096      | \$1,462,884      | \$2,205,150       | \$2,363,529      | \$2,467,349      | \$2,589,271    | \$2,597,545       |
| Net Annual Cash Flow Addition/(subtraction)      | -\$59,919         | \$105,685        | \$194,438        | \$134,788        | \$742,266        | \$158,380         | \$103,820        | \$121,922        | \$8,273        | -\$83,581         |
| Balance at end of year                           | \$1,027,973       | \$1,133,658      | \$1,328,096      | \$1,462,884      | \$2,205,150      | \$2,363,529       | \$2,467,349      | \$2,589,271      | \$2,597,545    | \$2,513,964       |
| "All-in" Debt Coverage                           | 1.06              | 1.35             | 1.65             | 1.48             | 2.48             | 2.03              | 1.92             | 1.80             | 1.79           | 1.69              |
| PSC Days Cash on Hand                            | 100               | 125              | 164              | 184              | 352              | 367               | 377              | 391              | 379            | 347               |

**Notes:**

- 1) Assumes no changes in customer count or usage beyond Test Year.  
 2) Assumes 3.00% annual inflation beyond budget year.

**Legend:**

- Simplified Rate Case (if eligible)  
 Conventional (Full) Rate Case



VILLAGE OF JACKSON  
 WWTF Upgrades - Facilities Plan  
 User Charge  
 Cash Flow - CWF Loan for Alternate #3  
 October 14, 2022

- Assumptions Notes:**
1. Assumes \$0 grant for the phosphorus work
  2. Census MHI = \$70,974 2% of MHI = \$1,419.48/yr, \$118.29/month
  3. Assumes 0% CWF Grant Funding for the Phase 2 projects

## Option #2 - Annual % Increase

### ASSUMPTIONS

WWTP Annual O&M Costs  
 WWTP Annual Replacement Fund Costs  
 Annual % Rate Increase  
 Connection Fee  
 Interest Income Rate Assumed  
 Other Income Annual Increase

Existing plant  
 Existing plant  
 \$ 4,000  
 0.5%  
 0.0%

| Annual % Increase |
|-------------------|
| 1.75%             |
| 0.0%              |
| 8.0%              |

### FACILITIES UPGRADES

|                                      | Capital Costs | Cash Contrib | Grant \$ | Net Cost     | Interest Rate | Payback Yrs | Rate Factor | Yearly Paymt |
|--------------------------------------|---------------|--------------|----------|--------------|---------------|-------------|-------------|--------------|
| Phase 1 Construction (Assumed 2024)  | \$9,802,000   | \$2,000,000  | \$0      | \$7,802,000  | 3.000%        | 20          | 0.0672      | \$524,417    |
| Phase 2a Construction (Assumed 2026) | \$14,399,800  | \$0          | \$0      | \$14,399,800 | 3.000%        | 20          | 0.0672      | \$967,893    |
| Phase 2b Construction (Assumed 2028) | \$7,660,300   | \$0          | \$0      | \$7,660,300  | 3.000%        | 20          | 0.0672      | \$514,892    |

Cash and Equivalents Available as of December 31 2020, 2021  
 Equipment and Replacement Fund as of December 31 2020, 2021  
 Capital Projects Restricted Fund as of December 31, 2020, 2021

\$ 838,822 \$ 1,681,479  
 \$ 1,067,078 \$ 1,254,231  
 \$ 1,971,035 \$ 2,021,949

| BUDGET ITEM                                                  | 2020                | 2021                | 2022                | 2023                | 2024                | 2025                | 2026                | 2027                | 2028                | 2029                | 2030                | 2031                | 2032                | 2033                | 2034                | 2035                | 2036                |
|--------------------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>EXPENSES</b>                                              |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Ex. Debt Payment                                             | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| New Loans / Debt                                             |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Phase 1 - Loan Debt                                          | \$ -                | \$ -                | \$ -                | \$ -                | \$ 262,208          | \$ 524,417          | \$ 524,417          | \$ 524,417          | \$ 524,417          | \$ 524,417          | \$ 524,417          | \$ 524,417          | \$ 524,417          | \$ 524,417          | \$ 524,417          | \$ 524,417          | \$ 524,417          |
| Phase 2a - Loan Debt                                         | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 483,946          | \$ 967,893          | \$ 967,893          | \$ 967,893          | \$ 967,893          | \$ 967,893          | \$ 967,893          | \$ 967,893          | \$ 967,893          | \$ 967,893          | \$ 967,893          |
| Phase 2b - Loan Debt                                         | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 257,446          | \$ 514,892          | \$ 514,892          | \$ 514,892          | \$ 514,892          | \$ 514,892          | \$ 514,892          | \$ 514,892          | \$ 514,892          |
| Estimated Outside Services Costs - Facilities Upgrade        | \$ -                | \$ -                | \$ -                | \$ 500,000          | \$ 400,000          | \$ 700,000          | \$ 700,000          | \$ 400,000          | \$ 400,000          | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| O&M                                                          |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Annual Operation and Maintenance Costs                       | \$ 1,175,464        | \$ 1,103,644        | \$ 1,122,958        | \$ 1,142,610        | \$ 1,162,605        | \$ 1,182,951        | \$ 1,203,652        | \$ 1,224,716        | \$ 1,246,149        | \$ 1,267,956        | \$ 1,290,146        | \$ 1,312,723        | \$ 1,335,696        | \$ 1,359,071        | \$ 1,382,854        | \$ 1,407,054        | \$ 1,431,678        |
| Collection System Repairs                                    | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| Replacement                                                  |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| WWTP Replacement Fund Deposit                                | \$ 96,959           | \$ 10,122           | \$ -                | \$ -                | \$ 71,211           | \$ 71,211           | \$ 163,766          | \$ 163,766          | \$ 192,823          | \$ 192,823          | \$ 192,823          | \$ 192,823          | \$ 192,823          | \$ 192,823          | \$ 192,823          | \$ 192,823          | \$ 192,823          |
| <b>TOTAL ANNUAL EXPENSES</b>                                 | <b>\$ 1,272,423</b> | <b>\$ 1,113,766</b> | <b>\$ 1,122,958</b> | <b>\$ 1,642,610</b> | <b>\$ 1,896,025</b> | <b>\$ 2,478,579</b> | <b>\$ 3,075,782</b> | <b>\$ 3,280,792</b> | <b>\$ 3,588,728</b> | <b>\$ 3,467,982</b> | <b>\$ 3,490,171</b> | <b>\$ 3,512,748</b> | <b>\$ 3,535,721</b> | <b>\$ 3,559,096</b> | <b>\$ 3,582,860</b> | <b>\$ 3,607,079</b> | <b>\$ 3,631,703</b> |
| <b>REVENUES</b>                                              |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| User Charge Revenues                                         | \$ 1,603,106        | \$ 1,701,872        | \$ 1,706,645        | \$ 1,848,332        | \$ 2,001,765        | \$ 2,167,919        | \$ 2,347,846        | \$ 2,542,687        | \$ 2,753,676        | \$ 2,982,150        | \$ 3,229,557        | \$ 3,238,391        | \$ 3,247,226        | \$ 3,256,060        | \$ 3,264,895        | \$ 3,273,729        | \$ 3,282,564        |
| Industrial Surcharge                                         | \$ 66,218           | \$ 53,815           | \$ 60,000           | \$ 60,000           | \$ 60,000           | \$ 60,000           | \$ 60,000           | \$ 60,000           | \$ 60,000           | \$ 60,000           | \$ 60,000           | \$ 60,000           | \$ 60,000           | \$ 60,000           | \$ 60,000           | \$ 60,000           | \$ 60,000           |
| CWF Reimbursement - outside services                         | \$ -                | \$ -                | \$ -                | \$ -                | \$ 900,000          | \$ -                | \$ 1,400,000        | \$ -                | \$ 800,000          | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| Cash from Replacement Fund                                   | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ 800,000          | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| Use of Cash on Hand                                          | \$ -                | \$ -                | \$ -                | \$ -                | \$ 2,000,000        | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| Hauled Waste Revenue                                         | \$ 205,556          | \$ 209,458          | \$ 200,000          | \$ 200,000          | \$ 200,000          | \$ 200,000          | \$ 200,000          | \$ 200,000          | \$ 200,000          | \$ 200,000          | \$ 200,000          | \$ 200,000          | \$ 200,000          | \$ 200,000          | \$ 200,000          | \$ 200,000          | \$ 200,000          |
| Outside Services Reimbursement                               | \$ 15,377           | \$ 3,197            | \$ 5,000            | \$ 5,000            | \$ 5,000            | \$ 5,000            | \$ 5,000            | \$ 5,000            | \$ 5,000            | \$ 5,000            | \$ 5,000            | \$ 5,000            | \$ 5,000            | \$ 5,000            | \$ 5,000            | \$ 5,000            | \$ 5,000            |
| Connection / Impact Fees                                     | \$ 198,479          | \$ 272,000          | \$ 200,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          | \$ 100,000          |
| S. Interceptor Impact Fee                                    | \$ 389,164          | \$ 4,902            | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                | \$ -                |
| Interest Income                                              | \$ 15,024           | \$ 1,951            | \$ 8,407            | \$ 13,693           | \$ 16,615           | \$ 33,552           | \$ 33,991           | \$ 39,346           | \$ 37,678           | \$ 39,516           | \$ 39,109           | \$ 39,827           | \$ 40,479           | \$ 41,064           | \$ 41,579           | \$ 42,022           | \$ 42,390           |
| <b>TOTAL ACTUAL ANNUAL REVENUE</b>                           | <b>\$ 2,492,924</b> | <b>\$ 2,247,195</b> | <b>\$ 2,180,053</b> | <b>\$ 2,227,024</b> | <b>\$ 2,583,380</b> | <b>\$ 2,566,471</b> | <b>\$ 2,947,034</b> | <b>\$ 3,956,354</b> | <b>\$ 3,386,666</b> | <b>\$ 3,633,666</b> | <b>\$ 3,643,218</b> | <b>\$ 3,652,705</b> | <b>\$ 3,662,124</b> | <b>\$ 3,671,474</b> | <b>\$ 3,680,751</b> | <b>\$ 3,689,954</b> | <b>\$ 3,689,954</b> |
| <b>EXCESS REVENUE FOR THIS FISCAL YEAR</b>                   | <b>\$ 1,220,501</b> | <b>\$ 1,133,429</b> | <b>\$ 1,057,095</b> | <b>\$ 584,415</b>   | <b>\$ 3,387,356</b> | <b>\$ 87,892</b>    | <b>\$ 1,071,056</b> | <b>\$ (333,758)</b> | <b>\$ 367,626</b>   | <b>\$ (81,315)</b>  | <b>\$ 143,495</b>   | <b>\$ 130,470</b>   | <b>\$ 116,984</b>   | <b>\$ 103,029</b>   | <b>\$ 88,594</b>    | <b>\$ 73,672</b>    | <b>\$ 58,251</b>    |
| <b>CARRYOVER FROM PREVIOUS YEAR</b>                          | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ 1,681,479</b> | <b>\$ 2,738,574</b> | <b>\$ 3,322,989</b> | <b>\$ 6,710,344</b> | <b>\$ 6,798,236</b> | <b>\$ 7,869,292</b> | <b>\$ 7,535,534</b> | <b>\$ 7,903,160</b> | <b>\$ 7,821,844</b> | <b>\$ 7,965,339</b> | <b>\$ 8,095,809</b> | <b>\$ 8,212,793</b> | <b>\$ 8,315,822</b> | <b>\$ 8,404,416</b> | <b>\$ 8,478,088</b> |
| <b>TOTAL AVAILABLE CARRYOVER</b>                             | <b>\$ 1,681,479</b> | <b>\$ 1,133,429</b> | <b>\$ 2,738,574</b> | <b>\$ 3,322,989</b> | <b>\$ 6,710,344</b> | <b>\$ 6,798,236</b> | <b>\$ 7,869,292</b> | <b>\$ 7,535,534</b> | <b>\$ 7,903,160</b> | <b>\$ 7,821,844</b> | <b>\$ 7,965,339</b> | <b>\$ 8,095,809</b> | <b>\$ 8,212,793</b> | <b>\$ 8,315,822</b> | <b>\$ 8,404,416</b> | <b>\$ 8,478,088</b> | <b>\$ 8,536,339</b> |
| <b>REVENUE DETAILS</b>                                       |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Equivalent Meters Added Per Year                             | 25                  |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Monthly Usage per Meter (gallons)                            | 3,257               |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Estimated Number of Equivalent Meters                        | 3,823               | 3,873               | 3,898               | 3,923               | 3,948               | 3,973               | 3,998               | 4,023               | 4,048               | 4,073               | 4,098               | 4,123               | 4,148               | 4,173               | 4,198               | 4,223               | 4,248               |
| Estimated Annual Water Usage ( 1000 gallons)                 | 190,976,400         | 190,976,400         | 190,976,400         | 190,976,400         | 190,976,400         | 190,976,400         | 190,976,400         | 190,976,400         | 190,976,400         | 190,976,400         | 190,976,400         | 190,976,400         | 190,976,400         | 190,976,400         | 190,976,400         | 190,976,400         | 190,976,400         |
| <b>ESTIMATED QUARTERLY USER CHARGES</b>                      |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Fixed Charges on Debt                                        |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Actual Monthly Fixed Charge per Equivalent Meter Implemented | \$ 15.91            | \$ 15.91            | \$ 15.91            | \$ 17.18            | \$ 18.56            | \$ 20.04            | \$ 21.65            | \$ 23.38            | \$ 25.25            | \$ 27.27            | \$ 29.45            | \$ 29.45            | \$ 29.45            | \$ 29.45            | \$ 29.45            | \$ 29.45            | \$ 29.45            |
| Actual Annual Fixed Charge Revenue Generated                 | \$ 729,805          | \$ 739,351          | \$ 744,124          | \$ 808,809          | \$ 879,081          | \$ 955,420          | \$ 1,038,347        | \$ 1,128,428        | \$ 1,226,276        | \$ 1,332,558        | \$ 1,447,998        | \$ 1,456,832        | \$ 1,465,667        | \$ 1,474,501        | \$ 1,483,336        | \$ 1,492,170        | \$ 1,501,005        |
| Variable Charges - O, M & R Costs (Cost per 1000 gallons)    |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |                     |
| Actual Variable Charge per 1000 Gallons Implemented          | \$ 5.04             | \$ 5.04             | \$ 5.04             | \$ 5.44             | \$ 5.88             | \$ 6.35             | \$ 6.86             | \$ 7.41             | \$ 8.00             | \$ 8.64             | \$ 9.33             | \$ 9.33             | \$ 9.33             | \$ 9.33             | \$ 9.33             | \$ 9.33             | \$ 9.33             |
| Actual Annual Variable Charge Revenue Generated              | \$ 962,521          | \$ 962,521          | \$ 962,521          | \$ 1,039,523        | \$ 1,122,685        | \$ 1,212,499        | \$ 1,309,499        | \$ 1,414,259        | \$ 1,527,400        | \$ 1,649,592        | \$ 1,781,559        | \$ 1,781,559        | \$ 1,781,559        | \$ 1,781,559        | \$ 1,781,559        | \$ 1,781,559        | \$ 1,781,559        |
| <b>TOTAL ACTUAL MONTHLY USER CHARGE PER RESIDENTIAL USER</b> | <b>\$ 32.33</b>     | <b>\$ 32.33</b>     | <b>\$ 32.33</b>     | <b>\$ 34.91</b>     | <b>\$ 37.71</b>     | <b>\$ 40.72</b>     | <b>\$ 43.98</b>     | <b>\$ 47.50</b>     | <b>\$ 51.30</b>     | <b>\$ 55.40</b>     | <b>\$ 59.84</b>     | <b>\$ 59.84</b>     | <b>\$ 59.84</b>     | <b>\$ 59.84</b>     | <b>\$ 59.84</b>     | <b>\$ 59.84</b>     | <b>\$ 59.84</b>     |
| <b>REVENUE GENERATED BY RATES</b>                            | <b>\$ 1,692,326</b> | <b>\$ 1,701,872</b> | <b>\$ 1,706,645</b> | <b>\$ 1,848,332</b> | <b>\$ 2,001,765</b> | <b>\$ 2,167,919</b> | <b>\$ 2,347,846</b> | <b>\$ 2,542,687</b> | <b>\$ 2,753,676</b> | <b>\$ 2,982,150</b> | <b>\$ 3,229,557</b> | <b>\$ 3,238,391</b> | <b>\$ 3,247,226</b> | <b>\$ 3,256,060</b> | <b>\$ 3,264,895</b> | <b>\$ 3,273,729</b> | <b>\$ 3,282,564</b> |
| Replacement Fund - Can be used to offset costs               | \$ 1,067,078        | \$ 1,254,231        | \$ 1,254,231        | \$ 1,254,231        | \$ 1,325,442        | \$ 1,396,653        | \$ 1,560,419        | \$ 1,724,185        | \$ 1,917,008        | \$ 2,109,831        | \$ 2,302,654        | \$ 2,495,477        | \$ 2,688,300        | \$ 2,881,123        | \$ 3,073,946        | \$ 3,266,768        | \$ 3,459,592        |
| <b>Revised Debt Coverage Ratio Calculation</b>               |                     |                     |                     |                     | <b>464%</b>         | <b>263%</b>         | <b>153%</b>         | <b>115%</b>         | <b>109%</b>         | <b>105%</b>         | <b>117%</b>         | <b>116%</b>         | <b>115%</b>         | <b>114%</b>         | <b>114%</b>         | <b>113%</b>         | <b>112%</b>         |

# Request for Disbursement for Financial Assistance Programs

Form 8700-215 (R 12/22)

Page 1 of 4

☒ Clean Water Fund Program ☐ Safe Drinking Water Loan Program

**Notice:** This form is authorized by ss. 281.58, 281.59, and 281.61, Wis. Stats. Submittal of a completed form to the Department is mandatory for all applicants seeking payments from the Clean Water Fund Program, the Environmental Improvement Fund or the Safe Drinking Water Loan Program. Failure to submit a completed form to the Department shall be grounds for denial of payment. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records Law [ss. 19.31-19.39, Wis. Stats.]. **See page 2 for instructions and payment cycles.**

|                                       |                              |                        |                                                                                            |
|---------------------------------------|------------------------------|------------------------|--------------------------------------------------------------------------------------------|
| 1. Municipality<br>Village of Jackson | 2. Project Number<br>4266-04 | 3. Request Number<br>2 | 4. Type of Request<br><input checked="" type="radio"/> Partial <input type="radio"/> Final |
|---------------------------------------|------------------------------|------------------------|--------------------------------------------------------------------------------------------|

| Disbursement worksheet must be completed and invoices must be attached for all costs. | This Claim        | For DNR Use Only |                   |
|---------------------------------------------------------------------------------------|-------------------|------------------|-------------------|
|                                                                                       |                   | Adjustments      | Claim Amount Paid |
| Force Account                                                                         | \$                | \$               | \$                |
| Interim Financing                                                                     |                   |                  |                   |
| Preliminary Design/Engineering                                                        |                   |                  |                   |
| Land or Easement Acquisition                                                          |                   |                  |                   |
| Engineering / Construction Management                                                 | 21,047.80         |                  |                   |
| Construction / Equipment                                                              | 475,570.00        |                  |                   |
| Miscellaneous Costs                                                                   |                   |                  |                   |
| EIF Closing Costs                                                                     |                   |                  |                   |
| <b>Total Requested</b>                                                                | <b>496,617.80</b> |                  |                   |

## Municipal Certification

I certify: (The following boxes must be marked before this request will be processed.)

- ☒ The amounts requested are in accordance with the terms of the Financial Assistance Agreement (FAA) and are for eligible project costs that have been incurred and have not been reimbursed on any previous request.
- ☒ I am the municipal representative authorized to complete this request and that all necessary approvals by consultants and municipal governing officials have been obtained.
- ☒ The Project complies with the Davis-Bacon and Related Acts, which require that all laborers and mechanics employed by the contractors, and subcontractors, were paid wages at rates not less than those listed on the prevailing wage rate contained in the contract documents.
- ☒ The Davis-Bacon poster was posted at all times by the contractor and subcontractors at the work site.
- ☒ All contractors have provided the municipality or engineer with certified weekly payrolls for labor performed for all costs requested with this Request for Disbursement for Financial Assistance Programs Form.

Date Signed \_\_\_\_\_

Signature of Municipal Representative \_\_\_\_\_

Title Village President \_\_\_\_\_

Telephone Number (262) 423-7282 \_\_\_\_\_

## DO NOT WRITE BELOW THIS LINE - DNR USE ONLY

|               |                       |                       |              |
|---------------|-----------------------|-----------------------|--------------|
| Received Date | DNR Approval and Date | DOA Approval and Date | Project At % |
| Comments      |                       |                       |              |

## Instructions

Type or print legibly.

1. Enter the official name of the municipality.
2. Enter the project number.
3. Number the Request for Disbursement sequentially starting with 1.
4. Select "Partial" until the final request is submitted. When it is the final request, it is important that it be indicated as final.

The request must be signed by a municipal representative employed by the municipality. This representative is certifying that the requested costs are in accordance with the terms set forth in the FAA. Also, indicate the title of the representative, the date signed, and the telephone number, including area code.

### PAYMENT CYCLES

**Request for Disbursement forms received by the DNR by the Friday before the first Wednesday of the month are disbursed on the second Wednesday of the month. Forms received by the Friday before the third Wednesday of the month are disbursed on the fourth Wednesday of the month. Changes to this schedule will be made for Federal Holidays.**

# Request for Disbursement for Financial Assistance Programs

Form 8700-215 (R 12/22)

Page 3 of 4

See instructions on last page 4 .  
Invoices must be attached for all costs.

## Payment Request Worksheet

| <input checked="" type="radio"/> Clean Water Fund Program<br><input type="radio"/> Safe Drinking Water Loan Program |                              |                      |                            | Municipality<br>Village of Jackson<br>Project Number 4266-04 Request Number 2 |                   |                                |                              |                                     |                          |             |               | 6.<br>Other Funding<br>Indicate Dollar Amount and Fund Source, i.e., CDBG, RD, internal funds |           |      |
|---------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------|----------------------------|-------------------------------------------------------------------------------|-------------------|--------------------------------|------------------------------|-------------------------------------|--------------------------|-------------|---------------|-----------------------------------------------------------------------------------------------|-----------|------|
| 1.<br>Date of Invoice                                                                                               | 2.<br>Payee                  | 3.<br>Invoice Number | 4.<br>Total Invoice Amount | 5. Budget Categories (Requesting EIF funds for incurred eligible costs.)      |                   |                                |                              |                                     |                          |             |               | Amt.                                                                                          | Source    |      |
|                                                                                                                     |                              |                      |                            | Force Account                                                                 | Interim Financing | Preliminary Design/Engineering | Land or Easement Acquisition | Engineering/Construction Management | Construction /Equipment* | Misc. Costs | Closing Costs |                                                                                               |           |      |
| 06/01/2013                                                                                                          | Sample                       |                      | 250,000.00                 |                                                                               |                   |                                |                              |                                     |                          | 200,000.00  |               |                                                                                               | 50,000.00 | CDBG |
| 03/31/2024                                                                                                          | JH Hassinger, Inc.           | #1                   | 85,500.00                  |                                                                               |                   |                                |                              |                                     |                          | 85,500.00   |               |                                                                                               |           |      |
| 04/20/2024                                                                                                          | JH Hassinger, Inc.           | #2                   | 9,975.00                   |                                                                               |                   |                                |                              |                                     |                          | 9,975.00    |               |                                                                                               |           |      |
| 05/15/2024                                                                                                          | JH Hassinger, Inc.           | #3                   | 31,350.00                  |                                                                               |                   |                                |                              |                                     |                          | 31,350.00   |               |                                                                                               |           |      |
| 06/15/2024                                                                                                          | JH Hassinger, Inc.           | #4                   | 348,745.00                 |                                                                               |                   |                                |                              |                                     |                          | 348,745.00  |               |                                                                                               |           |      |
| 04/18/2024                                                                                                          | Town and Country Engineering | 26621                | 2,881.50                   |                                                                               |                   |                                |                              |                                     | 2,881.50                 |             |               |                                                                                               |           |      |
| 05/23/2024                                                                                                          | Town and Country Engineering | 26746                | 8,933.60                   |                                                                               |                   |                                |                              |                                     | 8,933.60                 |             |               |                                                                                               |           |      |
| 06/10/2024                                                                                                          | Town and Country Engineering | 26876                | 9,232.70                   |                                                                               |                   |                                |                              |                                     | 9,232.70                 |             |               |                                                                                               |           |      |
|                                                                                                                     |                              |                      |                            |                                                                               |                   |                                |                              |                                     |                          |             |               |                                                                                               |           |      |
|                                                                                                                     |                              |                      |                            |                                                                               |                   |                                |                              |                                     |                          |             |               |                                                                                               |           |      |
|                                                                                                                     |                              |                      |                            |                                                                               |                   |                                |                              |                                     |                          |             |               |                                                                                               |           |      |
|                                                                                                                     |                              |                      |                            |                                                                               |                   |                                |                              |                                     |                          |             |               |                                                                                               |           |      |
|                                                                                                                     |                              |                      |                            |                                                                               |                   |                                |                              |                                     |                          |             |               |                                                                                               |           |      |
|                                                                                                                     |                              |                      |                            |                                                                               |                   |                                |                              |                                     |                          |             |               |                                                                                               |           |      |
|                                                                                                                     |                              |                      |                            |                                                                               |                   |                                |                              |                                     |                          |             |               |                                                                                               |           |      |
|                                                                                                                     |                              |                      |                            |                                                                               |                   |                                |                              |                                     |                          |             |               |                                                                                               |           |      |
|                                                                                                                     |                              |                      |                            |                                                                               |                   |                                |                              |                                     |                          |             |               |                                                                                               |           |      |
|                                                                                                                     |                              |                      |                            |                                                                               |                   |                                |                              |                                     |                          |             |               |                                                                                               |           |      |
|                                                                                                                     |                              |                      |                            |                                                                               |                   |                                |                              |                                     |                          |             |               |                                                                                               |           |      |
|                                                                                                                     |                              |                      |                            |                                                                               |                   |                                |                              |                                     |                          |             |               |                                                                                               |           |      |
| (SUB) TOTAL                                                                                                         |                              |                      | 496,617.80                 |                                                                               |                   |                                |                              |                                     | 21,047.80                | 475,570.00  |               |                                                                                               |           |      |

\*Change orders must be approved by the Construction Management Engineer prior to disbursement.



**Instructions**

Type or print legibly. Items 1 through 4 are self-explanatory. Specific instructions for each column are as follows:

1. **Date of Invoice**
2. **Payee**--Enter name listed on invoice of contractor, consultant, or vendor. Indicate municipality name for all work associated with force account for labor or equipment.
3. **Invoice Number**
4. **Total Invoice Amount**--This amount is auto-summed and calculated from what is entered in the Budget Categories (column 5) and the Other Funding Sources (column 6).
5. **Budget Categories**--The amount of eligible costs being claimed in column 4 must be broken down and entered under the appropriate budget categories. **Only expenditures for budgeted costs approved in the Financial Assistance Agreement (FAA) or amendment may be claimed.**

**Force Account**--Force Account is the work a municipality performs using its own employees and/or equipment. Documentation must be submitted verifying the personnel who did the work, hours worked, hourly wage and scope of work. For equipment, indicate the type of equipment and the work performed, the dates and hours of use, and the hourly cost. Enter amount to be reimbursed for personnel and equipment costs.

**Interim Financing**--Interim financing is a debt to temporarily finance a project. Enter the amounts associated with the preparation, approval, issuance, and sale of interim financing (includes bond counsel, financial consultants, and underwriters fees).

**Preliminary Design/Engineering**--Enter contract costs for preliminary design/engineering services.

**Land/Easements**--Enter all amounts associated with the acquisition of land and easements for this project.

**Engineering/Construction Mgt.**--Enter contract costs associated with engineering/construction management for this project.

**Construction/Equipment**--Enter costs associated with the contracted construction and equipment costs. Costs not included in a construction or equipment contract should be entered on the Miscellaneous line.

**Miscellaneous Costs**--Enter costs that are outside the scope of the engineering, construction and equipment contracts. These costs can include computers, start-up laboratory equipment, materials, supplies, bid advertising, etc. Construction-related items require prior review and approval by the regional Construction Management Engineer (CME) before seeking reimbursement. The municipality must provide the CME with a copy of the vendor's invoice, procurement method used and applicable bidding and contracting documentation. Once the CME has determined eligibility and given approval, the municipality may request reimbursement.

**Closing Costs**--Enter the eligible costs for closing purposes, which includes bond counsel and legal fees.

6. **Other Funding Sources**--(if applicable) Enter costs identified in the FAA as being paid by other sources, i.e., CDBG grant, municipal funds, Rural Development. These costs will not be reimbursed by the EIF.

For more information, visit <https://dnr.wi.gov/Aid/documents/EIF/Guide/pay.html>

**Send the Request for Disbursement form, along with supporting invoices by one of these methods:**

Email: [DNRCFELDisbursements@Wisconsin.gov](mailto:DNRCFELDisbursements@Wisconsin.gov)

Fax: 608-267-0496

U.S. Mail: Environmental Loans - CF/2  
Dept of Natural Resources  
PO Box 7921  
Madison WI 53707-7921

UPS or FedEx: Environmental Loans - CF/2  
Dept of Natural Resources  
101 S. Webster Street  
Madison WI 53703

Village of Jackson Community Center Addition  
Application and Certification for Payment  
June & July 2024 Summary



Village of Jackson  
Parks and Recreation Department  
N165W20330 Hickory Lane  
Jackson, Wisconsin 53037

Attn: Kelly Valentino, Parks and Recreation Director

RE: Jackson Community Center Addition  
Project Pay Applications #1 & #2  
MCS Project # 23033

Enclosed for your use in payment to Moore Construction Services are Pay Applications #1 and #2 for the amounts of \$158,229.55 and \$489,375.40 respectively.

Moore Construction Services has verified the work completed by project contractors and approved the amounts included in column G of the AIA G702 and G703 Application and Certification for Payment.

Following your review and approval, please complete the application for payment forms within the areas reserved for the OWNER. Thereafter, retain one copy for your records, provide the second copy to Moore Construction Services.

Please feel free to contact me with any questions or concerns.

Regards,

A handwritten signature in black ink, appearing to read "J. M. Kruchko", is written over a light gray circular background.

Jason M. Kruchko  
Moore Construction Services  
Project Manager

Enclosed: AIA G702-1992 Application and Certificate for Payment #1 dated June 30, 2024  
AIA G702-1992 Application and Certificate for Payment #2 dated July 31, 2024



# AIA® Document G702™ – 1992

## Application and Certificate for Payment

|                                                                                                                         |                                                                                              |                                                                                                                                                                                                        |                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO OWNER:</b><br>Village of Jackson<br>N165 W20330 Hickory Lane<br>Jackson, WI 53037                                 | <b>PROJECT:</b><br>Jackson Community Center<br>N168 W20330 Hickory Lane<br>Jackson, WI 53037 | <b>APPLICATION NO:</b> 1<br><b>PERIOD TO:</b> 6/30/2024<br><b>CONTRACT FOR:</b> Jackson Community Center<br><b>CONTRACT DATE:</b> 8/8/2023<br><b>PROJECT NOS:</b> 23033 / /<br><b>INVOICE NO:</b> 3541 | <b>Distribution to:</b><br>OWNER <input type="checkbox"/><br>ARCHITECT <input type="checkbox"/><br>CONTRACTOR <input type="checkbox"/><br>FIELD <input type="checkbox"/><br>OTHER <input type="checkbox"/> |
| <b>FROM CONTRACTOR:</b><br>Moore Construction Services LLC<br>W146 N5650 Enterprise Avenue<br>Menomonee Falls, WI 53051 | <b>VIA ARCHITECT:</b>                                                                        |                                                                                                                                                                                                        |                                                                                                                                                                                                            |

### 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 .....                                      | \$ 5,681,885.00                              |
| 2. NET CHANGE BY CHANGE ORDERS .....                                | \$ 0.00                                      |
| 3. CONTRACT SUM TO DATE (Line 1 + 2) .....                          | \$ 5,681,885.00                              |
| 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) .....        | \$ 165,562.00                                |
| <b>5. RETAINAGE:</b>                                                |                                              |
| a. 5 % of Completed Work<br>(Columns D + E on G703)                 | \$ 7,332.45                                  |
| b. 0 % of Stored Material<br>(Column F on G703)                     | \$ 0.00                                      |
| Total Retainage (Lines 5a + 5b, or Total in Column I of G703) ..... | \$ 7,332.45                                  |
| 6. TOTAL EARNED LESS RETAINAGE .....                                | \$ 158,229.55<br>(Line 4 minus Line 5 Total) |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT .....                     | \$ 0.00<br>(Line 6 from prior Certificate)   |
| 8. CURRENT PAYMENT DUE .....                                        | \$ 158,229.55                                |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE<br>(Line 3 minus Line 6)  | \$ 5,523,655.45                              |

| 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:** Moore Construction Services LLC

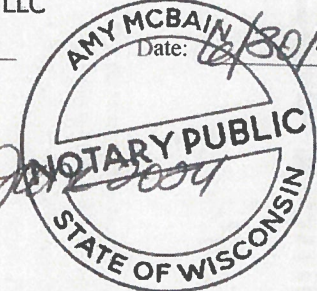
By: Amy McBain  
State of: WI

County of: Waukesha

Subscribed and sworn to before  
me this

Amy McBain  
Notary Public: Amy McBain

My commission expires: 1/16/2028



### 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** ..... \$ 158,229.55  
(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:** Zimmerman Architectural Studios  
By: [Signature] Date: 3.2.1.2024

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

Page 2

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.  
In tabulations below, amounts are in US dollars.  
Use Column I on Contracts where variable retainage for line items may apply.

**APPLICATION NO:** 1  
**APPLICATION DATE:** 6/30/2024  
**PERIOD TO:** 6/30/2024  
**ARCHITECT'S PROJECT NO:** 23033

| A<br>ITEM<br>NO. | B<br>DESCRIPTION OF WORK     | C<br>SCHEDULED<br>VALUE | D<br>WORK COMPLETED                     |             | F<br>MATERIALS<br>PRESENTLY<br>STORED<br>(Not in D or E) | G                                                   |              | H<br>BALANCE TO<br>FINISH<br>(C – G) | I<br>RETAINAGE<br>(If variable rate) |
|------------------|------------------------------|-------------------------|-----------------------------------------|-------------|----------------------------------------------------------|-----------------------------------------------------|--------------|--------------------------------------|--------------------------------------|
|                  |                              |                         | FROM PREVIOUS<br>APPLICATION<br>(D + E) | THIS PERIOD |                                                          | TOTAL<br>COMPLETED AND<br>STORED TO DATE<br>(D+E+F) | %<br>(G ÷ C) |                                      |                                      |
| 01               | Concrete                     | 321,000.00              | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 321,000.00                           | 0.00                                 |
| 02               | Concrete Floor               | 11,945.00               | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 11,945.00                            | 0.00                                 |
| 03               | Masonry                      | 168,168.00              | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 168,168.00                           | 0.00                                 |
| 04               | Metal Fabrications           | 375,000.00              | 0.00                                    | 12,700.00   | 0.00                                                     | 12,700.00                                           | 3            | 362,300.00                           | 635.00                               |
| 05               | Colf Form Framing & Gyp      | 387,450.00              | 0.00                                    | 0.00        | 18,913.00                                                | 18,913.00                                           | 5            | 368,537.00                           | 0.00                                 |
| 06               | General Trades & Carpentry   | 514,151.00              | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 514,151.00                           | 0.00                                 |
| 07               | Roofing                      | 359,800.00              | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 359,800.00                           | 0.00                                 |
| 08               | EIFS                         | 93,724.00               | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 93,724.00                            | 0.00                                 |
| 09               | Air Barrier                  | 43,600.00               | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 43,600.00                            | 0.00                                 |
| 10               | Aluminum Storefront Systems  | 249,987.00              | 0.00                                    | 4,000.00    | 0.00                                                     | 4,000.00                                            | 2            | 245,987.00                           | 200.00                               |
| 11               | Safety Laminates             | 119,163.00              | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 119,163.00                           | 0.00                                 |
| 12               | Tile & Flooring              | 140,417.00              | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 140,417.00                           | 0.00                                 |
| 13               | Acoustical Ceiling Tile      | 114,776.00              | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 114,776.00                           | 0.00                                 |
| 14               | Wall Coverings & Painting    | 81,230.00               | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 81,230.00                            | 0.00                                 |
| 15               | Fire Suppression             | 51,000.00               | 0.00                                    | 5,500.00    | 0.00                                                     | 5,500.00                                            | 11           | 45,500.00                            | 275.00                               |
| 16               | Plumbing                     | 203,500.00              | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 203,500.00                           | 0.00                                 |
| 17               | HVAC                         | 498,750.00              | 0.00                                    | 3,600.00    | 0.00                                                     | 3,600.00                                            | 1            | 495,150.00                           | 180.00                               |
| 18               | Electrical                   | 281,300.00              | 0.00                                    | 13,000.00   | 0.00                                                     | 13,000.00                                           | 5            | 268,300.00                           | 650.00                               |
| 19               | Low Voltage                  | 109,295.00              | 0.00                                    | 10,000.00   | 0.00                                                     | 10,000.00                                           | 9            | 99,295.00                            | 500.00                               |
| 20               | Earthwork                    | 145,082.00              | 0.00                                    | 42,025.00   | 0.00                                                     | 42,025.00                                           | 29           | 103,057.00                           | 2,101.25                             |
| 21               | Pavement                     | 54,880.00               | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 54,880.00                            | 0.00                                 |
| 22               | Fencing                      | 143,245.00              | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 143,245.00                           | 0.00                                 |
| 23               | Landscaping & Retaining Wall | 49,779.00               | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 49,779.00                            | 0.00                                 |
| GRAND TOTAL      |                              |                         |                                         |             |                                                          |                                                     |              |                                      |                                      |

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## Continuation Sheet

Page 3

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.  
In tabulations below, amounts are in US dollars.  
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1  
APPLICATION DATE: 6/30/2024  
PERIOD TO: 6/30/2024  
ARCHITECT'S PROJECT NO: 23033

| A<br>ITEM<br>NO. | B<br>DESCRIPTION OF WORK                        | C<br>SCHEDULED<br>VALUE | D<br>WORK COMPLETED                     |             | F<br>MATERIALS<br>PRESENTLY<br>STORED<br>(Not in D or E) | G                                                   |              | H<br>BALANCE TO<br>FINISH<br>(C – G) | I<br>RETAINAGE<br>(If variable rate) |
|------------------|-------------------------------------------------|-------------------------|-----------------------------------------|-------------|----------------------------------------------------------|-----------------------------------------------------|--------------|--------------------------------------|--------------------------------------|
|                  |                                                 |                         | FROM PREVIOUS<br>APPLICATION<br>(D + E) | THIS PERIOD |                                                          | TOTAL<br>COMPLETED AND<br>STORED TO DATE<br>(D+E+F) | %<br>(G ÷ C) |                                      |                                      |
| 24               | Utilities                                       | 112,534.00              | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 112,534.00                           | 0.00                                 |
| 25               | Artificial Surfacing                            | 41,086.00               | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 41,086.00                            | 0.00                                 |
| 26               | Wood Floor Rein & Stripe                        | 20,387.00               | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 20,387.00                            | 0.00                                 |
| 27               | General Conditions                              | 311,992.00              | 0.00                                    | 28,363.00   | 0.00                                                     | 28,363.00                                           | 9            | 283,629.00                           | 1,418.15                             |
| 28               | Performance Bond                                | 54,000.00               | 0.00                                    | 4,910.00    | 0.00                                                     | 4,910.00                                            | 9            | 49,090.00                            | 245.50                               |
| 29               | Building Permit                                 | 9,264.00                | 0.00                                    | 9,264.00    | 0.00                                                     | 9,264.00                                            | 100          | 0.00                                 | 463.20                               |
| 30               | Construction Managment Fee                      | 303,990.00              | 0.00                                    | 9,372.00    | 0.00                                                     | 9,372.00                                            | 3            | 294,618.00                           | 468.60                               |
| 31               | Liability Insurance                             | 43,065.00               | 0.00                                    | 3,915.00    | 0.00                                                     | 3,915.00                                            | 9            | 39,150.00                            | 195.75                               |
| 32               | Owner Contingency                               | 253,325.00              | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 253,325.00                           | 0.00                                 |
| 33               | Allowance Testing Services;<br>Soils & Concrete | 10,000.00               | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 10,000.00                            | 0.00                                 |
| 34               | Allowance Soil Borings                          | 5,000.00                | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 5,000.00                             | 0.00                                 |
| GRAND TOTAL      |                                                 | 5,681,885.00            | 0.00                                    | 146,649.00  | 18,913.00                                                | 165,562.00                                          | 3            | 5,516,323.00                         | 7,332.45                             |

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Village of Jackson Community Center Addition  
Application and Certification for Payment  
June & July 2024 Summary



Village of Jackson  
Parks and Recreation Department  
N165W20330 Hickory Lane  
Jackson, Wisconsin 53037

Attn: Kelly Valentino, Parks and Recreation Director

RE: Jackson Community Center Addition  
Project Pay Applications #1 & #2  
MCS Project # 23033

Enclosed for your use in payment to Moore Construction Services are Pay Applications #1 and #2 for the amounts of \$158,229.55 and \$489,375.40 respectively.

Moore Construction Services has verified the work completed by project contractors and approved the amounts included in column G of the AIA G702 and G703 Application and Certification for Payment.

Following your review and approval, please complete the application for payment forms within the areas reserved for the OWNER. Thereafter, retain one copy for your records, provide the second copy to Moore Construction Services.

Please feel free to contact me with any questions or concerns.

Regards,

A handwritten signature in black ink, appearing to read "J. M. Kruchko", is written over a light gray circular background.

Jason M. Kruchko  
Moore Construction Services  
Project Manager

Enclosed: AIA G702-1992 Application and Certificate for Payment #1 dated June 30, 2024  
AIA G702-1992 Application and Certificate for Payment #2 dated July 31, 2024





# AIA Document G702™ – 1992

## Application and Certificate for Payment

### TO OWNER:

Village of Jackson  
N165 W20330 Hickory Lane  
Jackson, WI 53037

### PROJECT:

Jackson Community Center  
N168 W20330 Hickory Lane  
Jackson, WI 53037

APPLICATION NO: 2

PERIOD TO: 7/31/2024

### Distribution to:

OWNER ☐

ARCHITECT ☐

CONTRACTOR ☐

FIELD ☐

OTHER ☐

### FROM CONTRACTOR:

Moore Construction Services LLC  
W146 N5650 Enterprise Avenue  
Menomonee Falls, WI 53051

### VIA ARCHITECT:

CONTRACT FOR: Jackson Community Center

CONTRACT DATE: 8/8/2023

PROJECT NOS: 23033 / /

INVOICE NO: 3552

## 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 .....                                      | \$ | 5,681,885.00 |
| 2. NET CHANGE BY CHANGE ORDERS .....                                | \$ | 0.00         |
| 3. CONTRACT SUM TO DATE (Line 1 ± 2) .....                          | \$ | 5,681,885.00 |
| 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) .....        | \$ | 680,694.00   |
| 5. RETAINAGE:                                                       |    |              |
| a. <u>5</u> % of Completed Work<br>(Columns D + E on G703)          | \$ | 33,089.05    |
| b. <u>0</u> % of Stored Material<br>(Column F on G703)              | \$ | 0.00         |
| Total Retainage (Lines 5a + 5b, or Total in Column I of G703) ..... | \$ | 33,089.05    |
| 6. TOTAL EARNED LESS RETAINAGE .....                                | \$ | 647,604.95   |
| (Line 4 minus Line 5 Total)                                         |    |              |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT .....                     | \$ | 158,229.55   |
| (Line 6 from prior Certificate)                                     |    |              |
| 8. CURRENT PAYMENT DUE .....                                        | \$ | 489,375.40   |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE<br>(Line 3 minus Line 6)  | \$ | 5,034,280.05 |

| 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: Moore Construction Services LLC

By: Amy McBain

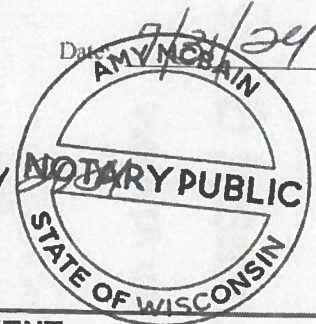
State of: WI

County of: Waukesha

Subscribed and sworn to before me this

Amy McBain  
Notary Public: Amy McBain

My commission expires: 1/16/2028



## 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 ..... \$ 489,375.40

(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: Zimmerman Architectural Studio

By: [Signature]

Date: 31 July 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

Page 2

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.  
In tabulations below, amounts are in US dollars.  
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 2  
APPLICATION DATE: 7/31/2024  
PERIOD TO: 7/31/2024  
ARCHITECT'S PROJECT NO: 23033

| A        | B                            | C               | D                                    | E           | F                                             | G                                             |              | H                            | I                               |
|----------|------------------------------|-----------------|--------------------------------------|-------------|-----------------------------------------------|-----------------------------------------------|--------------|------------------------------|---------------------------------|
| ITEM NO. | DESCRIPTION OF WORK          | SCHEDULED VALUE | WORK COMPLETED                       |             | MATERIALS PRESENTLY STORED<br>(Not in D or E) | TOTAL COMPLETED AND STORED TO DATE<br>(D+E+F) | %<br>(G ÷ C) | BALANCE TO FINISH<br>(C – G) | RETAINAGE<br>(If variable rate) |
|          |                              |                 | FROM PREVIOUS APPLICATION<br>(D + E) | THIS PERIOD |                                               |                                               |              |                              |                                 |
| 01       | Concrete                     | 321,000.00      | 0.00                                 | 240,750.00  | 0.00                                          | 240,750.00                                    | 75           | 80,250.00                    | 12,037.50                       |
| 02       | Concrete Floor               | 11,945.00       | 0.00                                 | 0.00        | 0.00                                          | 0.00                                          | 0            | 11,945.00                    | 0.00                            |
| 03       | Masonry                      | 168,168.00      | 0.00                                 | 0.00        | 0.00                                          | 0.00                                          | 0            | 168,168.00                   | 0.00                            |
| 04       | Metal Fabrications           | 375,000.00      | 12,700.00                            | 27,063.00   | 0.00                                          | 39,763.00                                     | 11           | 335,237.00                   | 1,988.15                        |
| 05       | Colf Form Framing & Gyp      | 387,450.00      | 0.00                                 | 0.00        | 0.00                                          | 0.00                                          | 0            | 387,450.00                   | 0.00                            |
| 06       | General Trades & Carpentry   | 514,151.00      | 0.00                                 | 5,400.00    | 18,913.00                                     | 24,313.00                                     | 5            | 489,838.00                   | 270.00                          |
| 07       | Roofing                      | 359,800.00      | 0.00                                 | 0.00        | 0.00                                          | 0.00                                          | 0            | 359,800.00                   | 0.00                            |
| 08       | EIFS                         | 93,724.00       | 0.00                                 | 0.00        | 0.00                                          | 0.00                                          | 0            | 93,724.00                    | 0.00                            |
| 09       | Air Barrier                  | 43,600.00       | 0.00                                 | 0.00        | 0.00                                          | 0.00                                          | 0            | 43,600.00                    | 0.00                            |
| 10       | Aluminum Storefront Systems  | 249,987.00      | 4,000.00                             | 0.00        | 0.00                                          | 4,000.00                                      | 2            | 245,987.00                   | 200.00                          |
| 11       | Safety Laminates             | 119,163.00      | 0.00                                 | 0.00        | 0.00                                          | 0.00                                          | 0            | 119,163.00                   | 0.00                            |
| 12       | Tile & Flooring              | 140,417.00      | 0.00                                 | 0.00        | 0.00                                          | 0.00                                          | 0            | 140,417.00                   | 0.00                            |
| 13       | Acoustical Ceiling Tile      | 114,776.00      | 0.00                                 | 0.00        | 0.00                                          | 0.00                                          | 0            | 114,776.00                   | 0.00                            |
| 14       | Wall Coverings & Painting    | 81,230.00       | 0.00                                 | 0.00        | 0.00                                          | 0.00                                          | 0            | 81,230.00                    | 0.00                            |
| 15       | Fire Suppression             | 51,000.00       | 5,500.00                             | 0.00        | 0.00                                          | 5,500.00                                      | 11           | 45,500.00                    | 275.00                          |
| 16       | Plumbing                     | 203,500.00      | 0.00                                 | 40,000.00   | 0.00                                          | 40,000.00                                     | 20           | 163,500.00                   | 2,000.00                        |
| 17       | HVAC                         | 498,750.00      | 3,600.00                             | 2,500.00    | 0.00                                          | 6,100.00                                      | 1            | 492,650.00                   | 305.00                          |
| 18       | Electrical                   | 281,300.00      | 13,000.00                            | 12,000.00   | 0.00                                          | 25,000.00                                     | 9            | 256,300.00                   | 1,250.00                        |
| 19       | Low Voltage                  | 109,295.00      | 10,000.00                            | 10,000.00   | 0.00                                          | 20,000.00                                     | 18           | 89,295.00                    | 1,000.00                        |
| 20       | Earthwork                    | 145,082.00      | 42,025.00                            | 67,567.00   | 0.00                                          | 109,592.00                                    | 76           | 35,490.00                    | 5,479.60                        |
| 21       | Pavement                     | 54,880.00       | 0.00                                 | 0.00        | 0.00                                          | 0.00                                          | 0            | 54,880.00                    | 0.00                            |
| 22       | Fencing                      | 143,245.00      | 0.00                                 | 0.00        | 0.00                                          | 0.00                                          | 0            | 143,245.00                   | 0.00                            |
| 23       | Landscaping & Retaining Wall | 49,779.00       | 0.00                                 | 0.00        | 0.00                                          | 0.00                                          | 0            | 49,779.00                    | 0.00                            |
|          | GRAND TOTAL                  |                 |                                      |             |                                               |                                               |              |                              |                                 |

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# **AIA® Document G703™ – 1992**

## Continuation Sheet

Page 3

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.  
In tabulations below, amounts are in US dollars.  
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 2  
APPLICATION DATE: 7/31/2024  
PERIOD TO: 7/31/2024  
ARCHITECT'S PROJECT NO: 23033

| A<br>ITEM<br>NO. | B<br>DESCRIPTION OF WORK                        | C<br>SCHEDULED<br>VALUE | D<br>WORK COMPLETED                     |             | F<br>MATERIALS<br>PRESENTLY<br>STORED<br>(Not in D or E) | G                                                   |              | H<br>BALANCE TO<br>FINISH<br>(C -- G) | I<br>RETAINAGE<br>(If variable rate) |
|------------------|-------------------------------------------------|-------------------------|-----------------------------------------|-------------|----------------------------------------------------------|-----------------------------------------------------|--------------|---------------------------------------|--------------------------------------|
|                  |                                                 |                         | FROM PREVIOUS<br>APPLICATION<br>(D + E) | THIS PERIOD |                                                          | TOTAL<br>COMPLETED AND<br>STORED TO DATE<br>(D+E+F) | %<br>(G ÷ C) |                                       |                                      |
| 24               | Utilities                                       | 112,534.00              | 0.00                                    | 40,534.00   | 0.00                                                     | 40,534.00                                           | 36           | 72,000.00                             | 2,026.70                             |
| 25               | Artificial Surfacing                            | 41,086.00               | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 41,086.00                             | 0.00                                 |
| 26               | Wood Floor Rein & Stripe                        | 20,387.00               | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 20,387.00                             | 0.00                                 |
| 27               | General Conditions                              | 311,992.00              | 28,363.00                               | 30,413.00   | 0.00                                                     | 58,776.00                                           | 19           | 253,216.00                            | 2,938.80                             |
| 28               | Performance Bond                                | 54,000.00               | 4,910.00                                | 4,910.00    | 0.00                                                     | 9,820.00                                            | 18           | 44,180.00                             | 491.00                               |
| 29               | Building Permit                                 | 9,264.00                | 9,264.00                                | 0.00        | 0.00                                                     | 9,264.00                                            | 100          | 0.00                                  | 463.20                               |
| 30               | Construction Managment Fee                      | 303,990.00              | 9,372.00                                | 28,880.00   | 0.00                                                     | 38,252.00                                           | 13           | 265,738.00                            | 1,912.60                             |
| 31               | Liability Insurance                             | 43,065.00               | 3,915.00                                | 3,915.00    | 0.00                                                     | 7,830.00                                            | 18           | 35,235.00                             | 391.50                               |
| 32               | Owner Contingency                               | 253,325.00              | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 253,325.00                            | 0.00                                 |
| 33               | Allowance Testing Services;<br>Soils & Concrete | 10,000.00               | 0.00                                    | 0.00        | 0.00                                                     | 0.00                                                | 0            | 10,000.00                             | 0.00                                 |
| 34               | Allowance Soil Borings                          | 5,000.00                | 0.00                                    | 1,200.00    | 0.00                                                     | 1,200.00                                            | 24           | 3,800.00                              | 60.00                                |
| GRAND TOTAL      |                                                 | 5,681,885.00            | 146,649.00                              | 515,132.00  | 18,913.00                                                | 680,694.00                                          | 12           | 5,001,191.00                          | 33,089.05                            |

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## **STAFF MEMO**

### Village of Jackson Plan Commission

**Meeting Date:** July 18, 2024

**Agenda Item:** Item #3

**To:** Brian Heckendorf, Village President  
Village of Jackson Plan Commission  
Jen Keller, Village Administrator

**From:** Collin Johnson, Director of Inspections & Zoning

**Subject:** Conditional Use Request and Site Plan Review – Cedar Creek Townhomes, LLC, for Parcel: V3\_019700V – James Kupfer

---

#### **Background and Analysis:**

The developer has submitted a revised development proposal for the above referenced 3.955-acre parcel which includes the construction of 36-apartment units. A preliminary concept plan was submitted and reviewed by the Plan Commission on April 20, 2023. A conditional use and site plan review was recommended to the Village Board for approval on November 14, 2023, along with a review of a draft Development Agreement. The Village Board also subsequently approved the conditional use, site plan and Development Agreement at their meeting that same evening.

The revised proposal includes construction of five separate buildings. Four of the buildings will contain eight units each and the fifth building will have four units. The main, first floor living area will feature a half-bathroom, kitchen area, living area, and one-car garage. The second floor will feature three bedrooms and two full bathrooms, and a utility area with an in-unit washers/dryer. Each unit will also feature a semi-private ground level patio area, and two surface-level parking stalls in addition to the attached, one-stall garage for a total of 108 parking stalls in addition to the current. Four end units will include a first-floor bedroom for ADA compliance purposes and convert one of the second-floor bedrooms to a den.

Parking would include an additional 19 stalls which would be shared with the adjacent CBRF for staff and visitor parking. Each building would include fire sprinklers and separate utility metering (water, electric, gas).

The parcel was recently rezoned to R-8 Multiple-Family Residential to accommodate the proposed development. The R-8 zoning district requires a minimum lot area of 3,500 square feet for each 3-bedroom unit for a total of 126,000 sf. The 3.955-acre lot is 172,280 sf in area which complies with the zoning standard. Setbacks include a 30-foot front yard setback, 20-foot side yard setbacks, and a 25-foot rear yard setback. The proposed development meets all setback requirements. Minimum parking requirements include two stalls per unit.

The parcel is bordered on the south and west by established commercial retail businesses and on the north by a Community Based Residential Facility (CBRF). Deeded access is granted by a private, shared roadway that connects to Eagle Drive just south of State Highway 60. Maintenance of the private access road would be the responsibility of the developer despite a utility easement also being granted to the Village.

#### **Comprehensive Plan & Zoning Impacts:**

The Village Comprehensive Plan Land Use Map identifies the parcel as Multi-Family/High-Density Urban Residential with a small portion of land located along the south property line designated as wetlands.

The primary development poses no impact to the adjacent floodplain. Restoration of any disturbed floodplain areas would be the responsibility of the developer. The proposed development is consistent with Village zoning and the adopted Comprehensive Plan.

**Site Plan:**

See attached site plan.

**Additional Staff Comments:**

**Building Inspection:**

- Developer has noted that refuse recycling collection will be provided for individual units by one of the area refuse/recycling companies. Containers will be either 64 or 96 gallon size and will be collected on a weekly basis.
- The developer has recognized the need for more maneuverability throughout the site for fire department access. As a result, they have increased the interior road widths by 2-feet thereby reducing the backyards of the center row of units from 19-feet to 15-feet. They are also proposing increase the interior turning radii from 10-degrees to 20-degrees.
- East/West sidewalk detailed on the overall site plan should be relocated to the south of the adjacent parking stalls to ensure a fully accessible route.
- Developer shall submit a revised cost estimate for the public utilities referenced under 2f in the Letter of Credit. Cost estimate shall be subject to review and approval by the Village Engineer.

**Public Works:**

- Since the proposed units are apartments, the Village will require the development have private trash and recycling collection.
- 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.
- Sanitary sewer laterals shall discharge directly into the sewer main and not in the manhole.
- Sanitary manholes shall be per Village standard detail B-3. See attached detail.
- Watermain shall be minimum 8-inches PVC C-900. All water laterals service can be 6-inch in size along with the hydrant leads.
- 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.
- 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.

**Fire Department:**

- It appears that the turning radius will not work for our ladder truck or main engine. It is a 20 ft. turning radius which limits equipment getting in and out very difficult. This will need to be corrected.

- Lots of units in a tight area. Picture a fire in one of these buildings and then put a million-dollar engine or ladder truck in this area. We would be buying a new engine. I worry about evacuating this entire area as well.
- All buildings have sprinkler systems which is good.
- Where are they going to put snow?
- Where would guests park?
- Is there enough parking for Forest View Manor (ambulance, police car, employees, visitors, vendors, etc.)
- Hydrant layout looks good.
- The strip of grass in front of the building next to Forest View Manor would be a barrier for fire apparatus/aerial placement.

**Review Procedures:**

The Plan Commission is advisory; and the Village Board makes the final decision.

**Notice Requirements:**

- Posting on the agenda
- Notification of all continuous property owners
- Class II Legal Notice

**Potential Action:**

Motion to recommend the Village Board approve the Conditional Use Request and proposed Site Plan for Cedar Creek Townhomes, LLC for parcel V3\_019700V.

**Attachments:**

1. Staff Memo
2. PC Application
3. Location Map and Certified Survey Map (CSM)
4. Proposed Site Plan and General Building Plans
5. Exterior Lighting Plans with Photometrics
6. Development Agreement (Approved 11/14/23)



Village of Jackson  
PLAN COMMISSION APPLICATION

Application/Permit #: \_\_\_\_\_

**PROPERTY INFORMATION**

|                                                                                             |                                                                                       |                                                      |                                             |
|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------------|
| <input checked="" type="checkbox"/> <b>COMMERCIAL</b>                                       | <input type="checkbox"/> <b>INDUSTRIAL</b>                                            | <input type="checkbox"/> <b>RESIDENTIAL</b>          | <input type="checkbox"/> <b>OTHER</b> _____ |
| <input checked="" type="checkbox"/> <b>CONDITIONAL USE</b>                                  | <input type="checkbox"/> <b>PLANNED UNIT DEVELOPMENT</b>                              | <input type="checkbox"/> <b>CERTIFIED SURVEY MAP</b> |                                             |
| <input checked="" type="checkbox"/> <i>New</i>                                              | <input type="checkbox"/> <i>New</i>                                                   | <input type="checkbox"/> <b>CONCEPT PLAN</b>         |                                             |
| <input type="checkbox"/> <i>Amendment</i>                                                   | <input type="checkbox"/> <i>Amendment</i>                                             |                                                      |                                             |
| <input type="checkbox"/> <i>Special Use</i><br><small>(For existing Cond. Use ONLY)</small> | <input type="checkbox"/> <i>Special Use</i><br><small>(For existing PUD ONLY)</small> | <input type="checkbox"/> <b>OTHER</b> _____          |                                             |

Property Address: W194 N16740 Eagle Drive Unit: \_\_\_\_\_ Jackson, WI

Parcel #: 019700V Lot Size: 169,210 sq. ft. Building Area: 67,756 sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☒ Other R-8 Floodplain ☒ **Y** ☐ **N**

**APPLICANT INFORMATION**

Name(s): James Kupfer  
Mailing Address: 4707 W. JENNA CT., Franklin State WI Zip 53132  
Office: (\_\_\_\_) \_\_\_\_\_ Cell: (414) 736-5300 Fax: (\_\_\_\_) \_\_\_\_\_  
Email: jk5300@hotmail.com

**BUSINESS INFORMATION** (If New Business)

Legal Business Name: \_\_\_\_\_  
D/B/A: \_\_\_\_\_ FEIN #: \_\_\_\_\_ - \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Office: (\_\_\_\_) \_\_\_\_\_ Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_  
Website: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

Name(s): Cynthia Minshall  
Address: 4707 W. JENNA CT., Franklin State WI Zip 53132  
Office: (\_\_\_\_) \_\_\_\_\_ Cell: (414) 736-5300 Fax: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

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

Firm Name: AMERICAN ARCHITECTURAL GROUP  
Primary Contact: Adam Hertel  
Address: 3350 S. River Road State WI Zip 53132  
Office: (414) 334-3811 Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_  
Email: adam@teamaag.net

**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: \_\_\_\_\_

We are requesting approval for a new development for 5 townhome buildings totalling 36 units

Provide a brief overview of proposed use(s) of entire property and/or lease space: \_\_\_\_\_

36 unit multi-family with attached garages

Hours of Operation: \_\_\_\_\_

Provide a brief overview of proposed daily on-site operations: \_\_\_\_\_

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.: \_\_\_\_\_

Pedestrian traffic and personal vehicles

Describe all businesses, properties and other entities located adjacent to the proposed use: \_\_\_\_\_

Grocery store (Piggly Wiggly)

Hardware Store

Senior living community

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

36 unit, two story, garages, sidewalks, driveways, parking areas

Describe any proposed grading, and/or stormwater management plan: N/A at this time

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

Driveways and sidewalks

Describe any proposed on-site security measures including site lighting: N/A, TBD

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

Describe the projected traffic circulation and impacts: \_\_\_\_\_  
Light duty traffic to and from, vehicle traffic in and out of garages. \_\_\_\_\_  
\_\_\_\_\_

List all setbacks from rights-of-way and property lines and height limitations: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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: TBD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If construction is proposed, describe proposed exterior building materials (type, color, etc.): TBD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe any site-specific features/constraints, etc.: TBD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: \_\_\_\_\_  
TBD  
\_\_\_\_\_  
\_\_\_\_\_

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): \_\_\_\_\_  
TBD  
\_\_\_\_\_  
\_\_\_\_\_

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: \_\_\_\_\_  
TBD  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Projected Sewer/Wastewater Usage: \_\_\_\_\_ gal/year

Projected Water Usage: \_\_\_\_\_ 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):

James Kyper

Applicant Signature:

James Kyper

Co-Applicant Name (Print):

Adam Hertel

CO-Applicant Signature:

Adam Hertel

Date of Application:

5/23/24

### **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](mailto: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:** 5/23/2024

**Amount:** \$ 175.00

**Payment Type:** CH ~~/XXX/CASH~~

**Check/Rcpt. #:** 31113

**Received By:** CMJ



**VILLAGE OF JACKSON**

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 285695

Date: 5/30/2024

Check

RECEIVED  
FROM

AMERICAN ARCHITECHURAL

\$175.00

**Type of Payment**

Accounting

**Description**

PLANNING / ZONING FEES

KUPFER/COND USE

**Amount**

175.00

---

TOTAL RECEIVED175.00

---

Receipt Memo:

CEDAR CREEK TWNHOME/COND USE



May 24, 2024

Village of Jackson  
N168W19851 Main Street  
Jackson, WI 53037

RE: Jackson Townhomes

Dear Plan Commission Members:

We are requesting approval of the redevelopment of parcel 019700V for the purpose of developing it into a multi-family property.

The project will consist of (36) two-story 3-bedroom/two-bathroom units. The units will be for rent. Attached 1-car garage will be provided for each unit with additional surface parking for residents and guests.



May 17, 2024

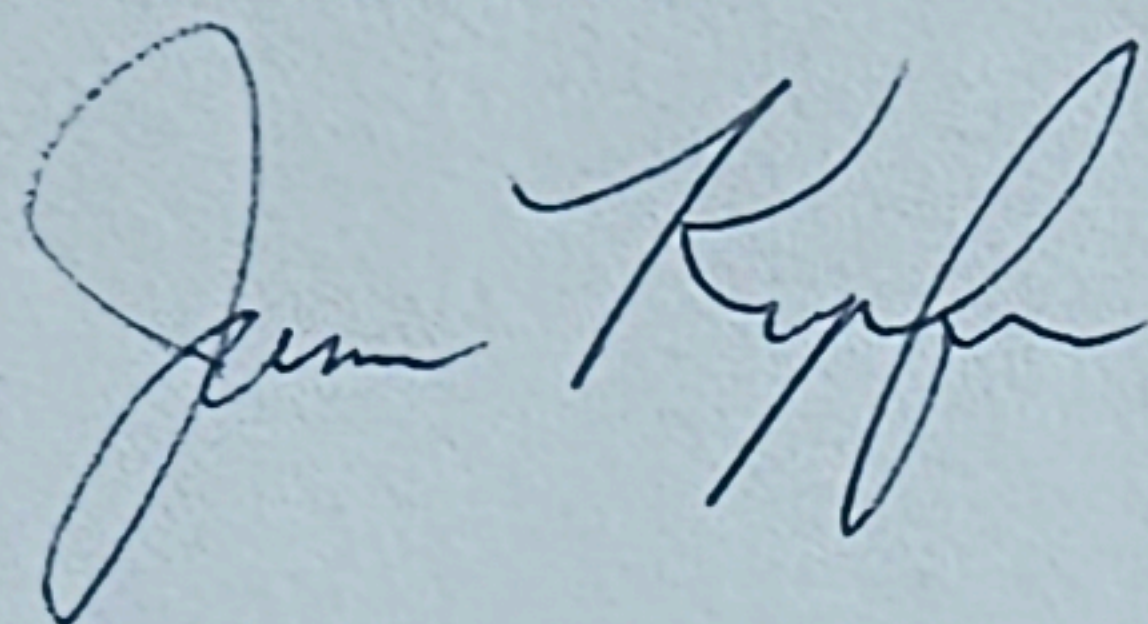
Village of Jackson  
N168W19851 Main Street  
Jackson, WI 53037

RE: Cedar Creek Townhomes

Dear Plan Commission Members:

I, James Kupfer, approve of the following development changes to parcels 019700V for the purpose of developing it into a multi-family property.

Sincerely,

A handwritten signature in black ink, appearing to read "James Kupfer". The signature is fluid and cursive, with the first name "James" written in a smaller, more compact script and the last name "Kupfer" written in a larger, more prominent script.



May 24, 2024

Village of Jackson  
N168W19851 Main Street  
Jackson, WI 53037

## **Cedar Creek Townhomes Impact Statement**

### **Project Overview**

The proposed development comprises 36 modern townhomes designed to enhance the local housing market and provide high-quality, sustainable living options. Located on Eagle Drive, this project aims to address the growing demand for housing in the area while contributing positively to the community.

### **Economic Impact**

1. **Job Creation:** The construction phase will generate approximately 50-70 temporary jobs, stimulating local employment. Post-construction, additional jobs will arise from maintenance and property management.
2. **Tax Revenue:** The development will increase property tax revenue, providing additional funds for local infrastructure, schools, and community services.

### **Community Benefits**

1. **Housing Supply:** By adding 36 units, the project helps alleviate the local housing shortage, offering a mix of affordable and market-rate options.
2. **Design Integration:** The townhomes are designed to blend with the existing neighborhood aesthetic, incorporating green spaces and pedestrian-friendly pathways.

### **Environmental Impact**

1. **Sustainable Design:** The townhomes will feature energy-efficient appliances, and sustainable building materials, reducing the overall carbon footprint.
2. **Stormwater Management:** The site plan includes advanced stormwater management systems to mitigate runoff and protect local waterways.

### **Traffic and Infrastructure**

1. **Traffic Flow:** A comprehensive traffic study indicates minimal impact on local traffic patterns. The development includes adequate parking facilities to prevent congestion.

### **Conclusion**

The 36-unit townhome development will bring significant economic, social, and environmental benefits to the community. By addressing housing needs, creating jobs, and enhancing infrastructure, this project represents a valuable addition to the area. We respectfully request the Plan Commission's approval to proceed with this impactful development.

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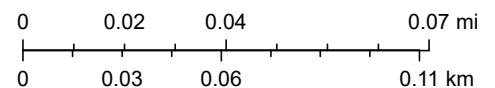
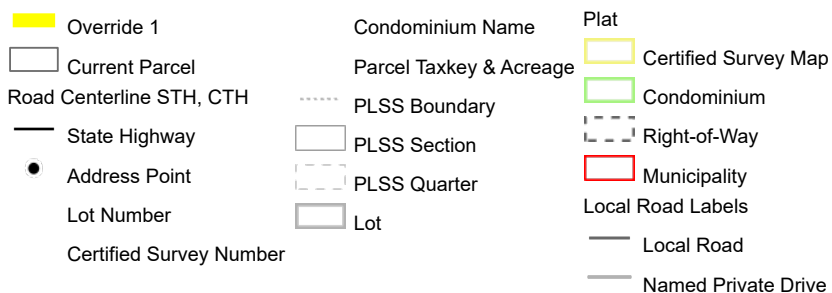
This impact statement succinctly outlines the benefits and considerations associated with the proposed townhome development, addressing key areas of interest for the Plan Commission.

# Cedar Creek Townhomes



7/10/2024, 8:47:44 AM

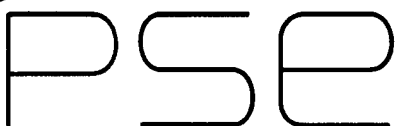
1:2,098







**TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.**



REVISÉD APRIL 20, 2023

CERTIFIED SURVEY MAP # \_\_\_\_\_

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

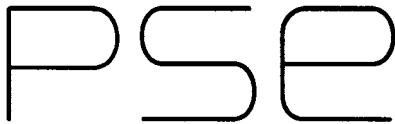
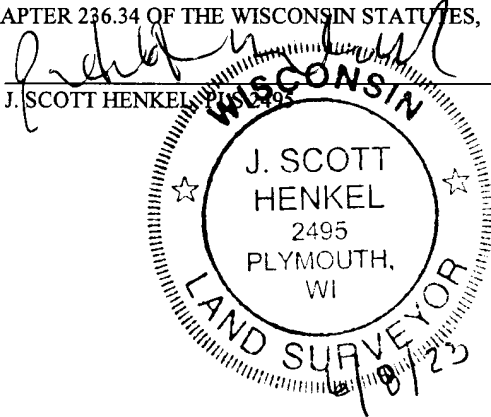
I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, CYNTHIA R. MINSHALL:

PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20;  
THENCE SOUTH 89°54'01" EAST, 931.76 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4;  
THENCE SOUTH 01°01'46" EAST, 198.61 FEET, ALONG THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 5928 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 88°58'14" EAST, 25.83 FEET;  
THENCE SOUTH 57°50'03" EAST, 56.80 FEET;  
THENCE SOUTH 82°23'11" EAST, 43.69 FEET;  
THENCE SOUTH 43°51'45" EAST, 60.25 FEET, TO THE SOUTHEAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 5928;  
THENCE NORTH 51°51'59" EAST, 72.08 FEET, ALONG SAID SOUTHEAST LINE TO THE WEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP 5928;  
THENCE SOUTH 11°01'46" EAST, 57.01 FEET, ALONG SAID WEST LINE;  
THENCE SOUTH 49°15'43" EAST, 17.99 FEET, ALONG THE WEST SOUTHWEST LINE OF SAID LOT 2;  
THENCE NORTH 66°28'14" EAST, 35.78 FEET, ALONG THE SOUTHWEST LINE OF SAID LOT 2;  
THENCE NORTH 88°58'14" EAST, 93.70 FEET, ALONG SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2;  
THENCE SOUTH 01°01'46" EAST, 521.60 FEET, ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 6277 TO THE SOUTHEAST CORNER OF SAID LOT 1;  
THENCE NORTH 77°22'47" WEST, 302.79 FEET, ALONG THE SOUTH LINES OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277;  
THENCE SOUTH 69°21'11" WEST, 29.57 FEET, ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF PARCEL 2 OF CERTIFIED SURVEY MAP 4675;  
THENCE NORTH 01°01'46" WEST, 345.91 FEET, ALONG THE EAST LINE OF PARCEL 2;  
THENCE NORTH 89°54'01" WEST, 43.00 FEET, ALONG THE NORTH LINE OF SAID PARCEL 2;  
THENCE NORTH 01°01'46" WEST, 206.10 FEET, ALONG THE EAST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP 2448 TO THE POINT OF BEGINNING.

CONTAINING 172,280 SQUARE FEET // 3.9550 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF JACKSON SUBDIVISION ORDINANCE.



122 Wisconsin Street, West Bend, WI 53095  
262.346.7800 kparish@parishse.com  
FN: AM-97-22 Date: 02/15/23

CERTIFIED SURVEY MAP # \_\_\_\_\_

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

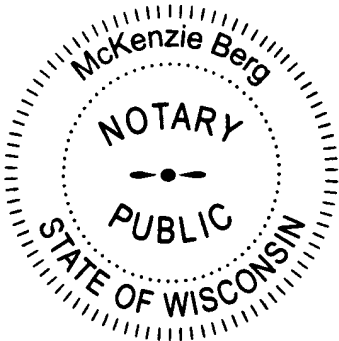
AS OWNER, CYNTHIA R. MINSHALL, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.

Cynthia R. Minshall  
CYNTHIA R. MINSHALL

STATE OF WISCONSIN :SS  
WASHINGTON COUNTY

PERSONALLY CAME BEFORE ME THIS 12 DAY OF JULY, 2023, CYNTHIA R. MINSHALL, TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

McKenzie Berg  
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: 3/15/25



VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS 15<sup>th</sup> DAY OF June, 2023.

Brian J. Heckendorf  
BRIAN J. HECKENDORF, CHAIRMAN

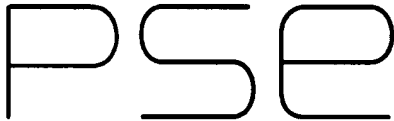
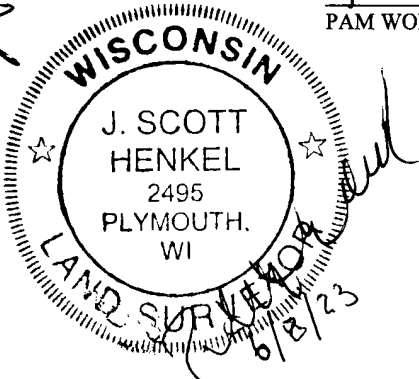
Pam Wolf  
PAM WOLF, DEPUTY CLERK/TREASURER

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS 11<sup>th</sup> DAY OF JULY, 2023.

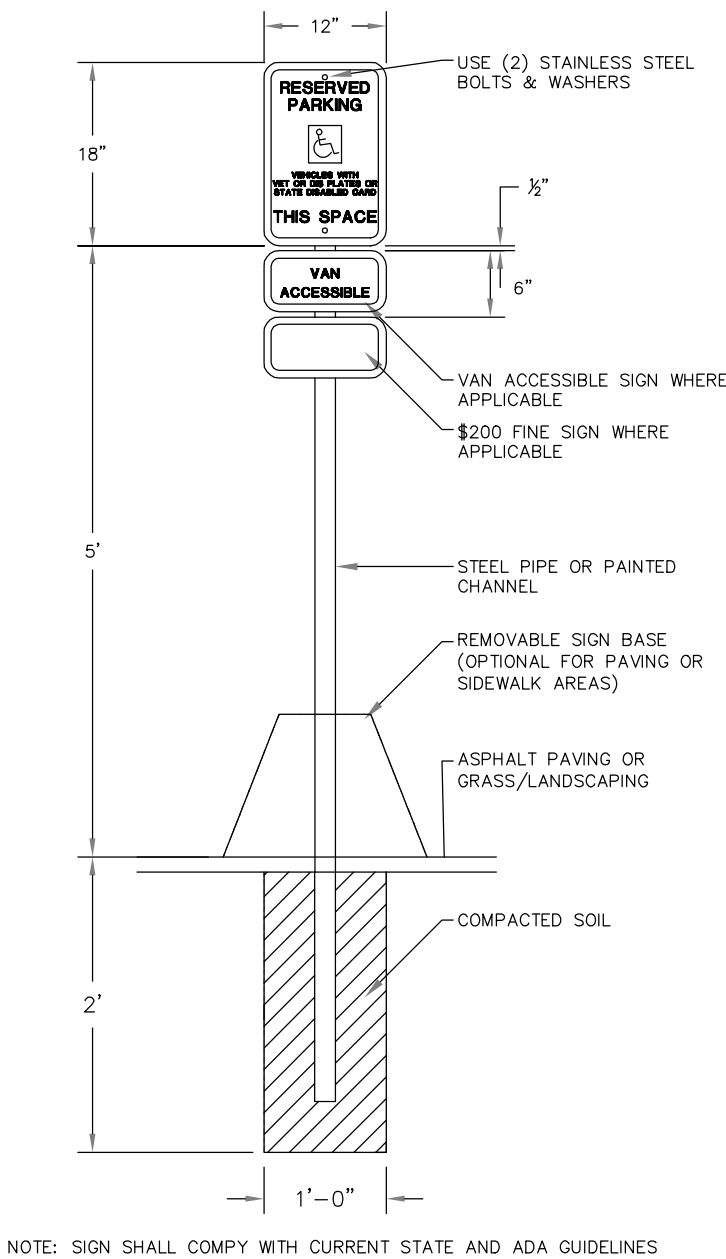
Brian J. Heckendorf  
BRIAN J. HECKENDORF, VILLAGE PRESIDENT

Pam Wolf  
PAM WOLF, DEPUTY CLERK/TREASURER



122 Wisconsin Street, West Bend, WI 53095  
262.346.7800 kparish@parishse.com  
FN: AM-97-22 Date: 02/15/23





**SITE NOTES:**

**5 TOWNHOMES**

- (4) 8-UNIT TOWNHOMES  
7,608 SF (FOOTPRINT)
- (1) 4-UNIT TOWNHOMES  
3,737 SF (FOOTPRINT)

**36 TOTAL UNITS**

- (4) 3-BED/2.5-BATH  
2-STORY  
2-BED UPPER/1-BED LOWER  
1-DEN  
1-CAR GARAGE  
1,727 SF (LIVING SPACE)
- (32) 3-BED/2.5-BATH  
2-STORY  
3-BED UPPER  
1-CAR GARAGE  
1,415 SF (LIVING SPACE)

**11 ON-SITE PARKING STALLS**

**AMERICAN**  
CONSTRUCTION SERVICES, INC.



3350 SOUTH RIVER ROAD  
WEST BEND, WI 53095-7884  
(262) 334-3811 FAX: (262) 334-4990

**AMERICAN**  
ARCHITECTURAL GROUP, INC.



3350 SOUTH RIVER ROAD  
WEST BEND, WI 53095-7884  
(262) 334-3811 FAX: (262) 334-4990

PROPOSED BUILDING  
**CEDAR CREEK TOWNHOMES**

Eagle Drive  
Village of Jackson, Washington County

Issue Date:  
05 / 24 / 2024

Revision:

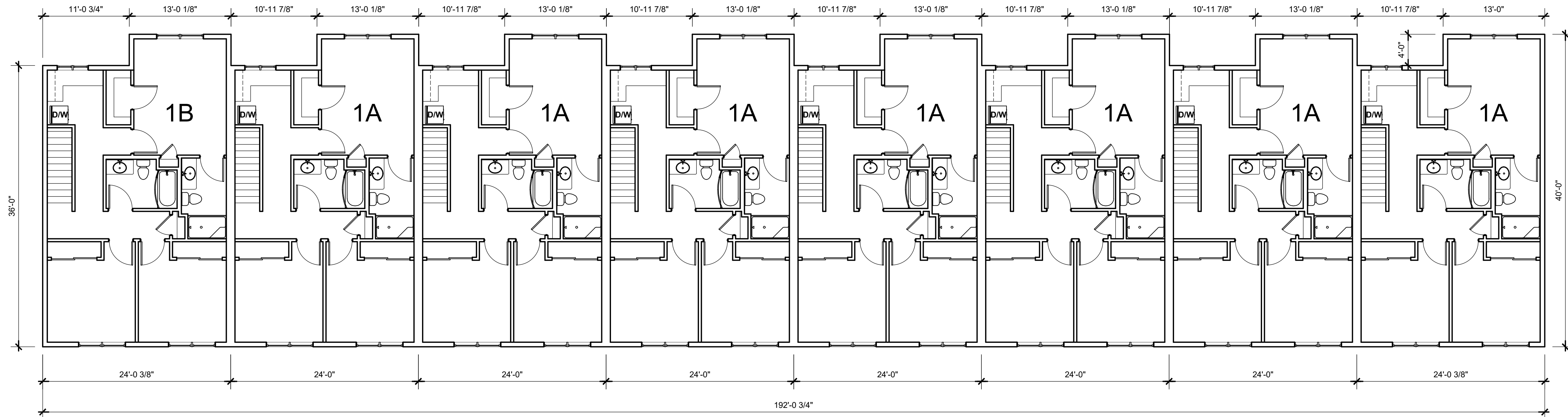
Project Number:  
24007

Sheet Title:  
SITE PLAN, ADA SIGN  
DETAIL, NOTES

Sheet Number:

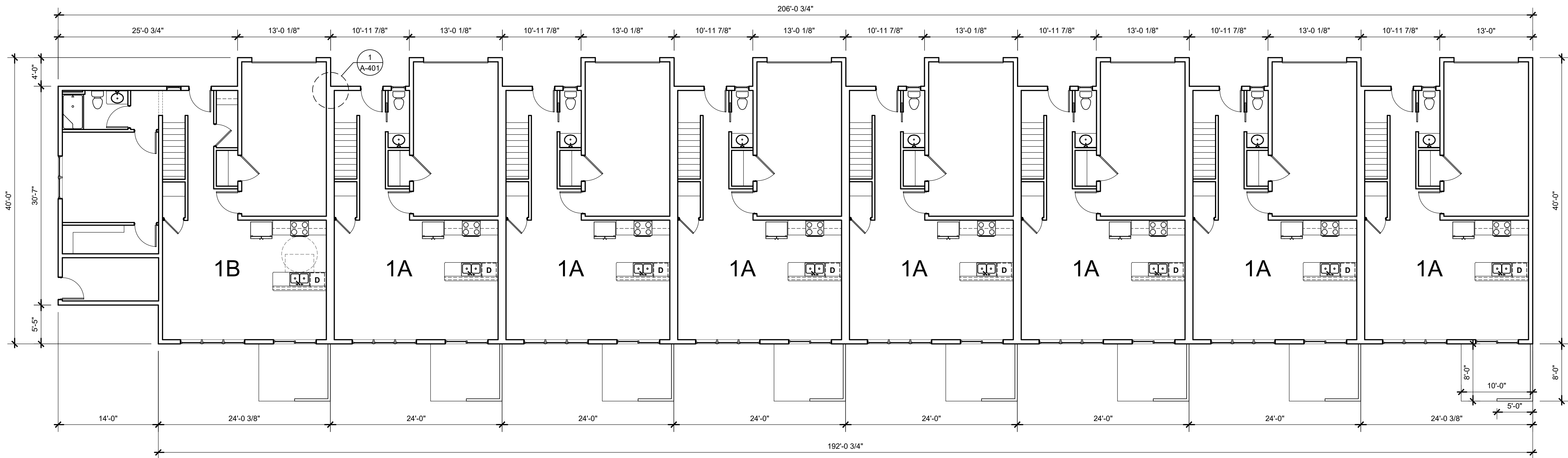
**A-100**





2nd FLOOR PLAN (BUILDING A)

1/8" = 1'-0"



1st FLOOR PLAN (BUILDING A)

1/8" = 1'-0"

PROPOSED BUILDING  
**CEDAR CREEK - JACKSON**  
Eagle Drive  
Village of Jackson, Washington County

Issue Date:  
05 / 24 / 2024

Revision:

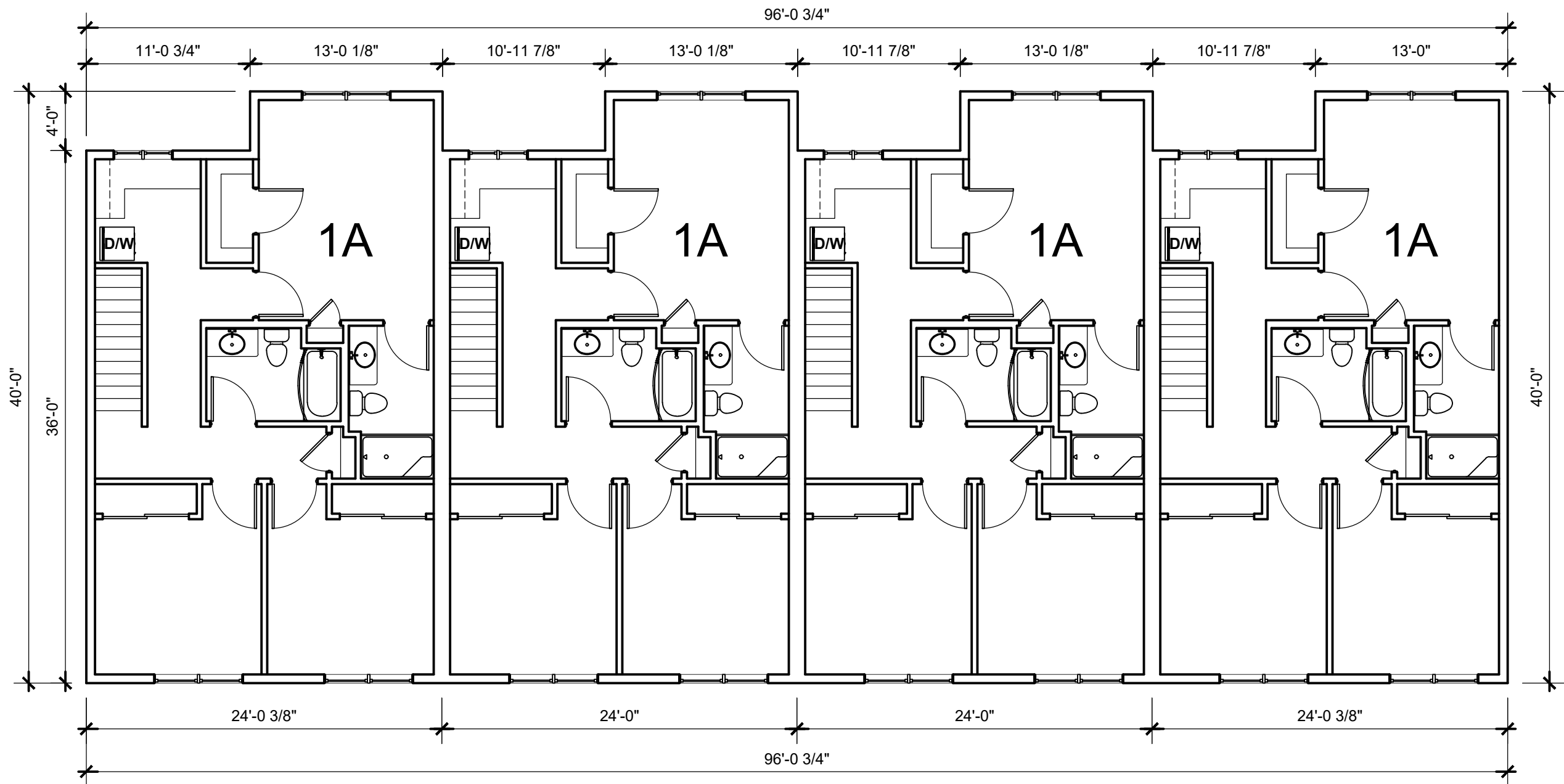
Project Number:  
24007

Sheet Title:  
FLOOR PLANS

Sheet Number:

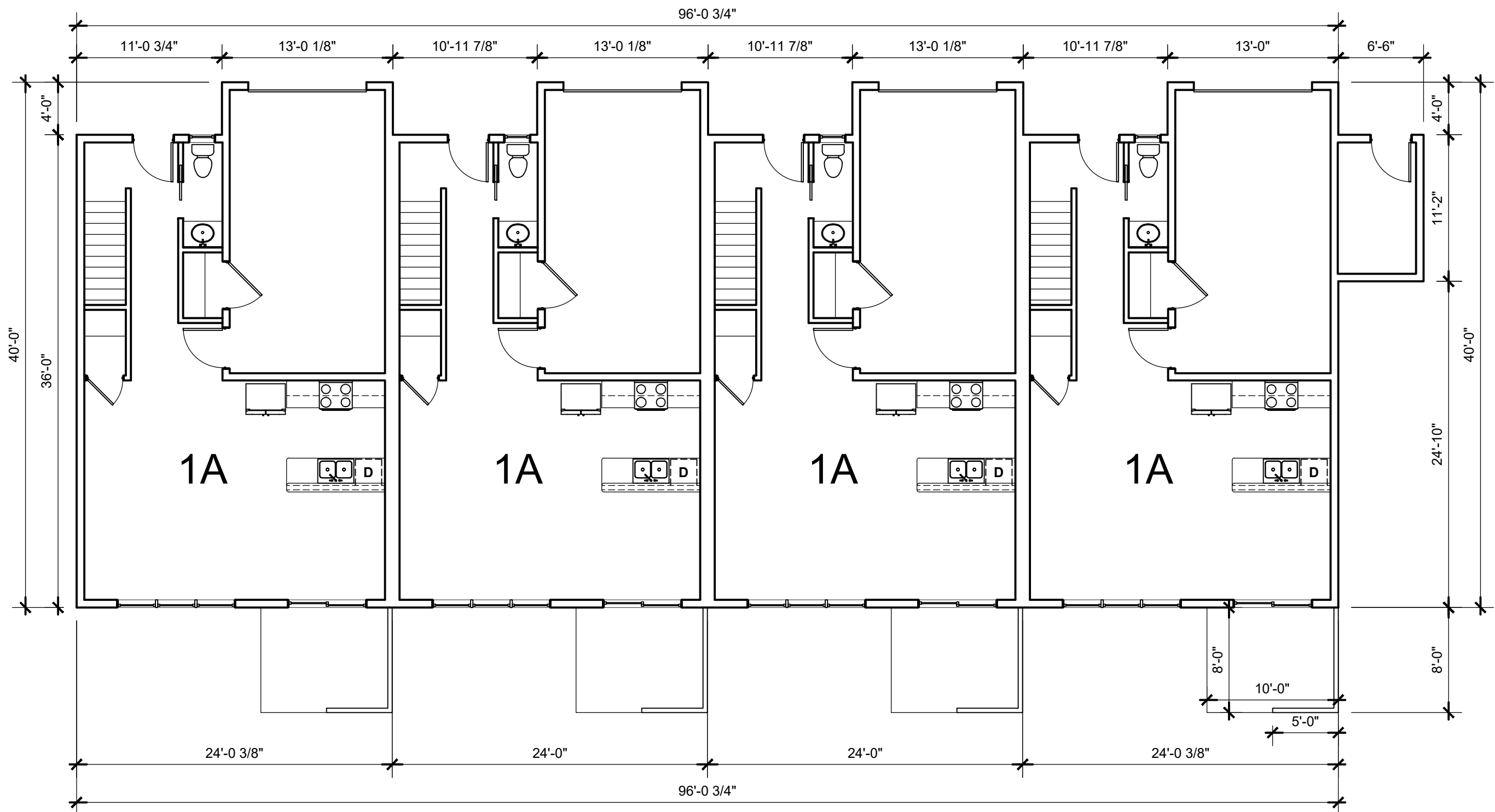
A-101





2nd FLOOR PLAN (BUILDING B)

1/8" = 1'-0"



1st FLOOR PLAN (BUILDING B)

1/8" = 1'-0"

PROPOSED BUILDING  
**CEDAR CREEK - JACKSON**  
Eagle Drive  
Village of Jackson, Washington County

Issue Date:  
05 / 24 / 2024

Revision:

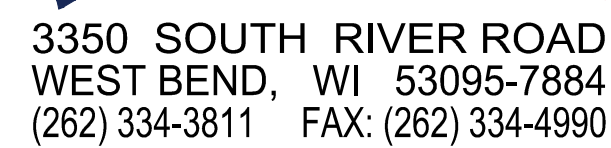
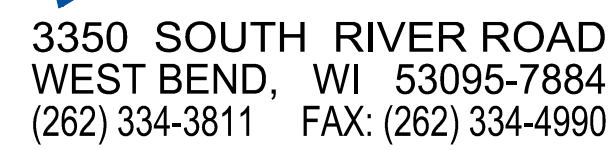
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Sheet Title:  
FLOOR PLANS

Sheet Number:

A-102





Issue Date:  
05 / 24 / 2024

Revision: \_\_\_\_\_

Project Number:  
24007

Sheet Title:  
UNIT PLANS

Sheet Number: \_\_\_\_\_

A-103







**AMERICAN**  
ARCHITECTURAL GROUP, INC.

3350 SOUTH RIVER ROAD  
WEST BEND, WI 53095-7884  
(262) 334-3811 FAX: (262) 334-4990

**AMERICAN**  
CONSTRUCTION SERVICES, INC.

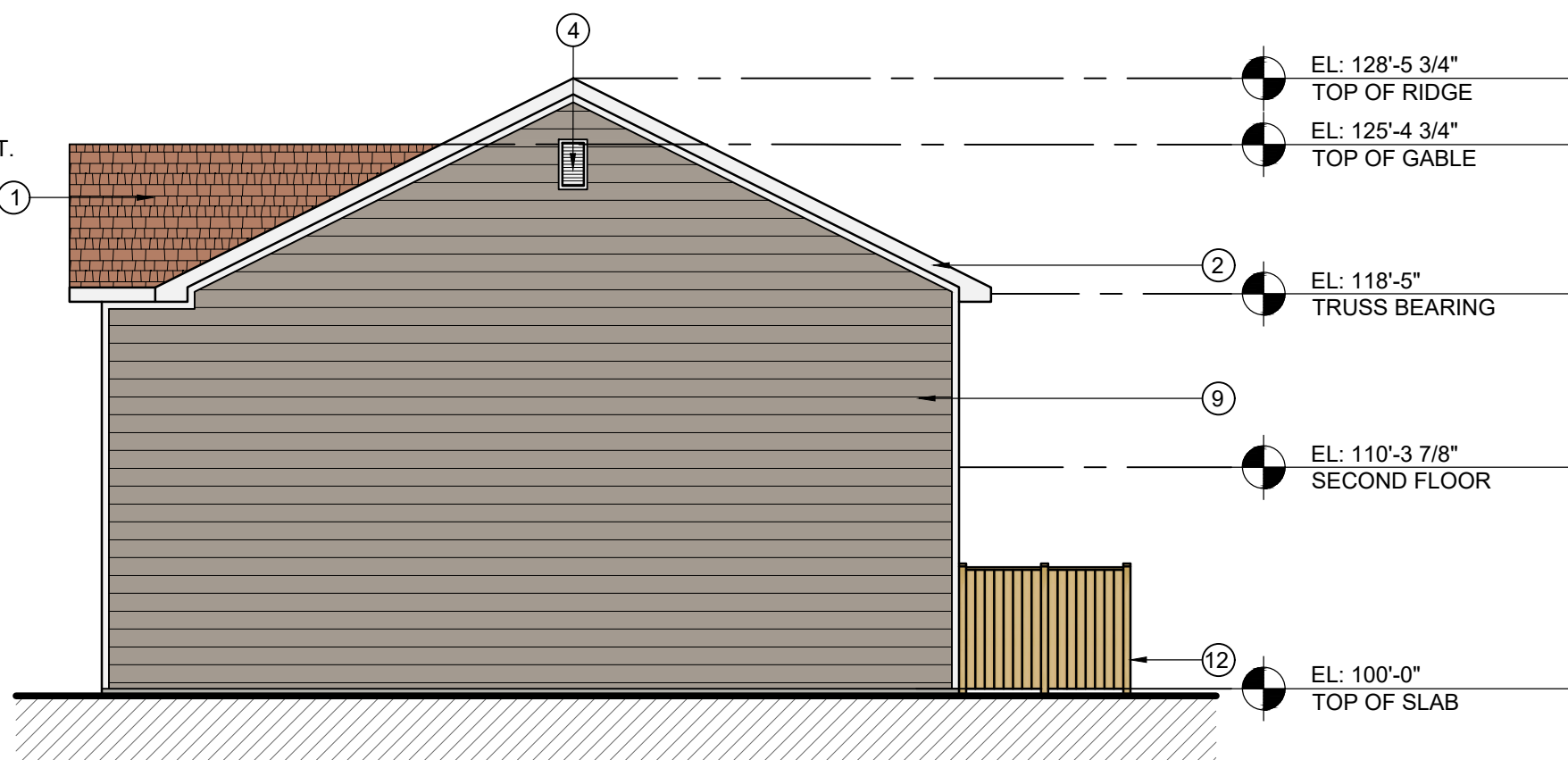
3350 SOUTH RIVER ROAD  
WEST BEND, WI 53095-7884  
(262) 334-3811 FAX: (262) 334-4990

**BUILDING A FRONT ELEVATION**

1/8" = 1'-0"

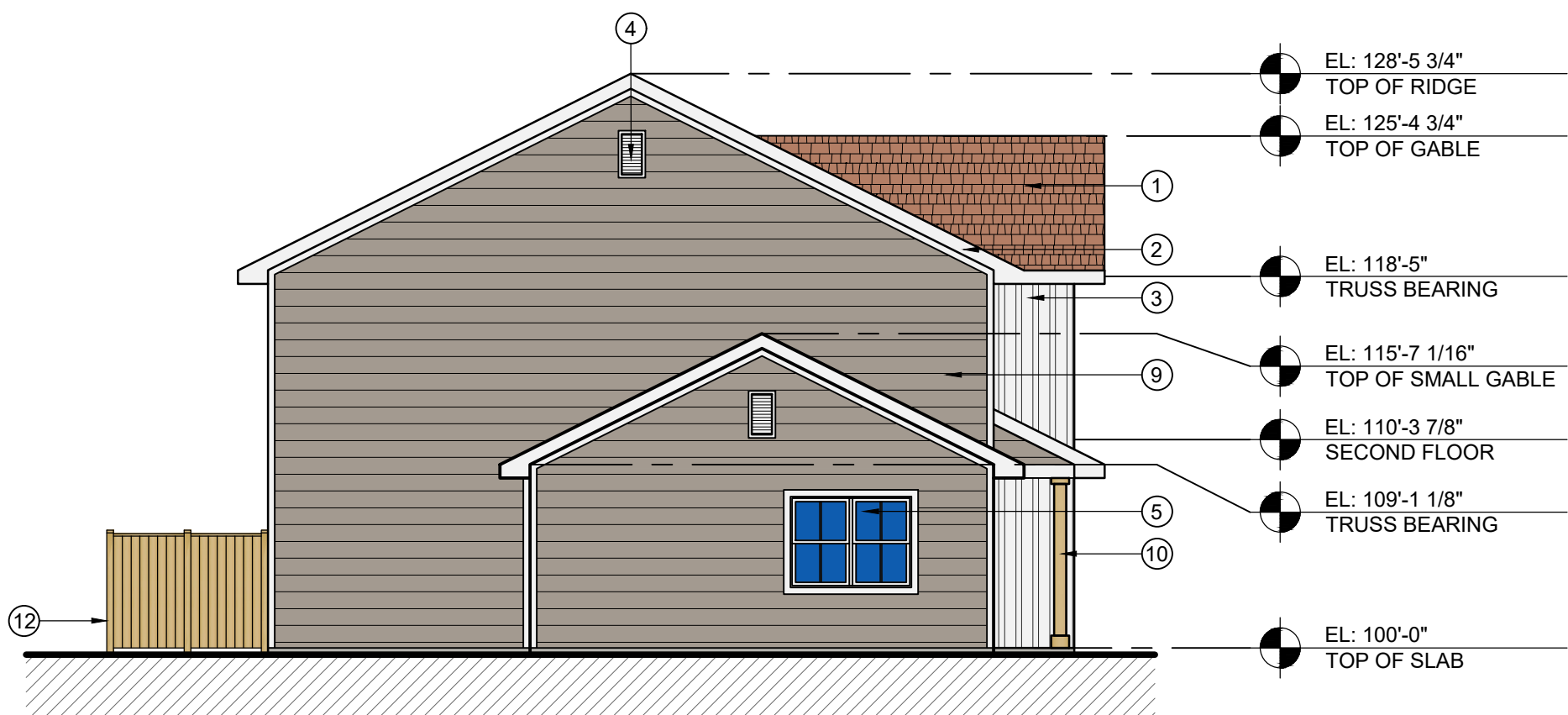
KEYNOTES:

1. DIMENSIONAL ASPHALT SHINGLE - OWEN'S CORNING DURATION SHINGLES SUMMER HARVEST.
2. ALUMINUM FASCIA - WHITE.
3. VINYL BOARD AND BATTEN - CERTAINTED COLONIAL WHITE WITH 4" WHITE PVC TRIM.
4. ATTIC VENT - CERTAINTED COLONIAL WHITE WITH 4" WHITE PVC TRIM.
5. (2) 3' x 4' 6" SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
6. 9' x 7' OVERHEAD GARAGE DOOR - WHITE WITH 4" WHITE PVC TRIM.
7. 2' x 3' 6" SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
8. FIBERGLASS DOOR - WHITE WITH 4" WHITE PVC TRIM.
9. VINYL LAP SIDING 8" REVEAL - CERTAINTED GRANITE GRAY WITH 4" WHITE PVC TRIM.
10. 6" POST - WHITE VINYL COVERING.
11. (2) 2' x 3' SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
12. WOOD PRIVACY FENCE.
13. COMPOSITE PATIO SLIDING DOOR - WHITE WITH 4" WHITE PVC TRIM.
14. 9' x 5' SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.



**BUILDING A SIDE ELEVATION (RIGHT)**

1/8" = 1'-0"



**BUILDING A SIDE ELEVATION (LEFT)**

1/8" = 1'-0"



**BUILDING A REAR ELEVATION**

1/8" = 1'-0"

PROPOSED BUILDING  
**CEDAR CREEK - JACKSON**  
Eagle Drive  
Village of Jackson, Washington County

Issue Date:  
05 / 24 / 2024

Revision:

Project Number:  
24007

Sheet Title:  
BUILDING A  
ELEVATIONS

Sheet Number:

**A-201**

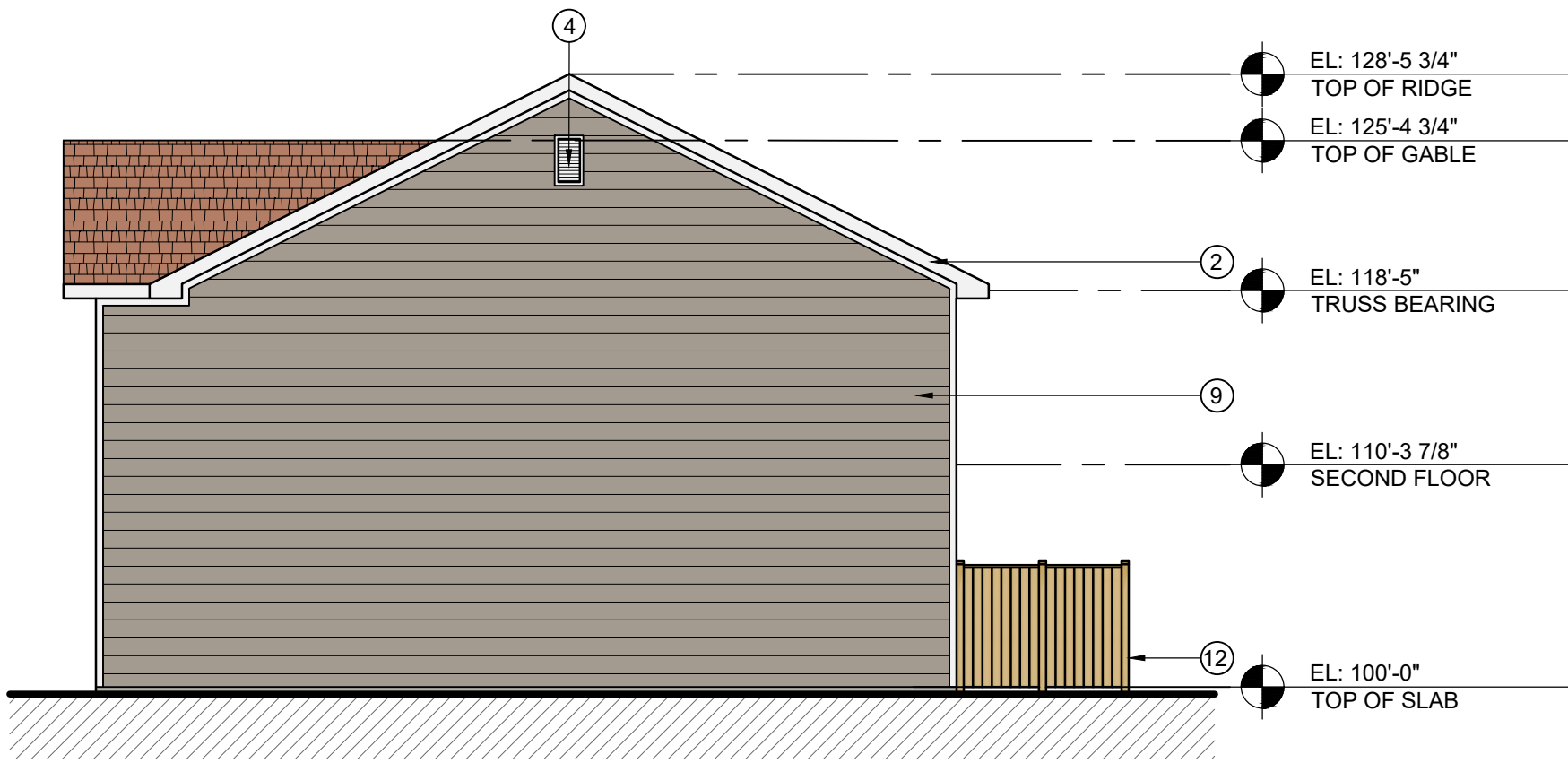


- (X) KEYNOTES:
- 1. DIMENSIONAL ASPHALT SHINGLE - OWEN'S CORNING DURATION SHINGLES SUMMER HARVEST.
  - 2. ALUMINUM FASCIA - WHITE.
  - 3. VINYL BOARD AND BATTEN - CERTAINTED COLONIAL WHITE WITH 4" WHITE PVC TRIM.
  - 4. ATTIC VENT - CERTAINTED COLONIAL WHITE WITH 4" WHITE PVC TRIM.
  - 5. (2) 3' x 4' 6" SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
  - 6. 9' x 7' OVERHEAD GARAGE DOOR - WHITE WITH 4" WHITE PVC TRIM.
  - 7. 2' x 3' 6" SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
  - 8. FIBERGLASS DOOR - WHITE WITH 4" WHITE PVC TRIM.
  - 9. VINYL LAP SIDING 8" REVEAL - CERTAINTED GRANITE GRAY WITH 4" WHITE PVC TRIM.
  - 10. 6" POST - WHITE VINYL COVERING.
  - 11. (2) 2' x 3' SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
  - 12. COMPOSITE PATIO SLIDING DOOR - WHITE WITH 4" WHITE PVC TRIM.
  - 13. COMPOSITE PATIO SLIDING DOOR - WHITE WITH 4" WHITE PVC TRIM.
  - 14. 9' x 5' SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.



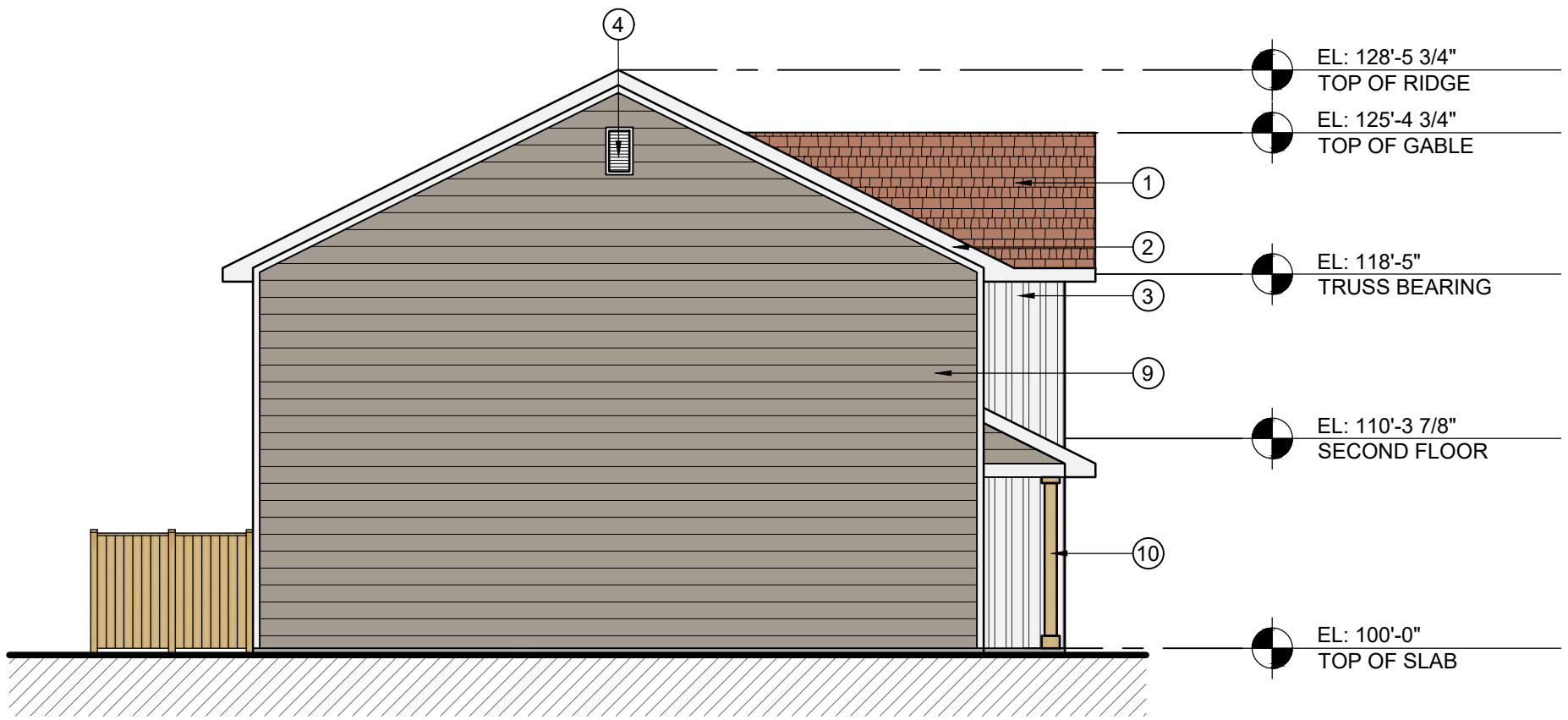
BUILDING B FRONT ELEVATION

1/8" = 1'-0"



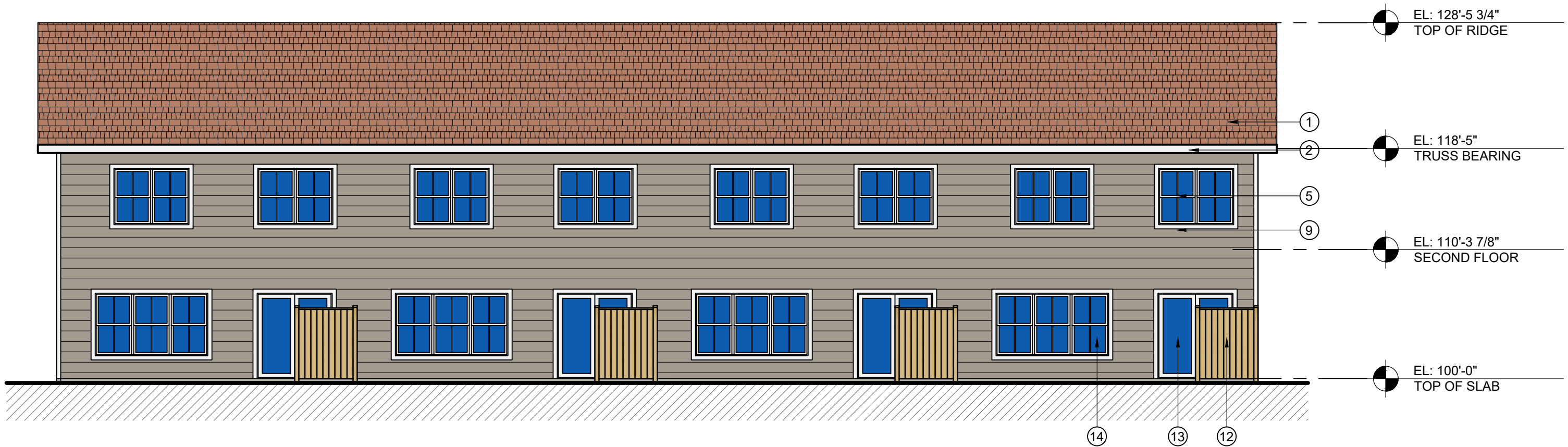
BUILDING B SIDE ELEVATION (RIGHT)

1/8" = 1'-0"



BUILDING B SIDE ELEVATION (LEFT)

1/8" = 1'-0"



BUILDING B REAR ELEVATION

1/8" = 1'-0"

**AMERICAN**  
ARCHITECTURAL GROUP, INC.

3350 SOUTH RIVER ROAD  
WEST BEND, WI 53095-7884  
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CONSTRUCTION SERVICES, INC.

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PROPOSED BUILDING  
**CEDAR CREEK - JACKSON**  
Eagle Drive  
Village of Jackson, Washington County

Issue Date:  
05 / 24 / 2024

Revision:

Project Number:  
24007

Sheet Title:  
BUILDING B  
ELEVATIONS

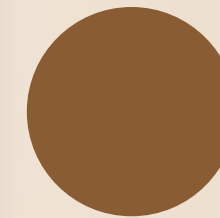
Sheet Number:

A-202





**CEDAR CREEK**  
*TOWNHOMES*



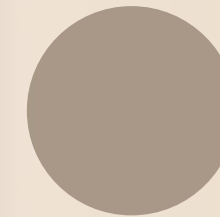
**ASPHALT SHINGLES**  
*SUMMER HARVEST*



**COLONIAL WHITE**  
*BOARD AND BATTEN*



**COLONIAL WHITE**  
*TRIM BOARD*



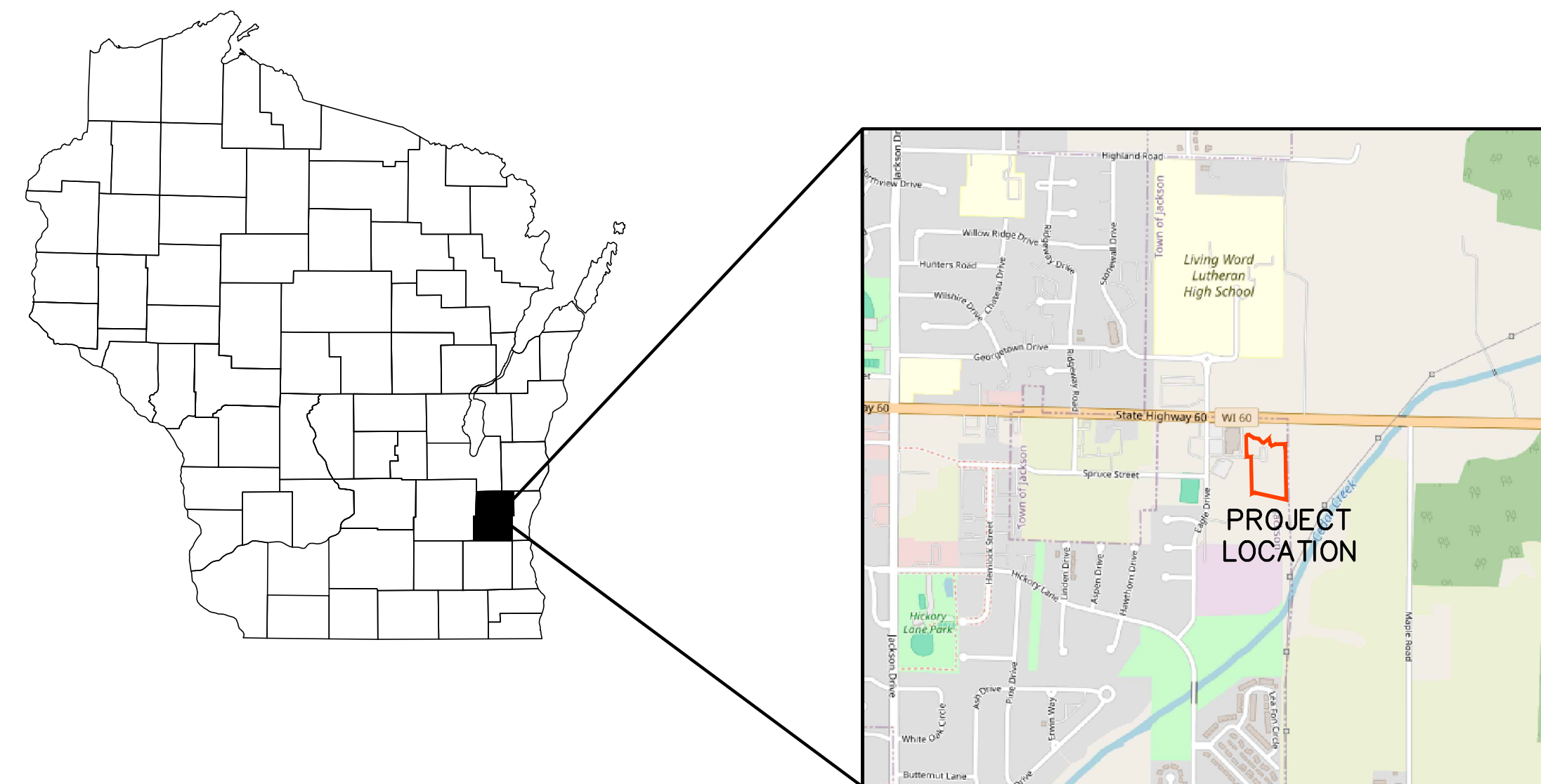
**GRANITE GRAY**  
*LAP SIDING*



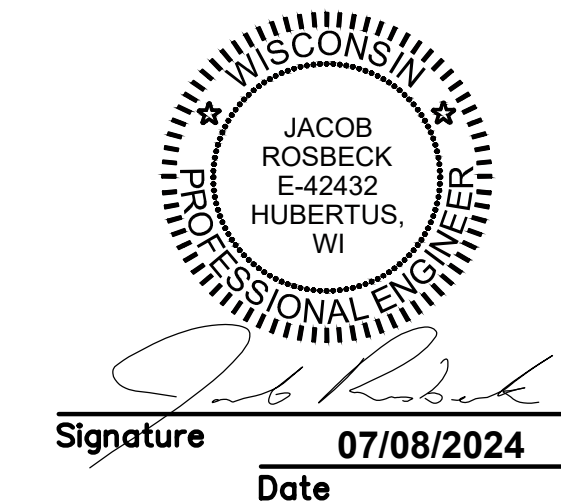
# CEDAR CREEK TOWNHOMES

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



## 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                       |
| C2.05 | LANDSCAPE DETAILS                     |

PROJECT TITLE:

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

PLAN TITLE:

# TITLE SHEET

DRAWN BY:

**KJP**

DESIGNED BY:

**KJP**

CHECKED BY:

**KJP**

PLAN DATE:

07/08/2024

PROJECT NO:

\AM-97-22\

## VILLAGE SUBMITTAL

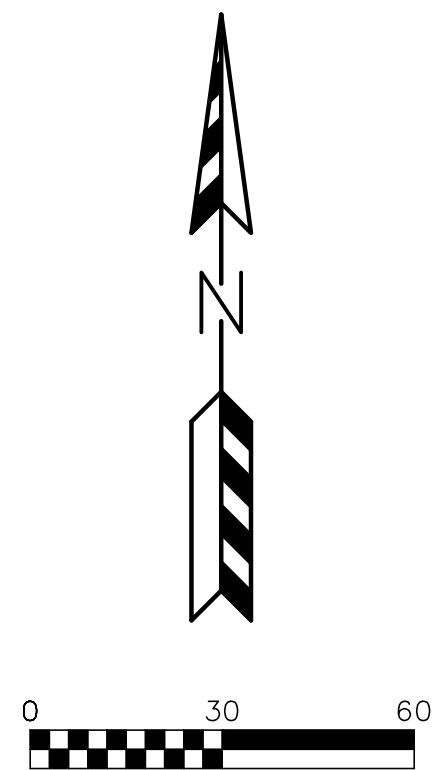
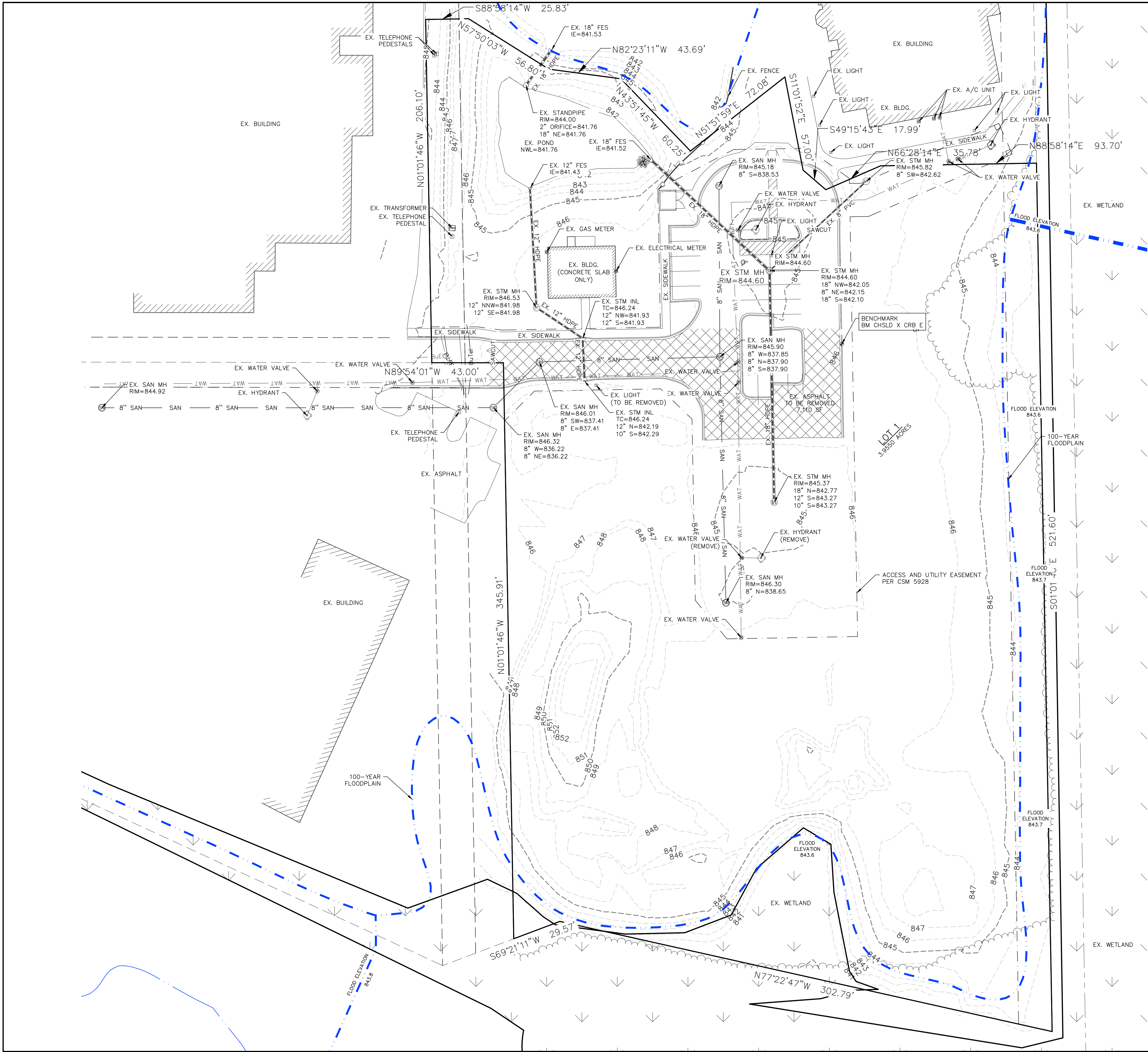
SHEET NO:

**C1.00**

[illegible]

**PS&E**  
**PARISH SURVEY & ENGINEERING**  
122 Wisconsin Street, West Bend, WI 53095  
262.346.7800 [www.parishse.com](http://www.parishse.com)





| LEGEND: |                                         |
|---------|-----------------------------------------|
|         | 896 --- EXISTING MINOR CONTOUR.         |
|         | 895 --- EXISTING MAJOR CONTOUR.         |
|         | OHEL --- OVERHEAD ELECTRIC LINE.        |
|         | BuEl --- BURIED ELECTRIC LINE.          |
|         | BuTel --- BURIED TELEPHONE LINE.        |
|         | FO --- FIBER OPTIC LINE.                |
|         | GAS --- GAS LINE.                       |
|         | SAN --- SANITARY SEWER MAIN OR LATERAL. |
|         | WAT --- WATER MAIN OR SERVICE.          |
|         | STORM --- STORM SEWER LINE.             |
|         | ELEC --- ELECTRIC METER.                |
|         | GAS --- GAS METER.                      |
|         | GAS --- GAS VALVE.                      |
|         | FIRE --- FIRE HYDRANT.                  |
|         | PP --- POWER POLE.                      |
|         | SN --- SANITARY SEWER MANHOLE.          |
|         | ST --- STORM SEWER MANHOLE.             |
|         | SI --- STORM SEWER INLET.               |
|         | TP --- TELEPHONE PEDESTAL.              |
|         | TRANS --- TRANSFORMER.                  |
|         | WV --- WATER VALVE.                     |

| REVISIONS: |             |
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**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:  
**EXISTING  
CONDITIONS  
PLAN**

DRAWN BY:  
**KJP**  
DESIGNED BY:  
**KJP**  
CHECKED BY:  
**KJP**

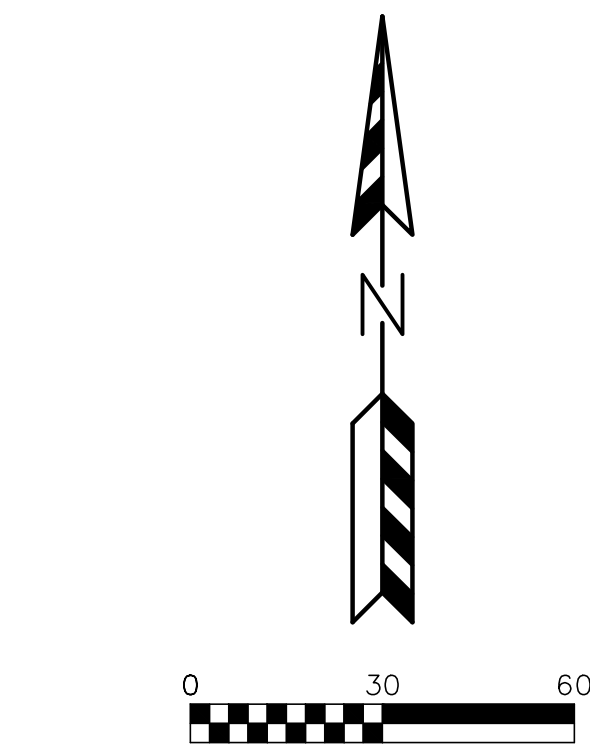
PLAN DATE:  
**07/08/2024**

PROJECT NO:  
**\AM-97-22\**

**VILLAGE  
SUBMITTAL**

SHEET NO:  
**C1.01**





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

| SITE INFORMATION BLOCK                 |                  |              |
|----------------------------------------|------------------|--------------|
| Site Address:                          | Lot 1 - CSM 7291 |              |
| Site Acreage                           | 3.65 Acres       |              |
| Area of Disturbance:                   | 3.05 Acres       |              |
| Current Zoning:                        | PUD              |              |
| Building & Paving Setback Requirements |                  |              |
|                                        | Building         |              |
| Front                                  | 30'              |              |
| Side                                   | 20'              |              |
| Rear                                   | 25'              |              |
| Proposed Site Areas                    |                  |              |
| Description                            | Area (sf)        | % Impervious |
| Building                               | 36,208           | 21.02        |
| Asphalt/Concrete                       | 52,486           | 30.47        |
| Impervious                             | 88,694           | 51.48        |
| Lawn                                   | 83,586           | 48.52        |
| 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: |             |
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PROJECT TITLE:  
**CEDAR CREEK TOWNHOMES  
EAGLE DRIVE  
JACKSON, WI 53037**

PLAN TITLE:  
**PROPOSED  
SITE PLAN**

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

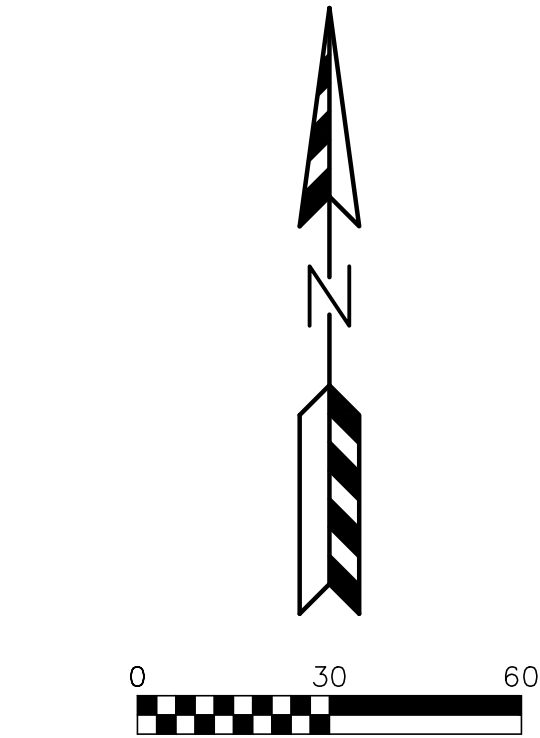
PLAN DATE:  
**07/08/2024**

PROJECT NO:  
**\AM-97-22\**

**VILLAGE  
SUBMITTAL**

SHEET NO:  
**C1.02**





-  - EXISTING MINOR CONTOUR.
-  - EXISTING MAJOR CONTOUR.
-  - PROPOSED MINOR CONTOUR.
-  - PROPOSED MAJOR CONTOUR.
-  - PROPOSED STORM SEWER.
-  - EXISTING STORM SEWER.
-  - INSTALL WSDOT TYPE D INLET PROTECTION
-  - INSTALL SILT FENCE.
-  - INSTALL DITCH CHECK.
-  - DRAINAGE ARROW.

**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 WE DETENTION PONDS AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE USED FOR SILT FENCE CLEAN-OUTS AROUND THE PERMETER.

3. CONSTRUCT BOTH WE DETENTION PONDS, ALL GRADING SHALL BE DIRECT ALL RUN-OFF TO THE WE DETENTION PONDS.

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 EROSION.

6. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.

7. CONSTRUCT BUILDING PAD AND BUILDINGS.

8. CONTINUE SITE GRADING.

9. INSTALL BASE COURSES, PROPOSED PAVEMENTS

10. INSTALL LANDSCAPING.

11. APPLY FINAL STABILIZATION TO ENTIRE SITE.

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 BMP SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AREAS DISTURBED BY REMOVAL OF BMPS.

[illegible]

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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:  
**07/08/2024**

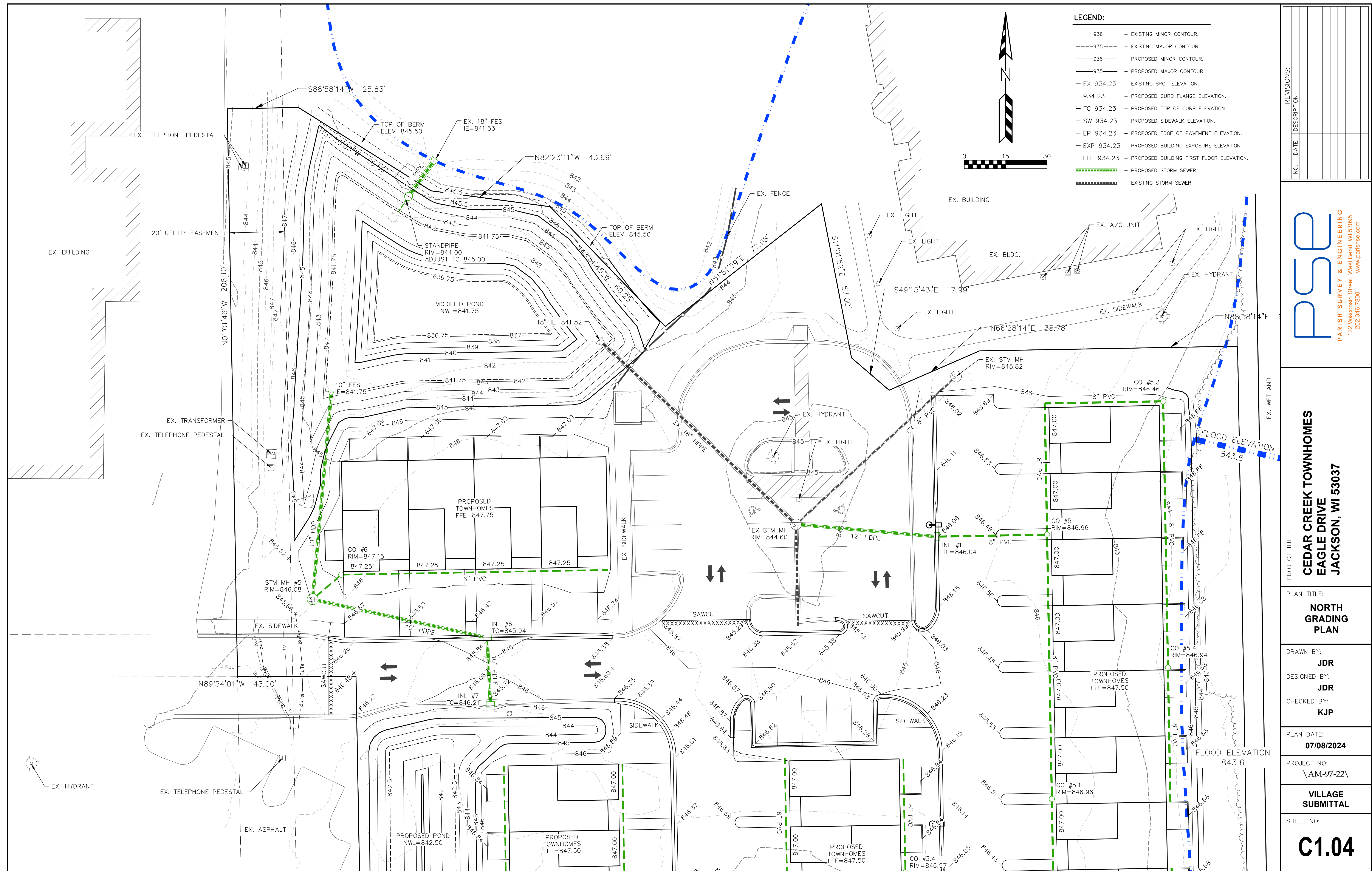
PROJECT NO:  
\\AM-97-22\\

VILLAGE  
SUBMITTAL

SHEET NO:

## C1.03









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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**

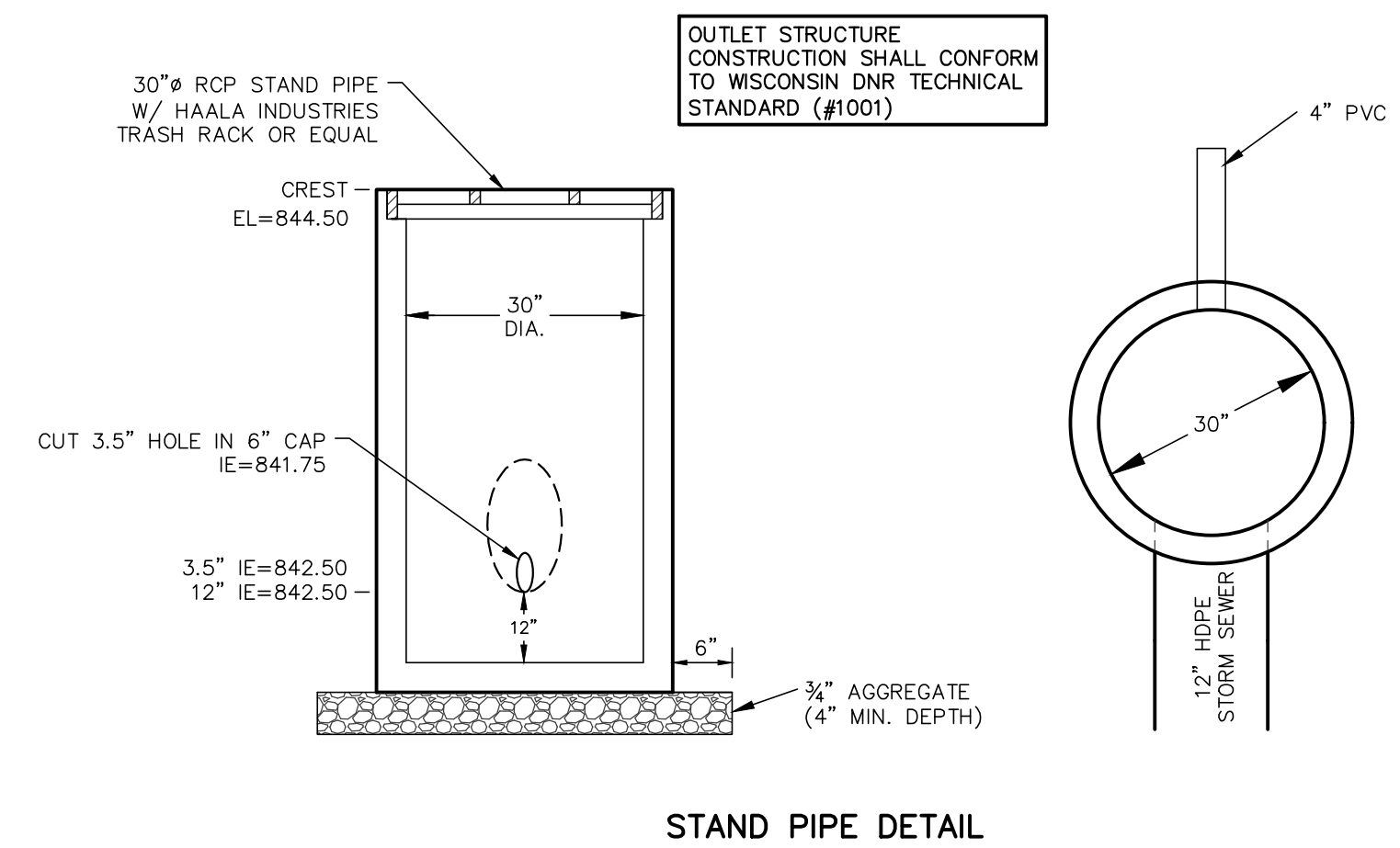
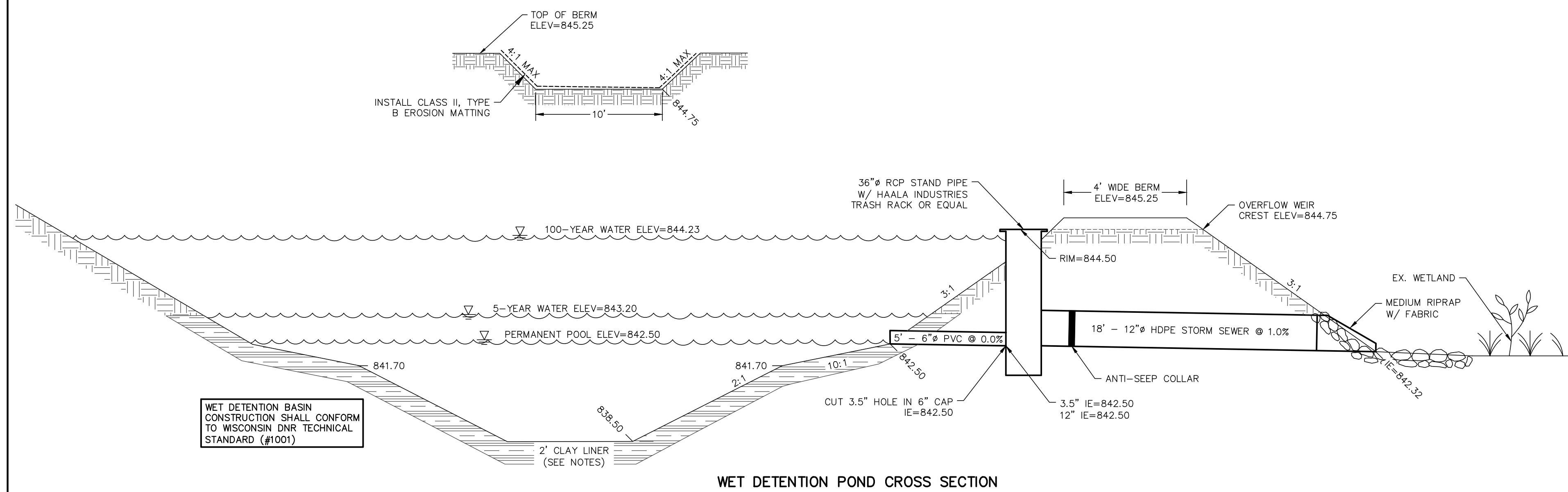
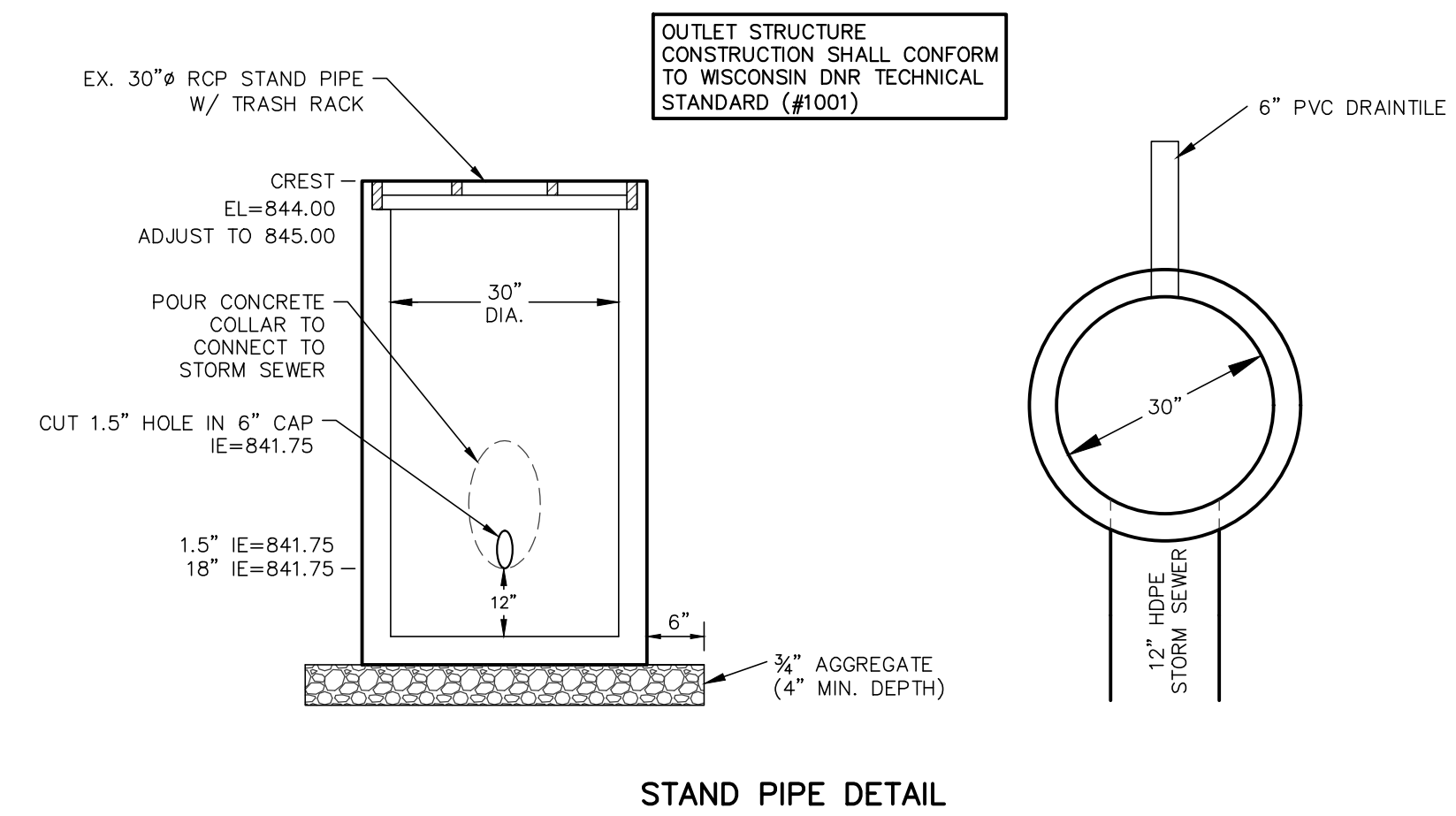
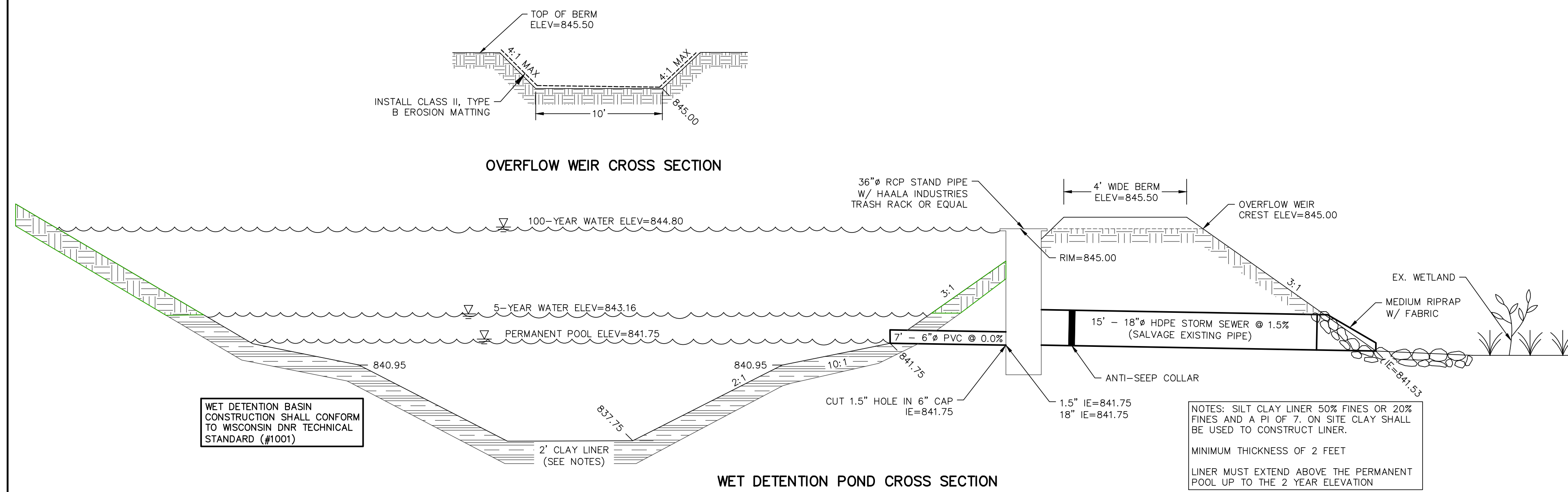
PLAN DATE:  
**07/08/2024**

PROJECT NO:  
**\AM-97-22\**

**VILLAGE  
SUBMITTAL**

SHEET NO:  
**C1.05**



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**PS&E**  
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122 Wisconsin Street, West Bend, WI 53095  
262.346.7800 [www.parishse.com](http://www.parishse.com)

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

PLAN TITLE:

**STORMWATER  
MANAGEMENT  
PLAN**

DRAWN BY:  
**JDR**

DESIGNED BY:  
**JDR**

CHECKED BY:  
**KJP**

PLAN DATE:  
**07/08/2024**

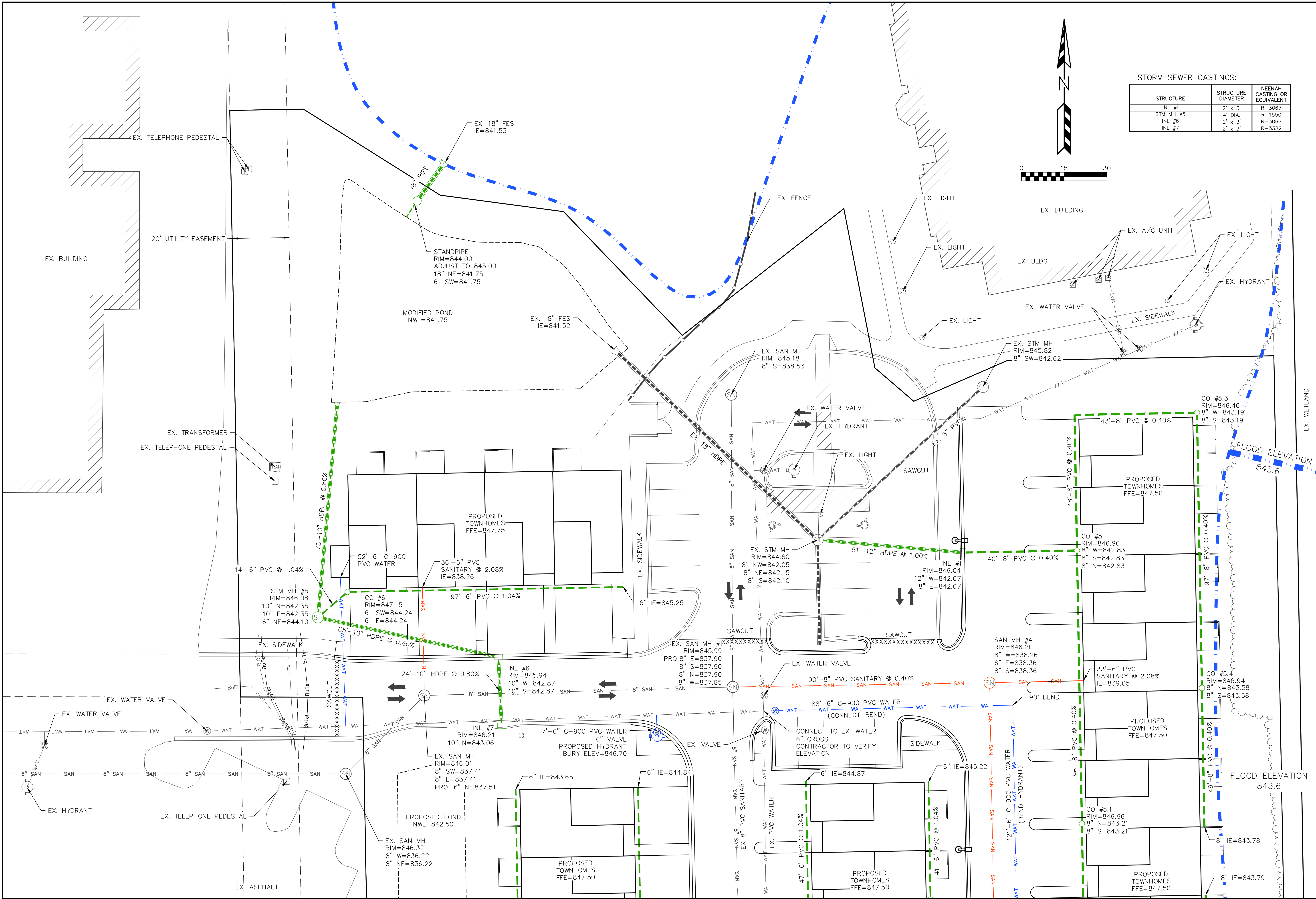
PROJECT NO:  
 \AM-97-22\

VILLAGE  
SUBMITTAL

SHEET NO:

**C1.06**

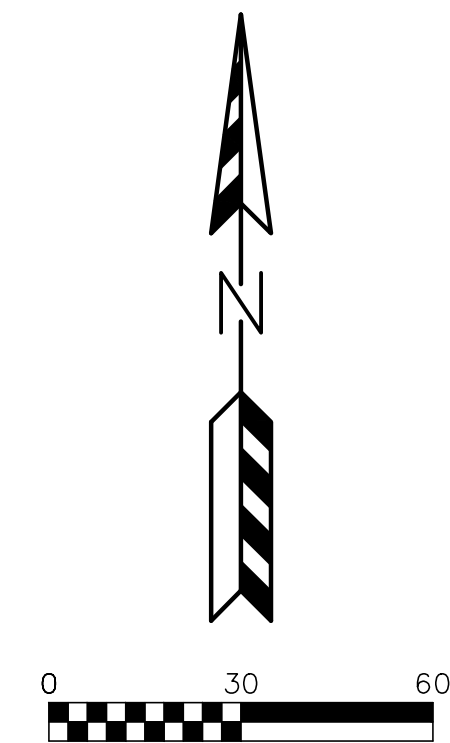








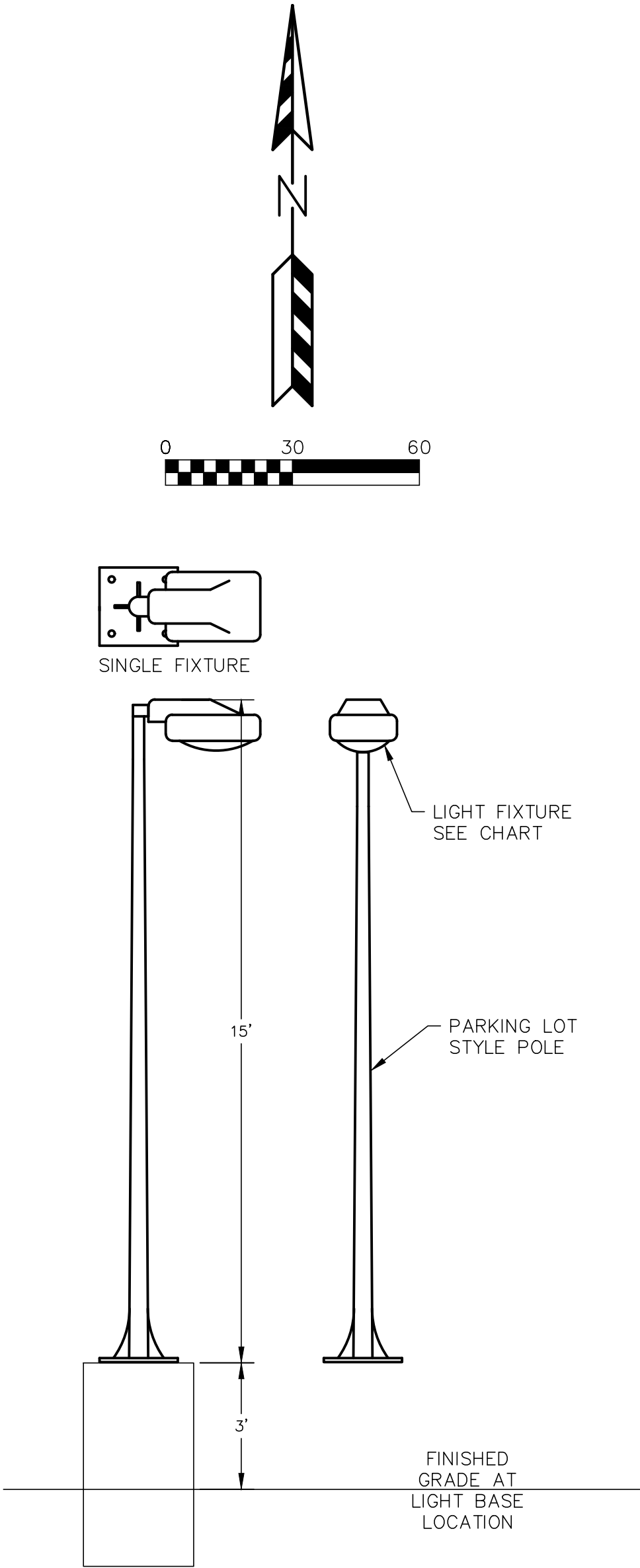


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| LUMINAIRE SCHEDULE |     |        |                                  |                             |             |             |            |       |
|--------------------|-----|--------|----------------------------------|-----------------------------|-------------|-------------|------------|-------|
| 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     |

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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:  
**07/08/2024**

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 CROSSLINKS: 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 SEEDED 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: |             |
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| NO.        | DESCRIPTION |
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**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:

07/08/2024

PROJECT NO:

\AM-97-22\

VILLAGE  
SUBMITTAL

SHEET NO:

C2.01



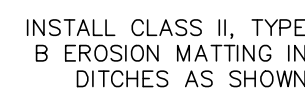






1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.  
NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT 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 12" APART.
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



**BERM/SWALE DETAIL**  
EAST SIDE OF 30 UNIT BUILDING



### RIPRAP/STILLING BASIN DETAIL



### SILT FENCE CONSTRUCTION (SHEET FLOW)

| MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%          |                                                      |                                                     |
|-------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------|
| SLOPE AREA DRAINS TO 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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PROJECT TITLE:

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

PLAN TITLE:

## EROSION CONTROL DETAILS

DRAWN BY:

**JDR**

DESIGNED BY:

**JDR**

CHECKED BY:

**KJP**

PLAN DATE:

07/08/2024

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:

07/08/2024

PROJECT NO:

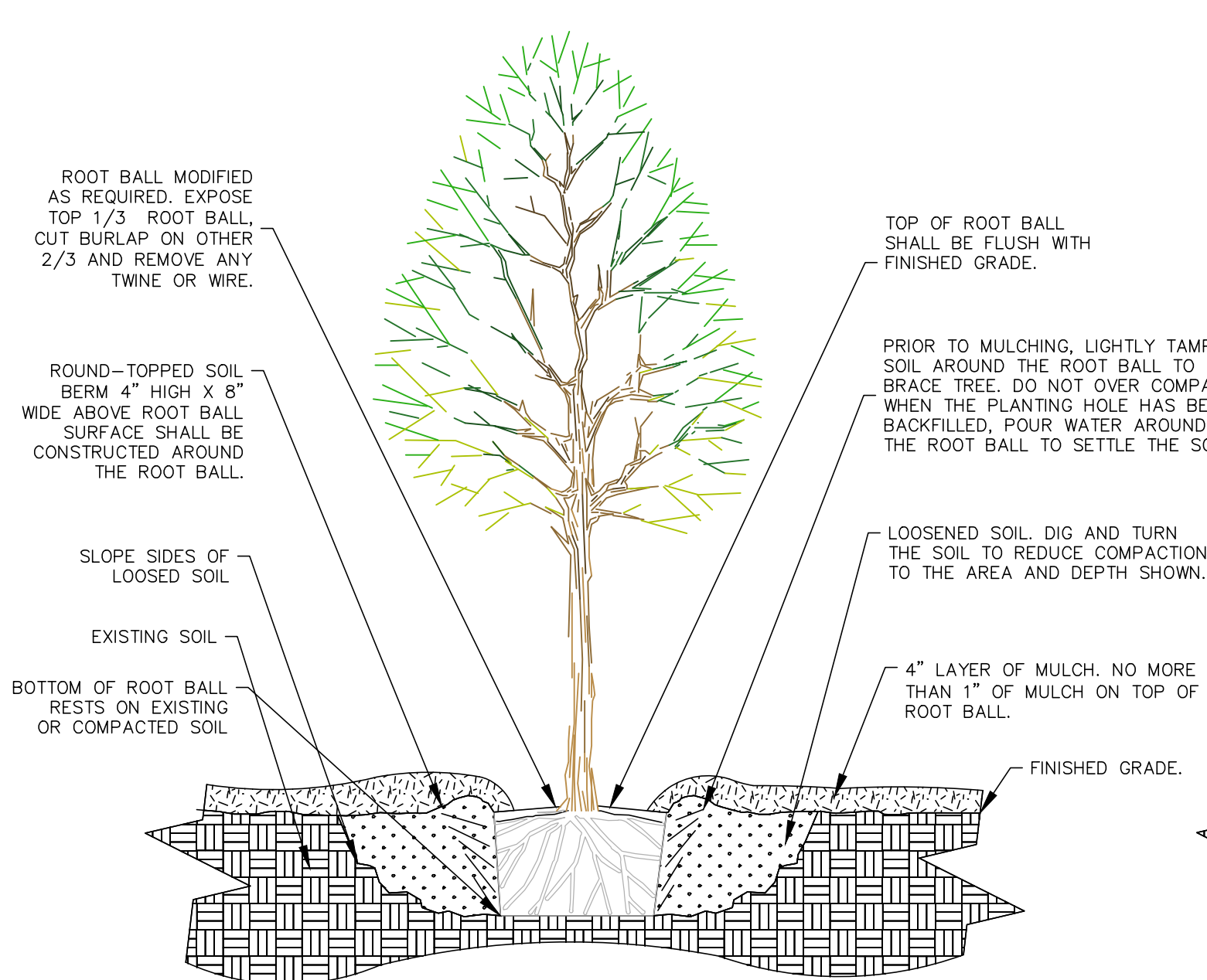
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VILLAGE  
SUBMITTAL

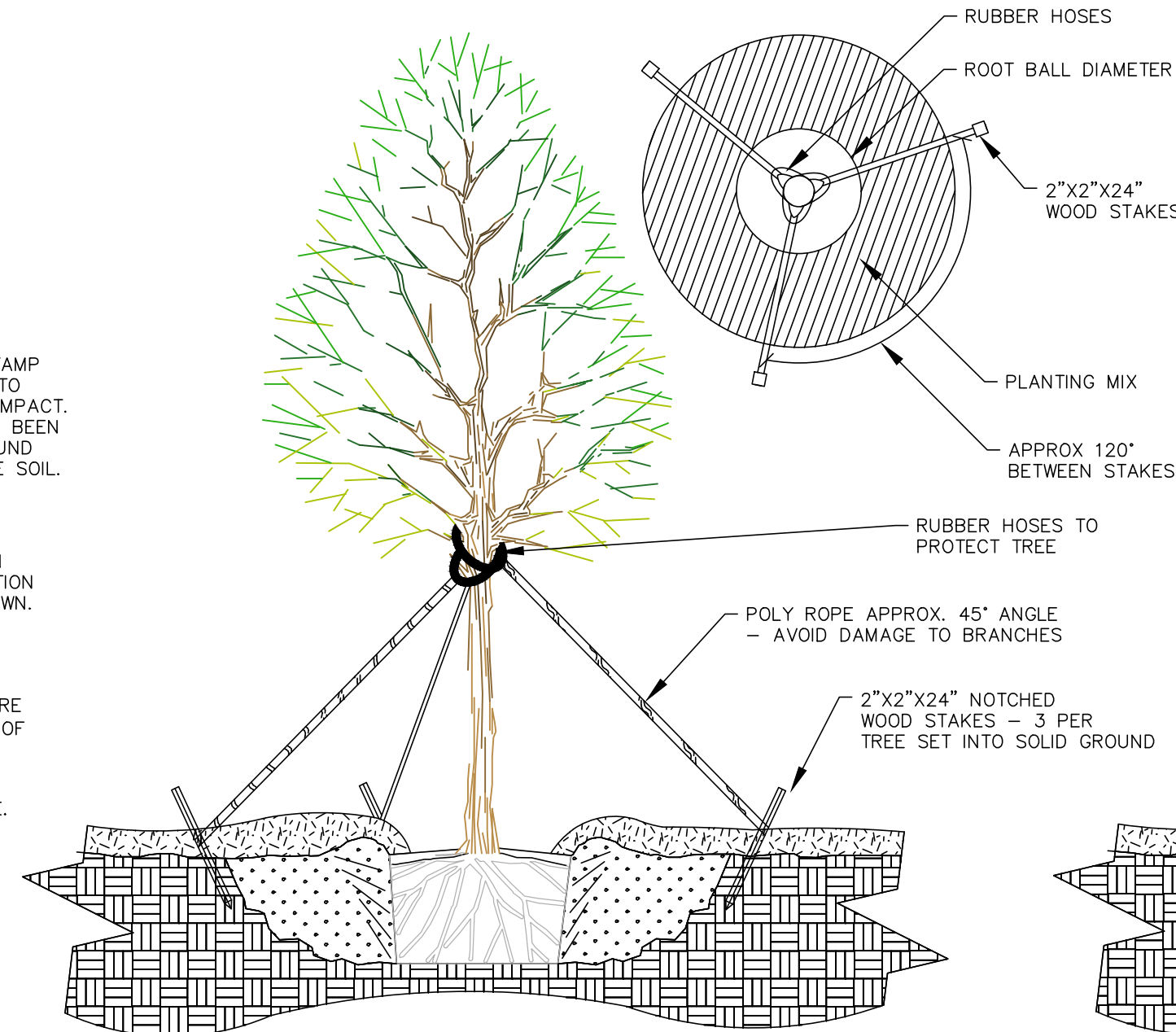
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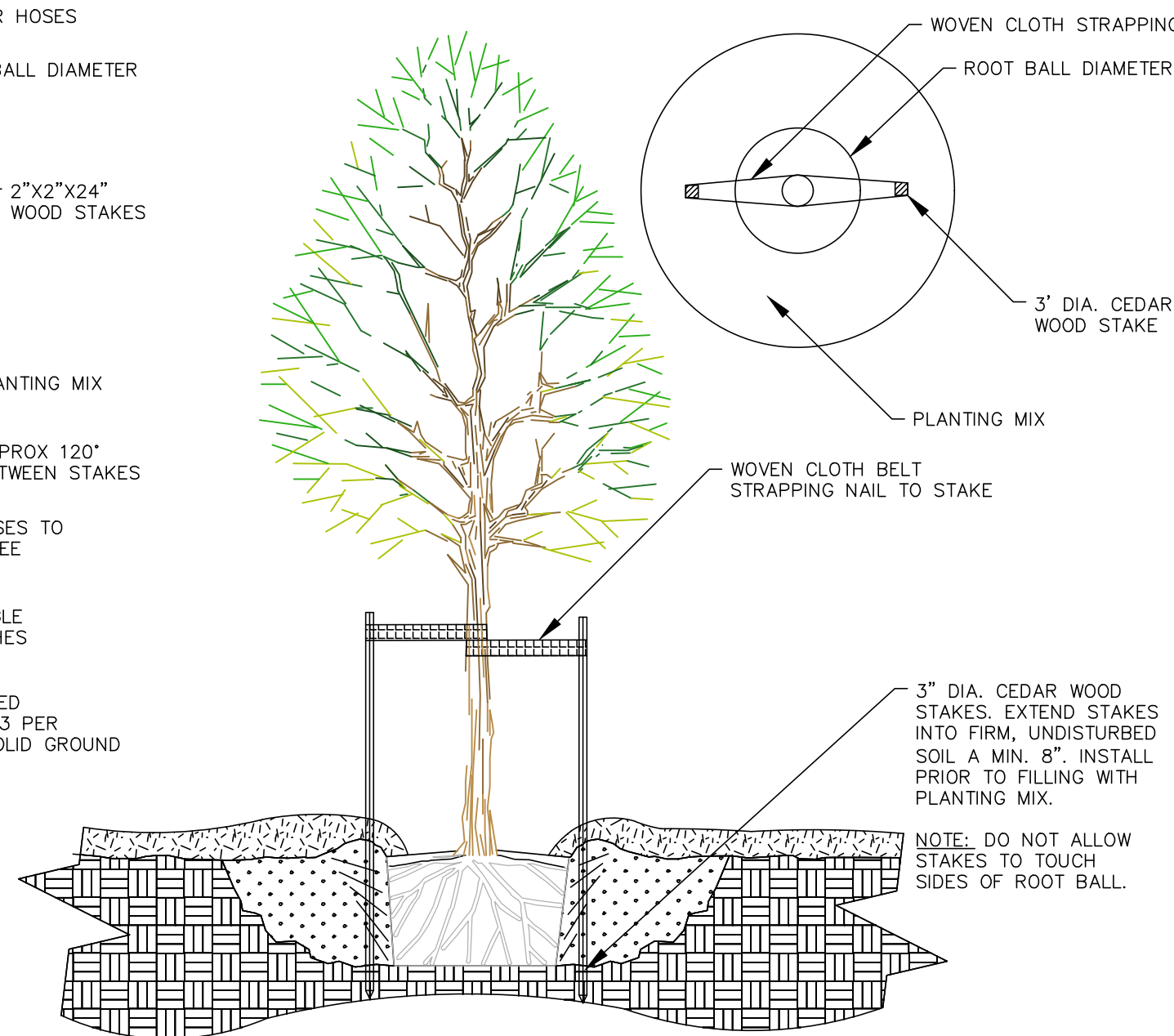




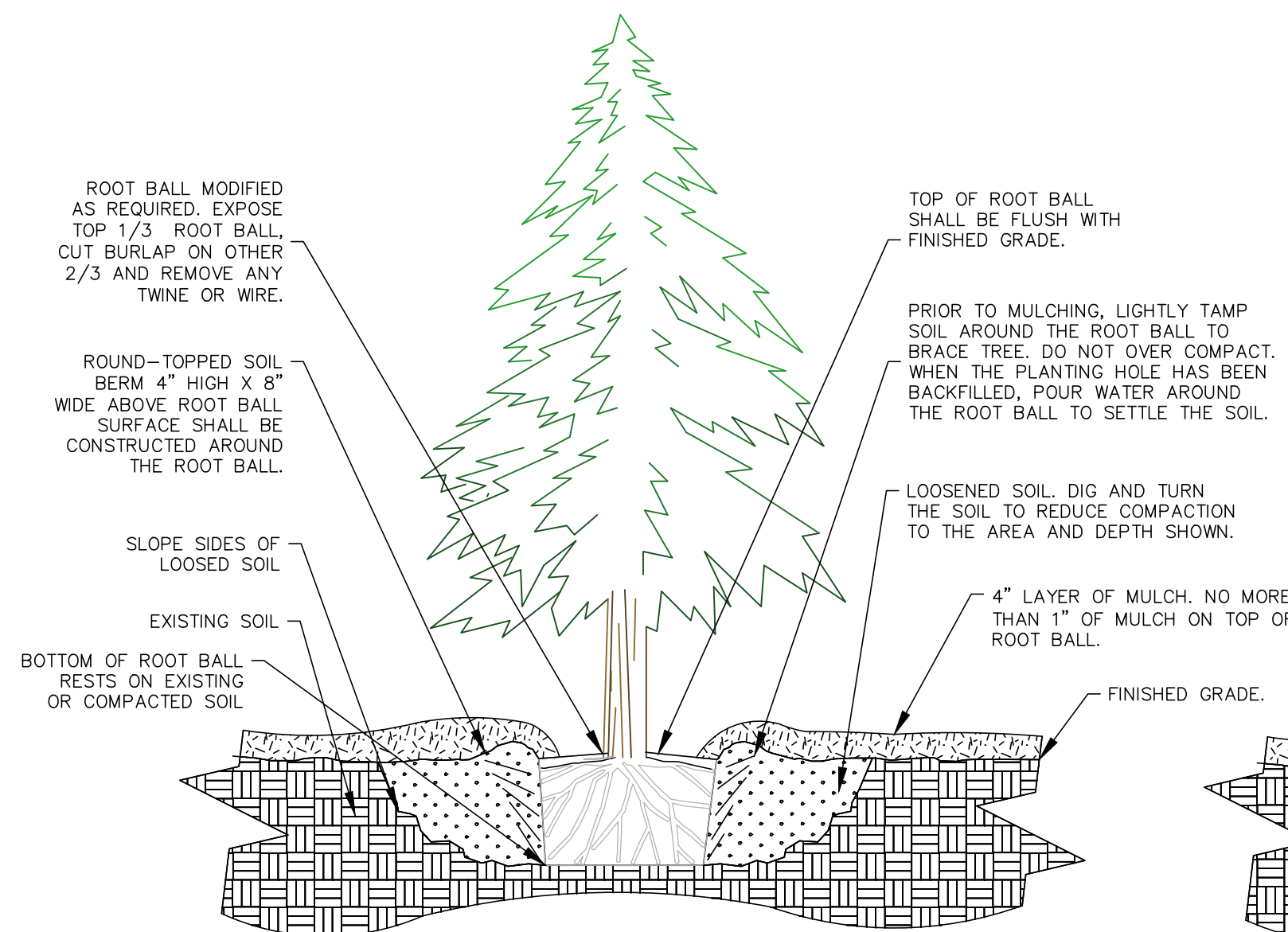
DECIDUOUS TREE  
PLANTING DETAIL



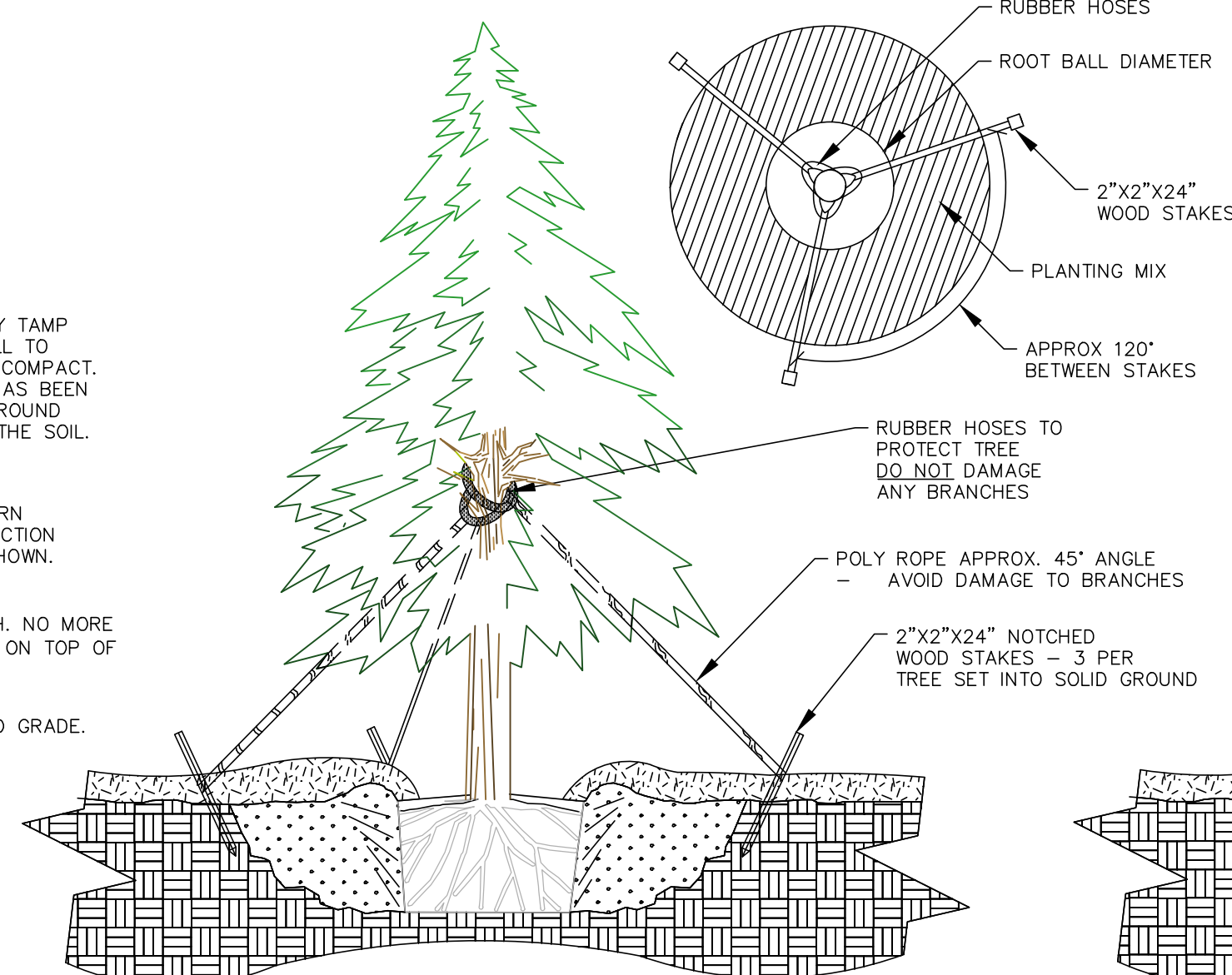
DECIDUOUS TREE  
STAKING DETAIL



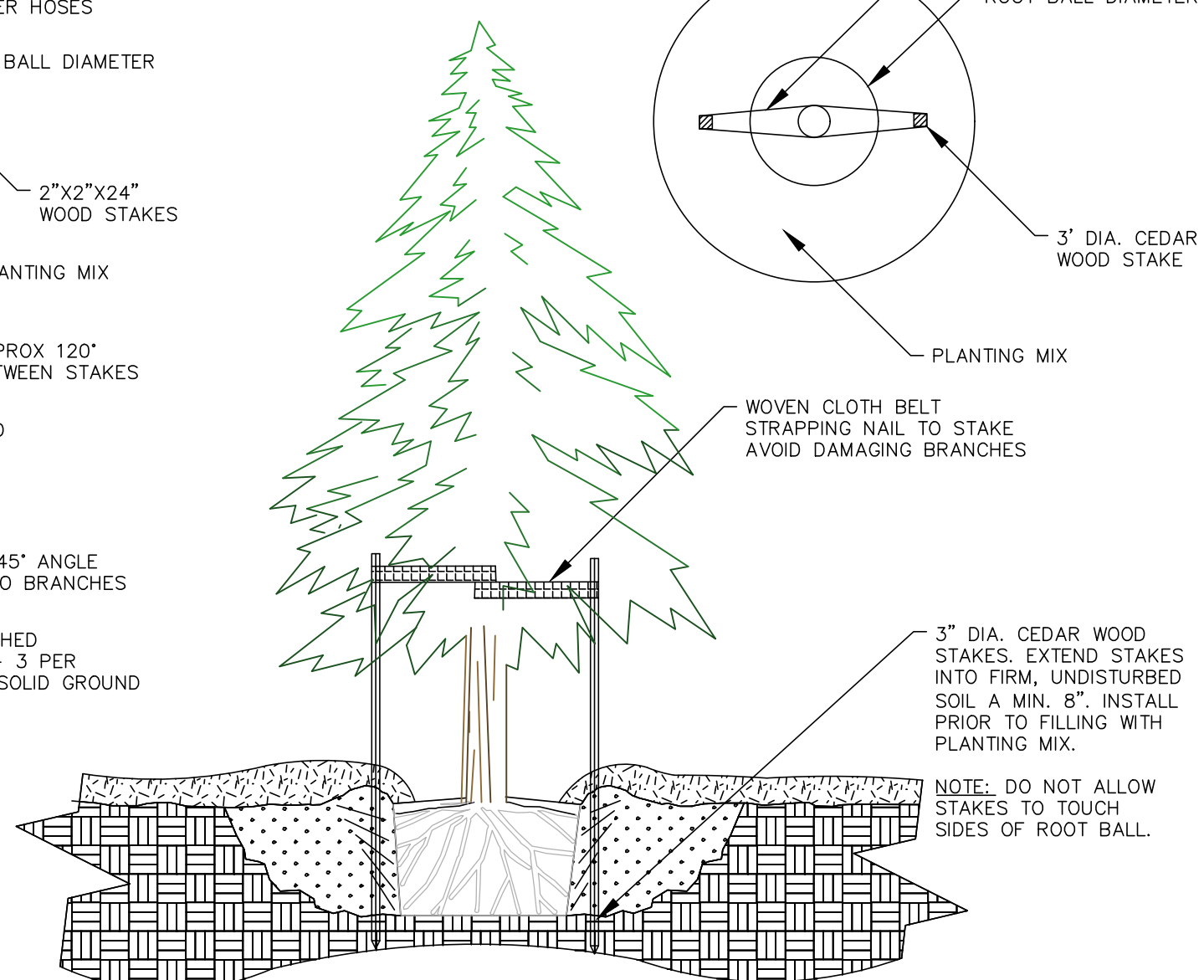
DECIDUOUS TREE RESTRICTED  
STAKING DETAIL



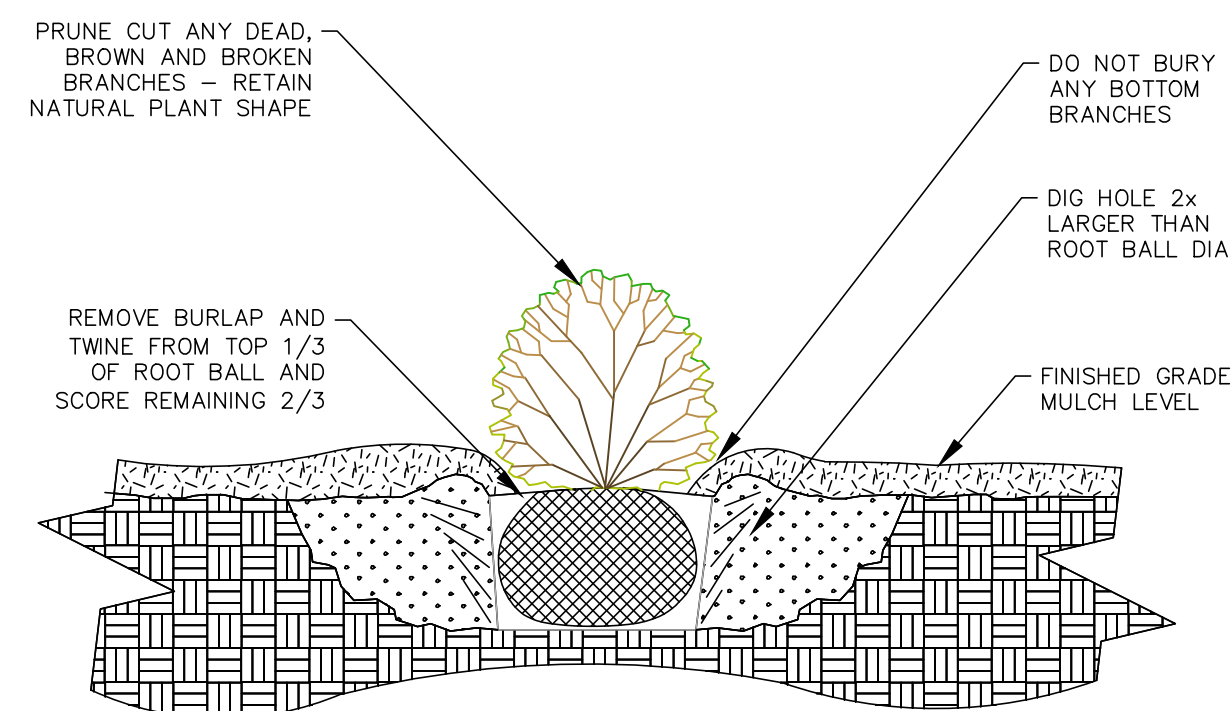
CONIFEROUS TREE  
PLANTING DETAIL



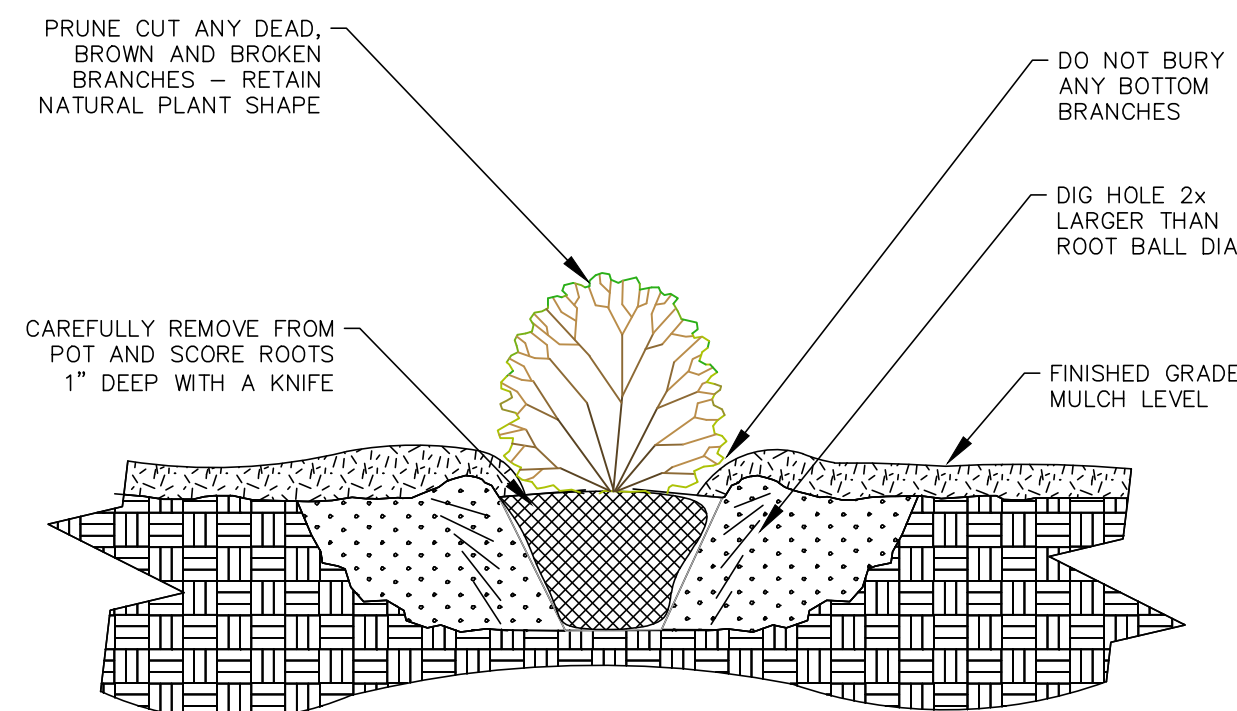
CONIFEROUS TREE  
STAKING DETAIL



CONIFEROUS TREE RESTRICTED  
STAKING DETAIL



SHRUB PLANTING  
BALLED AND BURLAPPED



SHRUB PLANTING  
CONTAINER GROWN

## LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES LISTED ON PLANT MATERIALS SCHEDULE AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI (LATEST VERSION). NO SUB-STANDARD "B GRADE" OR "PARK GRADE" PLANT MATERIALS WILL BE ACCEPTED.
- PLANTING SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT. ALL PLANTS MUST BE INSTALLED AS PER SIZES INDICATED ON PLANT MATERIALS SCHEDULE UNLESS APPROVED BY THE ARCHITECT ANY CHANGES IN SIZES SHOWN ON PLAN MUST BE APPROVED BY OWNER IN WRITING PRIOR TO INSTALLATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT THE ROOT FLARE. REMOVE EXCESS SOIL FROM TOP OF ROOT BALL, IF NEEDED. REMOVE AND DISCARD NON-BIODEGRADABLE BALL WRAPPING AND SUPPORT WIRE. REMOVE BIODEGRADABLE BURLAP AND WIRE CAGE FROM THE TOP THIRD OF THE ROOT BALL AND CAREFULLY BEND REMAINING WIRE DOWN TO BOTTOM OF THE HOLE. WHEN TREE HAS BEEN PLACED AND WILL NO LONGER BE MOVED, SCORE REMAINING TWO-THIRDS OF BURLAP AND REMOVE TWINE. PROVIDE ONE SLOW-RELEASE FERTILIZER PACKET PER 1" CALIPER OF EACH TREE PLANTED.
- BACKFILL TREE PLANTING HOLES WITH 80% EXISTING SOILS REMOVED FROM EXCAVATION AND 20% SOIL AMENDMENTS (SEE SPECIFICATION BELOW). AVOID AIR POCKETS. DO NOT TAMP SOIL. DISCARD ANY GRAVEL, ROCKS, HEAVY CLAY OR CONCRETE. WATER TREE THOROUGHLY WHEN HOLE IS TWO-THIRDS FULL. ALLOW WATER TO SOAK IN BEFORE FEILLING REMAINDER OF HOLE. WATER AGAIN TO FULLY SOAK THE NEW PLANTING. EACH TREE SHALL RECEIVE A 3" DEEP 4-5' DIAMETER SHREDDED HARDWOOD BARK MULCH RING/SAUCER. DO NOT BUILD UP MULCH ONTO TRUNK OF ANY TREE. INCORRECTLY INSTALLED TREES SHALL BE REPLACED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
- ALL SHRUBS SHALL BE PLANTED IN GROUPINGS INDICATED ON THE LANDSCAPE PLAN. INSTALL SHRUBS WITH AN EQUAL MIX OF SOIL AMENDMENTS AND BLENDED, PULVERIZED TOPSOIL. INSTALL TOPSOIL INTO ALL PLANT BEDS AS NEEDED TO ACHIEVE PROPER GRADE AND TO DISPLACE UNDESIRABLE SOILS. REMOVE GRAVEL, CLAY AND STONES FROM PLANT BEDS PRIOR TO PLANTING. WATER THOROUGHLY WHEN HOLES ARE TWO-THIRDS BACKFILLED AND ALLOW TO SOAK IN BEFORE PROCEEDING. PROVIDE SLOW-RELEASE FERTILIZER PACKETS AT THE RATE OF 1 PER 24" HEIGHT/DIAMETER OF SHRUB AT PLANTING.
- ALL TREE RINGS SHALL RECEIVE A 3" DEEP LAYER OF HIGH-QUALITY UN-PIGMENTED SHREDDED HARDWOOD BARK MULCH. ALL SHRUB AND PERENNIAL PLANTING BED AREAS SHALL RECEIVE A 2-3" LAYER OF DECORATIVE STONE BEDDING. DO NOT ALLOW STONE TO CONTACT PLANT STEMS AND TREE TRUNKS.
- PERENNIAL AND GROUNDCOVER AREAS SHALL RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO INSTALLATION. ROTO-TILL THE FOLLOWING MATERIALS AT THE FOLLOWING RATIOS INTO EXISTING SOIL BEDS OR INSTALLED TOPSOIL BEDS TO A DEPTH OF 8-10". CONTAINERIZED AND BALLED & BURLAPPED PLANT MATERIAL SHOULD BE BACKFILLED WITH AMENDED SOIL.
  - SOIL AMENDMENT COMPOSITION PER 100 SQ.FT. OF BED AREA
  - ¾ CU.YD. PEAT MOSS OR MUSHROOM COMPOST
  - ¾ CU.YD. BLENDED/PULVERIZED TOPSOIL
  - ¾ CU.YD. COMPOSTED MANURE
  - 2 LBS. STARTER FERTILIZER (ROTO-TILLED BED ONLY)
- REMOVE/KILL UNWANTED VEGETATION AT SEEDED AREAS PRIOR TO SEEDING. PREPARE TOPSOIL AND SEED BED BY REMOVING ALL SURFACE STONES 1" OR LARGER. APPLY 20-10-5 STARTER FERTILIZER AND SPECIFIED SEED UNIFORMLY AT THE SPECIFIED RATE.
- ALL PLANTINGS SHALL BE WATERED THOROUGHLY AT THE TIME OF PLANTING, THROUGH CONSTRUCTION AND UPON COMPLETION OF THE PROJECT AS NEEDED. TREES, EVERGREENS AND SHRUBS (DECIDUOUS AND EVERGREEN) SHALL BE GUARANTEED (100% REPLACEMENT) FOR A MINIMUM OF ONE YEAR FROM THE DATE OF PROJECT COMPLETION. PERENNIALS, GROUNDCOVERS AND ORNAMENTAL GRASSES SHALL BE GUARANTEED FOR A MINIMUM OF ONE GROWING SEASON. PERENNIALS, GROUNDCOVER AND ORNAMENTAL GRASSES PLANTED AFTER SEPTEMBER 15 SHALL BE GUARANTEED THROUGH MAY 31 OF THE FOLLOWING YEAR. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS. WATERING AND ONGOING MAINTENANCE INSTRUCTIONS ARE TO BE SUPPLIED TO THE OWNER BY THE LANDSCAPE CONTRACTOR UPON COMPLETION OF THE PROJECT.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF ALL LANDSCAPE AREAS FOR A PERIOD OF 45 DAYS AFTER SUBSTANTIAL COMPLETION OF THE LANDSCAPE INSTALLATION. THIS SHALL INCLUDE ALL TREES, SHRUBS, EVERGREENS, PERENNIALS, ORNAMENTAL GRASSES, TURF GRASS, NO-MOW GRASS AND NATIVE PRAIRIE SEED MIX / STORMWATER SEED MIX. WORK ALSO INCLUDES WEEDING, EDGING, MULCHING, FERTILIZING, TRIMMING, REMOVAL OF GRASS CLIPPINGS, PRUNING AND DEADHEADING.

| REVISIONS: |                             |
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| NO.        | DATE DESCRIPTION            |
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PROJECT TITLE:  
**CEDAR CREEK TOWNHOMES  
EAGLE DRIVE  
JACKSON, WI 53037**

PLAN TITLE:  
**LANDSCAPE  
DETAILS**

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

PLAN DATE:  
**07/08/2024**

PROJECT NO:  
**\AM-97-22\**

**BID SET**

SHEET NO:

**C2.05**



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|-----------|--|------|--|-------------|--|
| Catalog # |  | Date |  | Prepared by |  |
| Project   |  | Type |  | Notes       |  |



## HALO OUTDOOR FE Series Entry Light

The FE series LED Entry Wall Sconces provides years of maintenance free operation by not having to replace bulbs. It comes in three different varieties including Standard, Lumen Selectable & a Motion Activated version with an always on Ambient Glow ring. Lumen output ranges from 800 lumens for Basic version up to 1200 lumens for the Lumen Select version. Highly durable & corrosion resistant polycarbonate construction in textured Bronze and White finish.

This modern Wall Sconce light looks great on porches, decks, front entryways, garages and more. Great for residential or commercial applications. This fixture features a Dusk-to-Dawn photocell to help automate your outdoor lighting. It mounts easily to an existing junction box on the wall simply and easily. Designed for outdoor use and will add pleasant security light where you need it.

### Typical Applications

Outdoor Area/Site • Residential • Retail

### Interactive Menu

- Order Information [page 2](#)
- Product Warranty [page 2](#)
- Photometric Data [page 2](#)

### Product Certification



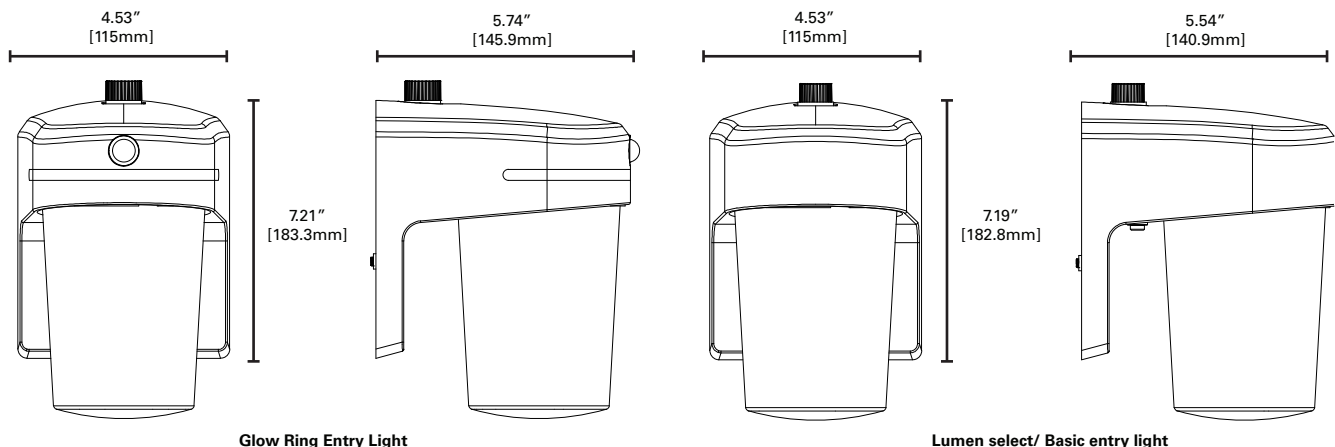
### Product Features



### Top Product Features

- Replaces up to 60W/75W Incandescent or 13W/26W CFL fixtures
- Durable weather resistant polycarbonate construction
- Built in photocontrol for Dusk-to-Dawn operation with optional cap provided to make fixture switch operated
- Motion sensor automatically turns lights on when motion is detected- FE10 Series
- UV rated frosted polycarbonate lens provides smooth diffuse light
- Perfect for security lighting for residential and light commercial application
- Available in textured bronze and white finish
- 5-year limited warranty

### Dimensional and Mounting Details





## Order Information

SAMPLE ORDER NUMBER: **FE08A40FDB / FE12S40FDW/ FE10A35GLMB**

| Series         | Lumens                                                     | Type               | CCT                      | Configuration                                            | Colors              |
|----------------|------------------------------------------------------------|--------------------|--------------------------|----------------------------------------------------------|---------------------|
| FE=Entry Light | 08=800 Lumens (Nominal)                                    | A=Fixed Lumen      | 40=4000K                 | FD=Flood + Dusk-to-Dawn                                  | B=Bronze<br>W=White |
|                | 12=1200/900/700 Lumens (Nominal)<br>*Selectable Lumen only | S=Selectable Lumen |                          |                                                          |                     |
|                | 10=1000 Lumens (Nominal)<br>*Glow Ring only                | A=Fixed Lumen      | 35=3500K *Glow Ring Only | GLM=Glow ring with Motion Sensor and Dusk-to-Dawn sensor |                     |

\*All combination do not exist- only for illustrative purposes. See below for a list of available products

## Product Specifications

## Construction

- Durable, UV resistant polycarbonate housing suitable for wet locations
- Suitable for wall or eave mounting
- Mounts to most standard recessed junction boxes
- Optional shorting cap provided in box for switch activated operation

## Optics

- UV resistant frosted lens for smooth diffuse light distribution
- 4000K(FE08, FE12) & 3500K(FE10A) CCT's available ideal for security applications

## Electrical

- Electrical operating voltage 120VAC 60Hz
- Built to last with maintenance-free LEDs with L70 lifetime of 50,000 hours (FE12S and FE10A Series) and 25000 hours (FE08 Series)

## Motion Sensor

- 120° degree PIR sensor with a detection range up to 15ft distance(FE10A)
- Fixture operating temperature of -30°C to 40°C
- Integral photocell allows for night time ON / daytime OFF operation
- External supply wiring 75°C minimum
- In motion mode, fixture will remain ON for 3 minutes once the motion ceases to exist (FE10A Series)

## Compliance

- UL certified for US and Canada for wet locations
- EMI/RFI emissions per FCC 47CFR Part 15B
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11

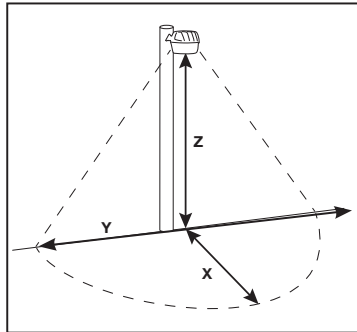
## Finish

- Textured Bronze and White Finish

## Warranty

- Five year limited warranty
- Consult website for details [cooperlighting.com/legal](http://cooperlighting.com/legal)

## Suggested Mounting Height



X = Forward Throw  
Y = Wall Spread  
Z = Mounting Heights

Notes:  
Forward throw X = 1/2 Y  
for wall-mount applications only  
See IES files for detailed photometry

| Minimum Footcandles (FC) |        | 0.50 FC |      |     |    |     |      |
|--------------------------|--------|---------|------|-----|----|-----|------|
| Mounting Height (Z)      |        | 8'      |      | 10' |    | 12' |      |
| Catalog Number           | Lumens | X       | Y    | X   | Y  | X   | Y    |
| FE08A40FDB               | 789    | 8.8     | 17.6 | 8   | 16 | --  | --   |
| FE08A40FDW               | 976    | 9.6     | 19.2 | 9.5 | 19 | 8.4 | 14.4 |
| FE12S40FDB               | 1272   | 10.4    | 20.8 | 11  | 22 | 9.6 | 19.2 |
| FE12S40FDW               | 1484   | 12      | 24   | 12  | 24 | 12  | 23   |
| FE10A35GLMB              | 995    | 9.6     | 19.2 | 9   | 18 | 6   | 12   |
| FE10A35GLMW              | 1161   | 10      | 20   | 10  | 20 | 9   | 18   |

## Photometric Data

| Series      | Voltage (V) | Power (W) | Delivered Lumens (lm) | Efficacy (LPW) | CCT   | CRI | Controls                             |
|-------------|-------------|-----------|-----------------------|----------------|-------|-----|--------------------------------------|
| FE08A40FDB  | 120V        | 7.6       | 788                   | 105            | 4000K | 83  | INTEGRATED PHOTOCELL                 |
| FE08A40FDW  | 120V        | 7.9       | 977                   | 124            | 4000K | 83  | INTEGRATED PHOTOCELL                 |
| FE12S40FDB  | 120V        | 11.4      | 1271                  | 112            | 4000K | 82  | INTEGRATED PHOTOCELL                 |
| FE12S40FDW  | 120V        | 11.5      | 1485                  | 129            | 4000K | 82  | INTEGRATED PHOTOCELL                 |
| FE10A35GLMB | 120V        | 13.6      | 994                   | 73             | 3500K | 82  | MOTION SENSOR + INTEGRATED PHOTOCELL |
| FE10A35GLMW | 120V        | 13.6      | 1161                  | 86             | 3500K | 82  | MOTION SENSOR + INTEGRATED PHOTOCELL |

|             |  |           |  |      |  |
|-------------|--|-----------|--|------|--|
| Project     |  | Catalog # |  | Type |  |
| Prepared by |  | Notes     |  | Date |  |



## Lumark

### Prevail LED

Area / Site Luminaire

#### Product Features



#### Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

#### Product Certifications



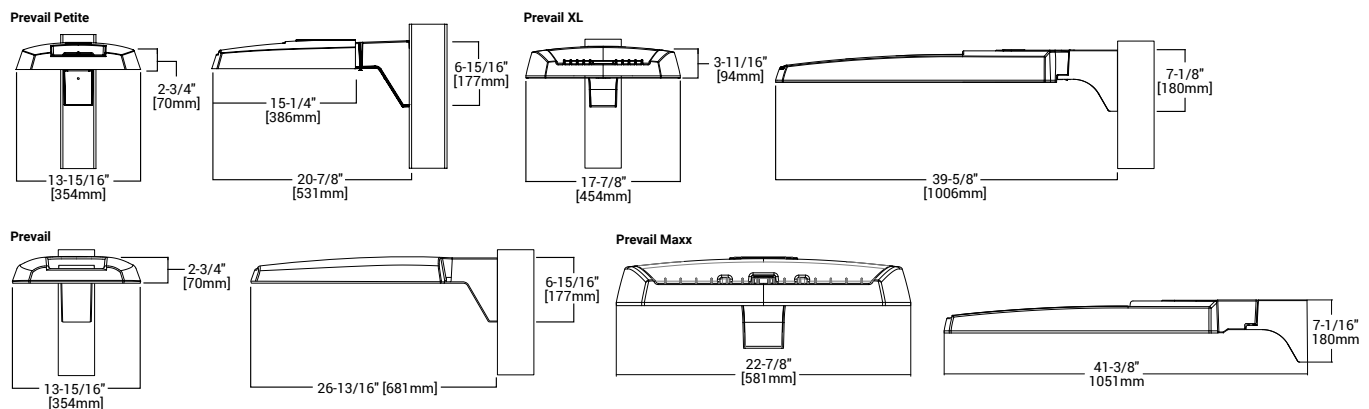
#### Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

#### Connected Systems

- WaveLinx

#### Dimensional Details



**NOTES:**  
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.  
2. IDA Certified for 3000K CCT and warmer only.

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

### LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

| Product Family                                                                                                    | Camera Type                                                        | Data Backhaul                                                                                            |                                                                                                               |                              |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------|
| <b>L=LumenSafe Technology</b>  | <b>H=Dome Camera, High Res</b><br><b>Z=Dome Camera, Remote PTZ</b> | <b>C=Cellular, Customer Installed SIM Card</b><br><b>A=Cellular, Factory Installed AT&amp;T SIM Card</b> | <b>V=Cellular, Factory Installed Verizon SIM Card</b><br><b>S=Cellular, Factory Installed Sprint SIM Card</b> | <b>E=Ethernet Networking</b> |

## Stock Ordering Information

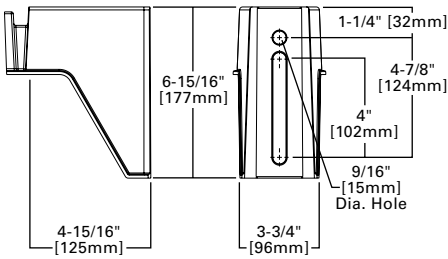


**COOPER**  
Lighting Solutions

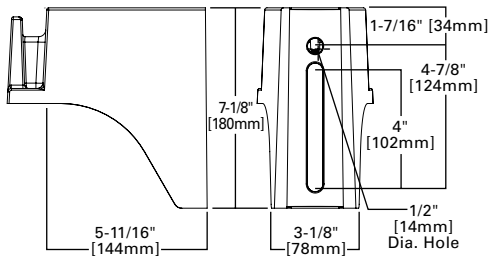


## Mounting Details

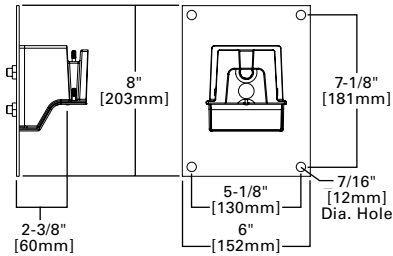
**SA=QM Pole Mount Arm (PRV & PRV-P)**



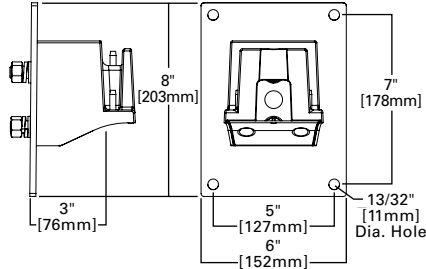
**SA=QM Pole Mount Arm (PRV-XL)**



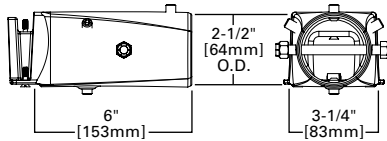
**WM=QM Wall Mount Arm (PRV & PRV-P)**



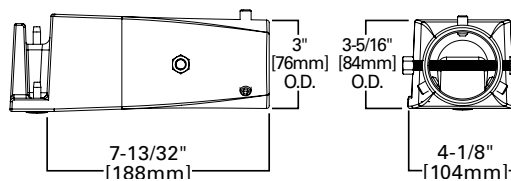
**WM=QM Wall Mount Arm (PRV-XL)**



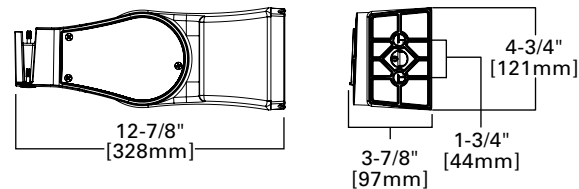
**MA=QM Mast Arm (PRV & PRV-P)**



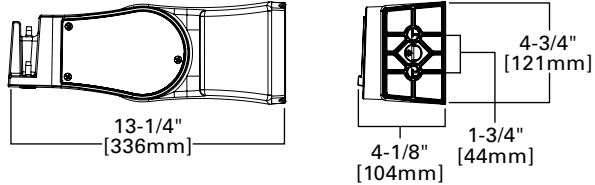
**MA=QM Mast Arm (PRV-XL)**



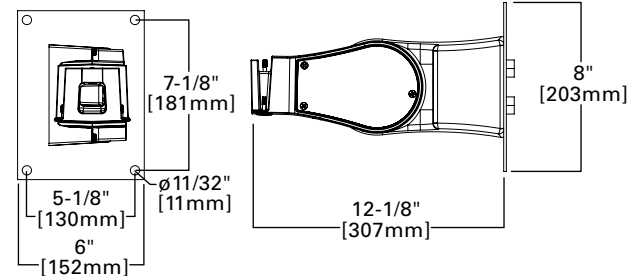
**ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)**



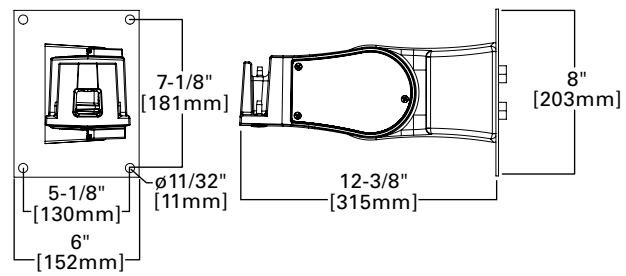
**ADJA=Adjustable Arm Pole Mount (PRV-XL)**



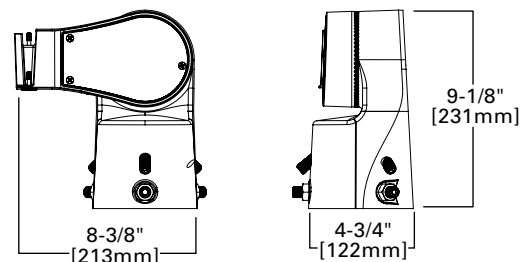
**ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)**



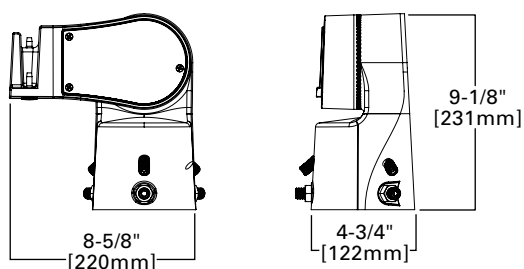
**ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)**



**ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)**

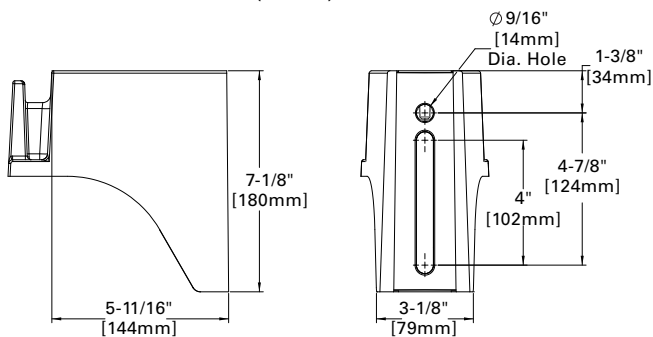


**ADJS=Adjustable Slipfitter 3 (PRV-XL)**

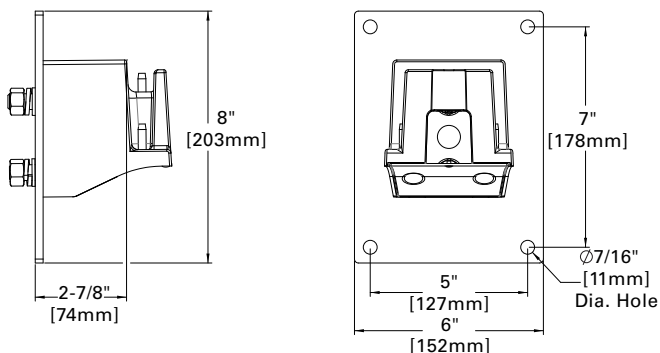


## Mounting Details

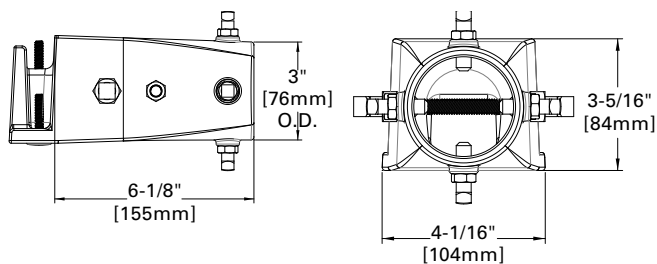
### SA=QM Pole Mount Arm (PRV-M)



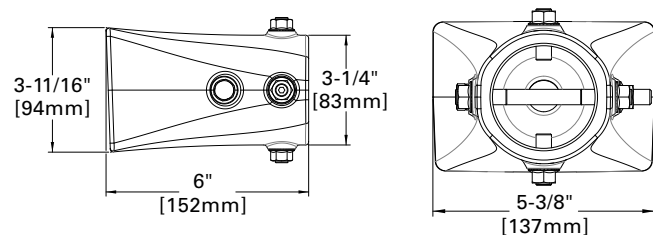
### WM=QM Wall Mount Arm (PRV-M)



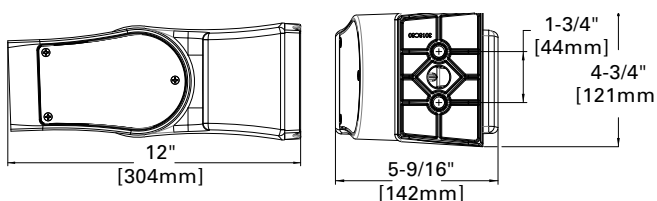
### MA=QM Mast Arm (PRV-M)



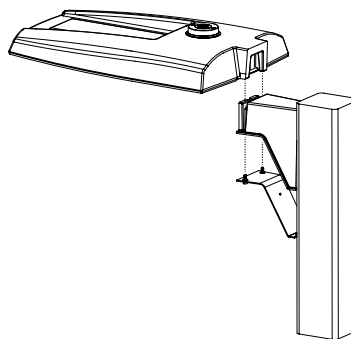
### FMA=Fixed Mast Arm (PRV-M)



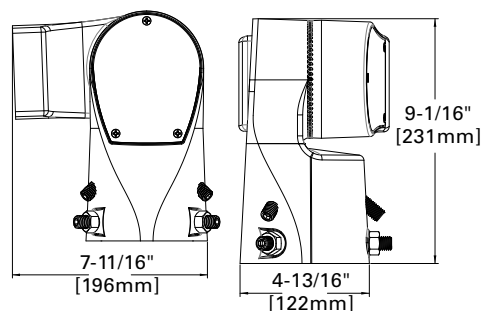
### DM=Direct Pole Mount Arm (PRV-M)



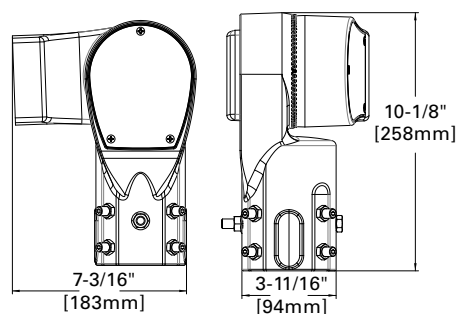
### Versatile Mount System



### ADJS=Adjustable Slipfitter (PRV-M)



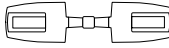
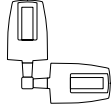
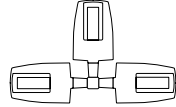
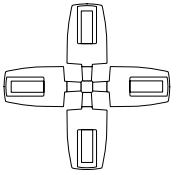
### SP2=Adjustable Slipfitter 2-3/8" (PRV-M)



## Mounting Details

### Mounting Configurations and EPAs

**NOTE:** For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

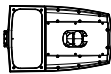
|                |                       |  |  |  |  |  |
|----------------|-----------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Housing Size   | Tilt Angle (Degrees)  | Arm Mount Single                                                                  | Arm Mount 2 @ 180°                                                                | Arm Mount 2 @ 90°                                                                  | Arm Mount 3 @ 90°                                                                   | Arm Mount 4 @ 90°                                                                   |
| Prevail Petite | 0°                    | 0.54                                                                              | 1.08                                                                              | 0.84                                                                               | 1.38                                                                                | 1.38                                                                                |
|                | 60°                   | 1.68                                                                              | 1.85                                                                              | 2.42                                                                               | 3.15                                                                                | 3.30                                                                                |
| Prevail        | 0°                    | 0.92                                                                              | 1.35                                                                              | 1.42                                                                               | 1.63                                                                                | 1.63                                                                                |
|                | 60°                   | 2.20                                                                              | 2.40                                                                              | 3.05                                                                               | 3.88                                                                                | 4.07                                                                                |
|                | 60° + Full Drop Visor | 2.20                                                                              | 2.40                                                                              | 3.25                                                                               | 4.28                                                                                | 4.47                                                                                |
| Prevail XL     | 0°                    | 1.12                                                                              | 2.25                                                                              | 2.13                                                                               | 2.52                                                                                | 2.52                                                                                |
|                | 60°                   | 3.99                                                                              | 4.30                                                                              | 5.26                                                                               | 6.51                                                                                | 6.79                                                                                |
|                | 60° + Full Drop Visor | 3.99                                                                              | 4.30                                                                              | 5.59                                                                               | 7.17                                                                                | 7.49                                                                                |
| Prevail Maxx   | 0°                    | 1.28                                                                              | 2.56                                                                              | 1.7                                                                                | 2.69                                                                                | 2.69                                                                                |
|                | 60°                   | 5.09                                                                              | 5.52                                                                              | 6.34                                                                               | 7.49                                                                                | 7.81                                                                                |

## Optical Configurations

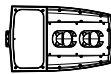
**PRV-P-C10/C15/C20/C25**  
(4,900/6,900/9,800/11,800  
Nominal Lumens)



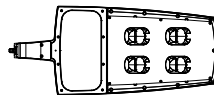
**PRV-C15**  
(7,100 Nominal Lumens)



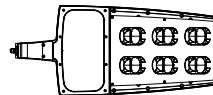
**PRV-C25/C40/C60**  
(13,100/17,100/20,000  
Nominal Lumens)



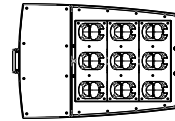
**PRV-XL-C75/C100/C125**  
(26,100/31,000/36,300 Nominal Lumens)



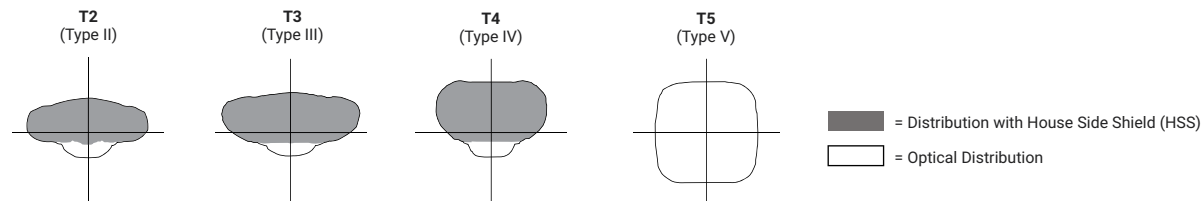
**PRV-XL-C150/C175**  
(41,100/48,600 Nominal Lumens)



**PRV-M-PA6X**  
(50,000/60,000/70,000/80,000 Nominal Lumens)



### Optical Distributions



## Product Specifications

### Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

### Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

### Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected.

### Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

### Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

### Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

### Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

### Warranty

- Five year limited warranty, consult website for details. [www.cooperlighting.com/legal](http://www.cooperlighting.com/legal)



## Energy and Performance Data

## Power and Lumens



View PRV-P IES files



View PRV IES files



View PRV-XL IES files

| Product Family            |                           | Prevail Petite |          |          |          | Prevail  |          |          |          | Prevail XL |          |          |          |          | Prevail Maxx |          |          |          |
|---------------------------|---------------------------|----------------|----------|----------|----------|----------|----------|----------|----------|------------|----------|----------|----------|----------|--------------|----------|----------|----------|
| Light Engine              |                           | C10            | C15      | C20      | C25      | C15      | C25      | C40      | C60      | C75        | C100     | C125     | C150     | C175     | C200         | C225     | C250     | C275     |
| Power (Watts)             |                           | 35             | 49       | 73       | 94       | 52       | 96       | 131      | 153      | 176        | 217      | 264      | 285      | 346      | 346          | 418      | 487      | 588      |
| Input Current @ 120V (A)  |                           | 0.29           | 0.41     | 0.61     | 0.79     | 0.43     | 0.80     | 1.09     | 1.32     | 1.50       | 1.84     | 2.21     | 2.38     | 2.92     | 2.89         | 3.49     | 4.06     | 4.90     |
| Input Current @ 277V (A)  |                           | 0.13           | 0.18     | 0.27     | 0.35     | 0.19     | 0.35     | 0.48     | 0.57     | 0.66       | 0.82     | 0.97     | 1.04     | 1.25     | 1.26         | 1.51     | 1.72     | 2.06     |
| Input Current @ 347V (A)  |                           | 0.11           | 0.16     | 0.23     | 0.29     | 0.17     | 0.30     | 0.41     | 0.48     | 0.54       | 0.66     | 0.79     | 0.84     | 1.02     | 1.00         | 1.21     | 1.40     | 1.70     |
| Input Current @ 480V (A)  |                           | 0.08           | 0.12     | 0.17     | 0.22     | 0.12     | 0.22     | 0.30     | 0.35     | 0.40       | 0.48     | 0.57     | 0.62     | 0.74     | 0.73         | 0.88     | 1.00     | 1.21     |
| Distribution <sup>1</sup> |                           |                |          |          |          |          |          |          |          |            |          |          |          |          |              |          |          |          |
| Type II                   | 4000K Lumens              | 4,775          | 6,717    | 9,542    | 11,521   | 7,123    | 13,205   | 17,172   | 20,083   | 26,263     | 31,231   | 36,503   | 41,349   | 48,876   | 50,349       | 59,444   | 68,447   | 79,322   |
|                           | BUG Rating                | B1-U0-G1       | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3   | B3-U0-G4 | B4-U0-G4 | B4-U0-G4 | B4-U0-G5 | B4-U0-G5     | B4-U0-G5 | B4-U0-G5 | B5-U0-G5 |
|                           | Lumens per Watt           | 138            | 137      | 131      | 122      | 137      | 138      | 131      | 131      | 149        | 144      | 138      | 145      | 141      | 146          | 142      | 141      | 135      |
|                           | 3000K Lumens <sup>1</sup> | 4,869          | 6,595    | 9,369    | 11,312   | 6,994    | 12,965   | 16,860   | 19,718   | 25,786     | 30,664   | 35,840   | 40,598   | 47,989   | 49,437       | 58,368   | 67,208   | 77,886   |
| Type III                  | 4000K Lumens              | 4,782          | 6,727    | 9,556    | 11,538   | 7,111    | 13,183   | 17,144   | 20,050   | 26,120     | 31,061   | 36,304   | 41,124   | 48,610   | 50,162       | 59,223   | 68,193   | 79,027   |
|                           | BUG Rating                | B1-U0-G2       | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B1-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5   | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5     | B4-U0-G5 | B5-U0-G5 | B5-U0-G5 |
|                           | Lumens per Watt           | 138            | 137      | 131      | 123      | 137      | 137      | 131      | 131      | 148        | 143      | 138      | 144      | 140      | 145          | 142      | 140      | 135      |
|                           | 3000K Lumens <sup>1</sup> | 4,695          | 6,605    | 9,383    | 11,329   | 6,982    | 12,944   | 16,832   | 19,686   | 25,646     | 30,497   | 35,645   | 40,377   | 47,727   | 49,254       | 58,151   | 66,958   | 77,596   |
| Type IV                   | 4000K Lumens              | 4,880          | 6,865    | 9,752    | 11,774   | 7,088    | 13,140   | 17,087   | 19,984   | 26,098     | 31,035   | 36,274   | 41,089   | 48,569   | 50,575       | 59,711   | 68,754   | 79,678   |
|                           | BUG Rating                | B1-U0-G2       | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B1-U0-G3 | B2-U0-G4 | B2-U0-G4 | B3-U0-G5 | B3-U0-G5   | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5     | B4-U0-G5 | B4-U0-G5 | B5-U0-G5 |
|                           | Lumens per Watt           | 141            | 140      | 134      | 125      | 136      | 137      | 130      | 131      | 148        | 143      | 137      | 144      | 140      | 146          | 143      | 141      | 136      |
|                           | 3000K Lumens <sup>1</sup> | 4,792          | 6,740    | 9,575    | 11,561   | 6,959    | 12,901   | 16,777   | 19,621   | 25,624     | 30,471   | 35,615   | 40,343   | 47,687   | 49,659       | 58,630   | 67,510   | 78,235   |
| Type V                    | 4000K Lumens              | 5,067          | 7,128    | 10,126   | 12,226   | 7,576    | 14,045   | 18,264   | 21,360   | 28,129     | 33,450   | 39,097   | 44,287   | 52,349   | 53,531       | 63,201   | 72,773   | 84,335   |
|                           | BUG Rating                | B3-U0-G2       | B3-U0-G2 | B4-U0-G3 | B4-U0-G3 | B3-U0-G3 | B4-U0-G3 | B4-U0-G4 | B5-U0-G4 | B5-U0-G5   | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5     | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 |
|                           | Lumens per Watt           | 146            | 145      | 139      | 130      | 146      | 146      | 139      | 140      | 160        | 154      | 148      | 155      | 151      | 155          | 151      | 150      | 144      |
|                           | 3000K Lumens <sup>1</sup> | 4,975          | 6,999    | 9,942    | 12,004   | 7,438    | 13,790   | 17,932   | 20,972   | 27,618     | 32,843   | 38,387   | 43,483   | 51,398   | 52,562       | 62,057   | 71,455   | 82,808   |

## NOTES:

1. For 3000K, 5000K or HSS data, refer to published IES files.

## Lumen Maintenance

| Configuration                      | TM-21 Lumen Maintenance (50,000 Hours) | Theoretical L70 (Hours) |
|------------------------------------|----------------------------------------|-------------------------|
| Prevail and Prevail Petite at 25°C | 91.30%                                 | > 194,000               |
| Prevail and Prevail Petite at 40°C | 87.59%                                 | > 134,000               |
| Prevail XL at 25°C                 | 91.40%                                 | > 204,000               |
| Prevail XL at 40°C                 | 89.41%                                 | > 158,000               |
| Prevail Maxx at 25°C               | 91.40%                                 | > 204,000               |
| Prevail Maxx at 40°C               | 89.41%                                 | > 158,000               |

## Lumen Multiplier

| Ambient Temperature | Lumen Multiplier |
|---------------------|------------------|
| 10°C                | 1.02             |
| 15°C                | 1.01             |
| 25°C                | 1.00             |
| 40°C                | 0.99             |

## Sensor Color Reference Table (SPBx)

| Housing Finish       | Sensor Color |
|----------------------|--------------|
| AP=Grey              | Grey         |
| BZ=Bronze            | Bronze       |
| BK=Black             | Black        |
| DP=Dark Platinum     | Grey         |
| GM=Graphite Metallic | Black        |
| WH=White             | White        |

## FADC Settings

| FADC Position | Lumen Multiplier |
|---------------|------------------|
| 1             | 25%              |
| 2             | 46%              |
| 3             | 55%              |
| 4             | 62%              |
| 5             | 72%              |
| 6             | 77%              |
| 7             | 82%              |
| 8             | 85%              |
| 9             | 90%              |
| 10            | 100%             |

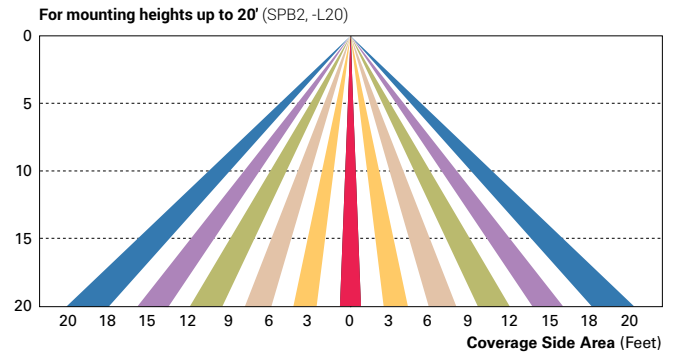
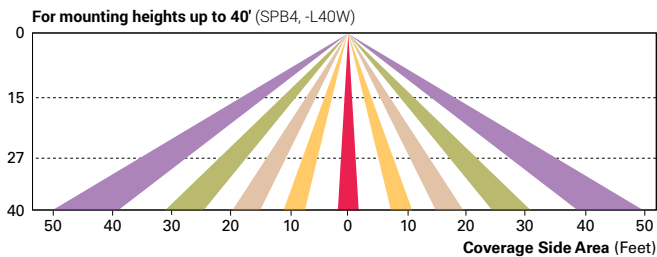
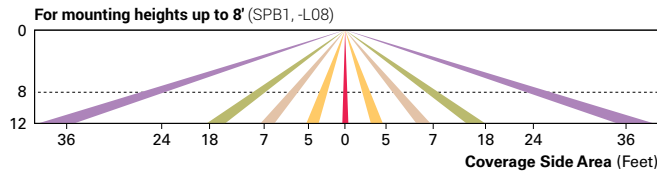
Note: +/-5% typical value

## Control Options

**0-10V** This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

**Photocontrol** (PR and PR7) Photocontrol receptacles provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacles.

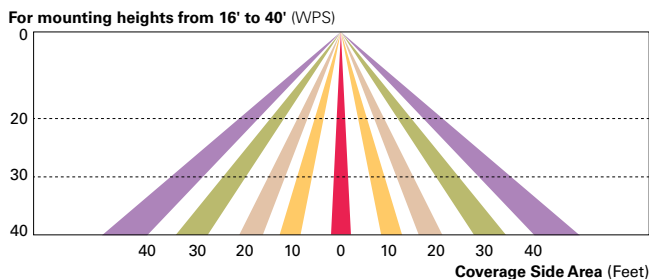
**Dimming Occupancy Sensor** (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for “dusk-to-dawn” control or “daylight harvesting.” Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



**WaveLinx Wireless Control and Monitoring System** Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

**WaveLinx Outdoor Control Module (WOLC-7P-10A)** A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

**WaveLinx Wireless Sensor (WPS2 and WPS4)** These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for “dusk-to-dawn” control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



**LumenSafe (LD)** The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

Document # **1588706**  
WASHINGTON COUNTY WISCONSIN  
**2023-12-05 4:22:00 PM**

*Sharon A. Martin*  
SHARON A MARTIN  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
Fee: **\$30.00**

Return via EMAIL  
Pages: **37**

Document Number

Developer Agreement  
Document Title

Recording Area

Name and Return Address

*Anastasia Gonstead - Clerk  
Village of Jackson  
1168 W 19851 Main St.  
Jackson, WI 53037*

Parcel Identification Number (PIN)

**THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.**

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010



**CEDAR CREEK TOWNHOMES, LLC. – EXTENSION OF PUBLIC UTILITIES  
ON PRIVATE PORTION OF EAGLE DRIVE  
DEVELOPMENT AGREEMENT**

This Development Agreement (“Agreement”) is entered into as of the latest date set forth below by and between Cedar Creek Townhomes, LLC. (“Developer”), and its successors and assigns, and the Village of Jackson, Washington County, Wisconsin (“Village”).

**Recitals**

- A. Developer owns or intends to own the property shown on the Preliminary Plat attached hereto as Exhibit A (the “Property”). The Property is located within the Village.
- B. The development of 36 townhomes will require the extension of public sewer and water through a private drive, a portion of road on Eagle Drive.
- C. The Village seeks to protect the health, safety, and general welfare of the community in approving the Development by requiring Developer to comply with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the above recitals and the mutual obligations and benefits provided hereunder, Developer and the Village agree as follows:

1. **Scope of Agreement.** The Development is proposed to be developed as shown on Exhibit B.
2. **Construction of Improvements.**
  - a. **Incorporation of Plans.** Construction of the Development will occur in compliance and conformity with the following plans, which have been approved by the Village and are attached hereto as Exhibit B.
  - b. **Contractors Engaged by Developer.** Developer agrees to engage fully qualified and experienced contractors for all construction included in this Agreement. The contractors shall perform their work to the standards of the Village and shall comply with the requirements of the Village’s ordinances and standards in performing their work. Developer shall furnish the Village with the names of all contractors and their subcontractors; with classification of the work, they will perform prior to beginning any work.

- c. Village Approval and Starting Dates. No land disturbance or work may begin without the Village's approval of the starting date and schedule, which shall be submitted by Developer to the Village a minimum of seven calendar days before work or land disturbance is scheduled to begin. A starting date will not be approved until final plans and specifications for the land disturbance and work have been approved by the Village.
- d. Responsibility for Costs. Developer agrees that the Village shall not be responsible for any costs or charges related to the Development except any specifically enumerated and agreed to in writing by the Village and the Developer.
- e. Acceptance of Work.
  - (1) The Village may have an inspector on site during the construction of the improvements. If acceptable, the Village will certify the improvements as being in compliance with the standards and specifications of the Village. Before obtaining final acceptance of any improvement, the Developer shall present to the Village valid lien waivers from all persons providing materials or performing work on the improvements.
  - (2) No improvements will be accepted by the Village until they have been inspected and approved by the Village and, further, not until all outstanding Village incurred costs, including engineering, inspection, and legal charges indicated herein, have been paid in full and affidavits and lien waivers are received by the Village indicating that Developer's contractors and their suppliers have been paid in full for all work and materials furnished under this Agreement.
- f. Letter of Credit. Developer agrees to provide the Village, on or before the effective date of this Agreement, with security in the form of an irrevocable letter of credit or cash deposit, as deemed acceptable by the Village and its legal counsel, in the minimum amount of \$69,612 to secure completion of the improvements within the Development. In addition, such security shall remain in full force and effect until the expiration of 14 months from substantial completion as defined by WI Statute 236. The security on any letter of credit shall be payable to the Village at any time upon presentation of (i) a sight draft drawn on the issuing bank in the amount to which the Village is entitled to draw pursuant to the terms of this Agreement, (ii) an affidavit executed by the Village President stating that Developer is in default under this Agreement; and (iii) the original of the letter of credit.

- g. Guaranty. Developer agrees to guarantee and warrant all work on the road improvements or other public infrastructure performed under this Agreement against defects in workmanship or material for a period of twelve months from the date of acceptance by the Village. If any defect should appear during the guaranty period, Developer agrees to make required replacement or acceptable repairs of the defective work at Developer's expense. This expense includes total and complete restoration of any disturbed surface or components of the improvements to the standards provided in the plans and specifications. All guarantees or warranties for materials or workmanship from contractors or subcontractors to Developer which extend the twelve-month guaranty period shall be assigned by Developer to the Village.
- h. Maintenance of Improvements. Developer shall provide for the maintenance and repair of all improvements described in Exhibit B until such time that the improvements, as applicable, are dedicated to the Village (and then, subject to the warranties contained herein).
- i. Time for Completion. Completion of the improvements described in Exhibit B shall occur in accordance with the project schedule attached as Exhibit C. Time is of the essence regarding all dates set forth in the project schedule.
- j. Indemnification and Insurance. Developer will indemnify, defend, and hold the Village harmless from and against all claims, costs, and liabilities of every kind and nature, for injury or damage received or sustained by any person or entity in connection with, or on account of, the performance of work described in this Agreement except to the extent caused by the willful or negligent acts or omissions of the Village or its officers, employees, agents, or contractors. Developer is not an agent or employee of the Village. Developer shall require its contractors engaged in the construction of the Development to maintain a current Certificate of Insurance on file with the Village in amounts approved by the Village and naming the Village as additional insured. Developer shall also require that its contractors and their subcontractors indemnify, defend, and hold the Village harmless in the manner set forth in this Agreement.

Developer shall indemnify, defend, and hold the Village and its officers, employees, and agents harmless from any claims, judgments, damages, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultants, and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the Village by, under, pursuant to, or in connection with the Plat or this agreement (including, but not limited to, street right of way and park land) of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of all improvements. Without limiting the generality of the foregoing, the indemnification by the Developer shall



include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air, or any other receptor.

- k. Specifications for Improvements. Developer shall abide by all applicable Village ordinances and conditions in effect at the time of approval and in place for the Development by the Village Board, Plan Commission, or the Village's engineers when fulfilling its obligations under this Agreement. Developer shall also fully comply in a timely fashion with all Village ordinances, including zoning, subdivision, and utility-related ordinances.
  - l. General Standards. Where standards and/or specifications have not been established by the Village, all work shall be done in accordance with generally established engineering practices, as designated and approved by the Village.
  - m. Inspections. The Village may inspect the improvements constructed pursuant to this Agreement at intermittent times as they are constructed and completed and, if acceptable to the Village, certify them as being in compliance with the standards and specifications of the Village. If inspection reveals that any improvements do not conform to Village standards or are otherwise defective, the Village will provide timely notice to Developer. Developer shall have 30 days from issuance of such notice to correct or substantially correct the defect. The Village shall not declare a default under this Agreement during the 30-day correction period on account of any such defect unless it is clear that Developer does not intend to correct the defect or unless the Village determines that immediate action is required in order to remedy a situation that poses an immediate health or safety threat.
  - n. Improvements are Private Unless Dedicated. All improvements constructed by Developer shall remain private at all times unless dedication of any improvement is accepted in writing by the Village Board.
3. Street Repair. Developer is liable to the Village for any damage to any Village Street caused by construction of the Development. Developer hereby consents pursuant to Wis. Stat. § 66.0703(7)(b) to the Village levying special assessments or special charges if the Village is required to repair or replace all or any portion of a Village Street.
  4. Developer to Reimburse Village for Costs Sustained. Developer shall reimburse the Village for its actual cost of design reviews, inspections, testing, and associated engineering, legal, and other fees relating to the review, approval, and construction of the improvements described in this Agreement. Developer shall also be responsible for

paying all fees applicable to the Development in accordance with the Village's ordinances, resolutions, and fee schedules.

5. **Waiver of Special Assessment Notice/Hearing.** In accordance with Wis. Stat. § 66.0703(7)(b), Developer and all relevant property owners waive all special assessment notices and hearings pursuant to the provisions of Wis. Stat. § 66.0703.
6. **Supplemental General Conditions.**
  - a. **No Vested Rights Granted.** Except as provided by law, or as expressly provided by this Agreement, no other vested rights in connection with the Development shall inure to the Developer. In addition, the Village does not warrant by this Agreement that the Developer is entitled to approvals of any other nature other than as specified in this Agreement.
  - b. **No Waiver.** No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provision, nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both Village and Developer, nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The Village's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful act by the Developer or the acceptance of any improvement. No Village approval pursuant to this Agreement eliminates the need for other local, state, or federal authorizations relevant to the Development.
  - c. **Amendment.** This Agreement may be amended or modified only by written agreement, signed by both parties.
  - d. **Default.** The Village reserves to itself all remedies available at law or equity as necessary to cure any default by Developer. Remedies shall be cumulative, and the exercise of one shall not preclude the exercise of others.
  - e. **Entire Agreement.** This Agreement, and any written amendments and referenced attachments, hereto, shall constitute the entire agreement between the Village and Developer pertaining to the Development.
  - f. **Binding Effect.** This Agreement is binding upon the parties hereto, as well as their respective heirs, successors and assigns.
  - g. **Enforcement Attorneys' Fees.** If the Village is required to resort to litigation, arbitration, or mediation to enforce the terms of this Agreement, and if the Village substantially prevails on any claim in the litigation, arbitration, or

mediation, the Developer shall pay all Village costs, including reasonable attorneys' fees and expert witness fees.

- h. No Assignment. The benefits of this Agreement to the Developer are personal and shall not be assigned without the express, prior written approval of the Village. Such approval may not be unreasonably withheld, but any unapproved assignment is void. Notwithstanding the above, the burdens of this Agreement are personal obligations of the Developer and shall also be binding on the heirs, successors and assigns of the Developer.
- i. Insurance. The Developer shall provide the Village with a certificate of insurance and active insurance naming the Village as an additional insured for the issuance of permits, ongoing operations, and completed operations with minimum commercial general liability coverage of \$2,000,000 per occurrence and \$5,000,000 general aggregate together with workers' compensation and employers' liability in the amount of \$500,000 for each accident. Such insurance must be maintained for a period of not less than twelve months after the acceptance of the project and completion of all work described in this agreement. Insurance must be provided by an insurance company authorized to do business in the State of Wisconsin and must have an AM Best rating at the time of inception of the policy of A- or better. Developer must also require their contractors and subcontractors to provide insurance no less than above, including additional insured provisions protecting the Village for ongoing and completed operations.
- j. Sovereign Immunity. Nothing contained in this Agreement constitutes a waiver of the Village's sovereign immunity under Wisconsin law.
- k. Disclaimer of Personal Liability of Public Officials. Under no circumstances shall any Village official, officer, employee or agent (together "Village") have any personal liability arising out of this Agreement, and no party shall seek or claim any such personal liability. Furthermore, the Village shall have no obligation or liability for any obligations or responsibility to any lending institution, contractor or subcontractor or any other party retained by the Developer in the performance of its obligations and responsibilities under the terms and conditions of this Agreement. The Developer specifically agrees that no representation, statements, assurances or guarantees will be made by the Developer to any third party or by any third party that is contrary to this provision.
- l. Developer Representations and Warranties. Developer represents and warrants to the Village (a) that it is a corporation duly organized and existing under the laws of the State of Wisconsin and that all proceedings of the Developer



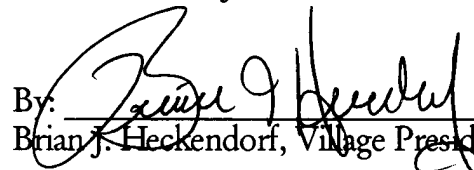
necessary to authorize the negotiation and execution of this Agreement, and the consummation of the transaction contemplated by this Agreement, have been taken in accordance with applicable law, and (b) that all documents required to be executed and delivered by the Developer have been duly and validly authorized, executed and delivered and will be enforceable against the Developer in accordance with their terms, except as limited by bankruptcy, insolvency or other similar laws of general application affecting the enforcement of creditors' rights.

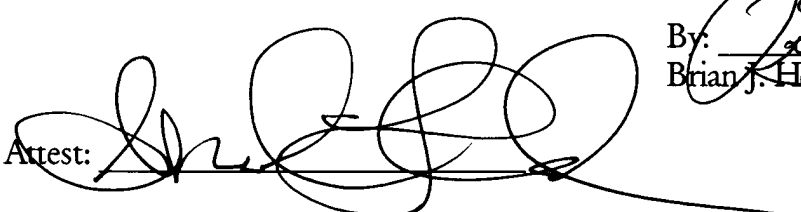
- m. Severability. If any part, term, or provision of this Agreement is held by a court of competent jurisdiction to be illegal or otherwise unenforceable, such illegal or unenforceable part, term or provision shall not affect the validity of any other part, term or provision and the rights of the parties will be construed as if the part, term or provision was never included in this Agreement.
- n. Recording. The parties agree that this Agreement shall be recorded with the Washington County Register of Deeds. The Developer shall reimburse the Village for the cost of recording this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates set forth below.

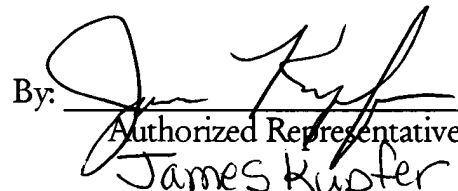
Dated this 28 day of November, 2023.

VILLAGE OF JACKSON

By:   
 Brian J. Heckendorf, Village President

Attest: 

Cedar Creek Townhomes, LLC.

By:   
 Authorized Representative  
 James Kupter

ATTACHED:

EXHIBIT A – THE PROPERTY

EXHIBIT B – PROJECT CONSTRUCTION PLANS

EXHIBIT C – CONSTRUCTION SCHEDULE

Drafted by Jen Keller, Administrator, Village of Jackson, WI

Cedar Creek Townhomes, LLC – Extension of Public Utilities on Private Portion of Eagle Drive

{Page 7 of 7}

A

Document # 1581547  
MAP # 7291  
VOLUME: 56 PAGE: 255  
WASHINGTON COUNTY WISCONSIN  
2023-07-12 1:04:00 PM

*Sharon A. Martin*  
SHARON A MARTIN  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
Fee: \$30.00

Return via EMAIL  
Pages: 4

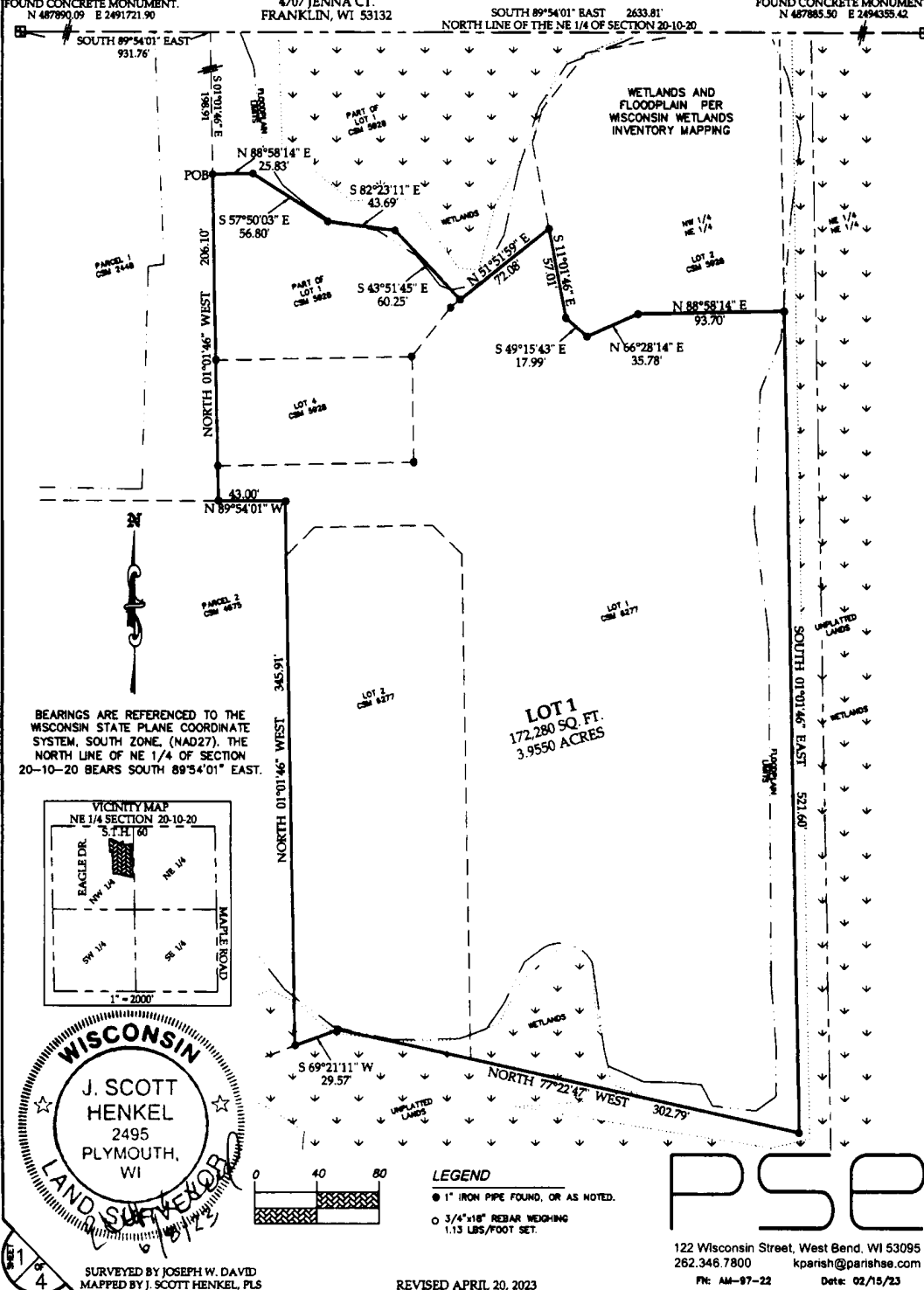
### CERTIFIED SURVEY MAP #

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

NORTHWEST CORNER OF THE  
NE 1/4 OF SECTION 20-10-20.  
FOUND CONCRETE MONUMENT.  
N 48°59'09" E 2491.721.90

OWNER:  
CYNTHIA R. MINSHALL  
4707 JENNA CT.  
FRANKLIN, WI 53132

NORTHEAST CORNER OF THE  
NE 1/4 OF SECTION 20-10-20.  
FOUND CONCRETE MONUMENT.  
N 48°58'30" E 2494.355.42



PSE

122 Wisconsin Street, West Bend, WI 53095  
262.346.7800 kparish@parishae.com  
PN: AM-97-22 Date: 02/15/23





**CERTIFIED SURVEY MAP # \_\_\_\_\_**

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, CYNTHIA R. MINSHALL:

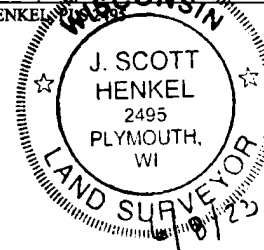
PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20;  
 THENCE SOUTH 89°54'01" EAST, 931.76 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4;  
 THENCE SOUTH 01°01'46" EAST, 198.61 FEET, ALONG THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 5928 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;  
 THENCE NORTH 88°58'14" EAST, 25.83 FEET;  
 THENCE SOUTH 57°50'03" EAST, 56.80 FEET;  
 THENCE SOUTH 82°23'11" EAST, 43.69 FEET;  
 THENCE SOUTH 43°51'45" EAST, 60.25 FEET, TO THE SOUTHEAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 5928;  
 THENCE NORTH 51°51'59" EAST, 72.08 FEET, ALONG SAID SOUTHEAST LINE TO THE WEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP 5928;  
 THENCE SOUTH 11°01'46" EAST, 57.01 FEET, ALONG SAID WEST LINE;  
 THENCE SOUTH 49°15'43" EAST, 17.99 FEET, ALONG THE WEST SOUTHWEST LINE OF SAID LOT 2;  
 THENCE NORTH 66°28'14" EAST, 35.78 FEET, ALONG THE SOUTHWEST LINE OF SAID LOT 2;  
 THENCE NORTH 88°58'14" EAST, 93.70 FEET, ALONG SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2;  
 THENCE SOUTH 01°01'46" EAST, 521.60 FEET, ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 6277 TO THE SOUTHEAST CORNER OF SAID LOT 1;  
 THENCE NORTH 77°22'47" WEST, 302.79 FEET, ALONG THE SOUTH LINES OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277;  
 THENCE SOUTH 69°21'11" WEST, 29.57 FEET, ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF PARCEL 2 OF CERTIFIED SURVEY MAP 4675;  
 THENCE NORTH 01°01'46" WEST, 345.91 FEET, ALONG THE EAST LINE OF PARCEL 2;  
 THENCE NORTH 89°54'01" WEST, 43.00 FEET, ALONG THE NORTH LINE OF SAID PARCEL 2;  
 THENCE NORTH 01°01'46" WEST, 206.10 FEET, ALONG THE EAST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP 2448 TO THE POINT OF BEGINNING.

CONTAINING 172,280 SQUARE FEET // 3.9550 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF JACKSON SUBDIVISION ORDINANCE.

J. SCOTT HENKEL



**PSE**

122 Wisconsin Street, West Bend, WI 53095  
 262.346.7800 kparish@parishse.com  
 PN: AM-97-22 Date: 02/16/23

REVISED APRIL 20, 2023

MAP #7291 VOLUME: 56 PAGE: 257

**CERTIFIED SURVEY MAP # \_\_\_\_\_**

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

**OWNER'S CERTIFICATE**

AS OWNER, CYNTHIA R. MINSHALL, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.

Cynthia R. Minshall  
CYNTHIA R. MINSHALL

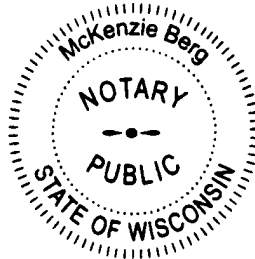
STATE OF WISCONSIN

:SS

WASHINGTON COUNTY

PERSONALLY CAME BEFORE ME THIS 12 DAY OF JULY, 2023, CYNTHIA R. MINSHALL  
TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

McKenzie Berg  
NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: 3/15/25**VILLAGE OF JACKSON PLAN COMMISSION APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS 15<sup>th</sup> DAY OF June, 2023.

Brian J. Heckendorf  
BRIAN J. HECKENDORF, CHAIRMAN

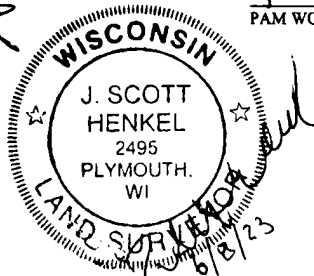
Pam Wolf  
PAM WOLF, DEPUTY CLERK/TREASURER

**VILLAGE OF JACKSON VILLAGE BOARD APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS 11<sup>th</sup> DAY OF July, 2023.

Brian J. Heckendorf  
BRIAN J. HECKENDORF, VILLAGE PRESIDENT

Pam Wolf  
PAM WOLF, DEPUTY CLERK/TREASURER



**PSE**

122 Wisconsin Street, West Bend, WI 53095  
262.346.7800 kparish@parishse.com  
FIR: AM-97-22 Date: 02/15/23

REVISED JUNE 6, 2023  
REVISED APRIL 20, 2023



**AMERICAN**  
CONSTRUCTION SERVICES, INC.

3350 SOUTH RIVER ROAD  
WEST BEND, WI 53095-7884  
(262) 334-3811 FAX: (262) 334-4990

**AMERICAN**  
ARCHITECTURAL GROUP, INC.

3350 SOUTH RIVER ROAD  
WEST BEND, WI 53095-7884  
(262) 334-3811 FAX: (262) 334-4990

PROPOSED BUILDING:

# CEDAR CREEK TOWNHOMES

EAGLE DRIVE  
VILLAGE OF JACKSON  
WASHINGTON COUNTY

Stamp



PROJECT LOCATION

LOCATION MAP

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Issue Date:  
05 / 11 / 2023

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Project Number:  
22025

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TITLE SHEET

Sheet Number:

G-101

Doc #1588706

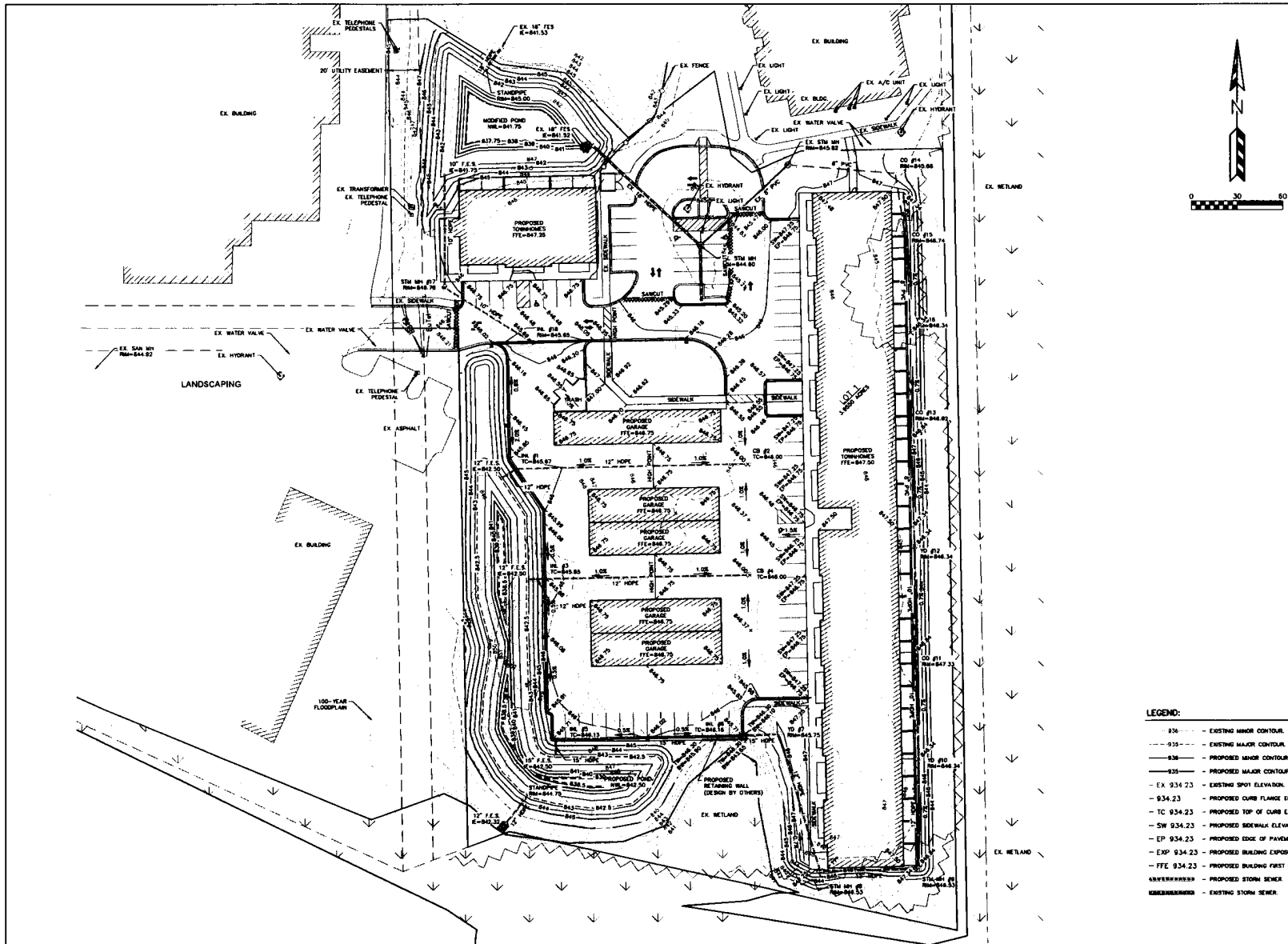










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**PSD**  
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PROJECT TITLE:  
EAGLE DRIVE APARTMENTS  
EAGLE DRIVE  
VILLAGE OF JACKSON, WI 53037

PLAN TITLE:  
**GRADING  
PLAN**

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

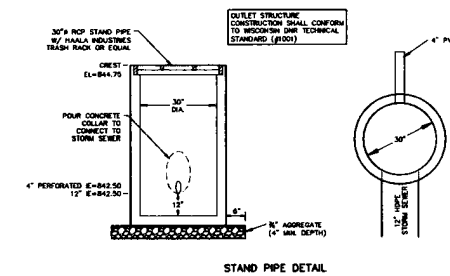
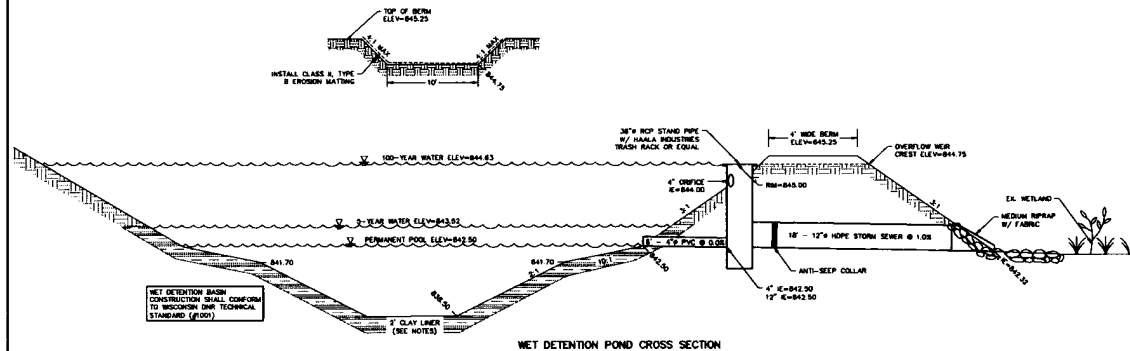
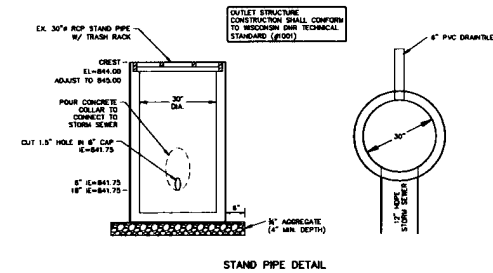
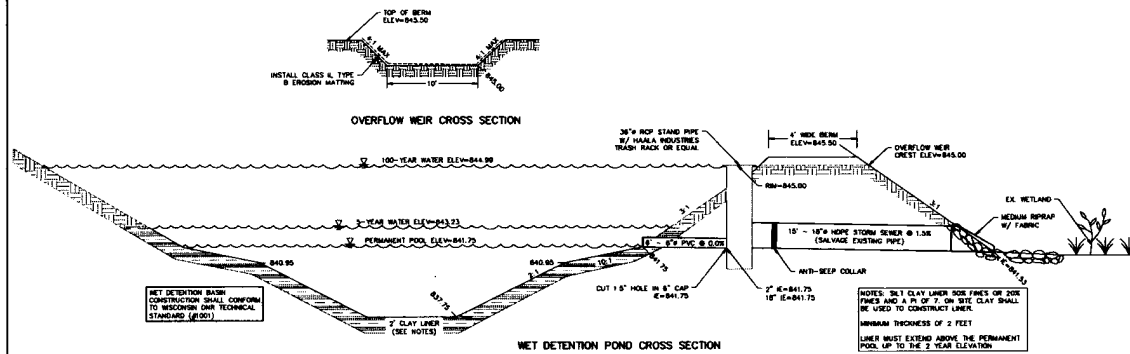
PLAN DATE:  
07/28/2023

PROJECT NO:  
AM-97-22

**VILLAGE  
SUBMITTAL**

**SHEET NO:**

## C1.04

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**PSP**  
PARISH SURVEY & ENGINEERING  
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22000000, 22000000, 22000000, 22000000

**PROJECT TITLE:**  
**EAGLE DRIVE APARTMENTS**  
**EAGLE DRIVE**  
**VILLAGE OF JACKSON, WI 53037**

PLAN TITLE:  
**STORMWATER  
MANAGEMENT  
PLAN**

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

PLAN DATE:  
**07/28/2023**

PROJECT NO:  
AM-97-22

**VILLAGE  
SUBMITTAL**

SHEET NO: 01

C1.05

**Doc #1588706**









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 380.382-383, 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 INDUCE 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 GOSWETS HOTLINE AT 1-800-242-8101 TO NOTIFY THE UTILITIES OF HIS INTERESTS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SOIL EROSION AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION OR 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 COMPLETION OF ALL GRADING AND FOR ACTUAL LAND BALANCE INCLUDING UTILITY TRENCH SPILL. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, AS NECESSARY, TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR FILL OFF-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 SUPERSEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. ANY EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY SERVICES 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, FROTH OR OTHER DESTRUCTIVE MATERIALS 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 UNDERLAIN, AND COMPACTING THE SCARRED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DESTRUCTIVE, ORGANIC OR FROTHY MATTER AND SHALL HAVE A MINIMUM LIQUID LIMIT (ASTM D-2922) AND PLASTICITY INDEX (ASTM D-2922) OF 30 AND 10 RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") THICKNESS OF COMPACTED FILL SHOULD HAVE A MINIMUM THREE (3") MIN PARTICLE DIAMETER AND ALL UNDERLAIN COMPACTED FILL A MINIMUM SIX (6") MIN 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 HIGH-TENSION SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN ONE (CL), OR IF PERMITTED SOIL CLASSIFICATION SYSTEMS (ASTM D-2487) FOR STRUCTURAL FILL. THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARRED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-1556) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL BE A MINIMUM 90% DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLAIN FILL MATERIALS. THE MOISTURE CONTENT OF CONCRETE SOIL SHALL NOT EXCEED MORE THAN 1.5 TO 1.5 PERCENT AND ORGANIC SOIL 12 PERCENT. IF OPTIMUM MOISTURE PLACED AND COMPACTION OR COMPACTION UNDER SPECIALTY APPROVED BY THE SOILS ENGINEER. FILLING INTO CONSTRUCTION OF THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BALLOONS OR SMALLER TRENCH ROLLERS ARE TYPICALLY NOT SUITABLE FOR CONSTRUCTION MATERIAL THAT IS TO BE USED TO PROTECT PROPER COMPACTION. FILLING SHALL BE SPREAD ON THE FILL AND PERMITTED TO DRY. UNIFORMITY OF PLACEMENT OR PLACEMENT 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-1556) 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" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DESTRUCTIVE MATERIALS, ROOTS, OLD VEGETATION, ROOTS 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 FILL WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEViate WATER PONDING. ANY DRAINAGE SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT ROAD OR OTHER DRAINAGE TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRENCHING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRENCHING PAD SHALL BE MAINTAINED BY THE CONTRACTOR BY A DRAINAGE WHICH PREVENTS THE TRACK OF WASH 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, DRAINS, WAYS, CURBS AND OUTLETS OR OTHER STORMWATER CONVEYANCE SYSTEMS UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL USUALLY REMAIN FOR MORE THAN TWO 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 MEASURES 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 SHALL 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 CHANNELS SHALL BE STABILIZED WITH CHALKER 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 REVISION. CONTRACTOR SHALL CALL "GOSWETS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE MET TAPPED WITH A STAINLESS STEEL TAPPING SLLEEVE.
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 MANHOLE 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 INTERNALLY FORMED SMOOTH BATTERY WALL AS NOTED IN-12 FOR PIPE 10" OR LESS IN DIAMETER. PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. INSURE SPECIFICALLY REINFORCED CONCRETE PIPE (RCP), ASTM C-754, CLASS II OR HIGHER, MAY BE USED. TRENCH SECTIONS SHALL BE CLASS "B" FOR PVC AND HOPE AND CLASS "B" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-1476. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINAGE SHALL BE ASBESTHOSITE 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 (L) THREE JOINTS SHALL BE RESTRAINED WITH ROPE 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 MADE WITH A WYE OR EQUIVALENT. A MINIMUM OF 4" COVER IS REQUIRED FOR ALL WATER MAIN VALVES SHALL BE NON-FRIGID STEEL, RESISTANT TO SEATED GATE VALVES COMPLIANT WITH AWWA C200 WITH A THREE PACE CAST IRON VALVE BOX. INSTALL THROST BLOCKS AT ALL BENDS AND TEES. CORRECT ALL NEW LINES AND OBTAIN DATE 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 AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING BENCHMARKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRINER WIRE (ONLY SINGLE STRAND COPPER) AND BURNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRINER WIRE SHALL TERMINATE IN A VALVED TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(9)(b) OF STATE STATUTES.
10. MANHOLE 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 RINGS 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 ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE 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 DSSP 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 AND PROVIDE 4" MINIMUM VERTICAL SEPARATION WHERE WATER 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 8" 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 CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE VILLAGE OF JACKSON PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

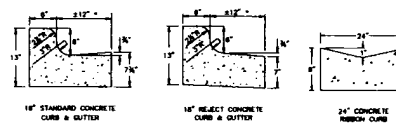
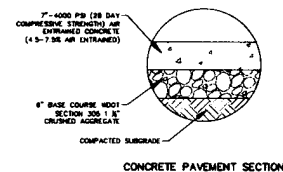
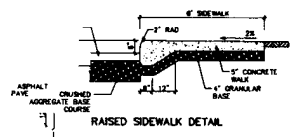
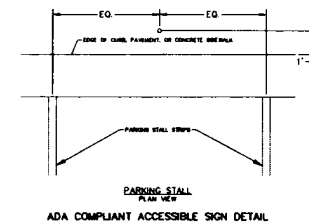
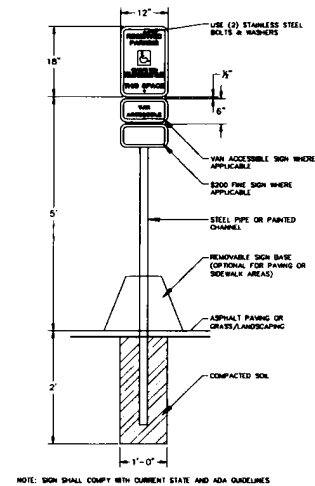
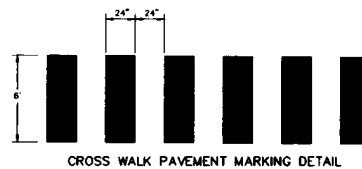
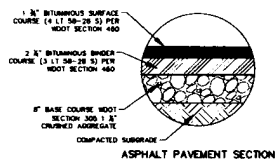
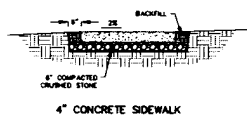
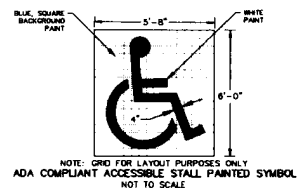
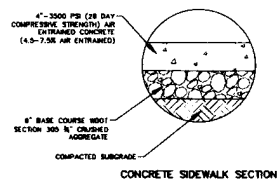
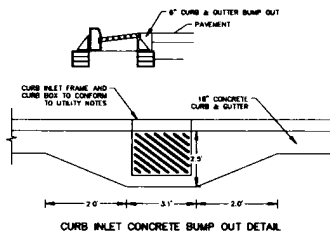
1. AGGREGATE USED IN THE COURSED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 302.3 AND 308.2.3 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" (4") MIN DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. 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 UNSTABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN HEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURBS AND WALLS SHALL BE REMOVED TO THE NEAREST CURB REQUIRED PAVEMENT. SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. AIRSPALL FOR PAVING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAIL MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 402 AND 401.50-28.5 IS REQUIRED UNLESS NOTED OTHERWISE. A CONCRETE GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 402.2.3 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURBS, DRIVEWAYS, WALLS, AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS. GRADE A, ASTM C-84, 8 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. JOINTS SHALL BE PER SECTION 415.1.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MINIMUM 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 415.3.10 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 448 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:  
PAVING STRIPS: WHITE  
PEDESTRIAN CROSSWALKS: WHITE  
LANE STRIPS: WHITE  
SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW  
LANE STRIPS 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) BUCKETS OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAMB AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDS WITH CLOVER PONDING MIX ON EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDS WITH BARNARD PAPER MIX OR EQUAL. SEEDS SHALL BE IN ACCORDANCE WITH SECTION 430 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL PRESEEDS 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 18% PHOSPHORUS, ACID, NOT LESS THAN 18% POTASH, NOT LESS THAN 18%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDS 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 CROPS. AREAS REQUIRING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDS WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN FUR CONSERVATION PRACTICE STANDARDS 100% FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESERVE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDING 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 SEEDS AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

|                                                                                                  |  |
|--------------------------------------------------------------------------------------------------|--|
| PROJECT TITLE:<br><b>EAGLE DRIVE APARTMENTS<br/>EAGLE DRIVE<br/>VILLAGE OF JACKSON, WI 53037</b> |  |
| PLAN TITLE:<br><b>CONSTRUCTION<br/>SPECIFICATIONS<br/>AND NOTES</b>                              |  |
| DRAWN BY:<br><b>JOR</b>                                                                          |  |
| DESIGNED BY:<br><b>JOR</b>                                                                       |  |
| CHECKED BY:<br><b>KJP</b>                                                                        |  |
| PLAN DATE:<br><b>07/28/2023</b>                                                                  |  |
| PROJECT NO:<br><b>\AM-97-22\</b>                                                                 |  |
| VILLAGE<br><b>SUBMITTAL</b>                                                                      |  |
| SHEET NO:<br><b>C2.01</b>                                                                        |  |





**GENERAL NOTES:**

1. LATERAL CONTRACTION JOISTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 18" HIGHER THAN 24" IF LOWER. THE JOISTS SHALL BE A MINIMUM OF 12" DEPTHS. EXPOSED JOIST ENDS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 300' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPOSED JOIST ENDS BE A ONE PIECE JOIST. THE MATERIAL SHALL BE THE SAME DIMENSION AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON SUBGRADE UNLESS OTHERWISE SPECIFIED.
2. \* CURB AND GUTTER 11" TO 7" STANDARD CURB MACHINE.

**CURB AND GUTTER DETAILS**

[illegible]

**ESR**

**PROJECT TITLE:**  
**EAGLE DRIVE APARTMENTS**  
**EAGLE DRIVE**  
**VILLAGE OF JACKSON, WI 53037**

**PLAN TITLE:**

**SITE DETAILS**

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

PLAN DATE:  
07/28/2023

PROJECT NO:  
AM-97-22

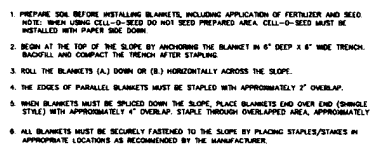
**VILLAGE  
SUBMITTAL**

SHEET NO:

## C2.02

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**Doc #1588706**



PLAN VIEW

SECTION A - A

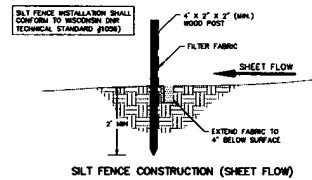
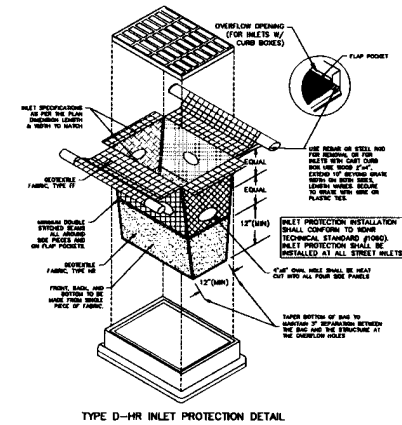
1.5' MIN.

RIPRAP PERMETER ELEMENTARY DO

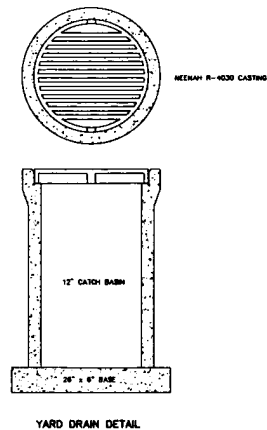
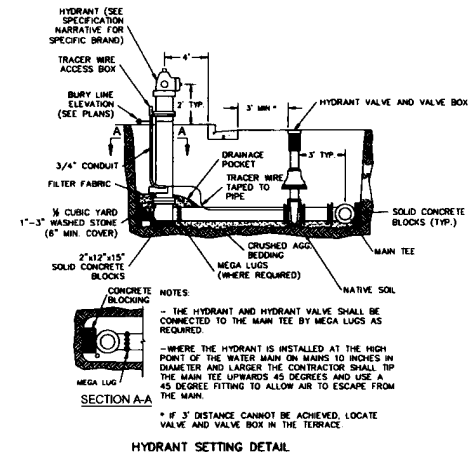
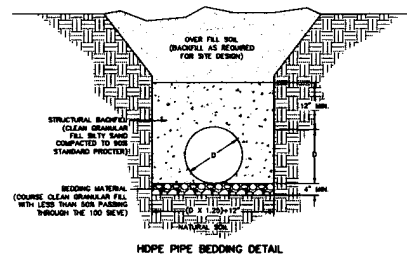
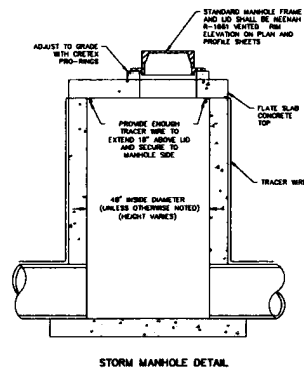
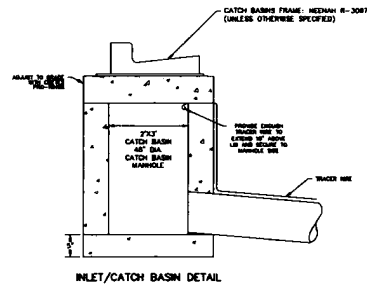
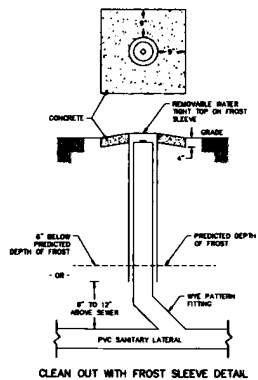
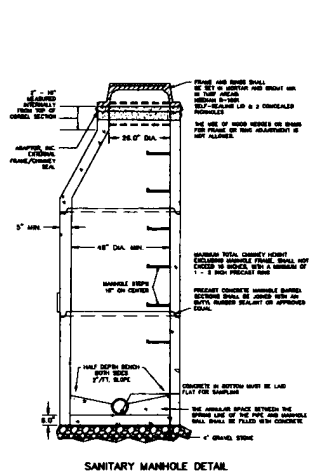
GEOTEXTILE FABRIC

RIPRAP SHALL BE PLACED AS SHOWN IN SECTION A-A OF WISCONSIN D.O.T. STANDARD SPECIFICATIONS. RIPRAP SIZES SHALL BE WELL GRADED, MINIMUM OF 8 INCH DIAMETER.

RIPRAP/STILLING BASIN DETAIL



| MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%          |                                                      |                                                    |
|-------------------------------------------------------|------------------------------------------------------|----------------------------------------------------|
| SLOPE AREA DRAINS TO 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 1ST |
| YES                                                   | 90                                                   | 90                                                 |
| NO                                                    | 90                                                   | 30                                                 |



|                      |                                                                       |
|----------------------|-----------------------------------------------------------------------|
| PROJECT TITLE        | EAGLE DRIVE APARTMENTS<br>EAGLE DRIVE<br>VILLAGE OF JACKSON, WI 53037 |
| PLAN TITLE           | UTILITY<br>DETAILS                                                    |
| DRAWN BY             | JDR                                                                   |
| DESIGNED BY          | JDR                                                                   |
| CHECKED BY           | KJP                                                                   |
| PLAN DATE            | 07/28/2023                                                            |
| PROJECT NO.          | \AM-97-22\                                                            |
| VILLAGE<br>SUBMITTAL |                                                                       |
| SHEET NO.            | C2.04                                                                 |

**PSE**  
PARISH SURVEY & ENGINEERING  
1222 N. WISCONSIN AVE. SUITE 100  
JACKSON, WISCONSIN 53037  
TEL: 262.281.1111 FAX: 262.281.1112  
WWW.PSE-ENGINEERING.COM

NO. DATE REVISION

PROJECT TITLE

PLAN TITLE

DRAWN BY  
DESIGNED BY  
CHECKED BY

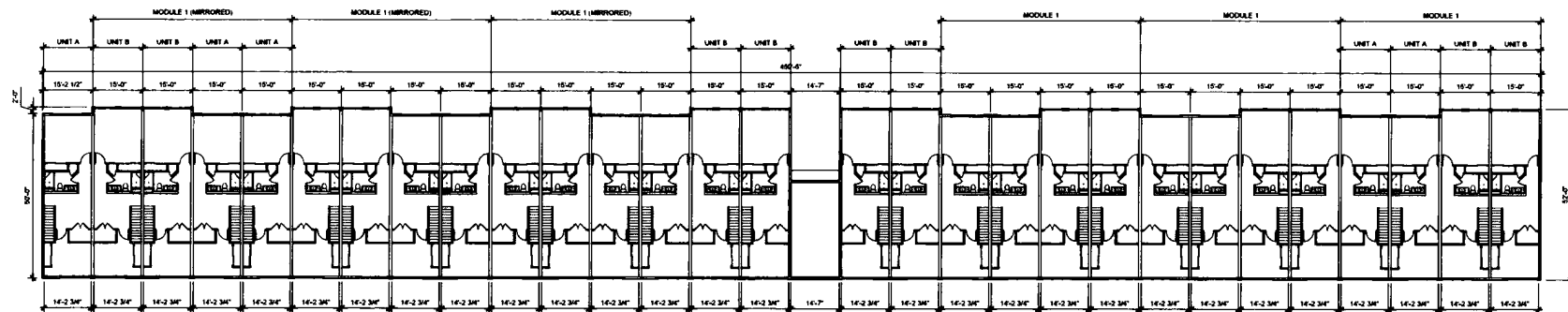
PLAN DATE  
PROJECT NO.

VILLAGE  
SUBMITTAL

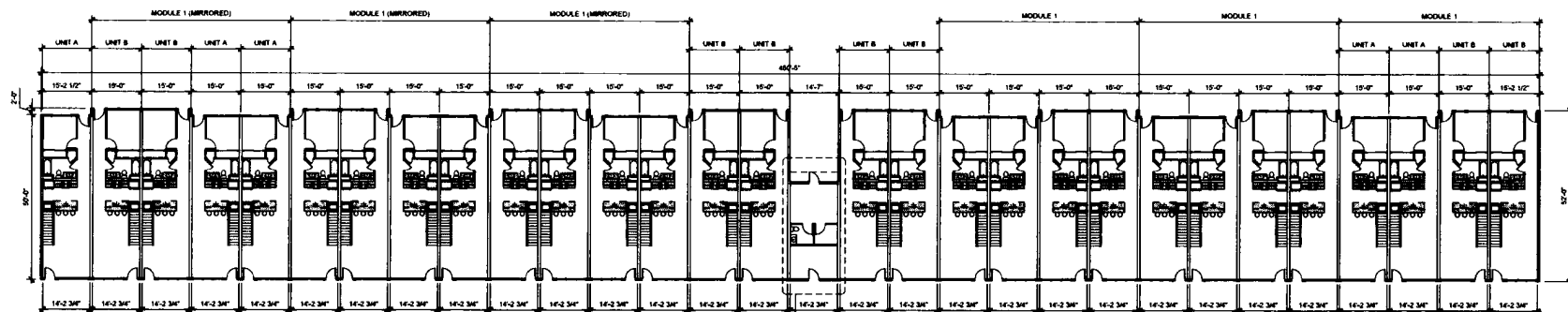
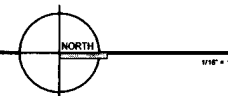
SHEET NO.

C2.04

Doc #1588706



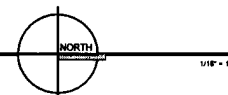
OVERALL 2nd FLOOR PLAN - BUILDING A



SEE A-102 FOR ENLARGED  
LEADING OFFICE PLAN

SEE A-103 AND A-104  
FOR ENLARGED  
UNIT PLANS

OVERALL 1st FLOOR PLAN - BUILDING A



**AMERICAN**  
CONSTRUCTION GROUP, INC.

3350 SOUTH RIVER ROAD  
WEST BEND, WI 53095-7884  
(262) 334-3811 FAX: (262) 334-4990

**AMERICAN**  
ARCHITECTURAL GROUP, INC.

3350 SOUTH RIVER ROAD  
WEST BEND, WI 53095-7884  
(262) 334-3811 FAX: (262) 334-4990

PROPOSED BUILDING  
**CEDAR CREEK TOWNHOMES**

Eagle Drive  
Village of Jackson, Washington County

Issue Date:  
05 / 11 / 2023

Revision:

Project Number:  
22025

Sheet Title:  
OVERALL FIRST &  
SECOND FLOOR PLAN  
BUILDING A

Sheet Number:

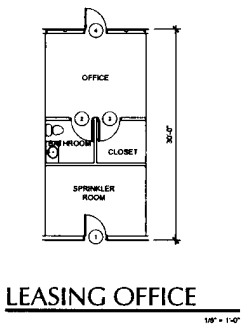
**A-101**

Doc #1588706



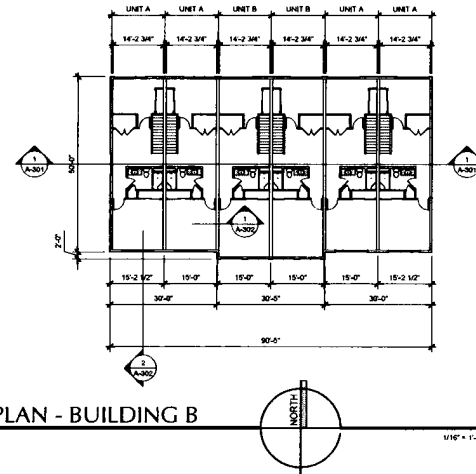
| ROOM FINISH SCHEDULE |        |          |            |           |            |           |  |  |         |
|----------------------|--------|----------|------------|-----------|------------|-----------|--|--|---------|
| DESCRIPTION          | FLOOR  |          | BASE       |           | WALLS      |           |  |  | CEILING |
|                      | FINISH | MATERIAL | NORTH WALL | EAST WALL | SOUTH WALL | WEST WALL |  |  |         |
| SPRINKLER ROOM       | CONC   | NONE     | P-1        | P-1       | P-1        | P-1       |  |  | GWB     |
| BATHROOM             | LVP    | WOOD     | P-1        | P-1       | P-1        | P-1       |  |  | GWB     |
| CLOSET               | CPT    | WOOD     | P-1        | P-1       | P-1        | P-1       |  |  | GWB     |
| OFFICE               | CPT    | WOOD     | P-1        | P-1       | P-1        | P-1       |  |  | GWB     |

| DOOR AND FRAME SCHEDULE |           |                 |             |                        |            |                |              |              |       |
|-------------------------|-----------|-----------------|-------------|------------------------|------------|----------------|--------------|--------------|-------|
| MARK                    | DOOR TYPE | DOOR MATERIAL   | DOOR FINISH | SIZE (WxHxT)           | FRAME TYPE | FRAME MATERIAL | FRAME FINISH | HARDWARE SET | NOTES |
| 1                       |           | STEEL CLAD      | PREFINISHED | 3'-0" x 7'-0" x 1 3/4" |            | WOOD           | PAINTED      |              |       |
| 2                       |           | SOLID CORE WOOD | PAINTED     | 3'-0" x 7'-0" x 1 3/4" |            | WOOD           | PAINTED      |              |       |
| 3                       |           | SOLID CORE WOOD | PAINTED     | 3'-0" x 7'-0" x 1 3/4" |            | WOOD           | PAINTED      |              |       |
| 4                       |           | STEEL CLAD      | PREFINISHED | 3'-0" x 7'-0" x 1 3/4" |            | WOOD           | PAINTED      |              |       |

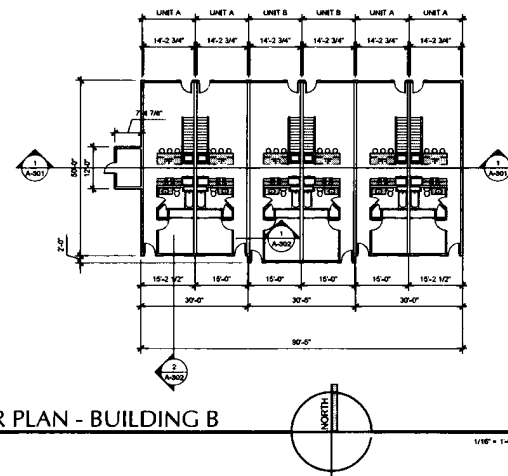


LEASING OFFICE

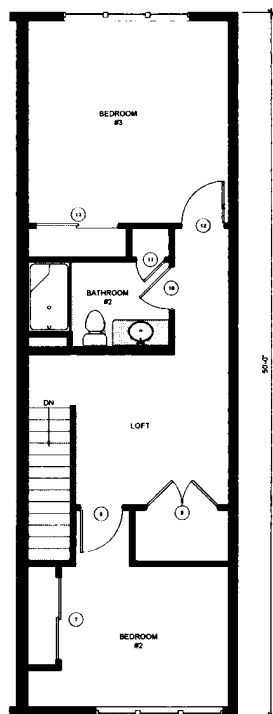
OVERALL 2nd FLOOR PLAN - BUILDING B



OVERALL 1st FLOOR PLAN - BUILDING B



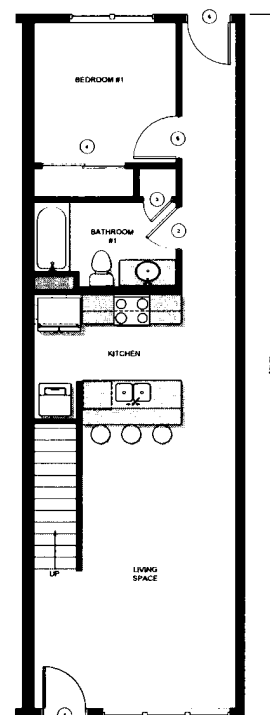
| DOOR AND FRAME SCHEDULE |           |                   |             |                          |            |                |              |              |             |       |
|-------------------------|-----------|-------------------|-------------|--------------------------|------------|----------------|--------------|--------------|-------------|-------|
| MARK                    | DOOR TYPE | DOOR MATERIAL     | DOOR FINISH | SIZE (WxH)               | FRAME TYPE | FRAME MATERIAL | FRAME FINISH | HARDWARE SET | FIRE RATING | NOTES |
| 1                       |           | STEEL CLAD        | PREFINISHED | 3'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 2                       |           | SOLID CORE WOOD   | PAINTED     | 3'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 3                       |           | SOLID CORE WOOD   | PAINTED     | 7'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 4                       |           | SOLID CORE WOOD   | PAINTED     | (23'-0" x 7'-0" x 1 3/4" |            | WOOD           | PAINTED      |              |             |       |
| 5                       |           | SOLID CORE WOOD   | PAINTED     | 3'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 6                       |           | STEEL CLAD WINDOW | PREFINISHED | 3'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 7                       |           | SOLID CORE WOOD   | PAINTED     | (23'-0" x 7'-0" x 1 3/4" |            | WOOD           | PAINTED      |              |             |       |
| 8                       |           | SOLID CORE WOOD   | PAINTED     | 3'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 9                       |           | SOLID CORE WOOD   | PAINTED     | (23'-0" x 7'-0" x 1 3/4" |            | WOOD           | PAINTED      |              |             |       |
| 10                      |           | SOLID CORE WOOD   | PAINTED     | 3'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 11                      |           | SOLID CORE WOOD   | PAINTED     | 2'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 12                      |           | SOLID CORE WOOD   | PAINTED     | 3'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 13                      |           | SOLID CORE WOOD   | PAINTED     | (23'-0" x 7'-0" x 1 3/4" |            | WOOD           | PAINTED      |              |             |       |



SECOND FLOOR - UNIT A

1/4" = 1'-0"

| ROOM FINISH SCHEDULE |              |               |            |           |            |           |         |       |  |  |
|----------------------|--------------|---------------|------------|-----------|------------|-----------|---------|-------|--|--|
| DESCRIPTION          | FLOOR FINISH | BASE MATERIAL | WALLS      |           |            |           | CEILING | NOTES |  |  |
|                      |              |               | NORTH WALL | EAST WALL | SOUTH WALL | WEST WALL |         |       |  |  |
| BEDROOM #1           | CPT          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| BATHROOM #1          | LVP          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| KITCHEN              | LVP          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| LIVING SPACE         | CPT          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| BEDROOM #2           | CPT          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| CORRIDOR SPACE       | CPT          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| BATHROOM #2          | LVP          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| BEDROOM #3           | CPT          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| SPRINKLER ROOM       | CONC         | NONE          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| BATHROOM             | LVP          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| CLOSET               | CPT          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| OFFICE               | CPT          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |



FIRST FLOOR - UNIT A

1/4" = 1'-0"

**AMERICAN**  
CONSTRUCTION SERVICES, INC.

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**AMERICAN**  
ARCHITECTURAL GROUP, INC.

3350. SOUTH RIVER ROAD  
WEST BEND, WI 53095-7884  
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PROPOSED BUILDING  
**CEDAR CREEK TOWNHOMES**  
Eagle Drive  
Village of Jackson, Washington County

Issue Date:  
08 / 11 / 2024

Revision:

Project Number:  
22025

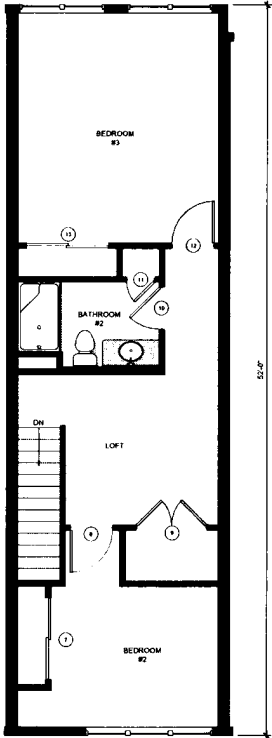
Sheet Title:  
UNIT A FIRST AND  
SECOND FLOOR PLANS  
AND SCHEDULES

Sheet Number:

**A-103**

Doc #1588706

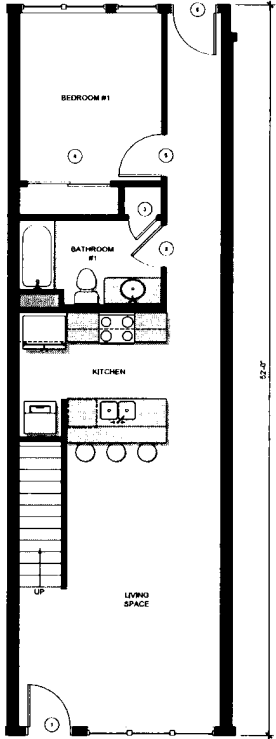
| DOOR AND FRAME SCHEDULE |           |                 |             |                          |            |                |              |              |             |       |
|-------------------------|-----------|-----------------|-------------|--------------------------|------------|----------------|--------------|--------------|-------------|-------|
| MARK                    | DOOR TYPE | DOOR MATERIAL   | DOOR FINISH | SIZE (WxH)               | FRAME TYPE | FRAME MATERIAL | FRAME FINISH | HARDWARE SET | FIRE RATING | NOTES |
| 1                       |           | SOLID CORE WOOD | PAINTED     | 3'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 2                       |           | SOLID CORE WOOD | PAINTED     | 3'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 3                       |           | SOLID CORE WOOD | PAINTED     | 2'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 4                       |           | SOLID CORE WOOD | PAINTED     | 123'-0" x 7'-0" x 1 3/4" |            | WOOD           | PAINTED      |              |             |       |
| 5                       |           | SOLID CORE WOOD | PAINTED     | 3'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 6                       |           | SOLID CORE WOOD | PAINTED     | 3'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 7                       |           | SOLID CORE WOOD | PAINTED     | 123'-0" x 7'-0" x 1 3/4" |            | WOOD           | PAINTED      |              |             |       |
| 8                       |           | SOLID CORE WOOD | PAINTED     | 3'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 9                       |           | SOLID CORE WOOD | PAINTED     | 123'-0" x 7'-0" x 1 3/4" |            | WOOD           | PAINTED      |              |             |       |
| 10                      |           | SOLID CORE WOOD | PAINTED     | 3'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 11                      |           | SOLID CORE WOOD | PAINTED     | 2'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 12                      |           | SOLID CORE WOOD | PAINTED     | 3'-0" x 7'-0" x 1 3/4"   |            | WOOD           | PAINTED      |              |             |       |
| 13                      |           | SOLID CORE WOOD | PAINTED     | 123'-0" x 7'-0" x 1 3/4" |            | WOOD           | PAINTED      |              |             |       |



SECOND FLOOR - UNIT B

1/4" = 1'-0"

| ROOM FINISH SCHEDULE |              |               |            |           |            |           |         |       |  |  |
|----------------------|--------------|---------------|------------|-----------|------------|-----------|---------|-------|--|--|
| DESCRIPTION          | FLOOR FINISH | BASE MATERIAL | NORTH WALL | EAST WALL | SOUTH WALL | WEST WALL | CEILING | NOTES |  |  |
| BEDROOM #1           | CPT          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| BATHROOM #1          | LVP          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| KITCHEN              | LVP          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| LIVING SPACE         | CPT          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| BEDROOM #2           | CPT          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| CORRIDOR SPACE       | CPT          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| BATHROOM #2          | LVP          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| BEDROOM #3           | CPT          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| SPRINKLER ROOM       | CMC          | NONE          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| BATHROOM             | LVP          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| CLOSET               | CPT          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |
| OFFICE               | CPT          | WOOD          | P-1        | P-1       | P-1        | P-1       | GWB     |       |  |  |



FIRST FLOOR - UNIT B

1/4" = 1'-0"

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PROPOSED BUILDING  
**CEDAR CREEK TOWNHOMES**  
Eagle Drive  
Village of Jackson, Washington County

Issue Date:  
05 / 11 / 2024

Revision:

Project Number:  
22025

Sheet Title:  
UNIT B FIRST AND  
SECOND FLOOR PLANS  
AND SCHEDULES

Sheet Number:

**A-104**

Doc #1588706

**AMERICAN**  
CONSTRUCTION RESOURCES, INC.

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PROPOSED BUILDING  
**CEDAR CREEK TOWNHOMES**  
Eagle Drive  
Village of Jackson, Washington County

Issue Date:  
05 / 11 / 2023

Revision:

Project Number:  
22025

Sheet Title:  
EXTERIOR ELEVATIONS  
- BUILDING A

Sheet Number:

**A-201**

**Doc #1588706**



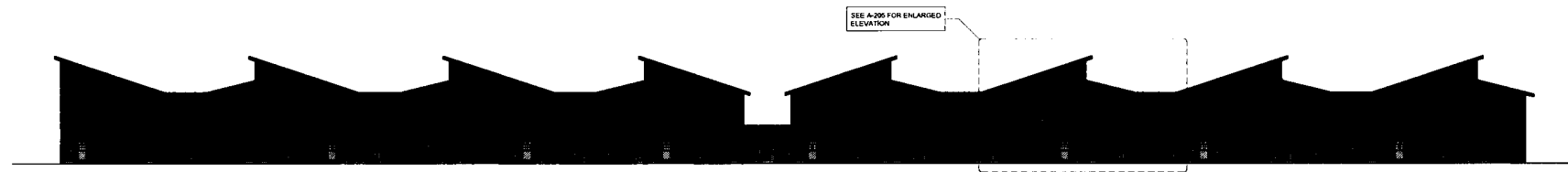
EAST ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

1/16" = 1'-0"



SEE A-200 FOR ENLARGED ELEVATION

NORTH ELEVATION

1/16" = 1'-0"

WEST ELEVATION

1/16" = 1'-0"



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SOUTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"

WEST ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"

PROPOSED BUILDING  
**CEDAR CREEK TOWNHOMES**

Eagle Drive  
Village of Jackson, Washington County

Issue Date  
05 / 11 / 2023

Revision

Project Number  
22025

Sheet Title  
EXTERIOR ELEVATIONS  
- BUILDING B

Sheet Number

**A-202**

**Doc #1588706**

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**AMERICAN**  
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PROPOSED BUILDING  
**CEDAR CREEK TOWNHOMES**  
Eagle Drive  
Village of Jackson, Washington County

Issue Date:  
05 / 11 / 2021

Revision:

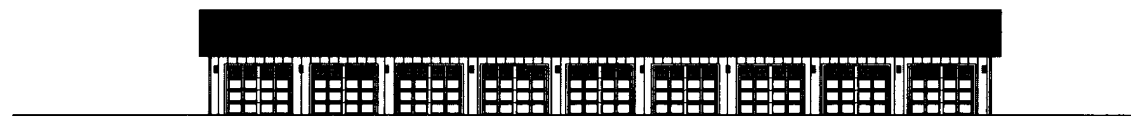
Project Number:  
22025

Sheet Title:  
EXTERIOR ELEVATIONS  
- BUILDING C

Sheet Number:

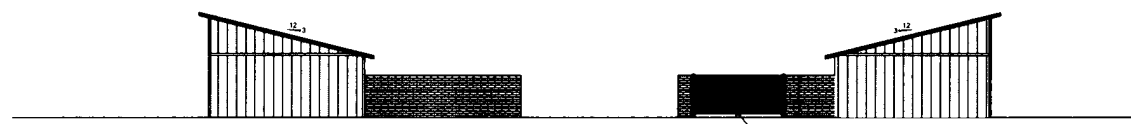
**A-203**

**Doc #1588706**



**FRONT ELEVATION**

1/8" = 1'-0"

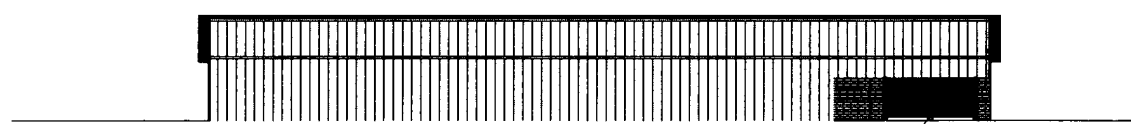


**LEFT - SIDE ELEVATION**

1/8" = 1'-0"

**RIGHT - SIDE ELEVATION**

1/8" = 1'-0"



**REAR ELEVATION**

1/8" = 1'-0"

**MATERIALS LEGEND**

- 1 HARDER PLANK VERTICAL SIDING 1" WIDE X 11" TALL  
(COLOR: ARTIC. WHITE)
- 2 AMERICAN METAL ROOFING WITH CONTINUOUS RIDGE VENT  
(COLOR: BLACK)

**NOTES**

- DOORS  
(COLOR: WHITE)
- FASCIAS 2x6 ALUMINUM WRAPPED  
(COLOR: BLACK)
- GUTTERS 1x2 WOOD KITS - PRE-FINISHED ALUMINUM  
(COLOR: BLACK)
- TRIMS 1x4 WHITE TRIM BOARDS 1/2"
- (COLOR: ARTIC. WHITE)

NOTE: PRE-DRILL PIPE SLEEVES 1/4" DIA. X 12" DEEP IN CONCRETE FOR CANE BOLTS AT FLOORED AND OPEN PORTIONS

P-EXA CANE BOLT ON INSIDE OF INACTIVE GATE LEAF AND ON THE OUTSIDE OF THE ACTIVE GATE LEAF

P-EXA CANE BOLT ON INSIDE OF INACTIVE GATE LEAF AND ON THE OUTSIDE OF THE ACTIVE GATE LEAF

NOTE: PRE-DRILL PIPE SLEEVES 1/4" DIA. X 12" DEEP IN CONCRETE FOR CANE BOLTS AT FLOORED AND OPEN PORTIONS

**AMERICAN**  
CONSTRUCTION SERVICES, INC.

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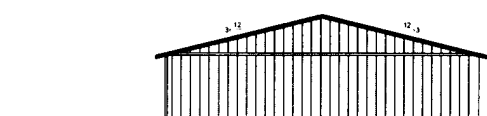
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ARCHITECTURAL GROUP, INC.

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FRONT ELEVATION

1/8" = 1'-0"



LEFT - SIDE ELEVATION

1/8" = 1'-0"



RIGHT - SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

- MATERIALS LEGEND:**
- 1 HARDIE PLANK VERTICAL SIDING - 1" X 6" X 12"
  - 2 COLOR: WHITE
  - 3 AMERIMAX - 1/2" DIA. ROUNDOFF WITH 1/2" CONTRAST RIBBED VENT
  - 4 COLOR: BLACK
- NOTES:**
- DOORS - 2 1/2" X 6" X 12"
  - 6 COLOR: WHITE
  - FASCIA - 2 1/2" X 6" ALUMINUM WRAPPED
  - 8 COLOR: BLACK
  - GUTTER DOWNSPOUTS - PREFINISHED ALUMINUM
  - 10 1" X 4" X 6" BLACK
  - TRIM - HARDIE TRIM BOARD 1" X 4"
  - 12 COLOR: WHITE

PROPOSED BUILDING  
**CEDAR CREEK TOWNHOMES**  
Eagle Drive  
Village of Jackson, Washington County

Issue Date:  
1/5 / 11 / 2021

Revision:

Project Number:  
22025

Sheet Title:  
EXTERIOR ELEVATIONS  
- BUILDING D

Sheet Number:

**A-204**

**Doc #1588706**

**AMERICAN**  
CONSTRUCTION SERVICES, INC.

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ARCHITECTURAL GROUP, INC.

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PROPOSED BUILDING  
**CEDAR CREEK TOWNHOMES**

Eagle Drive  
Village of Jackson, Washington County

Issue Date  
09/11/2023

Revision:

Project Number:  
22025

Sheet Title:  
ENLARGED ELEVATION

Sheet Number:

**A-205**

**Doc #1588706**



ENLARGED WEST ELEVATION

1/4" = 1'-0"



**AMERICAN**  
CONSTRUCTIVE SYSTEMS, INC.



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**AMERICAN**  
ARCHITECTURAL GROUP, INC.



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PROPOSED BUILDING  
**CEDAR CREEK TOWNHOMES**

Eagle Drive  
Village of Jackson, Washington County

Issue Date:  
05 / 11 / 2023

Revision:

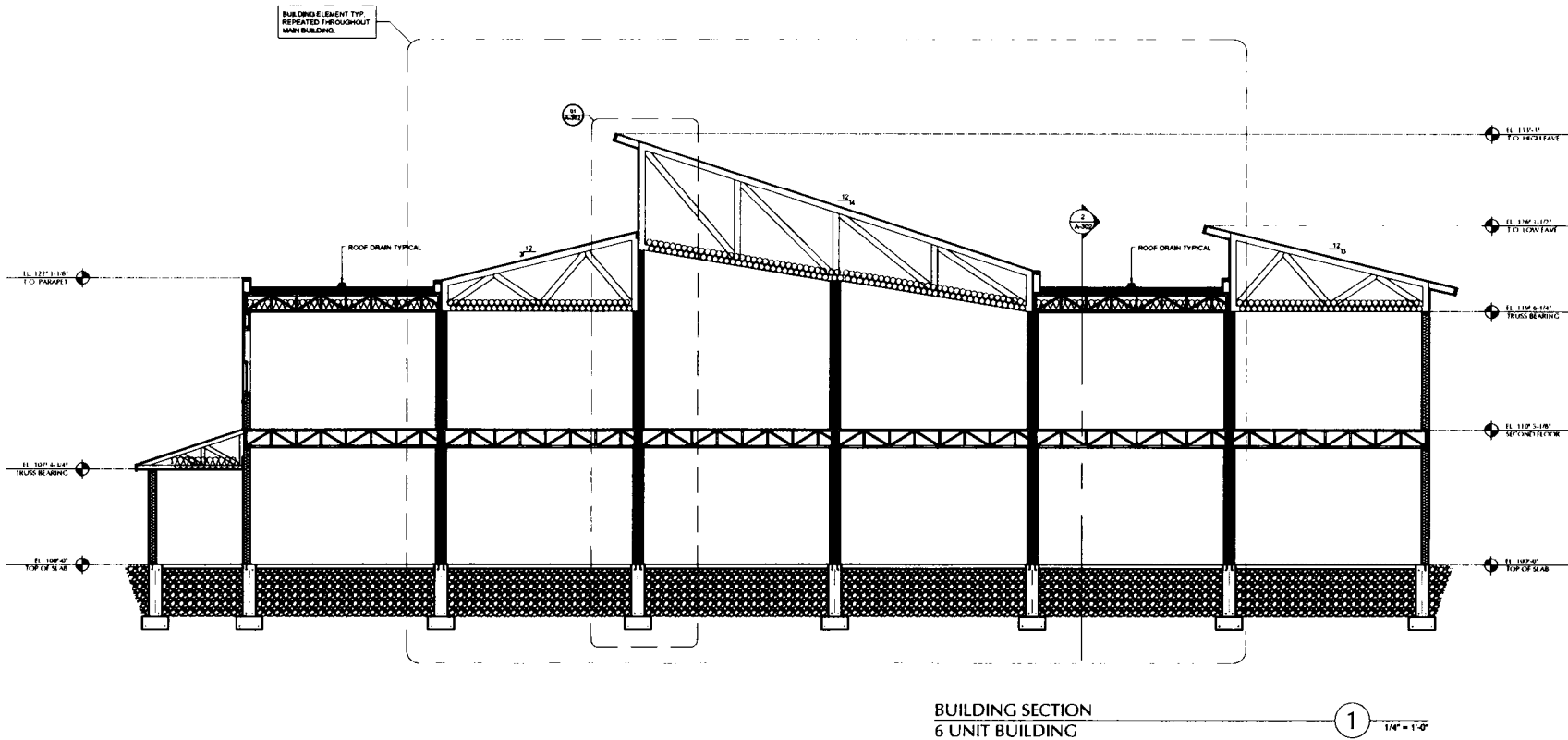
Project Number:  
22025

Sheet Title:  
BUILDING SECTION  
AND NOTES

Sheet Number:

**A-301**

**Doc #1588706**





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PROPOSED BUILDING  
CEDAR CREEK TOWNHOUSES

Eagle Drive  
Village of Jackson, Washington County

Issue Date:  
05 / 11 / 2023

**Revelation:**

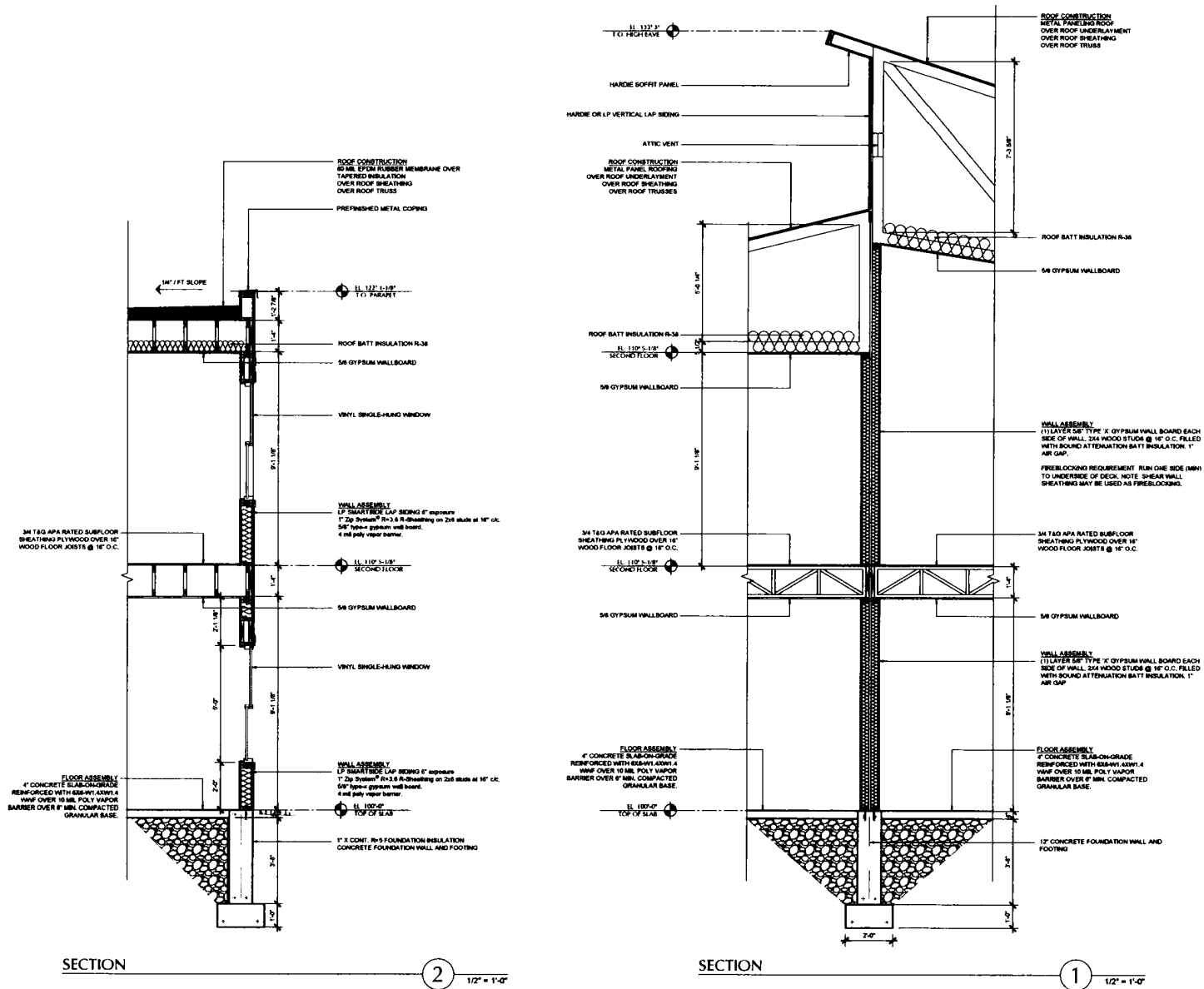
Project Number:  
22025

Sheet Title:  
SECTIONS AND NOTES

Sheet Number:

A-302

**Doc #1588706**



**DESIGN | BUILD | DEVELOPMENT**

To: Village of Jackson  
Re: Cedar Creek Condos – Public Utility Infrastructure  
Date: 11-16-2023

On behalf of the property owner, American Construction Services, Inc. commits to installing the public sanitary sewer and water main utility improvements as enumerated in amounts and value in the table below. This work will be completed prior to occupancy of the first phase of the condominium project.

Groundbreaking is scheduled for April 2024, and the first phase 8 units shall be completed by Summer 2025, phase 2 of 28 units will be completed by Summer 2027 or sooner. All 36 units shall be completed as scheduled within 3 years.

| Description          | Unit of Measure | Amount | Unit Cost  | Total       |
|----------------------|-----------------|--------|------------|-------------|
| 6" water             | lin. Feet       | 279    | \$80/ft    | \$22,320.00 |
| Hydrant              | ea              | 1      | \$9,000    | \$9,000.00  |
| Fittings/Valves      | ea              | 5      | \$1,250    | \$6,250.00  |
| 6" sanitary          | lin. Feet       | 162    | \$70/ft    | \$11,340.00 |
| Clean out            | ea              | 2      | \$1,250    | \$2,500.00  |
| Manhole              | ea              | 1      | \$6,600.00 | \$6,600.00  |
| Total                |                 |        |            | \$58,010.00 |
| With 15% Contingency |                 |        |            | \$66,712    |

Sincerely,

Stephen Houdek  
Preconstruction Manager  
American Construction Services