



**VILLAGE OF JACKSON  
VILLAGE BOARD MEETING AGENDA**

**Tuesday, June 10, 2025 at 7:30 PM**

(or immediately following Budget and Finance Committee Meeting)

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

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Presentations
  - a. Review of Proposed 2026 Capital Improvement Plan
4. Public Hearings
  - a. Conditional Use and Site Plan Review - N170 W21750 Rosewood Lane – Dittmar Realty, Inc.
5. Village Citizen Comment on an Agenda Item (Please sign-in with the Clerk prior to speaking. Please note this is the Village Board's monthly business meeting, not a public hearing. People wishing to speak on an item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)
6. Consent Agenda
  - a. Approval of Minutes of the Village Board Meeting of May 13, 2025
  - b. Resolution #25-20 Joining Washington County to Support the Reversal of the United States Environmental Protection Agency Decision Classifying Portions of Washington County as Serious Nonattainment for the 2015 Ozone National Ambient Air Quality Standard
7. Approval of Licenses
  - a. Class "B" Fermented Malt Beverages and "Class B" Intoxicating Liquors
    - i. Barbara L Holtz (dba Pizza Station, Agent: Barbara Holtz) N168W22224 Main Street Suite D
    - ii. Jackson Pub LLC (dba Jackson Pub LLC, Agent: Jon Zandi) N168W20594 Main Street
    - iii. KHD LTD (dba Jimmy's Restaurant & Bar, Agent: Angela Koutsios) N168W21212 Main Street
  - b. Class "A" Fermented Malt Beverages and "Class A" Intoxicating Liquors
    - i. Center Village LLC (dba Village Mart, Agent: Mandeep Dran) W213N16770 Glen Brooke Drive
    - ii. Fox Bros. Piggly Wiggly, Inc. (dba Piggly Wiggly Supermarket 90, Agent: Michael S. Olwig) W194N16774 Eagle Drive

- iii. Jackson Ellahi LLC (dba Hwy Mart, Agent: Mandeep Dran) N168W22224 Main Street
    - iv. K & A Petroleum (dba East Side Mart, Agent: Kurt Kruepke) N168W19490 Main Street
    - v. Walgreen Co. (dba Walgreens #11676, Agent: Gregory Fechter) N168W21330 Main Street
  - c. Cigarette/Tobacco/Vape Licenses
    - i. Center Village LLC (dba Village Mart, Agent: Mandeep Dran) W213N16770 Glen Brooke Drive
    - ii. Fox Bros. Piggly Wiggly, Inc. (dba Piggly Wiggly Supermarket 90, Agent: Michael S. Olwig) W194N16774 Eagle Drive
    - iii. Jackson Ellahi LLC (dba Hwy Mart, Agent: Mandeep Dran) N168W22224 Main Street
    - iv. Jackson Tobacco & Vape LLC (dba Jackson Tobacco & Vape LLC, Agent: Mohanad Dawada) N168W22734 Prairie View Lane
    - v. K & A Petroleum LLC (dba East Side Mart, Agent: Annette Kruepke) N168W19490 Main Street
    - vi. TrueVibe INC. (dba The Supply Plus, Agent: Zachary Rozenboom) W213N16806 Industrial Drive
    - vii. Walgreen Co. (dba Walgreens #11676, Agent: Gregory Fechter) N168W21330 Main Street
  - d. Hotel/Motel Licenses
    - i. Jackson Main Street Motel, W208N16831 N. Center Street, Owner: Larry Hamlin
    - ii. AMA Hospitality, Inc. (dba Comfort Inn & Suites), W227N16890 Tillie Lake Court, Owner: AMA Hospitality, Inc., Corporate Agent: Alkesh Patel
- 8. Budget and Finance Committee
  - a. Pay Request #1 - Ridgeway Drive and Chestnut Court Reconstruction Project - Advanced Construction in the amount of \$299,636.65
  - b. Pay Request #15 - Wastewater Treatment Plant Tertiary Filters and Disinfection Project - JH Hassinger in the amount of \$501,760.55
  - c. Clean Water Fund Loan Request #12 - 2024 Wastewater Treatment Plant Project in the amount of \$510,713.05
  - d. Resolution #25-18 Preliminary Resolution Declaring Intent to Exercise Special Assessment Police Powers, Under Section 66.0703 of the Wisconsin Statutes
  - e. Pay Request #10 - Jackson Community Center Expansion Project - Moore Construction in the amount of \$217,326.10
  - f. Pay Request #12 - Jackson Community Center Expansion Project - Moore Construction in the amount of \$256,076.30
  - g. Discussion and Possible Action - Room Rental Fees
  - h. Review of Proposals - 2025 Village of Jackson Zoning Code Update
  - i. 2025 Schedule to Prepare the 2026 Municipal Budget and Update the Financial Management Plan
- 9. Plan Commission

- a. Conditional Use and Site Plan Review - N170 W21750 Rosewood Lane – Dittmar Realty, Inc.
  - b. Final Plat – Maple Fields Subdivision, Addition No. 2 – Neumann Developments, Inc.
  - c. Development Agreement - Maple Fields Subdivision, Addition No. 2 - Maple Fields, Inc.
10. Parks and Recreation Commission
  - a. Approval of Rental Request - Jackson Community Center - Democratic Party of Washington County Fundraiser
11. Board of Public Works
  - a. Review of 2024 Jackson Water Utility - Consumer Confidence Report (CCR)
  - b. Resolution #25-19 A Resolution Adopting the 2024 Compliance Maintenance Annual Report for the Jackson Wastewater Treatment Facility
12. West Bend School District
13. Washington County Board Report
14. Greater Jackson Business Alliance
15. Mid-Moraine Municipal Association Report
16. 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.", §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”, and §19.85(1)(g) "Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved".

The closed session is for the following purposes:

1. To Discuss Development of Publicly Owned Property
  2. To Receive Information Regarding Specific Employees
  3. 2025 Village Administrator Performance Review
17. Reconvene into Open Session with Possible Action Related to the Subject of the Preceding Closed Session
18. 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.

