



VILLAGE OF JACKSON
VILLAGE BOARD SPECIAL MEETING AGENDA

Tuesday, August 27, 2024 at 7:00 PM

(Or immediately following the Board of Public Works 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. 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.)
4. Financial Management Plan Workshop #1 - Capital Project Financing and TID Review
5. Approval of Licenses for the Licensing Period through June 30, 2025
 - a. Liquor License - Class "A" Fermented Malt Beverages & "Class A" Intoxicating Liquors
 1. Jackson Ellahi LLC (dba Hwy Mart), N168W22224 Main St, Registered Agent: Mandeep Dran
 - b. Cigarette/Tobacco/Vape License
 1. Jackson Ellahi LLC (dba Hwy Mart), N168W22224 Main St, Registered Agent: Mandeep Dran
 - c. Appointment of New Agent - Alcohol Beverage & Cigarette, Tobacco, and Electronic Vaping Device
 1. J&M LTD (dba Village Mart), N213N16770 Glen Brooke Drive, Registered Agent: Mandeep Dran
6. Plan Commission
 - a. Preliminary Plat - Oaks of Jackson, Addition No. 1 - Hillcrest Jackson, LLC-Oyvind Solvang
7. Personnel Committee
 - a. Side Letter Agreement with Jackson Professional Police Association - Detective Position
8. Closed Session Pursuant to Wis. Stats. §19.85(1)(c) "considering employment, promotion, compensation, or performance evaluation data of any public employee over which the

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

The closed session is for the following purposes:

1. Discussing a Development Agreement for TID 7;
 2. Discussing the Sale of Village Owned Property in TID 7
-
9. Reconvene into Open Session with Possible Action Related to the Subject of the Preceding Closed Session
 10. 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.



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: August 27, 2024
Agenda Item: # 6.a
To: Village Board
From: Collin Johnson, Director of Inspections/Zoning
Subject: Preliminary Plat - Oaks of Jackson, Addition No. 1 - Hillcrest Jackson, LLC-Oyvind Solvang

Background and Analysis:

The developer has submitted a Preliminary Plat detailing the development plans for District II in the Oaks of Jackson subdivision. Development plans for District II include construction of 13 single-family homes located on lots 43 thru 54, with attached garages and private driveways with two parking stalls each. Future development plans for District IV include construction of nine buildings on Outlot 9 containing 18 townhome units with attached garages. Garages are accessed by way of a private drive bisecting the two districts.

The Oaks of Jackson development is located within a Tax Increment District. The Village Board and staff are still actively negotiating terms of a development agreement. The developer intends to begin site work yet this year.

Comprehensive Plan & Zoning Impacts:

The Village Comprehensive Plan Land Use Map identifies the entire development as Medium -Density Residential, consisting primarily of single-family residential development at a density of up to 5.4 dwelling units per net acre on lots of at least 8,000 square feet. The property is zoned Planned Unit Development (PUD-04).

Permitted uses within District II include Single-family homes with garages accessed from a private drive at the rear of the home. Permitted accessory uses include private garages (one per lot), sheds (garden, tool and storage) incidental to the residential use (one per lot), home occupations and professional home offices as specified in Section 48-1 of the Village of Jackson zoning ordinance. A minimum lot size of 4,000 sf. is required with a 15-foot front yard setback, seven-foot side yards setbacks, and a 2-foot rear yard setback to the face of the garage. A minimum of two off-street parking stalls is required for each unit.

Permitted uses within District IV include townhomes accessed from private drive at the rear of the home. Permitted accessory uses include home occupations and professional home offices as specified in the Section 48-1 of the Village of Jackson zoning ordinance. A minimum area of 2,500 square feet per dwelling unit is required with a 15-foot front yard setback, seven-foot side yard setback, and a 15-foot rear yard setback. A minimum of One off street parking stall is required for each unit.

The proposed development is consistent with Village zoning. A future amendment of the Village Comprehensive Plan will be forthcoming to allow for the increased densities within the multi-family development areas.

Site Plan:

See attached Site Plan, Concept Plan and Preliminary Plat.

Review Procedures:

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



Taking the lead in Washington County.

Signage:

Additional Staff Comments:

None

Notice Requirements:

Posting on the agenda

Potential Action:

Motion to recommend the Village Board approve the Preliminary Plat for Oaks of Jackson, Addition No. 1.

Attachments:

1. PC Application
2. Location Map & CSM
3. Site & Concept Plan
4. Preliminary Plat
5. Construction Plans
6. PUD-04 Oaks of Jackson District Plan

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

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

Property Address: Oaks of Jackson, Outlot 8 Unit: _____ Jackson, WI

Parcel #: _____ Lot Size: _____ sq. ft. Building Area: _____ sq. ft.

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

APPLICANT INFORMATION

Name(s): OYVIND SOLVANG HILLCREST JACKSON, LLC

Mailing Address: PO Box 28, Glenbeulah State WI Zip 53023

Office: (920) 526 3028 Cell: (414) 899 17682 Fax: (____)

Email: solvang@hillcrestbuilders.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: HILLCREST JACKSON LLC

D/B/A: HILLCREST BUILDERS (LLC) FEIN #: _____

Mailing Address: PO Box 28, GLENBEULAH State W Zip 53023

Office: (920) 526 3028 Cell: (____) Fax: (____)

Email: solvang@hillcrestbuilders.com

Website: hillcrestbuilders.com

PROPERTY OWNER INFORMATION

Name(s): Village of Jackson

Address: _____ State _____ Zip _____

Office: (____) Cell: (____) Fax: (____)

Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: SEH

Primary Contact: MICHAEL COURT

Address: _____ State _____ Zip _____

Office: (____) Cell: 414 322 9400 Fax: (____)

Email: mcourt@sehinc.com

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

Briefly explain what you are requesting to be reviewed and/or approved:

Approval of Prelim Plat - ref separate email

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

ST & MULTI-FAM FEE SIMPLE

Hours of Operation:

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

CONSTRUCTION

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.:

N/A

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

Village of Jackson Village Hall / cars of Jackson

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

New site

Describe any proposed grading, and/or stormwater management plan:

TBD

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

TBD

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

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: N/A

List all setbacks from rights-of-way and property lines and height limitations: Per Plat

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: State for sewer/water

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: N/A

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

Describe any site-specific features/constraints, etc.: N/A

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: N/A

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): N/A

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):

Hillcrest Jackson LLC

Applicant Signature:



Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

7/26/24

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:

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

Phone:

(262) 677-9696 x810

Email:

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: _____

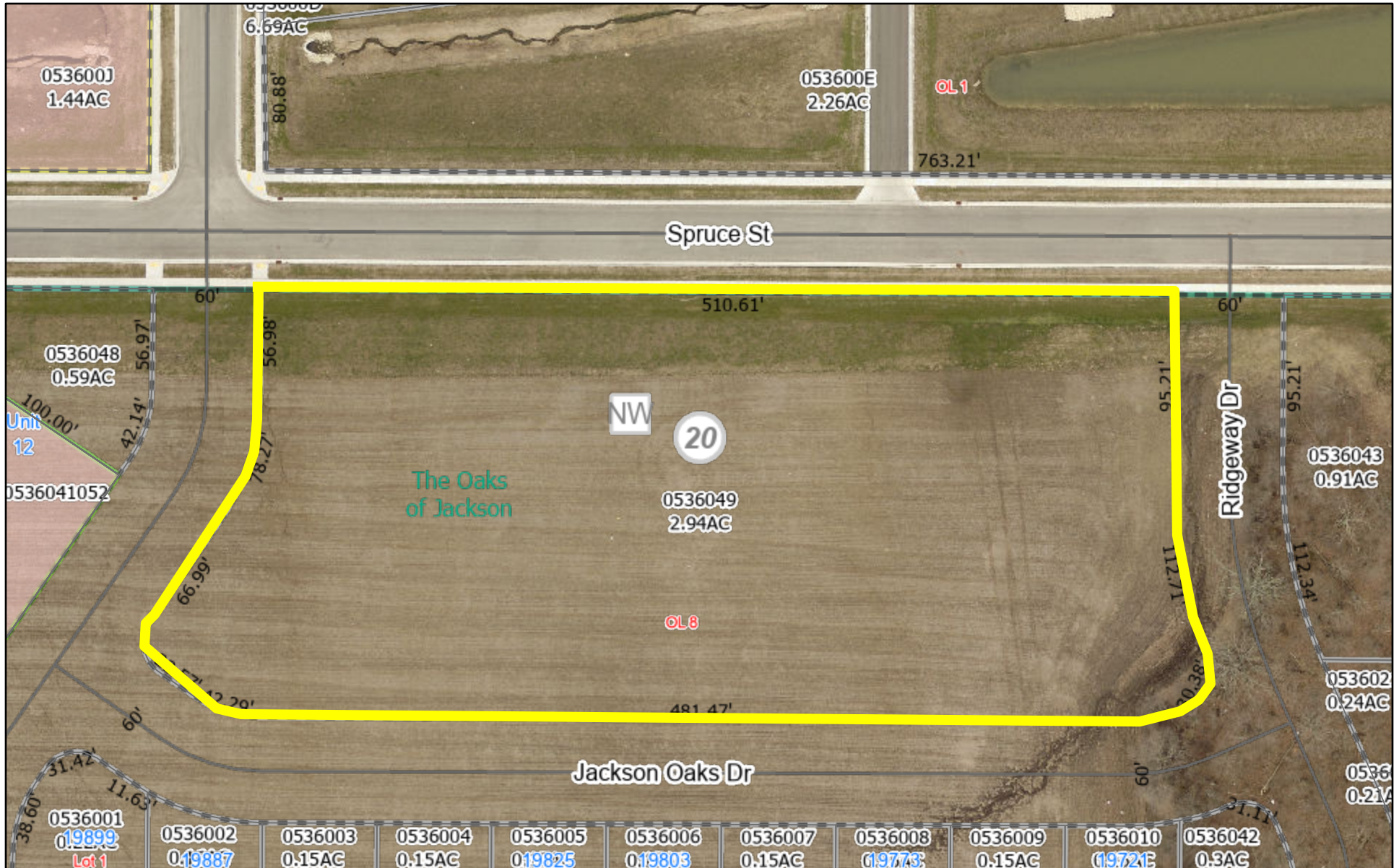
Amount: \$ _____

Payment Type: CH / CC / CASH

Check/Rcpt. #: _____

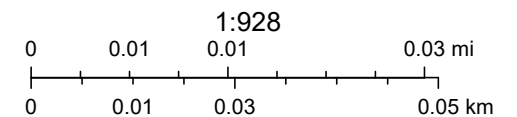
Received By: _____

Oaks of Jackson Subdivision, Addition No. 1

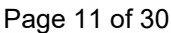


7/29/2024, 10:24:53 AM

- | | | | |
|--|---|---|---|
| <ul style="list-style-type: none"> Override 1 Current Parcel Address Point Lot Number Certified Survey Number | <ul style="list-style-type: none"> Condominium Name Subdivision Name Parcel Taxkey & Acreage PLSS Section PLSS Quarter | <ul style="list-style-type: none"> Lot Plat Certified Survey Map Condominium Assessor Plat; Cemetery Plat; Subdivision | <ul style="list-style-type: none"> Right-of-Way Retired Parcel Municipality Local Road Labels Local Road |
|--|---|---|---|



A RE-DIVISION OF CSM 432, AND NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 20,
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,
WASHINGTON COUNTY, WISCONSIN



CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

A RE-DIVISION OF CSM 432, AND NE 1/4 OF THE NW 1/4 OF SECTION 20,
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,
WASHINGTON COUNTY, WISCONSIN

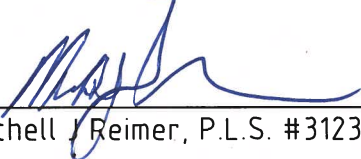
SURVEYOR'S CERTIFICATE

I, Mitchell J. Reimer, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped Document Number 248510, Certified Survey Map 432, recorded in the Washington County Registry in Volume 2 of Certified Survey Maps on pages 324, and the Northeast Quarter of the Northwest Quarter of Section 20, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of Section 20, Township 10 North, Range 20 East, Thence S00°12'28"W along the East line of said Quarter, 60.00 feet to the South Line Of State Highway "60", point also being the Point of Beginning; Thence continuing along said line S00°12'28" W, 1255.41 Feet to the platted Northwest corner of Lot 10, Pinehurst, a platted Subdivision, as found in the Washington County Registry as Document number 557549, in Map book 27 on page 17, Recorded on April 5, 1990, Thence N 88°25'47"W along the South Line of the said Quarter Quarter, 1317.54 Feet to the Southwest corner of the Northeast Quarter of the Northwest Quarter; Thence N00°13'18" E along the West line of said Quarter Quarter, 1257.45 Feet to the South Line of State Highway "60"; Thence S88°20'26" E along said South Line, 1317.29 Feet, to the Point of Beginning .
Said parcel contains 1654747.22 square feet or 37.98 +/- Acres. Excepting therefrom Areas of Dedication as shown on Page 1 hereon.

That I have made such survey, land division, and map at the direction of Village of Jackson, Owner, N168 W20733 Village of Jackson , Washington County, Wisconsin, 53037, . That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code, in surveying, dividing and mapping the same, and Chapter 38 of the Village of Jackson Municipal Code. Said survey is subject to easements of record and as shown.

Dated this 20th day of April, 2020.



Mitchell J. Reimer, P.L.S. #3123-8



Mitchell J. Reimer, PLS
Cedar Corporation
W61 N497 Washington Avenue
Cedarburg, Wisconsin 53012

CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

A RE-DIVISION OF CSM 432, AND NE ¼ OF THE NW ¼ OF SECTION 20,
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,
WASHINGTON COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

The Village of Jackson, a Corporation duly organized and existing under the virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described on this map to be surveyed, mapped and dedicated as represented on the Certified Survey Map in accordance with the ordinances of the Village of Jackson, Trans 233.105(2), and Chapter 236 of the Wisconsin Statutes.

In witness hereof, the Village of Jackson, has caused these presents to be signed:

By: _____
John Walther - Village Administrator

Dated _____, 2020

STATE OF WISCONSIN)
WASHINGTON COUNTY) ss

Personally came before me this _____ day of _____, 2019, the above named John Walther, Administrator of the Village of Jackson, a Wisconsin Municipal Corporation, to me known to be the same person who executed the foregoing certificate and acknowledged the same.

_____ Notary Public, _____ Wisconsin

My commission expires _____



VILLAGE BOARD APPROVAL:

Resolved that this Certified Survey Map in the Village of Jackson, owner of said lands, being a re-division of C.S.M. 432 and the Northeast Quarter of the Northwest Quarter of Section 20, located in the Town 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, is hereby approved and dedication accepted by the Village Board trustee to the Village of Jackson.

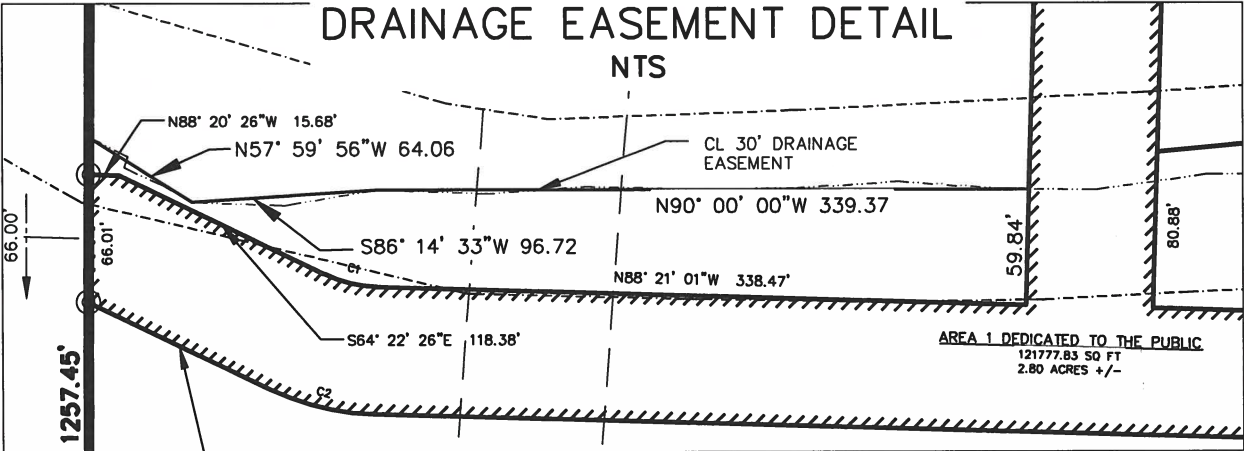
Approved this _____ day of _____, 2020. _____
Mike Schwab - Village President

Signed this _____ day of _____, 2020. _____
Jilline Dobratz - Village Clerk

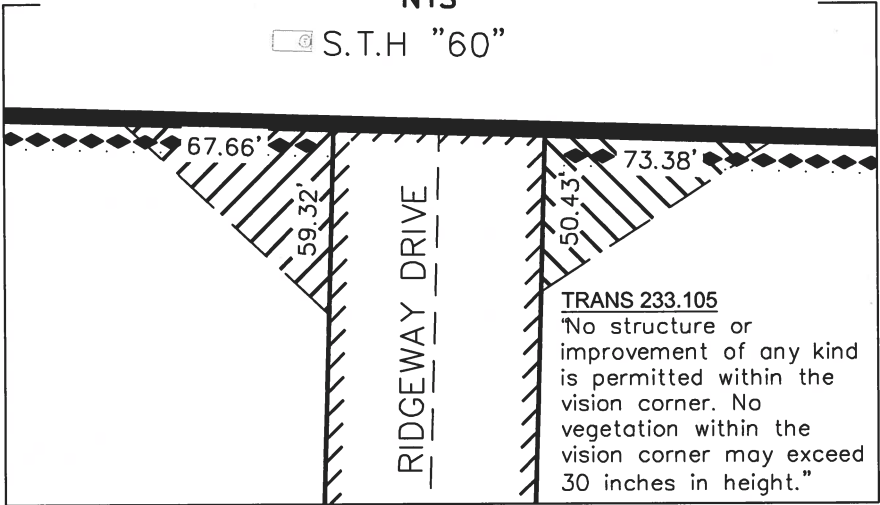
CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

A RE-DIVISION OF CSM 432, AND NE 1/4 OF THE NW 1/4 OF SECTION 20,
TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON,
WASHINGTON COUNTY, WISCONSIN

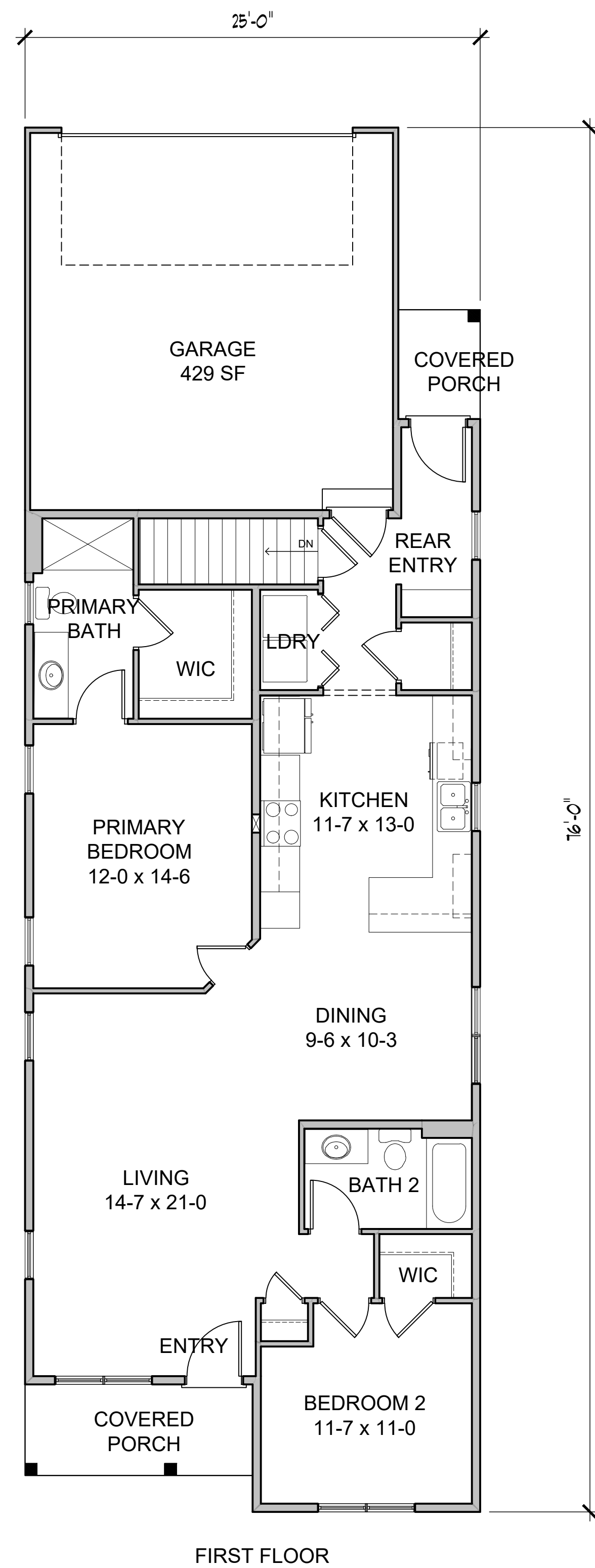
DETAIL "B"
DRAINAGE EASEMENT DETAIL
NTS



DETAIL "A"
VISION CORNER EASEMENT DETAIL
NTS



Mitchell J. Reimer, PLS
Cedar Corporation
W61 N497 Washington Avenue
Cedarburg, Wisconsin 53012



Proposed 2-Bedroom Ranch
"Alley Loaded Single Family Plan"
1312 SQ. FT.



Proposed Front Elevation "A"



Proposed Front Elevation "B"



Proposed Front Elevation "C"



Proposed Rear Elevation "A"



Proposed Rear Elevation "B"



Proposed Rear Elevation "C"

**FOR REFERENCE
PURPOSES ONLY**

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3301

CUSTOMER:
PROPOSED FLOOR PLANS OUTLOT 8

JOB ADDRESS:
OAKS OF JACKSON

COUNTY: WASHINGTON



REVISIONS:	
6-3-2024	TM
6-12-2024	TM

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME.



Proposed 3-Bedroom/ 2-Story
"Townhouse Plan"
1426 SQ. FT.



Proposed Front Elevation
4-Unit Shown



Proposed Rear Elevation
4-Unit Shown

**FOR REFERENCE
PURPOSES ONLY**

HILLCREST BUILDERS
P.O. BOX 28
GLENBEULAH, WI 53023
PH: (920) 526-3028
FAX: (920) 526-3301

CUSTOMER:
PROPOSED FLOOR PLANS OUTLOT 6 & 8

JOB ADDRESS:
OAKS OF JACKSON

COUNTY: **WASHINGTON**

HILLCREST
builders
VISIT US AT www.hillcrestbuilders.com

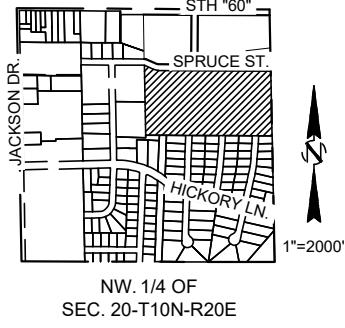
REVISIONS:	
6-3-2024	TM
6-12-2024	TM

NOTE: THESE PLANS ARE THE PROPERTY OF HILLCREST BUILDERS AND MAY NOT BE REPRODUCED, COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT. ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS & CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

PRELIMINARY PLAT OF
THE OAKS OF JACKSON
ADDITION NO. 1

ALL OF OUTLOT 8 OF THE OAKS OF JACKSON BEING PART OF
THE NE 1/4 OF THE NW 1/4 OF SECTION 20, T.10N., R.20E.,
VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.

LOCATION MAP

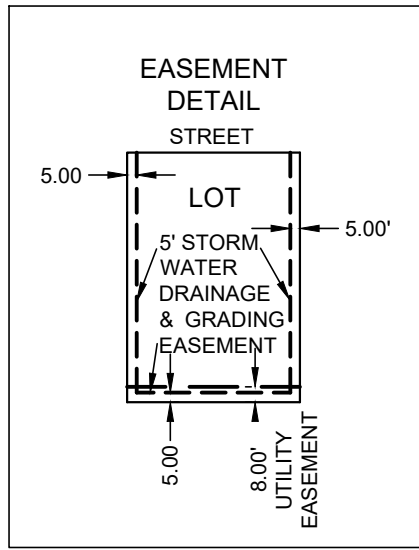


SURVEY FOR:
HILLCREST BUILDERS
ATTN: OYVIND SOLVANG
124 S. SWIFT ST.
GLENBEULAH, WI 53023

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL
OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)



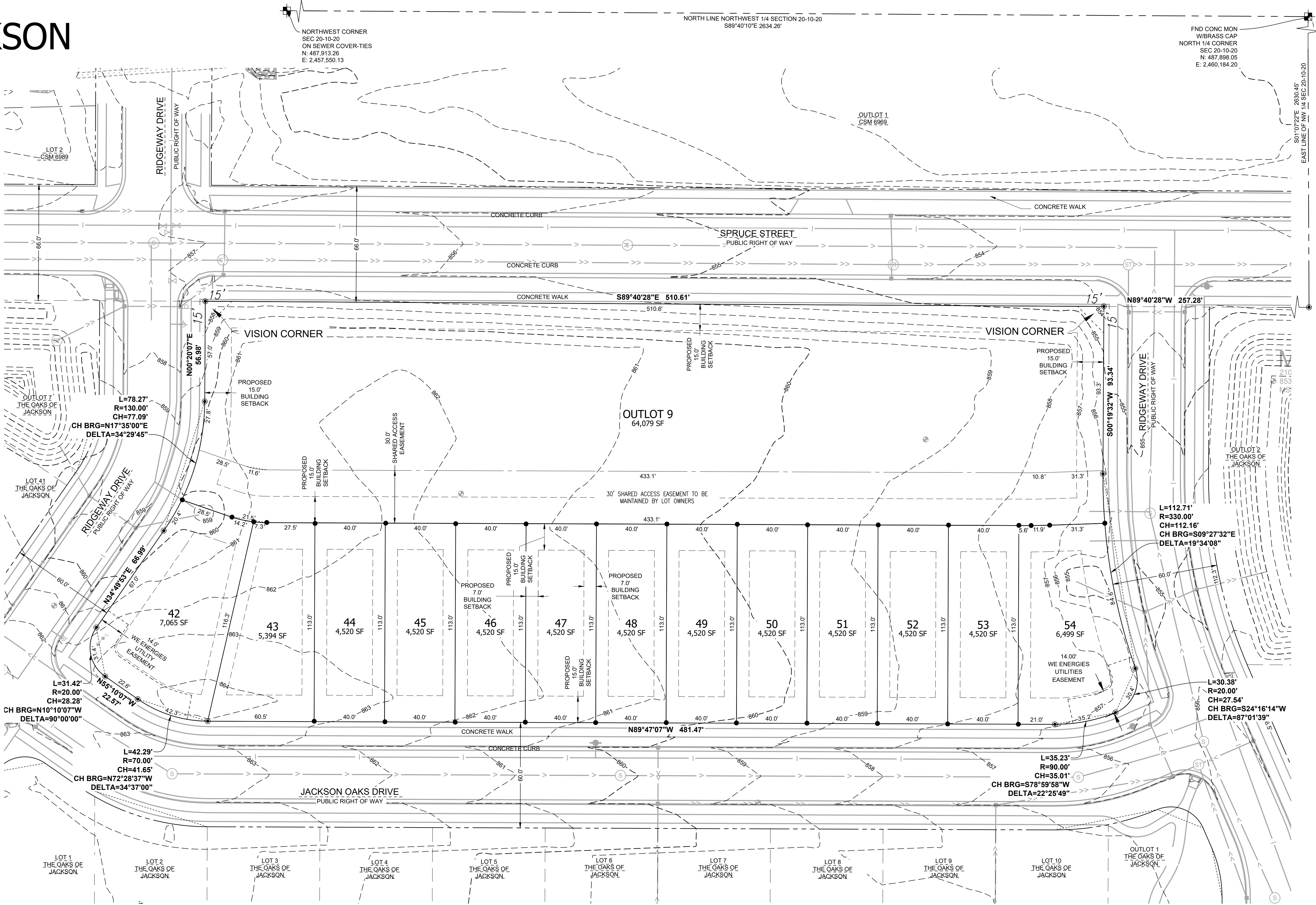
DRAFT

DATED THIS 24TH DAY OF JULY, 2024.

I, KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT
IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT
REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE
COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

SEH
PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT HILBU #180080

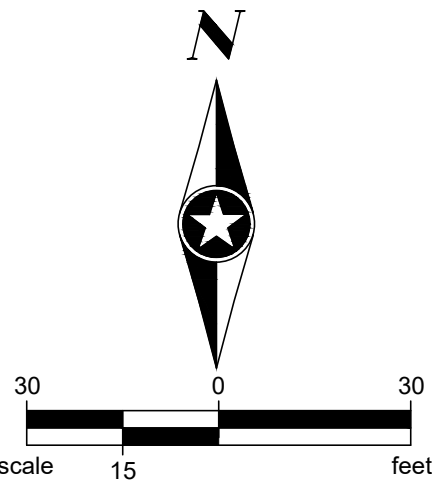


PROPOSED BUILDING SETBACKS
- 15 FOOT STREET AND REAR YARD
- 7 FOOT SIDE YARD

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE
COORDINATE SYSTEM, NAD 83/2011 SOUTH ZONE -THE NORTH
LINE OF THE NW 1/4 OF SECTION 20-10-10 BEARS S89°40'10"E,
VERTICAL DATUM NAVD 88

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND
MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND
MEASURED TO THE NEAREST 00°00'05"



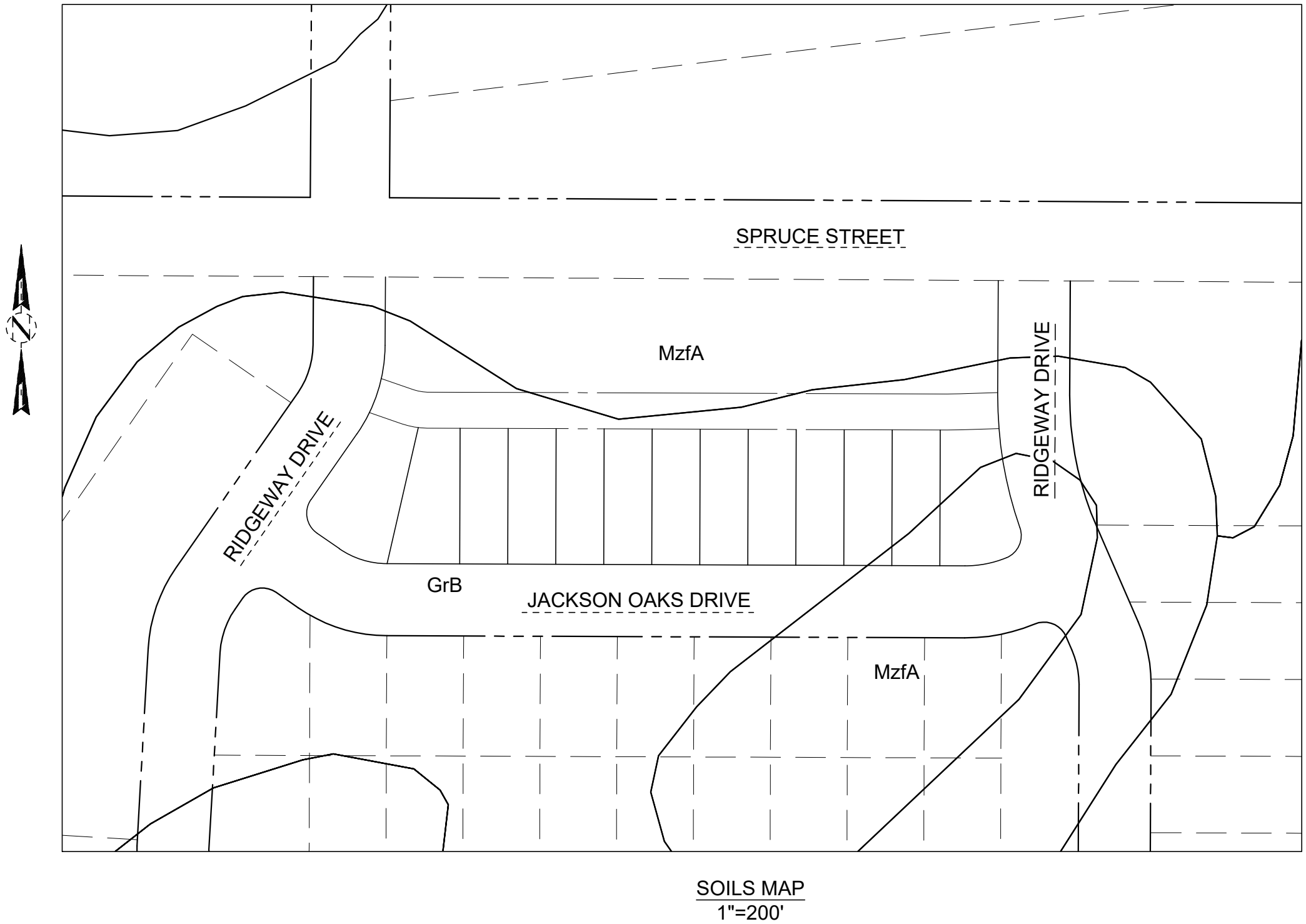
SHEET 1 OF 2

PRELIMINARY PLAT OF
THE OAKS OF JACKSON
ADDITION NO. 1

NOTES:

1. TOTAL AREA = 128,236 S.F. 2.94 AC.
2. OUTLOT 9 SHALL BE RETAINED BY THE DEVELOPER FOR FUTURE USE.
3. ALL EASEMENTS ARE GRANTED TO THE VILLAGE OF JACKSON. UNLESS NOTED OTHERWISE.
4. SITE IS IN ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 55131C0258E, EFFECTIVE DATE 2/25/2022 AND 55131C0259E, EFFECTIVE DATE 12/25/2022.
5. THIS LAND DIVISION IS TO BE SERVED BY PUBLIC SANITARY SEWER AND WATER.
6. THE PLACEMENT OF DECKS, PATIOS, FENCES, OR ANY TYPE OF DECORATIVE LANDSCAPING, DRIVEWAYS OR ADDITIONAL HARD SURFACES WITHIN ANY PART OF A UTILITY EASEMENT IS PROHIBITED. AN EASEMENT INFRINGEMENT AGREEMENT MAY BE ENTERED INTO WITH THE VILLAGE, IF APPROVED.
7. ALL SIDE YARD GRADES MUST BE ADHERED TO, COINCIDENT WITH THE APPROVED MASTER GRADING PLAN FOR THE SUBDIVISION TO ENSURE PROPER STORMWATER DRAINAGE.
8. FENCES CANNOT BE CONSTRUCTED IN EASEMENTS WHERE PUBLIC WATERMAIN, SANITARY SEWER, AND STORM SEWER EXIST NOR IN ACCESS ROUTES TO STORMWATER MANAGEMENT FACILITIES (OUTLOTS).
9. ALL HOMES SHALL HAVE DRIVEWAYS PITCHED BACK TO STREET.
10. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED OVER ANY VISION CORNER EASEMENT (V.C.E.) FROM ADJACENT LOTS. IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S.236.293 OF THE WISCONSIN STATUTES AND SHALL BE ENFORCED BY THE VILLAGE OF JACKSON.
11. ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS SUBDIVISION PLAT SHALL BE PLACED UNDERGROUND.
12. THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

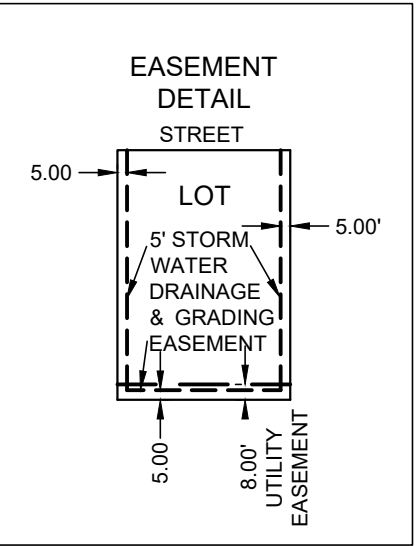
ALL OF OUTLOT 8 OF THE OAKS OF JACKSON BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20, T.10N., R.20E., VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



DRAFT

DATED THIS 24TH DAY OF JULY, 2024.

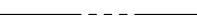
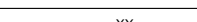
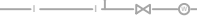
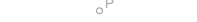
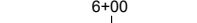
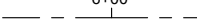
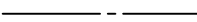
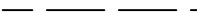
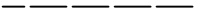
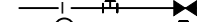
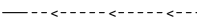
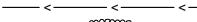
I KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.



LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- DENOTES MAJOR CONTOUR
- DENOTES MINOR CONTOUR
- DENOTES SOIL BORING
- DENOTES WATERMAIN, HYDRANT, WATER VALVE
- DENOTES SANITARY SEWER, MANHOLE
- DENOTES STORM SEWER, MANHOLE, INLET
- DENOTES BURIED PHONE, TELEPHONE PEDESTAL
- DENOTES FENCE LINE
- DENOTES BURIED GAS MAIN, GAS VALVE

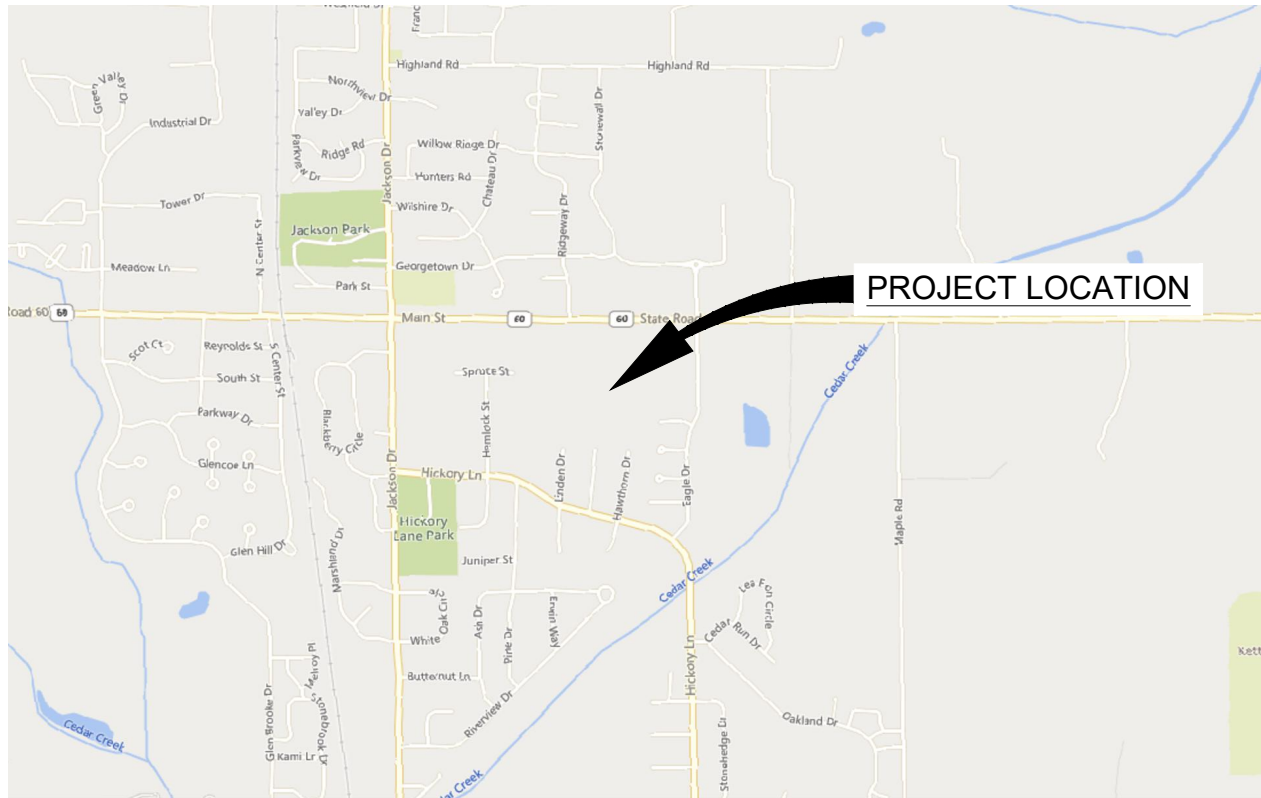
Save: 8/5/2024 10:05 AM jpodella Plot: 8/5/2024 10:26 AM X:\F\JH\HILBU\180080\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheetH1180080_TL.DT.dwg

EXISTING	
	RIGHT OF WAY
	PERMANENT EASEMENT
	PROPERTY LINE
	HORIZONTAL CONTROL POINT
	BENCHMARK
	SURVEY MARKER
	SOIL BORING
	SANITARY SEWER AND MANHOLE
	FORCE MAIN AND LIFT STATION
	SANITARY SEWER SERVICE & CLEANOUT
	WATER MAIN, HYDRANT, VALVE AND MANHOLE
	WATER SERVICE AND CURB STOP BOX
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT AND APRON ENDWALL
	GAS MAIN, VALVE, VENT AND METER
	HANDHOLE
	BURIED FIBER OPTIC CABLE AND MANHOLE
	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
	BURIED TV CABLE, PEDESTAL AND MANHOLE
	BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
	OVERHEAD WIRE, POLE AND GUY WIRE
	LIGHT POLE
	TRAFFIC SIGNAL
	STREET NAME SIGN
	SIGN (NON STREET NAME)
	RAILROAD TRACKS
	DECIDUOUS AND CONIFEROUS TREE
	BUSH / SHRUB AND STUMP
	EDGE OF WOODED AREA
	WETLAND
	BUILDING
	FENCE (UNIDENTIFIED)
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	ELECTRIC WIRE FENCE
	WOOD FENCE
	WOVEN WIRE FENCE
	PLATE BEAM GUARDRAIL
	CABLE GUARDRAIL
	POST / BOLLARD
	RETAINING WALL
PROPOSED	
	STREET CENTERLINE
	RIGHT-OF-WAY
	PERMANENT EASEMENT
	TEMPORARY EASEMENT
	CONSTRUCTION LIMITS
	SANITARY SEWER, BULKHEAD AND MANHOLE
	FORCE MAIN
	SANITARY SERVICE AND CLEANOUT
	WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
	WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
	WATER SERVICE AND CURB STOP BOX
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT AND APRON ENDWALL
	DRAIN TILE
	DITCH / SWALE
	RIPRAP
	STREET NAME SIGN
	SIGN (NON STREET NAME)
	RETAINING WALL

CONSTRUCTION PLANS

OAKS OF JACKSON ADDITION #1

VILLAGE OF JACKSON, WISCONSIN



Sheet List Table	
Sheet Number	Sheet Title
T 1.00	TITLE SHEET
D 1.00	EROSION CONTROL DETAILS
D 1.01	DETAILS - 1
C 2.00	MASTER GRADING PLAN
C 2.01	EROSION CONTROL PLAN
C 3.00	ROAD & STORM PLAN & PROFILE
C 4.00	SANITARY & WATER PLAN & PROFILE

PROJECT LOCATION



REVISIONS

REV #	DATE	COMMENTS

NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D.
THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE
GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE
COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL CALL THE WISCONSIN ONE CALL SYSTEM AT
811 BEFORE COMMENCING EXCAVATION.



Know what's below.
Call before you dig.



PROJECT NO.
180080
DATE

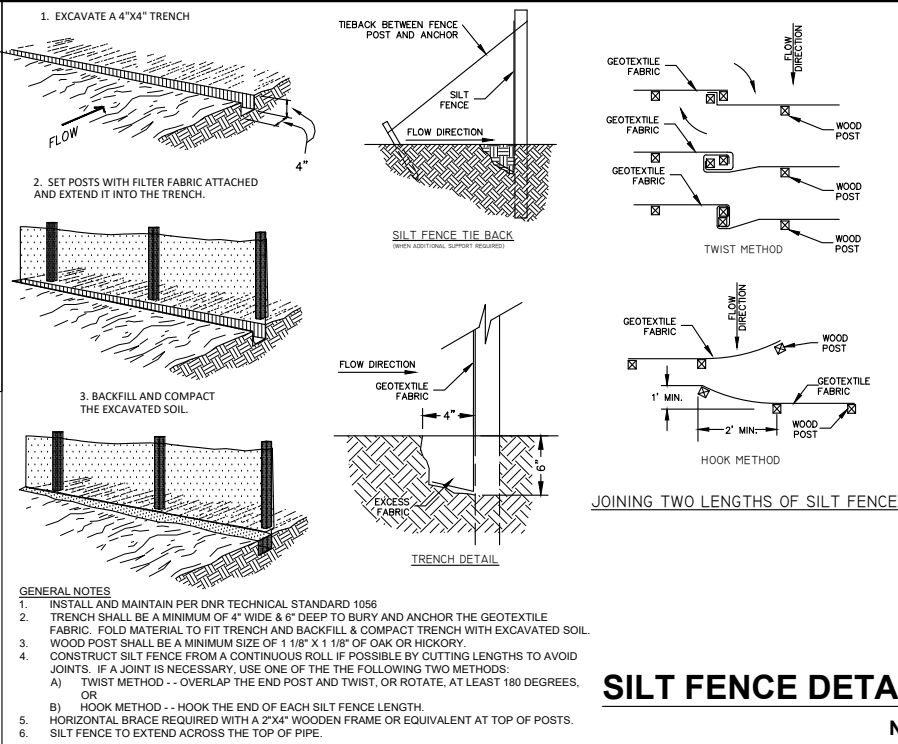
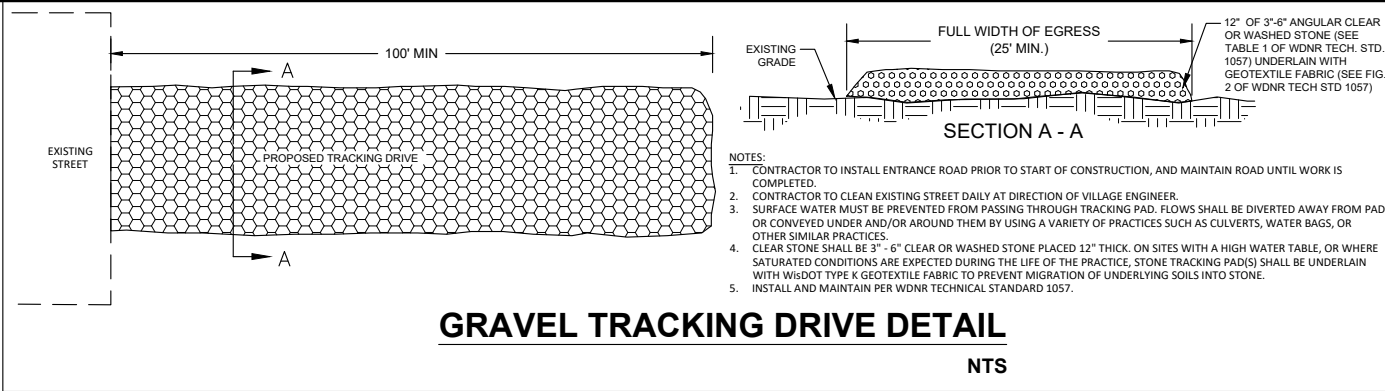
T 1.00
of 7

Save: 8/5/2024 10:05 AM lpdella Plot: 8/5/2024 10:26 AM X:\F\J\H\HILBU\180080\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\H180080_TL_DT.dwg

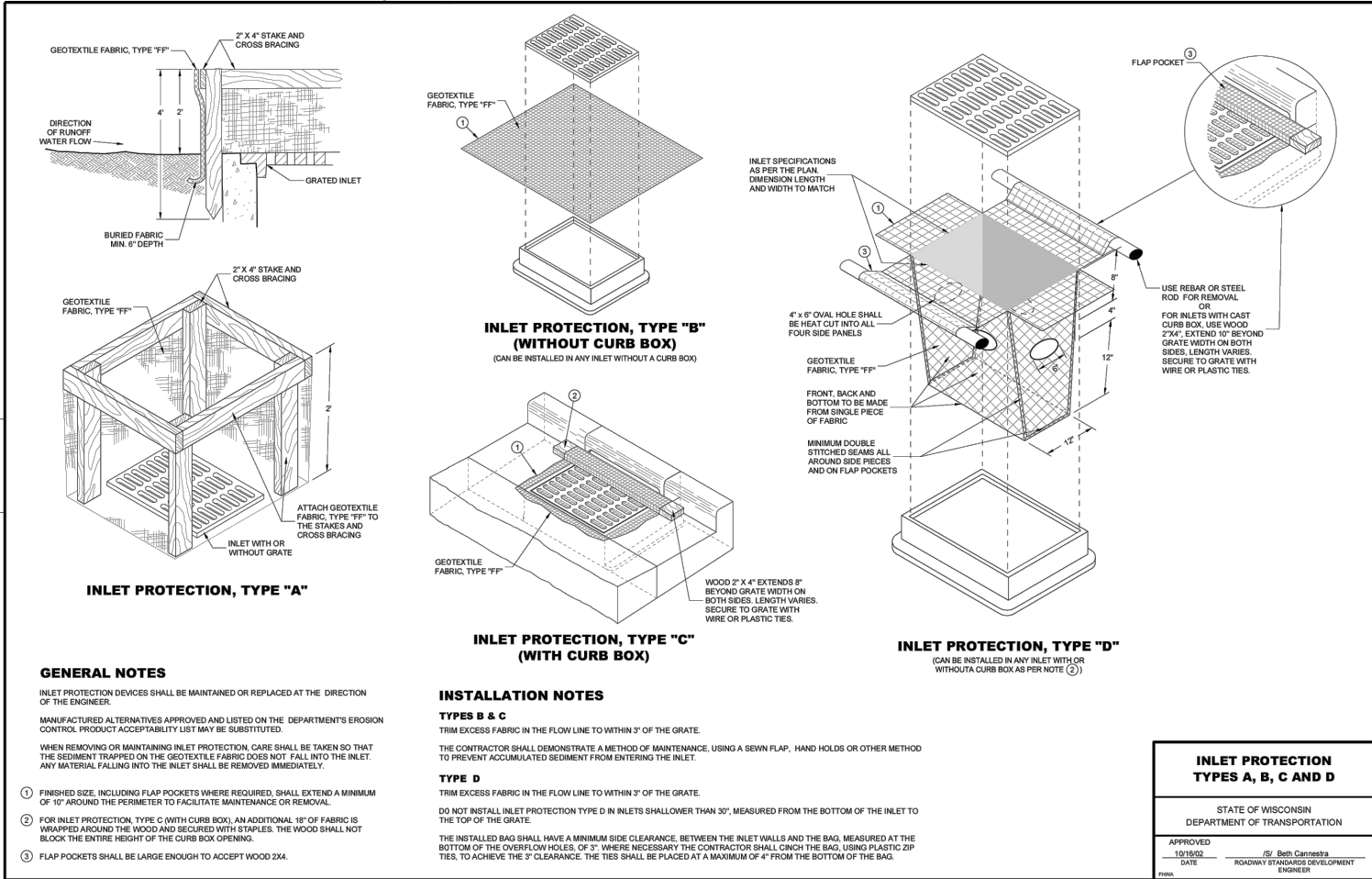
THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", MOST RECENT EDITION, AND "STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, INCLUDING ALL SUPPLEMENTAL SPECIFICATIONS AND OTHER REVISIONS TO DATE, UNLESS OTHERWISE SPECIFIED IN THE SPECIFICATIONS.
ALL CONTRACTORS SHALL OBTAIN A COPY OF THE VILLAGE OF JACKSON SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.

GENERAL

- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY AND/OR THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK IN THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN THEIR PROPOSAL. THE CONTRACTOR SHALL BASE THEIR BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT THEIR WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- 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 THEIR INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE BID PRICES.



SDD 08E10 Inlet Protection, Types A, B, C and D



SEH Project	180080	Rev. #	Revision Issue Description	Date	Rev. #	Revision Issue Description	Date
Drawn By	KB						
Designed By	LMP						
Checked By	MPC						



NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CIVASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

THE CONTRACTOR SHALL CALL THE STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.



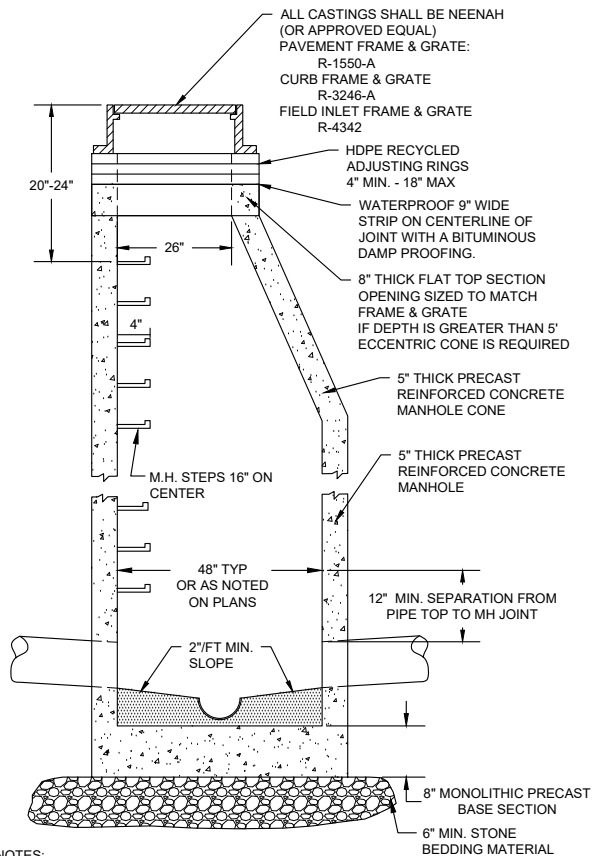
OAKS OF JACKSON ADDITION #1
VILLAGE OF JACKSON, WI

EROSION CONTROL DETAILS

D 1.00

of 7

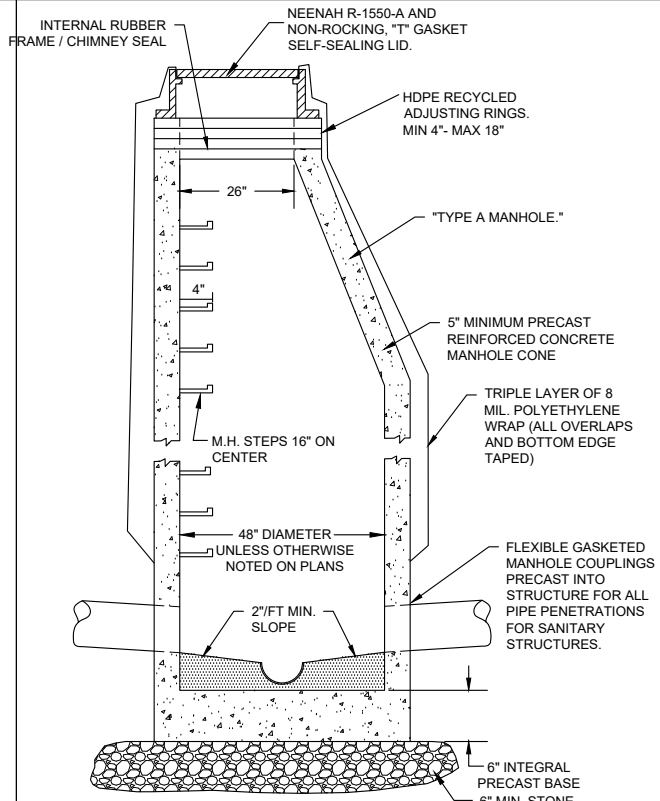
Save: 8/5/2024 10:05 AM | p0della Plot: 8/5/2024 10:26 AM X:\F\H\HILBU180080\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\H180080_TL_DT.dwg



- NOTES:
1. THE ANNULAR SPACE BETWEEN THE PIPE AND MH SHALL BE FITTED WITH EITHER BRICK AND MORTAR, TROWELABLE BUTYL RUBBER MASTIC GASKET MATERIAL, OR OTHER APPROVED METHOD.
 2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
 3. EZ-STICK RUBBER GASKET OR APPROVED EQUAL SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS.
 4. MEET REQUIREMENTS OF ASTM C478.
 5. CLEAN UNDERSIDE OF ADJUSTING RINGS OR CAST IRON FRAME AND SET IN PLACE.

TYPICAL STORM MANHOLE DETAIL

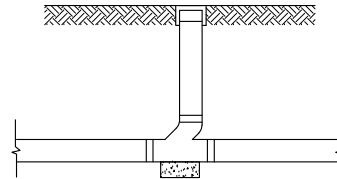
NTS



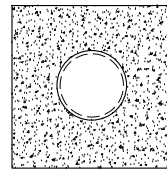
- NOTES:
1. FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. ALL ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL PRIOR TO POURING THE MANHOLE INVERT AND BENCH.
 2. "RAMNEK", KENT SEAL OR APPROVED EQUAL SHALL BE USED FOR JOINTING PRE-CAST MANHOLE SECTIONS.

TYPICAL SANITARY MANHOLE DETAIL

NTS



SUMP PUMP COLLECTOR PIPE CLEANOUT



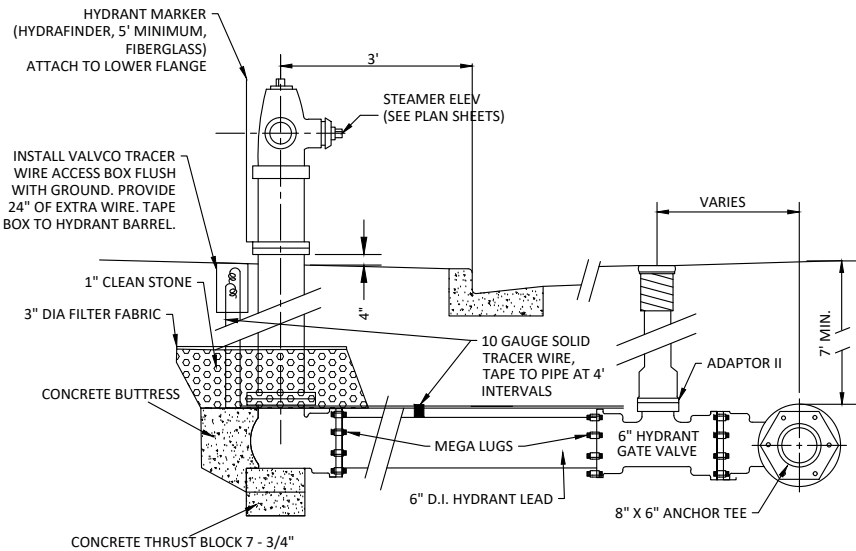
SUMP PUMP COLLECTOR PIPE BEDDING

- NOTES:
1. BENDS TO BE AS PER SPECIFICATIONS.
 2. STEEL POST TO BE INSTALLED AT THE PROPERTY LINE TO MARK THE END OF THE PVC HOOKUP.
 3. RISER PIPE MATERIAL AS PER SPEC.
 4. CLEANOUT DETAILS:
 - a. INSTALL AT ALL SUMP COLLECTOR LINE ENDS.
 - b. INSTALL 300LF MAX. FROM CONNECTIONS AT STORM STRUCTURES, THEN 100LF MAX. FOR SUBSEQUENT CLEANOUTS.
 5. CONNECT MAIN SUMP COLLECTOR LINE TO STORM STRUCTURE(S) AS REQ'D.
 6. INSTALL TRACER WIRE, PER VILLAGE SPECIFICATIONS, ALONG ALL SUMP LATERALS AND SUMP COLLECTOR PIPING.

SUMP PUMP LATERAL ASSEMBLY

SUMP PUMP COLLECTOR PIPE CLEANOUT AND LATERAL ASSEMBLY DETAIL

NTS



- NOTES:
1. HYDRANT SHALL BE WATEROUS PACER.
 2. RODDING OF HYDRANT MAY BE REQUIRED IF SOILS ARE UNSUITABLE.
 3. ENCASE ENTIRE BRANCH AND VALVE IN POLYETHYLENE WRAP.

HYDRANT DETAILS

NTS

DATE: 8/5/2024 10:26 AM

Tracer Wire Access Box

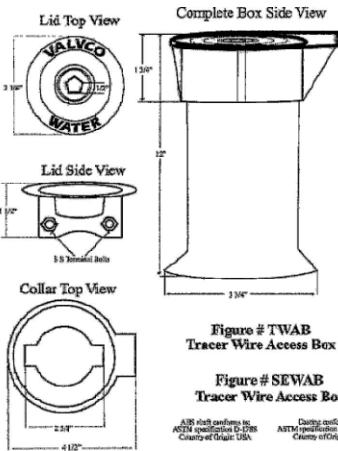
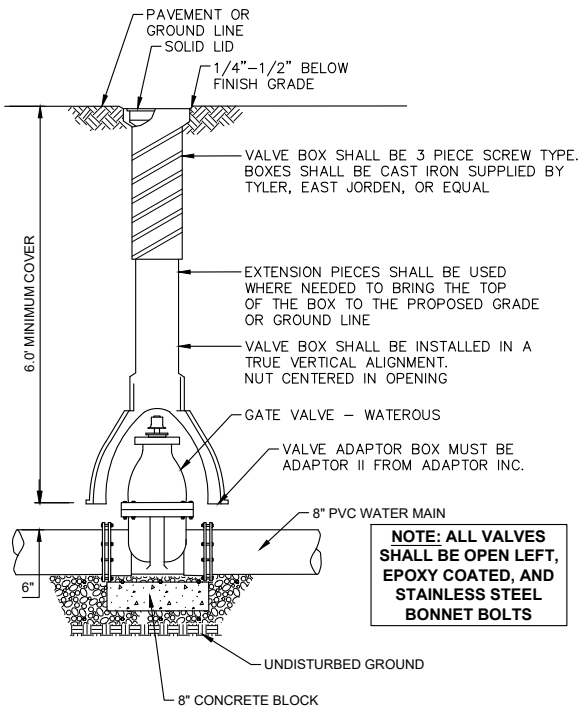


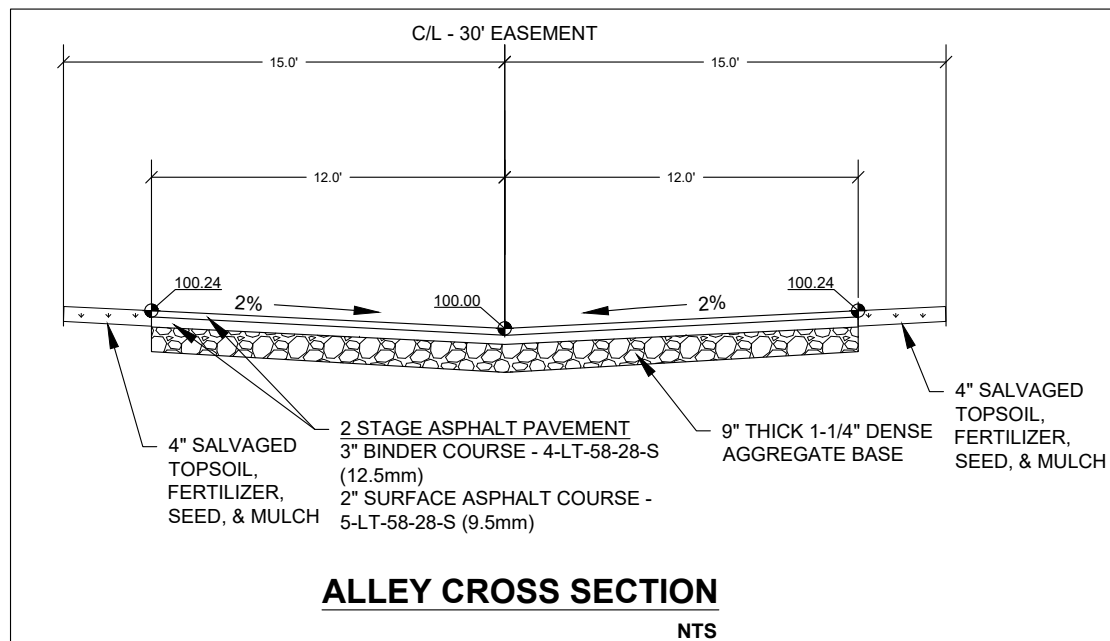
Figure # TWAB Tracer Wire Access Box
Figure # SEWAB Tracer Wire Access Box



C.P. Test Services - VALVCO, Inc.
Sales Office
P.O. Box 366, New Berlinville, PA 19545
Toll Free: 888-482-5826



NOTE: ALL VALVES SHALL BE OPEN LEFT, EPOXY COATED, AND STAINLESS STEEL BONNET BOLTS



ALLEY CROSS SECTION

NTS

SEH Project	HILBU180080	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	KB	.			.		
Designed By	LP	.			.		
Checked By	MC	.			.		



NOTE: THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL CALL THE STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.



Know what's below.
Call before you dig.

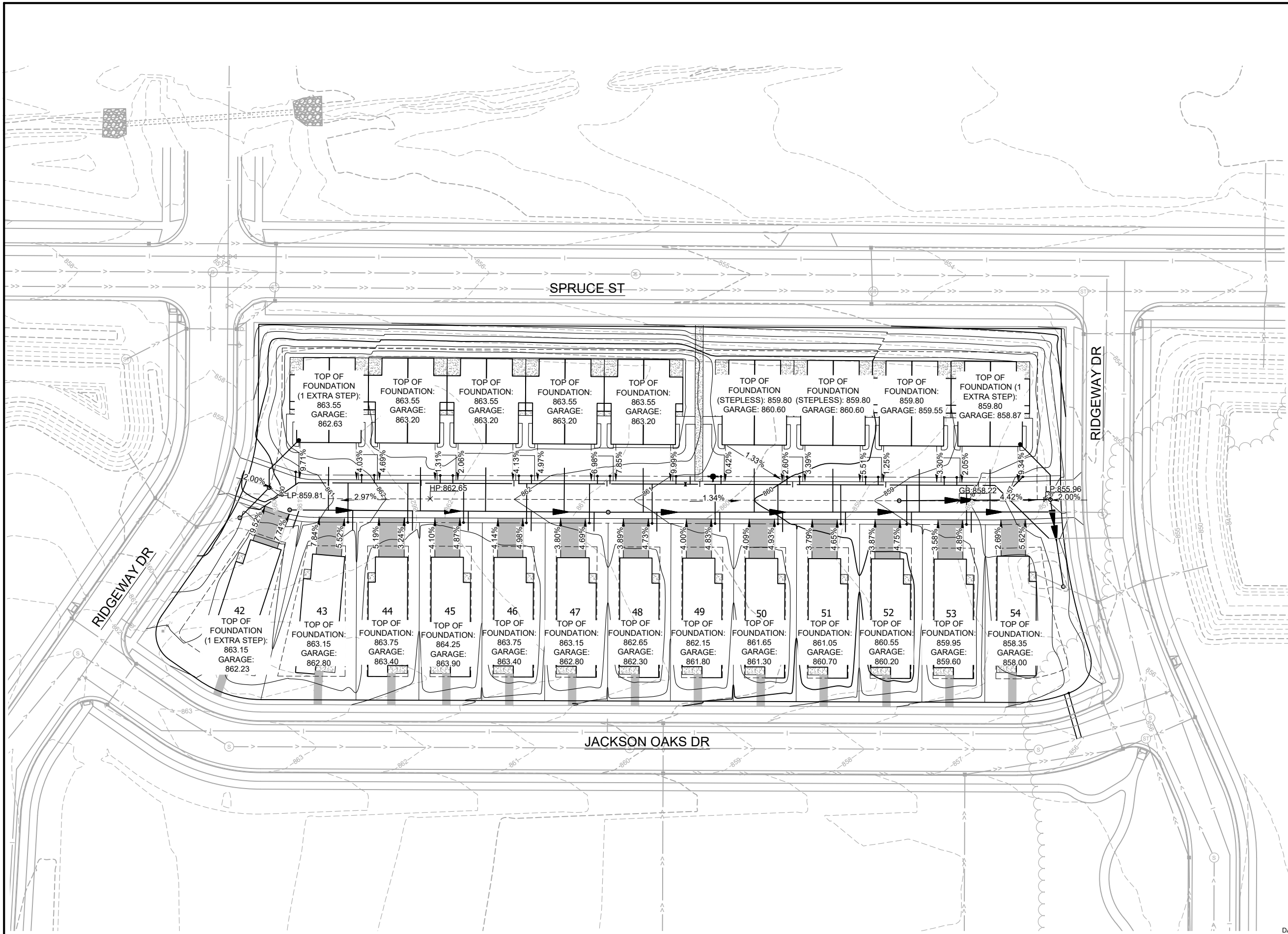
OAKS OF JACKSON ADDITION #1
VILLAGE OF JACKSON, WI

DETAILS - 1

D 1.01

of 7

Save: 8/5/2024 9:59 AM | podelia Plot: 8/5/2024 10:27 AM | X:\F\J\H\H\BU180080\5-final.dgn | 51-drawings\10-Civil\cad\dwg\sheet\H180080_ER GP.dwg



GRADING NOTES

- "TOP OF FOUNDATION" REPRESENTS THE ELEVATION AT THE TOP OF THE FOUNDATION WALL FOR EACH HOUSE.
- "GARAGE" REPRESENT THE ELEVATION AT THE FRONT OF THE GARAGE SLAB UNDERNEATH THE OVERHEAD DOOR.

EROSION CONTROL NOTES:

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON-SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, AND THE SITE IS STABILIZED.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. PERMIT HOLDER IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 1/2" OR GREATER. CORRECT ANY DAMAGED STRUCTURES IMMEDIATELY. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION. MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
6. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "WDNR STORMWATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS".

7. EROSION CONTROL MEASURES MAY NEED TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
8. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE AREA(S) SERVED HAVE 80% OR MORE ESTABLISHED VEGETATIVE COVER AS DETERMINED BY THE ENGINEER.
9. INSTALL PERIMETER EROSION CONTROLS AND TRACKING PAD(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD #1057 FOR CONSTRUCTION ENTRANCE(S).
10. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD #1068.
11. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED OFF-SITE.
12. CONTRACTOR TO COORDINATE WITH MUNICIPALITY TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATION(S) FOR ANY EXCAVATED SOILS AND/OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).

13. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA(S) AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD #1060.
14. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD #1067.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE HALF OF THE CONTROL PRACTICE'S HEIGHT. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY.
16. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNT TECHNICAL STANDARD #1071.
17. ALL SIDE SLOPES 5:1 OR STEEPER SHALL BE RESTORED WITH CLASS I - TYPE 'A' EROSION MATTING, AND ALL AREAS OF CONCENTRATED FLOW SHALL BE RESTORED WITH CLASS II - TYPE 'B' CHANNEL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS #1052 AND #1053.

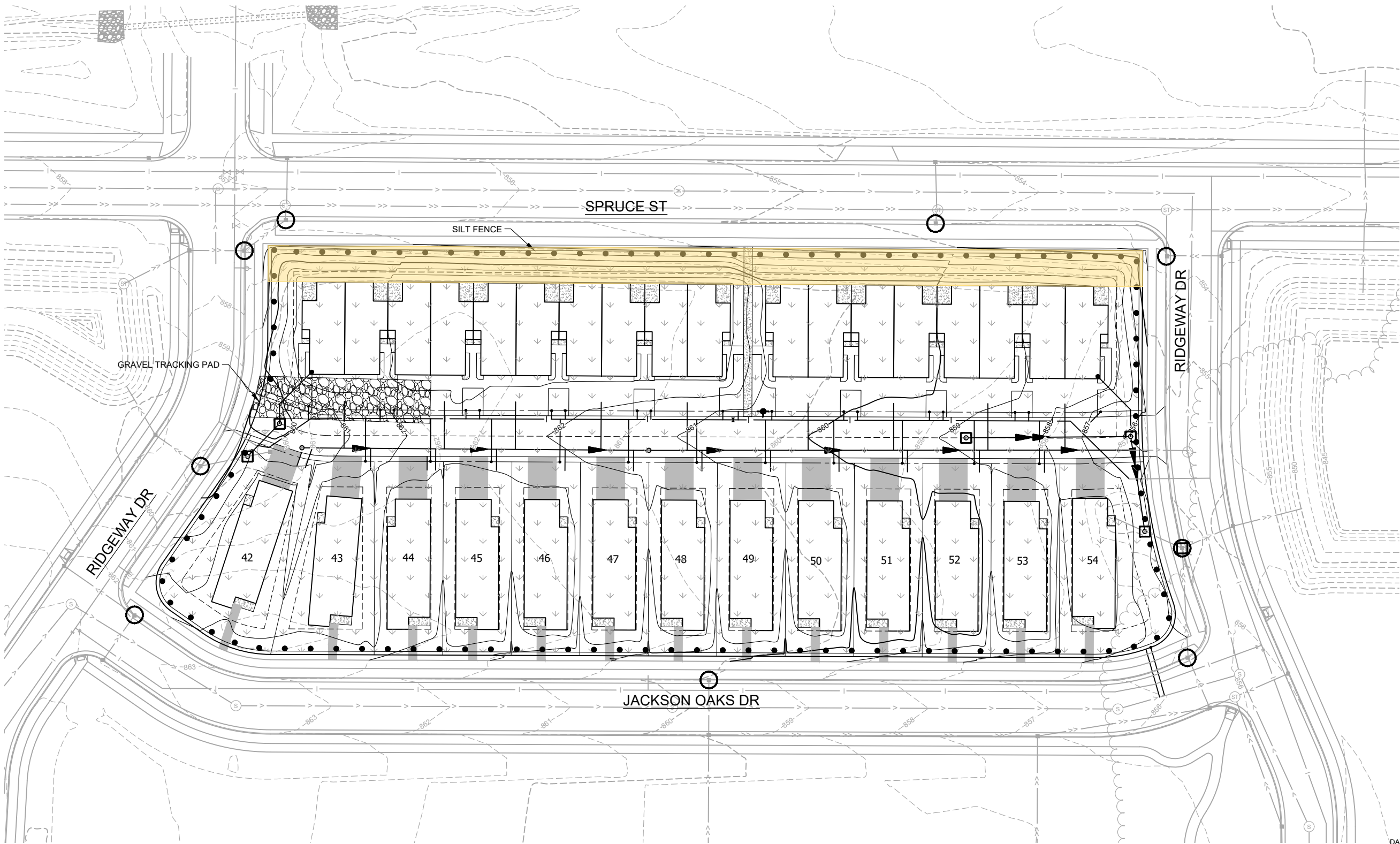
18. ALL SLOPES PROTECTED ONLY BY SILT FENCE MUST BE FULLY RESTORED WITHIN 30 DAYS OF DISTURBANCE.
19. STABILIZE ALL NON-ACTIVE STOCKPILES WITH TEMPORARY SEED & MULCH WITHIN 7 DAYS OF INACTIVITY AND/OR WITHIN 30 DAYS OF LAYUP. INSTALL SILT FENCING AROUND ALL DOWN SLOPE AND SIDE SLOPES OF TOPSOIL STOCKPILES. STOCKPILES NOT SHOWING ADEQUATE VEGETATION BY NOV 1 SHOULD BE DORMANT SEEDDED AND COVERED WITH A WisDOT PAL TYPE A SOIL STABILIZER (FOR SLOPES 3 FEET HORIZONTAL TO 1 FOOT VERTICAL OR FLATTER) OR EROSION CONTROL MAT.
20. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF INACTIVITY. THIS MAY BE DONE USING TEMPORARY AND/OR PREEMINENT RESTORATION TECHNIQUES, DEPENDING ON PROGRESS OF GRADING ACTIVITIES OF THE AREA(S). THIS INCLUDES AREAS OF SITE DEVELOPMENT AND UTILITY CONSTRUCTION.
21. SEDIMENT CONTROL FOR UTILITY CONSTRUCTION
 - a. PLACE EXCAVATED TRENCH MATERIAL ON HIGH SIDE OF THE TRENCH.
 - b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER UTILITY INSTALLATION.

EROSION CONTROL LEGEND
SEE SHEET D 1.00 FOR DETAILS

- INLET PROTECTION TYPE 'A'
- INLET PROTECTION TYPE 'C'
- SILT FENCE
- CLASS I - TYPE 'A' ECRM
- SEEDING AND MULCH

CONSTRUCTION SEQUENCE

1. INSTALL STONE TRACKING PAD.
2. INSTALL SILT FENCE AND INLET PROTECTION.
3. STRIP AND STOCKPILE TOPSOIL ON UPSTREAM SIDE OF DISTURBED AREA. **NOTE: RESTORE STOCKPILES WITH TEMPORARY SEED AND MUCH WITHIN 14 DAYS OF INACTIVITY.**
4. INSTALL UTILITIES (INSTALL INLET PROTECTION ON ALL NEWLY CONSTRUCTED STORM SEWER INLETS). **NOTE: RESTORE TRENCH SPOIL STOCKPILES WITH TEMPORARY SEED AND MUCH WITHIN 14 DAYS OF INACTIVITY.**
5. GRADE ROADS TO SUBGRADE..
6. INSTALL ROAD BASE AND PAVEMENT
7. INSTALL FINAL RESTORATION OF ALL DISTURBED AREAS. **NOTE: THIS MAY OCCUR CONCURRENTLY WITH HOME BUILDING.**
8. ALL TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE DURING SITE CONSTRUCTION UNTIL ALL CONTRIBUTING AREAS HAVE ESTABLISHED 80% VEGETATIVE COVER. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO SITE DURING REMOVAL OF TEMPORARY EROSION CONTROL MEASURES AND/OR SEDIMENT REMOVAL. SAID REPAIR(S) SHALL BE CONSIDERED INCIDENTAL TO SITE CONSTRUCTION.



DATE: 8/5/2024 10:27 AM

SEH Project HILBU180080
Drawn By KB
Designed By LP
Checked By MC

Rev.#
:
:
:

Revision Issue
Description

Date

Rev.#
:
:
:

Revision Issue
Description

Date



NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL
D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE
GUIDELINES OF CHASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE
COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
THE CONTRACTOR SHALL CALL THE STATE ONE CALL SYSTEM AT 811
BEFORE COMMENCING EXCAVATION.

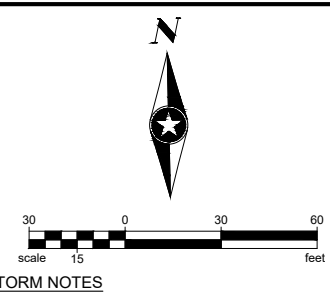
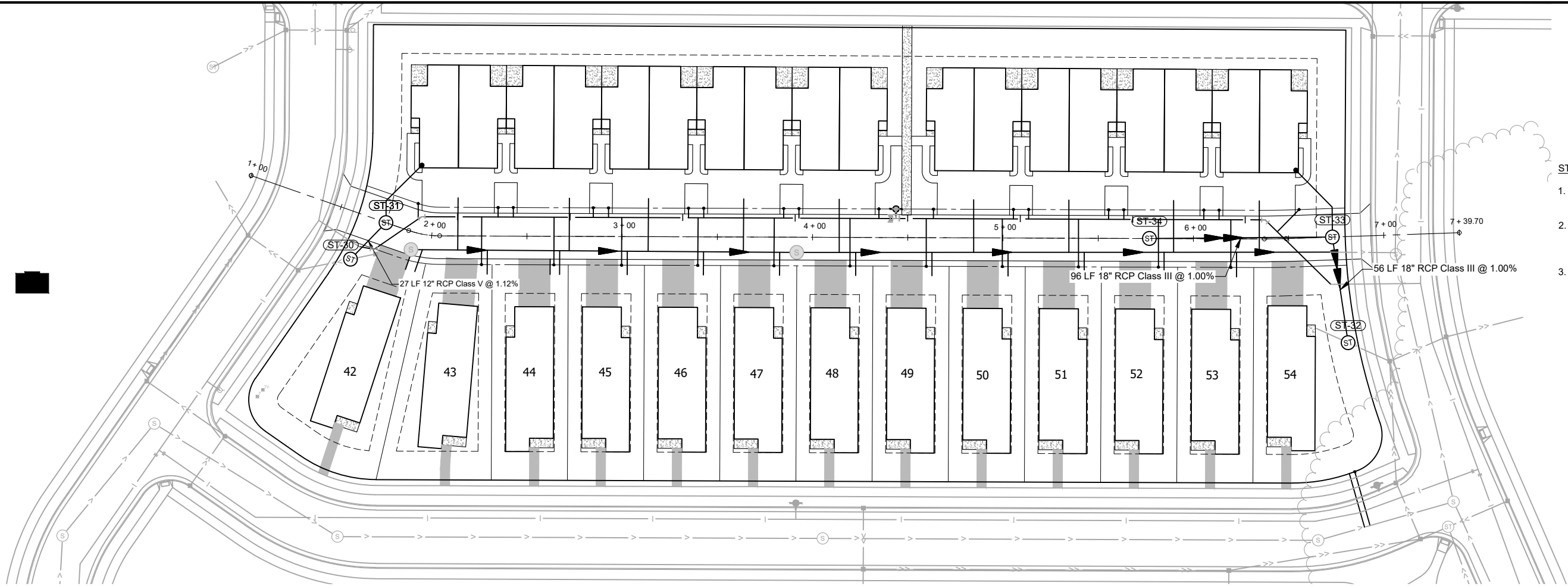


OAKS OF JACKSON ADDITION #1
VILLAGE OF JACKSON, WI

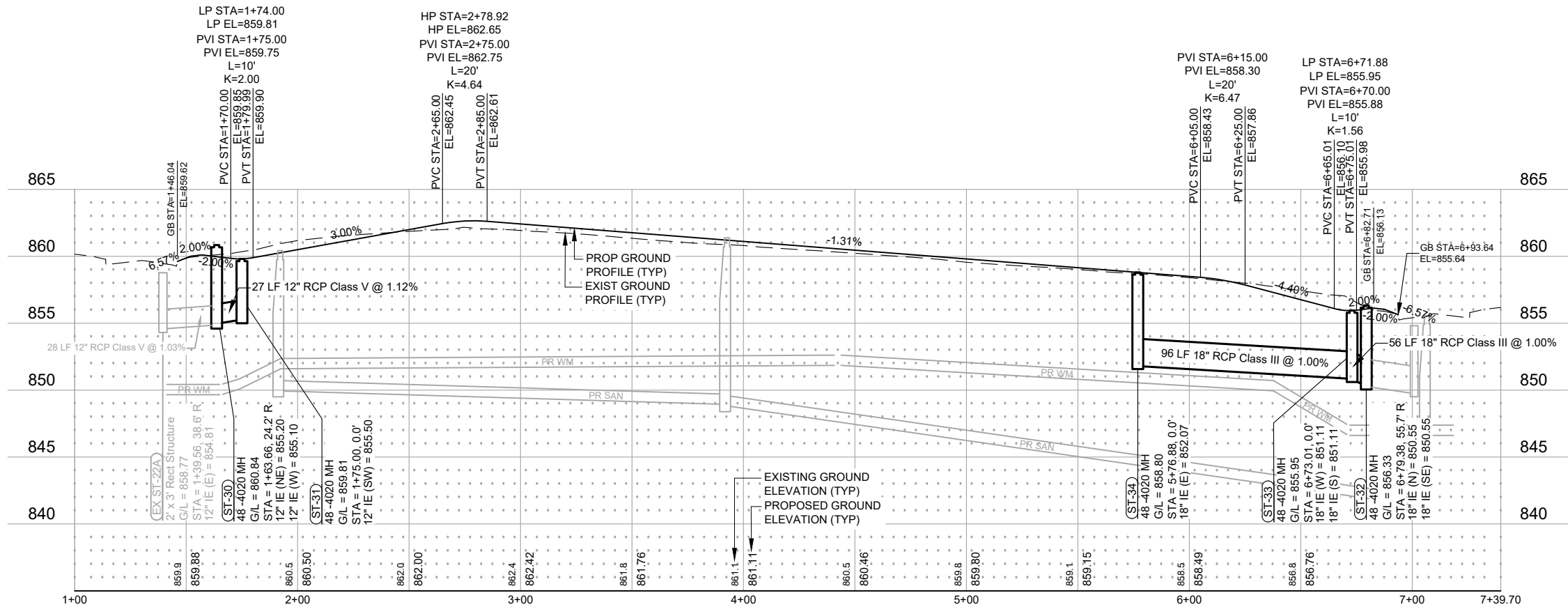
EROSION CONTROL PLAN

C 2.01

of 7



- STORM NOTES**
1. ALL BUILDING SUMP LATERALS SHALL BE 6" PVC.
 2. ATTACH SUMP LATERALS TO THE NEAREST ADJACENT STORM MAINLINE, STRUCTURE, OR SUMP LINE AS REQ'D.
 3. INSTALL 6" PVC SUMP LINES WITH 4' MINIMUM COVER AND AT 1% MIN. SLOPE.

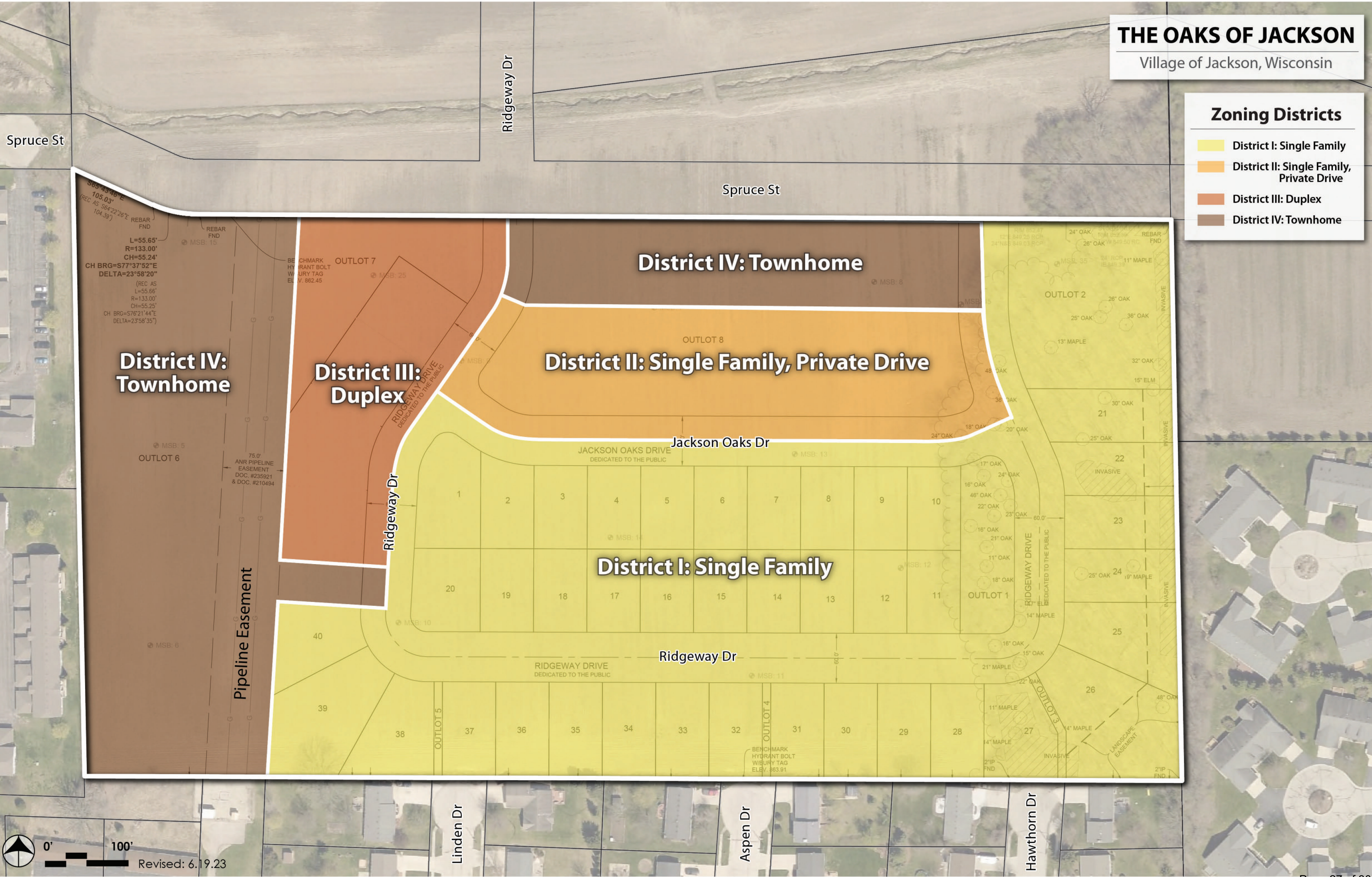


THE OAKS OF JACKSON

Village of Jackson, Wisconsin

Zoning Districts

- District I: Single Family
- District II: Single Family, Private Drive
- District III: Duplex
- District IV: Townhome





Taking the lead in Washington County.

MEMO

TO: Brian Heckendorf, Village President; Personnel Committee

FROM: Jen Heidtke, Village Administrator; Ryan Vossekuil, Police Chief

RE: Side Letter of Agreement for Detective Position – Jackson WPPA and Village of Jackson

DATE: August 8, 2024

Background

On July 27, 2024, Officer Jennifer Gerke accepted Chief Vossekuil's assignment to Detective for the Jackson Police Department. The promotion from Patrol Officer to Detective goes in effect on August 24, 2024. The attached Side Letter of Agreement formalizes the terms of the assignment to Detective, and addresses the schedule of wage modifications to apply to Officer Gerke.

Motion

Personnel Committee and Village Board approval of the Side Letter of Agreement for the Detective Position between the Village of Jackson and the Jackson Professional Police Association, WPPA Leer.

Attachment

1. Side Letter Village of Jackson – Detective Position

N168 W19851
Main Street
Jackson, WI 53037
Phone: 262-677-9001
Fax: 262-677-1710

www.villageofjacksonwi.gov

**SIDE LETTER OF AGREEMENT
BETWEEN
VILLAGE OF JACKSON
AND THE
JACKSON PROFESSIONAL POLICE ASSOCIATION, WPPA LEER**

THIS SIDE LETTER OF AGREEMENT (hereinafter “the Agreement”) is entered into by and between the Village of Jackson (hereinafter “the Village”) and the **JACKSON PROFESSIONAL POLICE ASSOCIATION, WPPA LEER** (hereinafter “the Association”).

WHEREAS, the Collective Bargaining Agreement between the Village and the Association contains language in Appendix A addressing pay rates for employees assigned in the Detective Position, and the Village and the Association have entered into an additional Memorandum of Understanding setting forth additional details regarding the Detective Position assignment.

NOW, THEREFORE, in consideration of the terms and conditions contained herein, the parties hereto agree to the following, effective on ratification of this side letter:

- A. Effective August 24, 2024, Patrol Officer Jennifer Gerke will be assigned to the Detective Position for a duration determined by the Chief of Police.
- B. Effective August 24, 2024, Officer Gerke will be paid for the Detective Position assignment pursuant to the language set forth in Appendix A of the Collective Bargaining Agreement addressing Detective Pay; however, the parties agree that Officer Gerke’s base pay, to which the Detective premium percentages listed in Appendix A are applied, will increase by 3% effective August 24, 2024 and by 4% effective August 24, 2025 in lieu of the adjustments identified in Appendix A.
- C. The provisions of the parties’ Memorandum of Understanding, as amended from time to time, regarding the Detective Position will continue to be applied for the entire duration of Officer Gerke’s assignment to the Detective Position unless terminated by the Village and Union.
- D. Upon execution, this Side Letter shall remain in effect unless the Detective Position is discontinued or terminated by the Chief of Police or unless the terms of this Side Letter are modified by the parties during bargaining.
- E. All other terms and conditions of the parties’ Collective Bargaining Agreements shall continue to apply for the entire duration of Officer Gerke’s assignment to the Detective Position. If there are conflicts between the Collective Bargaining Agreements and this Side Letter, the terms of this Side Letter shall govern.

IN WITNESS WHEREOF, the parties hereto execute and enact this Agreement on the dates indicated below.

**JACKSON PROFESSIONAL POLICE
ASSOCIATION, WPPA LEER**

DATE: _____

VILLAGE OF JACKSON

DATE: _____